

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 03/03/2024

Certificate No. W0C2024C1



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 113573874



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Jssr real homes pvt ltd

H.No/Floor : 91d

Sector/Ward : X

LandMark : Profeer colony

City/Village : Yamuma nagar

District : Yamuma nagar

State : Haryana

Phone: 99*****17



Buyer / Second Party Detail

Name : Hraera

H.No/Floor : X

Sector/Ward : X

LandMark : X

City/Village: Panchkula

District : Panchkula

State : Haryana

Phone : 99*****17

Purpose : AFFIDIVIT

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 Mr. Ashok Kumar its authorized Signatory M/s JSSR Real Homes Pvt. Ltd, Office of 91-D, Professor Colony, Near Anand Public School, Yamuna Nagar, for development of Affordable residential Plotted colony (DDJAY-2016) over area measuring 10.50625 acre in Village Kheri Ranghran, Sector-12 , Teshil & District Yamuna Nagar, Haryana.

For **JSSR Real Homes Pvt. Ltd.**

Director



I, Ashok Kumar authorized Signatory the Promoter Company of the proposed project do hereby solemnly declare, undertake and state under:

1. That the promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 30.12.2029
4. That seventy percent of the amounts realized 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 amount 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.

For **JSSR Real Homes Pvt. Ltd.**


Director

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 apartment, on any grounds.

Ashtadev
Deponent

Verification

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

Verified by me at 15 on this 4, APRIL, 2024.

For **JSSR Real Homes Pvt. Ltd.**

Ashtadev
Director

Ashtadev
Deponent

.....ATTESTED
Shamsker Singh Kamboj
SHAMSKER SINGH KAMBOJ,
15/4/2024 M.A.,LL.B.
Advocate
NOTARY, JAGADHRI
YAMUNA NAGAR