

Bond		 <b>Indian-Non Judicial Stamp</b> <b>Haryana Government</b> 		Date	02/04/2024
Certificate No	G0B2024D319		Stamp Duty Paid : ₹ 101		
GRN No	114880237		Penalty : ₹ 0		
<b>Deponent</b>			<small>(Rs. Only)</small>		
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://eocrash.vic.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**

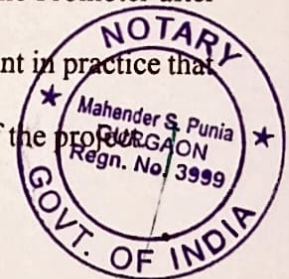
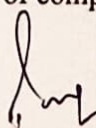
Affidavit cum Declaration of Shri Pushpender Singh S/o Sh. Dharam Singh R/o VPO-Wazirpur, Tehsil-Harsaru, Gurugram-122505, Haryana duly authorized by the promoter, M/s JMS Infra Reality Pvt. Ltd., of the proposed project 'JMS GROUP CAPITAL SQUARE', vide its Board Resolution of authorisation dated 27th May 2024.

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 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 registering Commercial Project "JMS GROUP CAPITAL SQUARE" admeasuring 0.85 acres (3446.234 Sq. Mtr.) having built-up area 8657.556 Sq. Mtr in its Project "The Nation" over an area measuring 22.35625 Acres in, Sector 95, District – Gurugram under DDJAY-16.
3. That the time period within which the Promoter shall be take Occupation Certificate and complete the Project by **31<sup>th</sup> March 2028**.
4. That the Promoter has obtained funding from IDBI Trusteeship Services Limited "Debenture Trustee" for its Project, by the way of issuance of non-convertible debenture aggregating up to INR 10,00,00,000/-.
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.



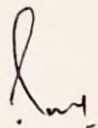
8. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts 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

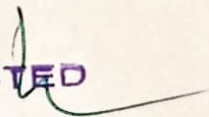
**Verification**

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 15th day of **July 2024**.

  
DEPONENT



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

16 JUL 2024