


Bond		Indian-Non Judicial Stamp Haryana Government		Date :26/06/2024
Certificate No. G0Z2024F1486				Stamp Duty Paid : ₹ 101 (Rs. Only)
GRN No. 118109847				Penalty : ₹ 0 (Rs. Zero Only)
Deponent				
Name: Jhs Estate Pvt ltd		Sector/Ward : Na		Landmark : Na
H.No/Floor : Na		District : Gurugram		State : Haryana
City/Village : Gurugram				
Phone : 95*****22				
Purpose : RERA PURPOSE to be submitted at Others				

FORM 'REP-II'

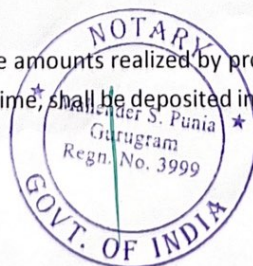
[See rule 3(3)]

**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 Mr. MOHAN KUMAR NAIR, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under duly authorized by resolution dated 13TH MARCH, 2024.

1. That the Company, M/s JHS Estate Private Limited have a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of sale deed is attached herewith.
2. That the Promoter has entered into a Debenture Trust Agreement with Vistra (ITCL) India Limited.
3. That the time period within which the project shall be completed by the promoter is 06-02-2030 and the Completion Certificate of the Project shall be obtained by the Promoter by 08-05-2030.
4. That seventy per cent of the amounts realized by promoter or the real estate project from the Allottees, from time to time, shall be deposited in a separate bank account (JHS ESTATE



For JHS ESTATE PRIVATE LIMITED

Director/Authorised Signatory

(P)LTD TREVOC ROYAL RESIDENCES RERA A/C) 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 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.

For JHS ESTATE PRIVATE LIMITED

Director/Authorised Signatory

Deponent

Verification

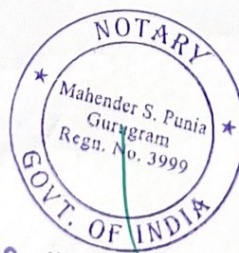
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Gurugram on this 9th day of July, 2024.

For JHS ESTATE PRIVATE LIMITED

Director/Authorised Signatory

Deponent



10 JUL 2024

ATTESTED

MAHENDER S. PUNIA
ADVOCATE & NOTARY
DISTT GURGAON (Haryana) India