



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP75101400337689T
Certificate Issued Date	: 22-Sep-2023 06:23 PM
Account Reference	: NEWIMPACC (SV) up14013804/ GAUTAMBUDDH NAGAR 1/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1401380439237202892666T
Purchased by	: TANDT INFRA DEVELOPERS PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: TANDT INFRA DEVELOPERS PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: TANDT INFRA DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.eStamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.



A

9. 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.

A

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.

A

Deponent



ATTESTED
Notary Public
Govt. of India

ATTESTED

Notary Public
Govt. of India

22 SEP 2021



DETAILS OF ENCUMBRANCES ON LAND AS ON 22nd 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	NIL
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

DISCUSSION

प्रमाण संख्या: 2202114000024

(रवि) ३२३

ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित

दिनांक: 13-10-2021

- नोट -** इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के मूल आवेदन में दिये गए तथ्यों से किसी दूसरे दाय से कल्पित नहीं माना जायेगा।
 2. अधिकृततापूर्ण साक्ष्य द्वारा संपत्ति का स्वामी होने की पुष्टि होनी चाहिए।
 3. इस प्रमाण-पत्र में उन लेखकों से सम्बंधित सूचना शामिल नहीं है जो प्रमुख हैं।
 4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

वैशेषिकार्था एव प्रमाण पत्र बनाने वाले निबन्धन लिपिक: विश्वास वर्मा निबन्धन लिपिक करने वाले निबन्धन लिपिक: विश्वास वर्मा निबन्धन लिपिक

NAVEEN Digitally signed by NAVEEN
Date: 2021.

Date: 2021

Signature: *Janilca*
ACC No.: *Janilca* ACC Code: UP14013804
ACC Adm. No.: *Janilca* - 9650236670
License No.: *Janilca* - 130000, *Janilca* & D. Inc. - G.B. Nagar



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

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.)

IN-UP99825136825135T
18-Oct-2021 10:47 AM
NEWIMPACC (SW) UP14013804/ GAUTAMBUDDH NAGAR 1/ UP-GBN
SUBIN-UPUP1401380488612577951003T
TANDT INFRA DEVELOPERS PRIVATE LIMITED
Article 4 Affidavit
Not Applicable
TANDT INFRA DEVELOPERS PRIVATE LIMITED
Not Applicable
TANDT INFRA DEVELOPERS PRIVATE LIMITED
10
(Ten only)



Please write or type below this line



Statutory Note:

1. The user must verify the Stamp certificate issued for verified at "e-stamp Cert" in online Stamp Mobile App of Stock Holding Corporation of India.
2. The user must verify the legitimacy of the stamp on the basis of the certificate.
3. In case of any discrepancy please inform the competent authority.

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.
2. 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




ATTESTED
Notary Public
State of India

13 OCT 2021