



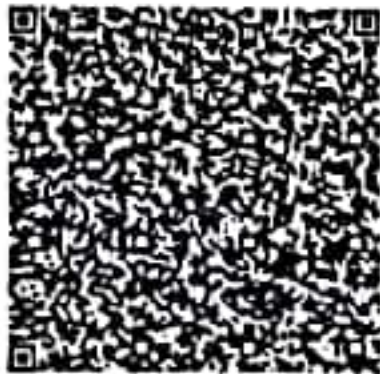
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

₹300

₹300 ₹300 ₹300 ₹300

Certificate No. : IN-GJ08402909203895U
Certificate Issued Date : 16-Feb-2022 12:44 PM
Account Reference : IMPACC (FI)/ gjelimp10/ VALSAD/ GJ-VL
Unique Doc. Reference : SUBIN-GJGJELIMP1049733866322709U
Purchased by : JAYRAJ HARISHBHAI DESAI PROP OF OM INFRACON
Description of Document : Article 29 Indemnity Bond
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : JAYRAJ HARISHBHAI DESAI PROP OF OM INFRACON
Second Party : GUJARAT RERA
Stamp Duty Paid By : JAYRAJ HARISHBHAI DESAI PROP OF OM INFRACON
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



₹300

N GJ08402909203895U

KC 0021820284

Statutory Alert:

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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. JAYRAJ HARISHBHAI DESAI duly authorized by the promoter of
OM INFRACON, Project Name PARAS APARTMENT, vide its authorization dated 04/03/2020.

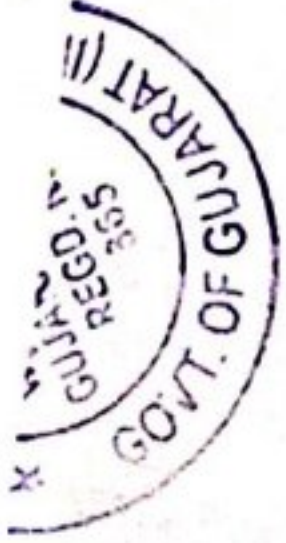
I, MR. JAYRAJ HARISHBHAI DESAI duly authorized by the promoter of OM INFRACON,
Project Name PARAS APARTMENT do hereby solemnly declare, undertake and state as under
that;

1. PARAS APARTMENT ALL FLATS OWNERS has a legal title to the land on which the
development of PARAS APARTMENT 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.

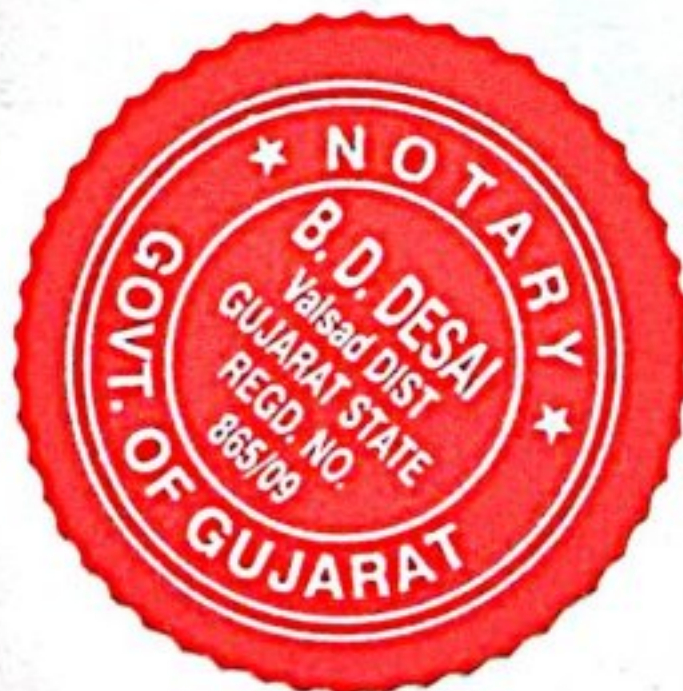
2. the said land is free from all encumbrances.
3. the time period within which the project shall be completed by me/us is 31st October,
2024.
4. seventy per cent of the amounts realised by me/us for the real estate project from the
allottees, from time to time, shall be deposited in a separate account 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. 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. 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.

Desai

1) MR. JAYRAJ HARISHBHAI DESAI



Identified by me
I know the signatories
who has signed before me

Mob. No

12803 24 2415 9

Verification

Authorized Signatory of
M/s. OM INFRACON,
A Proprietorship

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

Verify by me at Valsad on this 16th day of February, 2022.

