






Stamp				Indian-Non Judicial Stamp Haryana Government				Date : 23/08/2023	
Certificate No.	G0W2023H279			Stamp Duty Paid : ₹ 101					
GRN No.	106291071			(Rs. Only)					
				Penalty : ₹ 0					
				(Rs. Zero Only)					
Deponent									
Name :	Pushpender singh								
H.No/Floor :	Na	Sector/Ward :	Na	Landmark :	Na				
City/Village :	Gurugram	District :	Gurugram	State :	Haryana				
Phone :	89*****25								
									
Purpose : AFFIDAVIT to be submitted at Other									

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



FORM 'REP-II'
[See rule 3(3)]

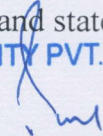
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL
BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED
BY THE PROMOTER**

Affidavit-cum-Declaration

Affidavit cum Declaration of Shri Pushpender Singh S/o Sh. Dharam Singh R/o VPO-Wazirpur, Tehsil-Harsaru, Gurugram-122505, Haryana duly authorized by the promoter, M/s JMS Infra Reality Pvt. Ltd., of the proposed project 'The Nation', vide its Board Resolution of authorisation dated 03.01.2023.

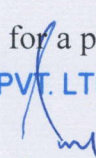
I, Shri Pushpender Singh S/o Sh. Dharam Singh R/o VPO-Wazirpur, Tehsil-Harsaru, Gurugram-122505, Haryana do hereby solemnly declare, undertake and state as under:

For JMS INFRA REALITY PVT. LTD.


Authorised Signatory

1. That the promoter M/s JMS Infra Reality Pvt. Ltd., have a legal right and title to the land on which the development of the project is being carried out vide sale deed no. 4653 dated 20.07.2022 and sale deed dated 3860 dated 05.07.2022 enclosed herewith.
2. That the Promoter has obtained funding from Kautilya Real Estate Fund, by the way of issuance of non-convertible debenture aggregating up to INR 105,00,00,000/-.
3. That the time period within which the project shall be completed by the Promoter is **31st December, 2026.**
4. That seventy per cent of the amounts realised by the Promoter for the real estate project 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 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 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

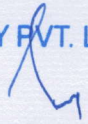
For JMS INFRA REALITY PVT. LTD.


Authorised Signatory

have been utilised 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 rules and regulations made thereunder.
10. That the Promoter shall not discriminate against any allottee at the time of allotment of any plot, on the grounds of sex, cast, creed, religion etc.

For JMS INFRA REALITY PVT. LTD.



Authorised Signatory

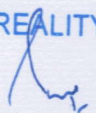
DEPONENT

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 06 day of **September 2023**.

For JMS INFRA REALITY PVT. LTD.



Authorised Signatory

DEPONENT

ATTESTED

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



06 SEP 2023