






Bond		Indian-Non Judicial Stamp Haryana Government		Date : 03/11/2023	
Certificate No	G0C2023K2446		Stamp Duty Paid : ₹ 101		
GRN No	109040159		(Rs. Only)		
			Penalty : ₹ 0		
			(Rs. Zero Only)		
<u>Deponent</u>					
Name :	Pushpender Singh				
H.No/Floor :	Na	Sector/Ward :	Na	Landmark :	Na
City/Village :	Gurugram	District :	Gurugram	State :	Haryana
Phone :	99*****27				
Purpose : AFFIDAVIT to be submitted at Others					

The authenticity of this document can be verified by scanning this QR Code 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**

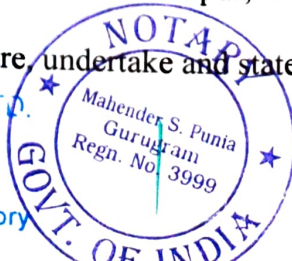
Affidavit-cum-Declaration

Affidavit cum Declaration of 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 Pearl', vide its Board Resolution of authorisation dated 25^h October 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.

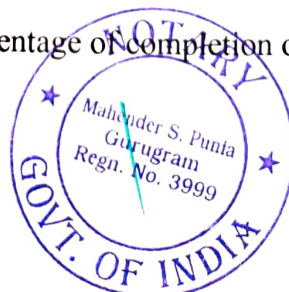
Authorised Signatory



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 Vasika no. 4754 dated 29.08.2023.
2. That the Promoter M/s JMS Infra Reality Pvt. Ltd., is launching “THE PEARL” over an area measuring 10.78750 Acres in, Sector 95, District – Gurugram under DDJAY-16.
3. That the Promoter has obtained funding from Kautilya Real Estate Fund for its Project the “The Pearl” admeasuring 10.78750 Acres, by the way of issuance of non-convertible debenture aggregating up to INR Rs. 15,00,00,000/-.
4. That the time period within which the project shall be completed by the Promoter is 29.02.2028.
5. 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.
6. 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.
7. 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.

For JMS INFRA REALITY PVT. LTD.


Authorised Signatory



8. 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
9. That the Promoter shall take all the pending approvals on time, from the competent authorities.
10. That the Promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
11. 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 6th day of **November 2023**.



ATTESTED

MAHENDER S. PUNIA
ADVOCATE & NOTARY
Distt. Gurugram (Haryana) India

8 NOV 2023

For JMS INFRA REALITY PVT. LTD.

Authorised Signatory
DEPONENT