

Bond		Indian-Non Judicial Stamp Haryana Government		Date: 01/02/2025
Certificate No. G0A2025B293	 		Stamp Duty Paid : ₹ 101 (Rs. Only)	
GRN No. 127463592	Deponent		Penalty : ₹ 0 (Rs. Zero Only)	
Name: Pushpender Singh	Sector/Ward : Na	Landmark : Na		
H.No/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)]

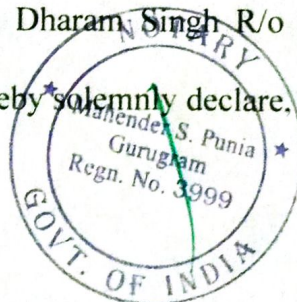
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL
BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED
BY THE PROMOTER**

Affidavit-cum-Declaration

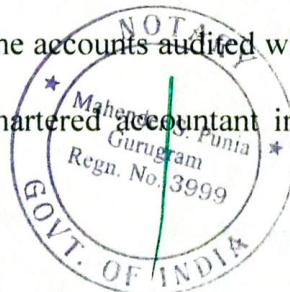
Affidavit cum Declaration of Shri Pushpender Singh S/o Sh. Dharam Singh R/o VPO-Wazirpur, Tehsil-Harsaru, Gurugram-122505, Haryana duly authorized by the promoter, M/s JMS Infra Reality Pvt. Ltd., of the proposed project 'JMS GROUP SILVER LIVING', vide its Board Resolution of authorisation dated 31.01.2025

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 bearing no. 8469 dated 30.11.2023 held between Promoter and Land owner Sh. Ganesh Seth S/o Radhelal Seth R/o M-68, G.K. 1, Greater Kailash, South Delhi, Delhi – 110048.
2. That the Promoter M/s JMS Infra Reality Pvt. Ltd, is registering Project under Retirement Housing Policy named as “JMS GROUP SILVER LIVING” in Sector – 95, Gurugram, admeasuring 2.2875 acres having built-up area 35313.5 Sq. Mtr. The Projects is having 236 Residential Units & 25 Commercial Units.
3. That the time period within which the Promoter shall be take Occupation Certificate by **31st March 2030** and completion certificate by the Project by **30th June 2030**.
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



[Handwritten signature]

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.

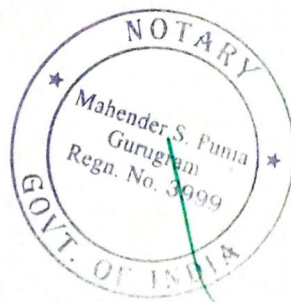


DEPONENT

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 18th day of **February 2025**.



DEPONENT

ATTESTED

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

18 FEB 2025