

Bond



**Indian-Non Judicial Stamp
Haryana Government**



Date :21/01/2023

Certificate No. G0U2023A1142



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 98513397



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 : AFFIDAVIT to be submitted at Other

**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, Tech-Gurgaon, Gurgaon – 122001, Haryana, India duly authorized by the promoter, JMS Infra Reality Pvt. Limited of the project 'THE NATION', vide its authorization dated 03.01.2023;

I, Pushpender Singh S/o. Mr. Dharam Singh R/o. VPO-Wazirpur, Teh.- Harsaru, Gurgaon – 122 505 do hereby solemnly declare, undertake and state as under:

1. That JMS Infra Reality 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 3257 and Collaboration Agreement Vasika no. 9062 Dated 10.11.2021 and Gpa no 87 Dated 10.11.2021 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 31.12.2026,.



4. That seventy per cent of the amounts realized by the promoter for "THE NATION" 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.


Deponent

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 January of 2023.




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


Deponent