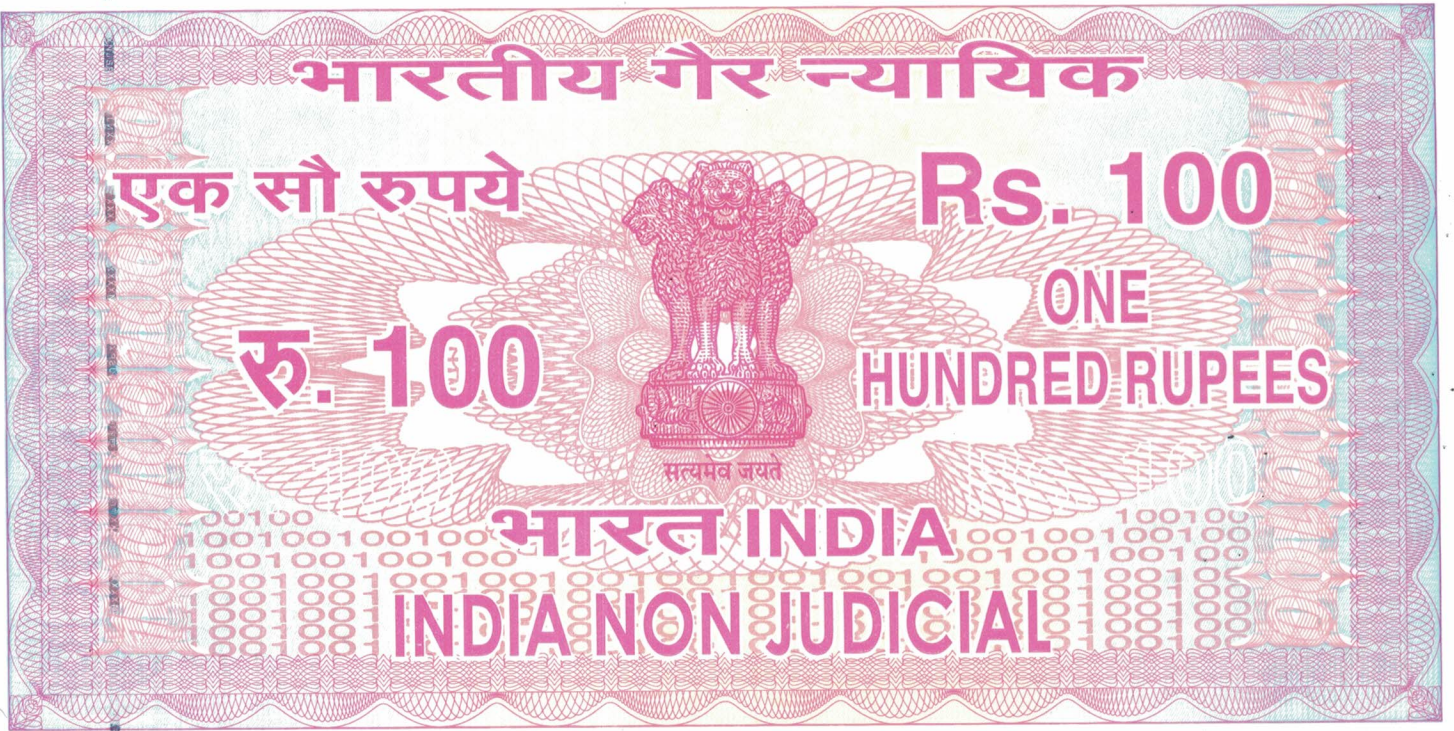




ગુજરાત ગુજરાત GUJARAT 11 6 JAN 2019

BP 348439

અનુક્રમ નં. ૧૦૪૧૧ તા. ૧૬/૦૧/૨૦૧૯ રૂ. ૧૦૦
અસીદનારનું નામ મનન પંકજભાઈ શાહ
સરનામું. ૨૭/૧૮/૨૦૧૯ સી. નો. ૩૨૦/૪/૧, વિભાગ-બી
હસ્તે સહી પાડી

M.P. Shah

તા. નં. ૧૭/૯૦
તા. ૨૪/૪/૧૯૯૦

સ્વતંત્રતાના લાભે બચાવ

સ્ટેમ્પ વેન્ડરની સહી
(શ્રીમતી જ્યોત્સનાબેન દિલીપકુમાર શાહ)
શાહ સ્ટેમ્પ વેન્ડર હાદીપોળ,
રાજમહેલ રોડ, પકોટસ-૩૯૦૦૦૧.

Regd. No.: 1739
Date: 23/1/19

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. Manan Pankajbhai Shah
~~Promoter of project~~ / duly authorized by promoter (Om
Developers) of the Project Name: Shubham Avenue, Vibhag-
B, Tika No. 27/18R.S. No. 320/4/1, Area of Plot
: 332.00 (Sq.Mt.), Village Name. BABAJIPURA, Taluka.



Vadodara, Authority Name. Vadodara Municipal Corporation,
District. Vadodara, Vide Its / his/ their Authorized
Dated: 31/12/2018;



Affidavit cum Declaration of Mr. Manan Panjabhai Shah,
~~promoter of the proposed project~~ / duly authorized by the
promoter of the promoter of (Om Developers) the proposed
project, vide its/his/their authorization dated
31/12/2018;

I, Manan Pankajbhai Shah ~~promoter of the proposed~~
~~project~~ / duly authorized by the promoter of the proposed
project do hereby solemnly declare, undertake and state
asunder:

1. That I / promoter have / has a legal title to the
land on which the Development of the project is
proposed

OR

~~_____ have/has legal title or the land on~~
~~which the development or 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 _____

~~including details of any right 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 31/12/2021,
4. That seventy per cent of the amounts realized 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 for the separate account, to cover the cost of the project. Shall be withdrawal in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawal 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 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 utilized for the project and the withdrawal has been in compliance with the proportion 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.



M. P. Shah
Deponent

Verification

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

NOTARY *ft*

Verify by me at Vadodara on this, 23rd January, 2019.

M. P. Shah
Deponent.

Date : 23/01/2019

NOTARY *ft*

Place : Vadodara



Solemnly Affirmed / Declared
Sworn Before me by Deponent

F.N. Thakkar
F.N. THAKKAR
NOTARY 23/1/2019

OM DEVELOPERS

"22", Ganesh Society, R. V. Desai Road, Vadodara - 390 001.

Ref. No. :

Date : - - 20

To,
Real Estate Regulatory Authority
4th Floor, Sahyog Sankul,
Sector II,
Gandhinagar.
Date: 31/12/2018

Dear Sir

Subject: Authority Letter for RERA Registration for Project Named "Shubam Avenue"

With reference to above subject, We All the Partner of Om Developers, hereby authorize **Mr. Manan Pankajkumar Shah** as authorized Person for RERA registration and all the Compliance related to RERA Act.

For Om Developers

1. Shri Pankajkumar gordhandas Shah

P. J. Sd

2. Shri. Manan Pankajkumar Shah

M. P. Shah

3. Smt. Yeshaben Manan Shah

Y. M. Shah

4. Shri. Kunal Surendra Patel

K. S. Patel