

Bond		Indian-Non Judicial Stamp Haryana Government		Date : 15/10/2024
Certificate No. G002024J767				Stamp Duty Paid : ₹ 101 <small>(Rupee Only)</small>
GRN No. 122556563				Penalty : ₹ 0 <small>(Rupee Only)</small>
Deponent				
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				

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 Buildwell Realty Pvt. Ltd., of the proposed project 'JMS GROUP PIRDE AVENUE', vide its Board Resolution of authorisation dated 4th September 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 Buildwell Realty Pvt. Ltd, have a legal right and title to the land on which the development of the project is being carried out vide Collaboration Agreement bearing no. 6371 dated 25.08.2022 held between Promoter and Land owners Sh. Dharam Singh, Sh. Ravinder Singh, Sh. Jitender Singh S/o Jai Narayan and Sh. Kalyan Singh S/o Suresh Kumar all four equal co-shares of $\frac{1}{4}$ each R/o Village Wazirpur, Tehsil Harsaru Distt. Gurgaon.
2. That the Promoter M/s JMS Buildwell Realty Pvt. Ltd, is registering Commercial Project "JMS GROUP PRIDE AVENUE" admeasring 0.2018 acres (816.759 Sq. Mtr.) having built-up area 1937.67 Sq. Mtr in its Project "The Pride" over an area measuring 5.0458 Acres in, Sector 95-A, District – Gurugram under DDJAY-16.
3. That the time period within which the Promoter shall be take Occupation Certificate and complete the Project by **30th September 2027**.
4. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the project.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 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.
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 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 16th day of **October 2024**.



DEPONENT
