



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP67800347765328T
Certificate Issued Date : 18-Apr-2021 12:06 PM
Account Reference : NEWIMPACC (SV)/ up14003504/ NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1400350423163169876924T
Purchased by : MAX DIGI INFOTECH PVT LTD
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : MAX DIGI INFOTECH PVT LTD
Second Party : OTHERS
Stamp Duty Paid By : MAX DIGI INFOTECH PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)

Signature.....
ACC Name: ARBIND KUMAR, ACC Code: UP14003504
ACC Add: Sub-Registrar, Noida, Mob. 9899010606
License No.: 91/03, Tehsil & Distt.- Dadri, G. B. Nagar, UP



-----Please write or type below this line-----

Affidavit cum Declaration

CYBERTHUM Phase II

For Max Digi Infotech Pvt. Ltd.

Statutory Alert:

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

Auth. Sign./Director

FORM B

[See rule 3(4)]

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. Ashish Bhutani, promoter of the M/s MAX-DIGI INFOTECH PRIVATE LIMITED duly authorized by the promoter of the proposed project Cyberthum Phase II, vide its/his/their authorization dated 21.08.2021

I, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. MAX-DIGI INFOTECH PRIVATE LIMITED has a legal title to the land on which the development of the proposed project is to be carried out 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. OR That details of encumbrances as per attachment including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoted is **01.09.2021 to 25.09.2024** that is 36 month.

4. That seventy percent of the amounts realised by me /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 a 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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.

9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act. 10. That I / 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.

For Max Digi Infotech Pvt. Ltd.
Deponent

Verification

Auth. Sign./Director

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

For Max Digi Infotech Pvt. Ltd.

Verified by me at on this day of _____.

Auth. Sign./Director
Deponent

I declare that the pan card, adhaar number/CIN number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted are correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.

ATTESTED

MAHAVIR SINGH
NOTARY
G B NAGAR

21 AUG 2021



उत्तर प्रदेश **UTTAR PRADESH**

BEFORE THE UTTAR PRADESH REAL ESTATE REGULATORY AUTHORITY, INDIA

24AE 900895

AFFIDAVIT CUM UNDERTAKING

I, Ashish Bhutani S/o Prem Bhutani aged 36, R/o D-124, Preet Vihar, New Delhi-110092 do hereby solemnly declare, undertake and affirm as under:

1. That, I am the Director of the company, namely Max-Digi Infotech Pvt. Ltd having its registered office at Plot No. 3& 4, 2nd floor, Savitri Bhawan, A-block market, Preet Vihar, New Delhi-110092.
2. That, I am duly authorized to depose/undertake in the matters if the Company in respect to its project names Cyberthum Phase II connected with its registration etc. before the Authority.
3. That, I do hereby state that in respect of the aforesaid project, we have provided floor wise total carpet area of the project allotted, the bifurcation of the area unit wise/ floor wise will be uploaded at the time of submission of sanction/completion of project.
4. That the above statement are true to the behalf of the knowledge from records and belief.

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from

Verification

Verified by me at on this day of 21st August'21.

Deponent
For Max Digi Infotech Pvt. Ltd.

(Signature)
Auth. Sign./Director

AT TESTED

(Signature)
**MAHAVIR SINGH
NOTARY
G B NAGAR**

21 AUG 2021

अम एडो 33 स्टाम्प विक्रेय दि० 21/08/21

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प क्रय का नाम व पूरा पता.....

स्टाम्प की धारणा.....

प्रदीप कुमार स्टाम्प विक्रेता

लाईसेंस नं०- 105/13-14 अथि-31-03.....

सब रजिस्टार कार्यालय, ग्रेटर नौरा

MAX-Digi Infotech Pvt LTD

Holder.



24AE 90092



For Max Digi Infotech Pvt Ltd

Authr. Sign Director

ATTESTED

MANAVIR SINGH
NOTARY
O B NAGAR

21 AUG 2021