

Affidavit

**Indian-Non Judicial Stamp  
Haryana Government**

Date :24/01/2023

Certificate No. G0X2023A4942

GRN No. 98624335



Stamp Duty Paid : ₹ 101  
(Rs. Only)

Penalty : ₹ 0  
(Rs. Zero Only)

**Deponent**

Name: Microtek Urbandevelopers Pvt Ltd

H.No/Floor : H41

Sector/Ward : Na

Landmark : Udyog nagar main rohtak road

City/Village : Delhi

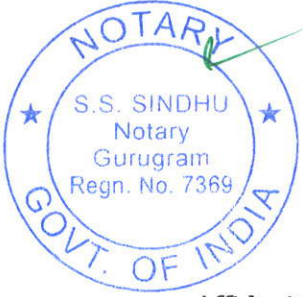
District : Delhi

State : Delhi

Phone : 95\*\*\*\*\*23



Purpose : AFFIDAVIT to be submitted at Concerned office



**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 Microtek Urbandevelopers 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 SUCCESS HUB being developed by the promoter under the license no. 201 of 2022 dated 06.12.2022 for setting up of Plotted Commercial Colony over the land admeasuring 4.0 acres situated within the revenue estate of Village Wazirpur, Sector 95-A, Gurugram, Gurugram Manesar Urban Complex.

We, Microtek Urbandevelopers Pvt. Ltd promoter of the proposed project- MICROTEK SUCCESS HUB do hereby solemnly declare, undertake and state as under:

1. That Microtek Urbandevelopers Pvt. Ltd 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

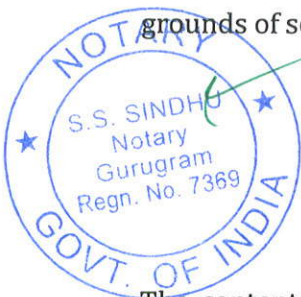
For Microtek Urbandevelopers Pvt. Ltd.

Director/Auth. Sign



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 Microtek Urbandevelopers Pvt. Ltd. is OR by 31.07.2025
4. That seventy per cent of the amounts realised by Microtek Urbandevelopers 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 Microtek Urbandevelopers 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 Microtek Urbandevelopers 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 Microtek Urbandevelopers 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 Microtek Urbandevelopers Pvt. Ltd. shall take all the pending approvals on time, from the competent authorities.
9. That Microtek Urbandevelopers 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 Microtek Urbandevelopers 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 Microtek Urbandevelopers Pvt. Ltd.  
  
Director/Authorised 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 \_\_\_\_\_ on this \_\_\_ day of \_\_\_\_\_.

For Microtek Urbandevelopers Pvt. Ltd.  
  
Director/Authorised Signatory  
Deponent

ATTESTED  
  
S.S. SINDHU  
Advocate & Notary Public  
Gurugram, Haryana (India)

28 JAN 2023