

Bond		<b>Indian-Non Judicial Stamp Haryana Government</b>		Date 31/01/2024
Certificate No G0312024A3634			Stamp Duty Paid ₹ 101 (Rs. Only)	
GRN No 112413875			Penalty ₹ 0 (Rs. Zero Only)	
<b><u>Deponent</u></b>				
Name Pushpender Singh	Sector/Ward : Na	Landmark : Na		
House/Floor : Na	District Gurugram	State Haryana		
City/Village Gurugram				
Phone 99*****27				
				
Purpose : AFFIDAVIT to be submitted at Others				

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

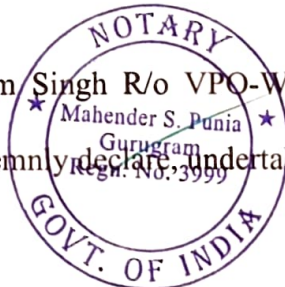
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL  
BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED  
BY THE PROMOTER**

**Affidavit-cum-Declaration**

Affidavit cum Declaration of 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 'Premier Floors', vide its Board Resolution of authorisation dated 17<sup>th</sup> July 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:





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 Mutation no. 3241-3242-3257 and Vasika no. 39317 & 3984 Dated 06.09.2021 & 08.09.2021 and Collaboration Agreement Vasika no. 9062 Dated 10.11.2021 and GPA no. 87 dated 10.11.2021. Also wide sale deed no. 4653 dated 20.07.2022 and sale deed no. 3860 dated 05.07.2022.
2. That the Promoter M/s JMS Infra Reality Pvt. Ltd., is launching “Premier Floors” bearing 9 Plots with 36 Floors in its Project “The Nation” over an area measuring 22.35625 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 Nation” admeasuring 22.35625 Acres, by the way of issuance of non-convertible debenture aggregating up to INR 105,00,00,000/-.
4. That the time period within which the Promoter shall be take Occupation Certificate and complete the Project by **31<sup>th</sup> December 2026**.
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.



A handwritten signature in black ink, appearing to be "Mahender S. Punia".

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.
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.



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 23<sup>th</sup> day of **February 2024**.



ATTESTED

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



DEPONENT

01/02/2024