BOOK NO. 127
PAGE NO. 60
SERIAL NO. 2379
DATE 17.02.2022



ATTESTED

Desai
BHARAT D. DESAI
NOTARY
VALSAD
GOVT. OF GUJARAT



1) MR. JAYRAJ HARISHBHAI DESAI

Desai

Authorized Signatory of
M/s. OM INFRACON,
A Proprietorship





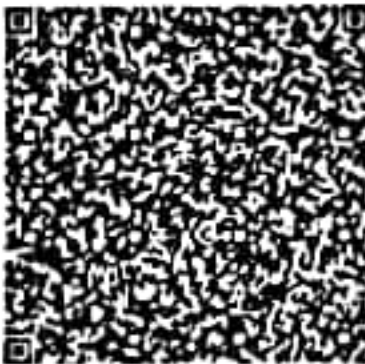
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

₹300

00221820283

Certificate No. : IN-GJ08401585090036U
Certificate Issued Date : 16-Feb-2022 12:43 PM
Account Reference : IMPACC (FI)/ gjelimp10/ VALSAD/ GJ-VL
Unique Doc. Reference : SUBIN-GJGJELIMP1049730030275705U
Purchased by : JAYRAJ HARISHBHAI DESAI PROP OF OM INFRACON
Description of Document : Article 29 Indemnity Bond
Description : AFFIDVAIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : JAYRAJ HARISHBHAI DESAI PROP OF OM INFRACON
Second Party : Not Applicable
Stamp Duty Paid By : JAYRAJ HARISHBHAI DESAI PROP OF OM INFRACON
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



₹300

IN-GJ08401585090036U

KC 0021820283

Statutory Alert:

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FORM 'B-1'

(See rule 3 (4))

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER



Affidavit cum Declaration

Affidavit cum Declaration of MR. JAYRAJ HARISHBHAI DESAI duly authorized by the promoter of OM INFRACON, Project Name PARAS APARTMENT, vide its authorization dated 04/03/2020.

I, MR. JAYRAJ HARISHBHAI DESAI duly authorized by the promoter of OM INFRACON, Project Name PARAS APARTMENT do hereby solemnly declare, undertake and state as under that;

1. I, have entered into an agreement with PARAS APARTMENT ALL FLATS OWNERS, through its power of Attorney Holder (i) RAVI GUWALDAS PANJWANI, (ii) JIGNESH ANIL BULSARA, (iii) PRASHANT RAMESH SHETTY and (iv) NIRAJ DAULATRAI DESAI by way of Development Agreement, Registered on day 07/01/2022 at sub Registrar office Valsad to develop the land bearing City Survey No. 3783 of Valsad Village (Said Land) ;
2. PARAS APARTMENT ALL FLATS OWNERS, through its power of Attorney Holder (i) RAVI GUWALDAS PANJWANI, (ii) JIGNESH ANIL BULSARA, (iii) PRASHANT RAMESH SHETTY and (iv) NIRAJ DAULATRAI DESAI has a legal title to the land on which the development of 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 JAYRAJ HARISHBHAI DESAI (PROP. OF OM INFRACON) (the Promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

3. That I will abide by all the conditions of the development agreement and fulfil all my obligations under the said agreement, specifically the obligation of making the full payment towards consideration for the land/development rights. I will keep the Authority

apprised of the scheduled payments having been made from time to time towards cost of land. This will be incorporated in Form-3 submitted by us on a quarterly basis.

4. That, I will be liable for fulfilment of my obligations under the Act towards the allottees of the units/apartments.



Desai

1) MR. JAYRAJ HARISHBHAI DESAI

ATTESTED

Desai
BHARAT D. DESAI
NOTARY
VALSAD
GOVT. OF GUJARAT

Authorized Signatory of

M/s. OM INFRACON,

A Proprietorship.

Identified by me
I know the signatories
who has signed before me

BOOK NO. 127
PAGE NO. 60
SERIAL NO. 2380
DATE 17.12.2022

Mob. No

98934 2457



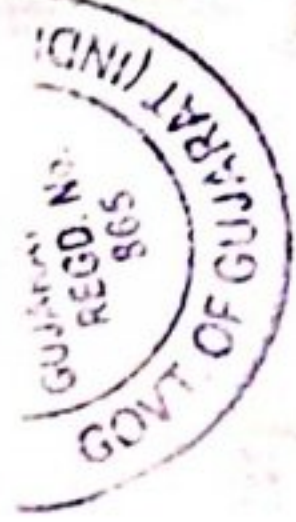
Verification

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

Verify by me at Valsad on this 16th day of February, 2022.



