

Bond



**Indian-Non Judicial Stamp
Haryana Government**



Date :05/02/2022

Certificate No. G0E2022B1424



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 86973532



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 Others

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 Infra Build Pvt. Limited of the project 'MEGA CITY', vide its authorization dated 2.05.2022;

I, Pushpender Singh S/o. Mr. Dharam Singh R/o. VPO-Wazirpur, Tehsil- Harsaru, Gurgaon – 122505 do hereby solemnly declare, undertake and state as under:

1. That JMS Infra Build 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 28681-28682-28683-28689 sale deed no. 1189- 1190- 1196 dated 09-05-2022 and 1603 dated 20-05-2022 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 30.04.2028, commencing from the date of grant of registration.
4. That seventy per cent of the amounts realized by the promoter for "MEGA CITY" 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 20th day April of 2023.



Deponent

ATTESTED


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

