

Govt. Licence No. 466,  
Acc Code:- up 14075804  
Mo. 9718526307

## INDIA NON JUDICIAL

### Government of Uttar Pradesh

e-Stamp

#### Certificate No.

IN-UP52954520951264U

Certificate Issued Date

27-Jul-2022 11:20 AM

Account Reference

NEWIMPACC (SV)/ up14075804/ GHAZIABAD SADAR/ UP-GZB

Unique Doc. Reference

SUBIN-UPUP1407580498127035947864U

Purchased by

TANDT INFRA BUILDERS PVT LTD

Description of Document

Article 4 Affidavit

Property Description

Not Applicable

Consideration Price (Rs.)

:

First Party

TANDT INFRA BUILDERS PVT LTD

Second Party

Not Applicable

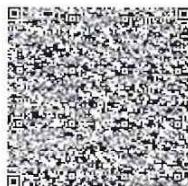
Stamp Duty Paid By

TANDT INFRA BUILDERS PVT LTD

Stamp Duty Amount(Rs.)

100

(One Hundred only)



Please write or type below this line



27 JUL 2022

#### Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at [www.e-stamp.com](http://www.e-stamp.com) or using e-Stamp, Mobile App or 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 BUILDERS PVT. LTD., of the proposed project vide their Board Resolution dated 09.04.2022;

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-on which the development of the project is proposed

2. That the said land is free from all encumbrances.

*OR*

That details of encumbrances NILL including details of any rights, title, interest or name of any party in or over such land, along with details.

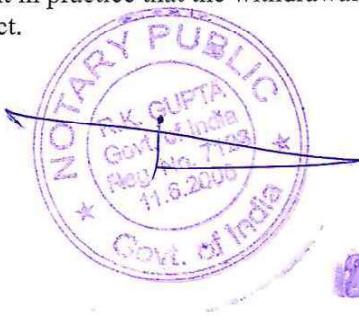
3. That the time period within which the project shall be completed by me/promoter is

5 YEARS.

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.



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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.

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.

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 27th day of JULY 2022.



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