

Affidavit



**Indian-Non Judicial Stamp
Haryana Government**



Date :17/06/2025

Certificate No. G0Q2025F3399

GRN No. 135490465



Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name: Pushpender singh

H.No/Floor : Na

City/Village : Gurugram

Phone : 89*****25

Sector/Ward : Na

District : Gurugram

Landmark : Na

State : Haryana



Purpose : AFFIDAVIT to be submitted at Other

**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

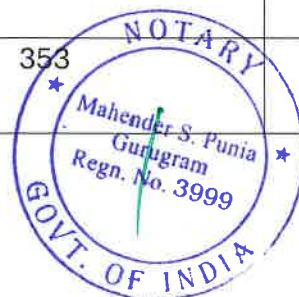
Affidavit cum Declaration of Mr. Pushpender Singh S/o Mr. Dharam Singh R/o VPO-Wazirpur, Tehsil-Harsaru, Gurugram-122505, Haryana duly authorized by the Board of JMS Infra Build Private Limited, of the proposed Project 'JMS GROUP THE MAJESTIC FLOORS', vide its Board Resolution of authorisation dated 19th June 2025.

I, Mr. 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 Director of JMS Infra Build Private Limited, 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 Private Limited having registered address as House No. 783, 02nd Floor, Block B, Shastri Nagar, North West Delhi as follows:

S. No.	Plot No.	Vasika No.	Dated
1	D-219	17289	27.03.2025
2	D-220	17287	27.03.2025
3	D-221	17286	27.03.2025
4	D-222	17284	27.03.2025
5	D-223	17290	27.03.2025
6	D-224	17291	27.03.2025
7	D-225	17285	27.03.2025
8	D-226	17288	27.03.2025
9	D-237	378	08.04.2025
10	D-238	372	08.04.2025
11	D-239	352	08.04.2025
12	D-240	357	08.04.2025
13	D-256	374	08.04.2025
14	D-257	377	08.04.2025
15	D-258	353	08.04.2025



16	D-319	373	08.04.2025
17	D-337	376	08.04.2025
18	D-339	354	08.04.2025
19	D-340	355	08.04.2025

2. That the Promoter JMS Infra Build Private Limited, 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 FLOORS” in having 76 Independent Residential Floors on 19 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 by **31st March 2028** and will take Occupation Certificate by **30th April 2028**.
4. That the Promoter has obtained funding from Tata Capital Housing Finance Limited of INR 13,55,50,000/- and from ICICI Bank Limited of INR 9,00,00,000/- aggregating up to INR 22,55,50,000/- for its Project having 19 Plots.
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 **19th day of June 2025**.

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




DEPONENT

20 JUN 2025