

Affidavit



**Indian-Non Judicial Stamp
Haryana Government**



Date : 17/01/2023

Certificate No. G0Q2023A2099



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 98331310



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Action Constructwell Pvt Ltd

H.No/Floor : H41

Sector/Ward : Na

Landmark : Udyog nagar main rohtak road

City/Village : Delhi

District : Delhi

State : Delhi

Phone : 95*****23



Purpose : AFFIDAVIT to be submitted at Concerned office

The authenticity of this document can be verified by scanning this QRCode Through smart phone or on the website <https://egrashry.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 M/s Action Constructwell Pvt. Ltd.- Promoter- having its registered office at H-41, Udyog Nagar, Main Rohtak Road, New Delhi 110041 through promoter Mr. Pramod Kumar Agarwal for proposed project namely Microtek Grandfront being developed by the promoter under the license no. 156 of 2022 dated 29.09.2022 for setting up of Plotted Commercial Colony over the land admeasuring 2.1acres situated within the revenue estate of Village Naharpur Kasan Sector 81, Gurugram, Gurugram Manesar Urban Complex.

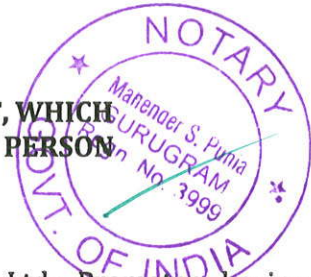
We, M/s Action Constructwell Pvt. Ltd. promoter of the proposed project- Microtek Grandfront do hereby solemnly declare, undertake and state as under:

1. That M/s Action Constructwell Private Limited is having 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.

Explanation.—where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and

For Action Constructwell Private Limited

Director/Authorised Signatory



other documents reflecting the title of such owner on the land on which project is proposed to be developed.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by M/s Action Constructwell Pvt. Lt] is /by 31.07.2025
4. That seventy per cent of the amounts realised by M/s Action Constructwell Pvt. Ltd. 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 M/s Action Constructwell Pvt. Ltd. in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn M/s Action Constructwell Pvt. Ltd. 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 M/s Action Constructwell Pvt. Ltd. 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That M/s Action Constructwell Pvt. Ltd. shall take all the pending approvals on time, from the competent authorities.
9. That M/s Action Constructwell Pvt. Ltd. shall furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That M/s Action Constructwell Pvt. Ltd. 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 Action Constructwell Private Limited

Director/Authorised Signatory

Deponent

Verification

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

For Action Constructwell Private Limited

Verified by me at _____ on this ___ day of _____.

Director/Authorised Signatory

Deponent



ATTESTED

MAHENDER S. PUNIA
ADVOCATE & NOTARY
Dist. Gurugram (Haryana) India

24 JAN 2023