1) MR. JAYRAJ HARISHBHAI DESAI



Authorized Signatory of
M/s. OM INFRACON,
A Proprietorship

BOOK NO. 117
PAGE NO. 60
SERIAL NO. 2350
DATE 17.02.2022



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

₹300

₹300 ₹300 ₹300 ₹300

Certificate No. : IN-GJ08406896429523U

Certificate Issued Date : 16-Feb-2022 12:46 PM

Account Reference : IMPACC (FI)/ gjelimp10/ VALSAD/ GJ-VL

Unique Doc. Reference : SUBIN-GJGJELIMP1049742275273274U

Purchased by : JAYRAJ DESAI AND PARAS APARTMENT ALL FLAT OWNER

Description of Document : Article 29 Indemnity Bond

Description : AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.) : 0
(Zero)

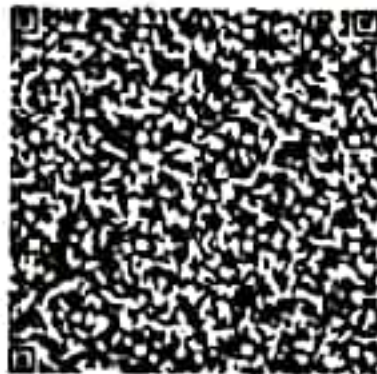
First Party : JAYRAJ DESAI AND PARAS APARTMENT ALL FLAT OWNER

Second Party : सत्यमेव जयते
GUJARAT RERA

Stamp Duty Paid By : JAYRAJ DESAI AND PARAS APARTMENT ALL FLAT OWNER

Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

₹300



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KC 0021820285

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3. In case of any discrepancy please inform the Competent Authority

SHCIL



Warning

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"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



FORM 'B-2'

(See rule 3 (4))

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY (1) THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER AND (2) THE OWNER OF LAND, WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER



Affidavit cum Declaration

Joint Affidavit cum Declaration of,

- 1) MR. JAYRAJ HARISHBHAI DESAI duly authorized by the promoter of OM INFRACON, Project Name PARAS APARTMENT proposed project, vide its authorization dated 04/03/2020;
- 2) PARAS APARTMENT ALL FLATS OWNERS, through its power of Attorney Holder (i) RAVI GUWALDAS PANJWANI, (ii) JIGNESH ANIL BULSARA, (iii) PRASHANT RAMESH SHETTY and (iv) NIRAJ DAULATRAI DESAI owner of the project land;

We, 1) MR. JAYRAJ HARISHBHAI DESAI promoter of OM INFRACON proposed project/duly authorized by the promoter of the PARAS APARTMENT proposed project, AND 2) PARAS APARTMENT ALL FLATS OWNERS, through its power of Attorney Holder (i) RAVI GUWALDAS PANJWANI, (ii) JIGNESH ANIL BULSARA, (iii) PRASHANT RAMESH SHETTY and (iv) NIRAJ DAULATRAI DESAI owner of the project land do hereby solemnly declare, undertake and state as under:

- A. We have entered into registered Development Agreement, registered on date 07/01/2022 at sub Registrar Office Valsad to develop the land bearing City Survey No. 3783 of Valsad Village (said land);
- B. That PARAS APARTMENT ALL FLATS OWNERS, through its power of Attorney Holder (i) RAVI GUWALDAS PANJWANI, (ii) JIGNESH ANIL BULSARA, (iii) PRASHANT RAMESH SHETTY and (iv) NIRAJ DAULATRAI DESAI has a legal title to the land on which the development of 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 JAYRAJ HARISHBHAI DESAI (PROP. OF OM

GOVT. OF GUJARAT
REGD. No. 865
★

- Deer

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Johnson

PARAS APARTMENT ALL FLATS OWNER



(2) (iii) PRASHANT RAMESH SHETTY

Power of Attorney Holder

PARAS APARTMENT ALL FLATS OWNER

(2) (iv) NIRAJ DAULATRAI DESAI

Power of Attorney Holder

PARAS APARTMENT ALL FLATS OWNER

Land Owner

Verification

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

Verify by me at Valsad on this 16th day of February, 2022.

