

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference.

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

IN-UP75101400337689T

22-Sep 202 06:23 PM

IMPACE (SVY up 14013804/ GAUTAMBUDDH NAGAR 1/ UP-

SUBIN UPUP 1401350439237202892666T

TANDENERA DEVELOPERS PVT LTD

Article 4 Affidavit

Not Applicable

TANDT INFRA DEVELOPERS PVT LTD

Not Applicable

TANDILINERA DEVELOPERS PVT LTD

(One Hundred only)



...Please write or type below this line.....





Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ankush Tyagi duly authorized by the promoter M/s TANDT INFRA DEVELOPERS PVT. LTD., of the proposed project vide their Board Resolution dated 13/09/2021;

- I, Ankush Tyagi duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:
- 1. That promoter has a legal title to the land, by way of registered consortium with the land owner who is co-promoter, on which the development of the project is proposed
- 2. That the said land is free from all encumbrances.
- 3. That the time period within which the project shall be completed by me/promoter is 30.08.2026.
- 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.
- That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
- 6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
- That promoter shall take all the pending approvals on time, from the competent authorities.



- That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

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 Noida on this 22nd day of Sep 2021.

Deponent









DETAILS OF ENCUMBRANCES ON LAND AS ON 22" Sep 2021

Project name	Digitown Phase-1
Address	Plot no. 03/SP 05, Sec-3, Siddharth Vihar, Ghaziabad 201009
Type of Loan	NIL
Loan Amount	Nit
Lenders Where Project is Mortgaged	N/A



TANDT INFRA DEVELOPERS PVT. LTD.

Office. :- H.No. 79, Sec. 15A, NOIDA, Gautam Buddha Nagar-201301, Uttar Pradesh, India e-mail : Info@tandtgroup.in Web : www.tandtgroup.in CIN No. U70109UP2019PTC124883

TRIBORIES !! प्रमाण संस्थाः 2202114000024 4113115291 याबार ने निम्निहर्द ाजियाबार व सम्पत्ति से सम्बन्धित प्रपत्री/द्वारा प्रस्तुत भार मुद्रित विजनाः वार्ड/परगनाः प्रवा , असार्वीयः महीपात विश्व पुत्र प्रमुखनीय स्वित व पविभ उत्तर दक्षि में प्रतिद्वारा प्रमाणित करता हूं कि इंडेक्स से 02 तथा उससे सम्बन्धि सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पार्थ गये निर - 1 इस प्रमाण-पात्र के समाख विवरण आवेदक हाता विष् गय संपति के न अवेदन में दिये गए वर्धन से किसी दूसरे देंग से वर्षित विष्णु गया है तो ऐसे हैं 2. व्यक्तित तसाय कार्यालय द्वारा प्रधानेश्व सामाध्येन के स्था किया गया है ती 3. इस प्रमाण-पात्र में उन शेखानतों से सम्बंधित सुरूत यामित को है जो प्रसूक्त 4. यह प्रमाण-पात्र किसी संपत्ति के स्तत्व का प्रमाण नहीं है। NAVEEN Digitally sig उत्तासकर्ता एवं ग्रमाण पत्र बनाने वार्त निबचन तिपक विश्वास बना मितान करने वार्त निबन्धन तिपिक : विश्वास वर्मा निश्वनकर्ता

Aggarnal ACC Code - UP14013804

Ucense Mu- to Units Venil & Olivic - G.B. Negar





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Description of Document

Property Description

Consideration Price (Rs.)

First Party

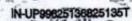
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18 Oct 2021-10 AT AM

NEWIMPACE IS 10 1013804 GALTAMBUDDH NAGAR 1/ UP-

GBN SUBIN-UPUP 1401380488612577951903T TANDT INFRA DEVELOPERS PRIVATE LIMITED

Article 4 Affidavit Not Applicable:

TANOT INFRA DEVELOPERS PRIVATE LIMITED

TANDTINERA DEVELOPERS PRIVATE LIMITED







AFFIDAVIT

TANDT INFRA DEVELOPERS PRIVATE LIMITED Through Its Director
Ankush Tyagi, do solemnly affirm and declare as follows;

- 1. That there are no any bookings/ sales have been done in Project Digitown

 Phase -1
- That is no other project is registered in RERA on the same Khasra/Plot Number as proposed for this project.
- 3. This affidavit is prepared and submitted to the best of my knowledge.

Deponent

Verification:-

Verified at Noida on this 13th day of October 2021, that the content of affidavit are true and correct to the best of my knowledge.

Deponent

ATTE PUDIO

19 3 OCT 2021