

Bond

**Indian-Non Judicial Stamp
Haryana Government**

Date : 12/05/2025

Certificate No. G0L2025E338

GRN No. 132071478

Deponent

Name : Pushpender Singh
H.No/Floor : Na
City/Village : Gurugram
Phone : 99*****27

Sector/Ward : Na
District : Gurugram

Landmark : Na
State : Haryana

Stamp Duty Paid : ₹ 101
(Rs. Only)
Penalty : ₹ 0
(Rs. Zero Only)

Purpose : AFFIDAVIT to be submitted at Others

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://e-gras.gov.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 Sh. Pushpender Singh S/o Sh. Dharam Singh R/o VPO-Wazirpur, Tehsil-Harsaru, Gurugram-122505, Haryana duly authorized by the Partner, M/s JMS Realty Developers LLP, of the proposed project 'JMS GROUP THE MAJESTIC', vide its Board Resolution of authorisation dated 13.05.2025.

I, Sh. 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 Partner of JMS Realty Developers LLP, have a legal right and title to the land on which the development of the project is being carried out vide Conveyance Deeds with Worldwide Resorts and Entertainment Pvt. Ltd. having registered address as House no. 783, 2nd Floor, Block B, Shastri Nagar, North West Delhi as follows:

S. No.	Plot No.	Vasika No.	Dated
1	D-302	17428	28.03.2025
2	D-303	17429	28.03.2025
3	D-304	17430	28.03.2025
4	D-305	17431	28.03.2025
5	D-306	17432	28.03.2025
6	D-232	17296	27.03.2025
7	D-231	17297	27.03.2025
8	D-230	17302	27.03.2025
9	D-229	17301	27.03.2025
10	D-228	17303	27.03.2025
11	D-227	17299	27.03.2025
12	D-293	17305	27.03.2025
13	D-292	17304	27.03.2025



14	D-217	17300	27.03.2025
15	D-298	17434	28.03.2025
16	D-299	17435	28.03.2025
17	D-300	17436	28.03.2025
18	D-301	17433	28.03.2025
19	D-236	17307	27.03.2025
20	D-235	17293	27.03.2025
21	D-234	17306	27.03.2025
22	D-233	17298	27.03.2025

2. That the Promoter M/s JMS Realty Developers LLP, is registering Independent Residential Floors in Residential phase of Industrial Plotted Colony bearing License no. 136 of 2022 dated 08.09.2022, that is also RERA registered vide RC/REP/HARERA/GGM/625/357/2022/100 dated 14.11.2022 further granted extension vide RC/EXT./2025/13 dated 20.03.2025. Project under named as "JMS GROUP THE MAJESTIC" in having 88 Independent Residential Floors on 22 Plots in Sector M-9, M-10, M-13 & M-14 of Manesar, Gurugram Manesar Urban Complex, within the revenue estate of village Bans Haria and Bans Khusla, Tehsil Harsaru, District Gurugram, Haryana.
3. That the time period within which the Promoter shall Complete Construction is by 31st March 2028 & will take Occupation certificate is by 30th June 2028.



4. That the Promoter has obtained funding from Capri Global Housing Finance Limited for its Project having 22 Plots aggregating up to INR 25,00,00,000/-.
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 **16th** day of **June 2025**.



DEPONENT

ATTESTED

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



19 JUN 2025