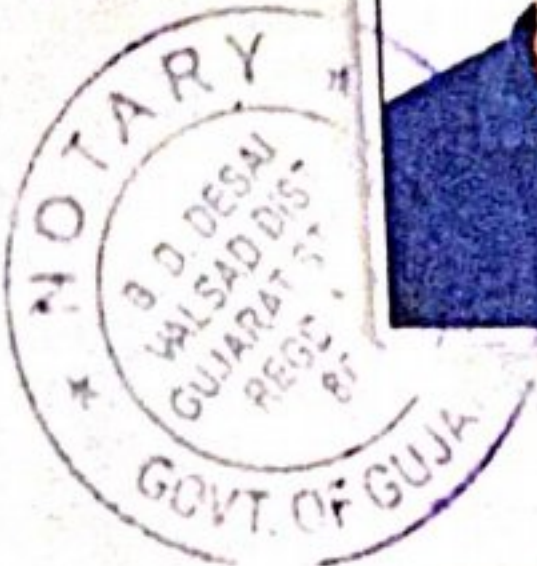


1) MR. JAYRAJ HARISHBHAI DESAI

Authorized Signatory of

M/s. OM INFRACON,

A Proprietorship.



(2) (i) RAVI GUWALDAS PANJWANI

Power of Attorney Holder

PARAS APARTMENT ALL FLATS OWNER



(2) (ii) JIGNESH ANIL BULSARA

Power of Attorney Holder

PARAS APARTMENT ALL FLATS OWNER



(2) (iii) PRASHANT RAMESH SHETTY

Power of Attorney Holder

PARAS APARTMENT ALL FLATS OWNER



(2) (iv) NIRAJ DAULATRAI DESAI

Power of Attorney Holder

PARAS APARTMENT ALL FLATS OWNER

ATTESTED

BHARAT D. DESAI
NOTARY
VALSAD
GOVT. OF GUJARAT

BOOK NO.
PAGE NO.
SERIAL NO.
DATE

127
76
3492
19.12.2022

Identified by me
I know the signatories
who has signed before me

Land Owner

Mob. No



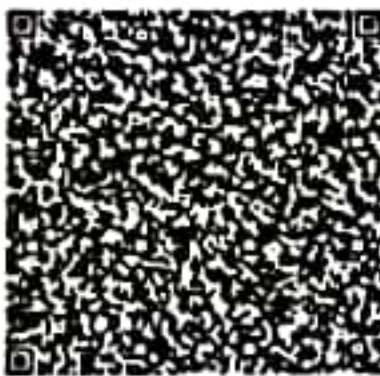
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INDIA NON JUDICIAL
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Certificate of Stamp Duty

₹300

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Certificate No. : IN-GJ08400055174552U
Certificate Issued Date : 16-Feb-2022 12:42 PM
Account Reference : IMPACC (FI)/ gjelimp10/ VALSAD/ GJ-VL
Unique Doc. Reference : SUBIN-GJGJELIMP1049738700828192U
Purchased by : JAYRAJ HARISHBHAI DESAI PROP OF OM INFRACON
Description of Document : Article 29 Indemnity Bond
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : JAYRAJ HARISHBHAI DESAI PROP OF OM INFRACON
Second Party : GUJARAT RERA
Stamp Duty Paid By : JAYRAJ HARISHBHAI DESAI PROP OF OM INFRACON
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



₹300

IN-GJ08400055174552U

KC 0021820282

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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. JAYRAJ HARISHBHAI DESAI authorised signatory of OM INFRACON for the project PARAS APARTMENT situated at City Survey No. 3783, Near Anavil Samaj Wadi, Tithal Road, Valsad.

I, MR. JAYRAJ HARISHBHAI DESAI authorized signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

I submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I hereby undertake that till the drainage connectivity is provided by the concerned authority, Septic Tanks and Soak Well would be provided in accordance with (IS 2470). The Provision for disposal of drainage would be as per Rule 23.10.1 of the new GDCR – 2017. OR

Our Project PARAS APARTMENT is in the VALSAD NAGARPALIKA municipal corporation area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of VALSAD NAGARPALIKA municipal corporation. With prior permission of VALSAD NAGARPALIKA prior to giving possession to Allottees.

I further undertake that I will take building use permission from planning authority after providing/constructing/executing drainage and sewerage disposal system as per GDCR/NBC. A copy of the same will be submitted to Gujarat RERA thereafter, for their record.

We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

We understand that the entire responsibility for the same will be that of promoter/Architect/Engineer/Site Supervisor/Land Owner.



Signature of Mr. Jayraj Harishbhai Desai

1) MR. JAYRAJ HARISHBHAI DESAI

Authorized Signatory of
M/s. OM INFRACON,
Proprietorship

Identified by me
I know the signatories
who has signed before me

Mob. No
(m/azeh 245)

ATTESTED
Desai
BHARAT D. DESAI
NOTARY
VALSAD
GOVT. OF GUJARAT

BOOK NO.
PAGE NO.
SERIAL NO
DATE

127
60
2351
17.12.2022

