

Bond



Indian-Non Judicial Stamp
Haryana Government



Date : 20/10/2022

Certificate No. G0T2022J1904



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 95474561



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Pushpender Singh

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Wazirpur

District : Gurugram

State : Haryana

Phone : 89*****25



Purpose : UNDERTAKING to be submitted at Others

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

FORM 'REP-II'

[See rule 3(3)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Pushpender Singh S/o Mr. Dharam Singh R/o VPO-Wazirpur, Tehsil-Harsaru, Gurgaon – 122001, Haryana, India duly authorized by the promoter, JMS Buildwell Realty Pvt. Limited of the project 'THE PRIDE', vide its authorization dated 20.10.2022;

I, Pushpender Singh S/o. Mr. Dharam Singh R/o. VPO-Wazirpur, Tehsil- Harsaru, Gurgaon – 122 001 do hereby solemnly declare, undertake and state as under:

1. That JMS Buildwell Realty Pvt. Limited have a legal right and title to the land on which the development of the project is being carried out vide Mutation no 3260 and Collaboration Vasika No.6371 Dated 25.08.2022 enclosed herewith.
2. That there are no encumbrances over such land.
3. That the time period within which the project shall be completed by the Promoter is 5 years, commencing from the date of grant of registration.



4. That seventy per cent of the amounts realized by the promoter for "THE PRIDE" from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the draft rules and regulations made thereunder.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Gurugram on this 21st day October of 2022.



ATTESTED
RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA