



BOND		<b>Indian-Non Judicial Stamp Haryana Government</b>		Date : 10/03/2024
Certificate No.	G0J2024H1961		Stamp Duty Paid : ₹ 101 <small>(Rs. Only)</small>	
GRN No.	120004488		Penalty : ₹ 0 <small>(Rs. Zero Only)</small>	
<b>Deponent</b>				
Name :	Ab Greenvalleys LLP			
H.No/Floor :	0	Sector/Ward :	Landmark : Mahmoorganj	
City/Village :	Varanasi	District :	Varanasi	State : Up
Phone :	99*****99			
				
Purpose : AFFIDAVIT to be submitted at Concerned office				

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://e-grashry.nic.in>

**FORM 'REP-II'**  
[See rule 3(3)]

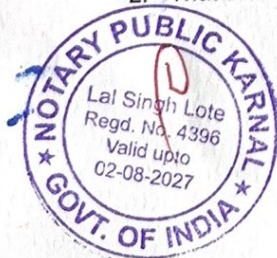
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE  
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Mr. Ashutosh Vashistha duly authorized by the promoter of the proposed project namely "**JDS GREENS**", Situated at Village Dodwa, Sector-1, Nillokheri Taraori Tehsil & District Karnal, Haryana.

I, Ashutosh Vashistha, Authorized Signatory of AB GREENVALLEYS LLP [LLPIN No. AAE-5747 and PAN No. - ABDFA2640L], a LLP incorporated under the Limited Liability Partnership Act, 2008, having its registered office at D/63/12, Mahmoorganj, Varanasi, Uttar Pradesh-221010 (hereinafter referred as the Company/Promoter), duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the company/ promoter has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.



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**For AB Green Valleys LLP**

*Ashutosh Vashistha*  
**Designated Partner**

3. That the time period within which the project shall be completed by promoter is 29.01.2029.
4. That seventy per cent of the amounts realised by 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 only 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 there under.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

For A/B Green Valleys LLP

*Ashutosh Vashistha*

Designated Partner  
Deponent

Ashutosh Vashistha

### Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at Karnal on this 10th day of August 2024.



Certified that the above was declare  
soleman affirmation before me at  
Karnal by the deponent who was  
Identified by Sh. *Ashutosh Vashistha*

*Sh*  
Notary Public, Karnal (India)

For A/B Green Valleys LLP

*Ashutosh Vashistha*

Designated Partner  
Deponent

Ashutosh Vashistha

16 AUG 2024