



गुजरात गुजरात GUJARAT

AE 305706

सं. नं. 387 तारीख 10/4/18 श. 50
नाम. Ohm Real Touch
ठेकाणु B-20, Mausin park, Tandalya, Vadodara
हस्ते Handwritten.

वा. नं. 5/2002
प्रतीभाजेन रो. नं. 104
रहे. : जी/63, मातृमृती सोसायटी, विलोचन वि.
दिवानीपुरा, वडोदरा.

Pr. Bhatt
रहे. विलोचन वि.
Regd. No. : 4895
Date : 12/04/2018
FORM B



Affidavit cum Declaration

Affidavit cum Declaration of MR. IMRAN I SHEIKH promoter /duly authorized by the promoters (Developer - OHM REALTORS) of the ongoing project named "ARIES AMBROSIA" situated at R.S.NO. 339/1, F.P NO. 1, T.P NO. - 23, VASNA JAKATNAKKA, VADODARA. Area of Land: 1056 Sq. Mt., Moje, Tandalya, Vadodara, Authority Name: VADODARA MUNICIPAL CORPORATION, District : Vadodara vide its authorization dated 24th OCT. 2015.

I, MR. IMRAN I SHEIKH promoter/duly authorized by the promoter of "OHM REALTORS" do hereby solemnly declare, undertake and state as under that;

1. I/we have a legal title to the land on which the development of "ARIES AMBROSIA" (Name of the proposed project) is to be carried out.

AND



ગુજરાત ગુજરાત GUJARAT

AE 305707

જાનુ. નં. 388 તારીખ 10/18 રૂ. 100

નામ. Ohm Real Touch

હેડાઇંગ B-20, Hauzinpark, Tandalga, Vadodara

હસ્તે Harsik

ANBhale
સ્ટેમ્પ વેલ્ડરની સહી

લા. નં. 5/2002

પ્રતીમાનેન એન. ભટ્ટ

સ્કે.: બી/૯૩, માનુસ્મૃતી સોસાયટી, ઉત્કર્ષ વિદ્યાલય પાસે

દિવાળીપુરા, વડોદરા.



a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter(Developers – OHM REALTORS) for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/us is 31st Dec. 2019.
4. That seventy per cent of the amounts realised by me/us for the real estate project "ARIES AMBROSIA" 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. I/we 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. I/we shall take all the pending approvals on time, from the competent authorities.
9. I/we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



Deponent

Mr. Imran I Sheikh

(Authorized Partner of OHM REALTORS)

Verification

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

Verify by me at Vadodara on this 11th day of April 2018.

Deponent



Mr. Imran I Sheikh

(Authorized Partner of OHM REALTORS)

BEFORE ME

GIRISH N. THAKKAR
NOTARY (Govt. of Gujarat)
12/04/2018



OF GUJARAT