



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Reg. No. 310

Date: 18/1/2022

Certificate No. : IN-GJ91095053915279U
Certificate Issued Date : 17-Jan-2022 03:31 PM
Account Reference : IMPACC (SV)/ gj13271104/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1327110415646379160489U
Purchased by : SHAILESH PATEL
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : JAYDEV DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : JAYDEV DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



0022365731

Satisfactory Alert

The authenticity of this stamp certificate should be verified at www.shedstamp.com or using a Stamp Mobile App of choice holding up

Any other party in the details on this certificate and its availability on the website. Mobile App renders it on an

Android phone. The certificate is not valid if it is not verified on the website.

For more information, please visit www.shedstamp.com



"The contents of this certificate can be verified by any members of the public at www.shcilesta or any Authorised collection center address displayed at www.shci from free of cost."

"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."



P-S-N

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. **Ritesh Bishmber Agrawal** promoter /duly authorized by the promoter of **JAYDEV DEVELOPERS**, vide its/his/her/their authorization dated **30/10/2021**.

I, **Ritesh Bishmber Agrawal** promoter/duly authorized by the promoter of Om-Aashtha (Name of the proposed project) 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 Om Aashtha (Name of the proposed project) is proposed.
2. the said land is free from all encumbrances.
3. the Time Period within which the project shall be completed by me/us is **31/12/2028**
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.



FOR JAYDEV DEVELOPERS

Pargamval
PARTNER

Deponent

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 18th day of JAN 2022 ^{NOTARY}

FOR JAYDEV DEVELOPERS

Pargamval
Deponent PARTNER

SIGNED BEFORE ME

Pargamval
(I. I. VOHRA)
NOTARY
BARODA
(GOVT. OF INDIA)





सत्यमेव जयते

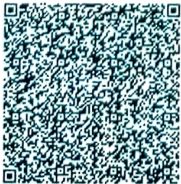
INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Reg. No. 309

Date: 18/1/2022

Certificate No. : IN-GJ91097324802148U
Certificate Issued Date : 17-Jan-2022 03:33 PM
Account Reference : IMPACC (SV)/ gj13271104/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1327110415650425994005U
Purchased by : SHAILESH PATEL
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : JAYDEV DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : JAYDEV DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0022365732

Statutory Alert:

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2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.



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"The contents of this certificate can be verified world-wide by any members of the public at www.shciles.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

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

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P-S-N

(Notarized Declaration on 300 Rs. Stamp)

Affidavit Cum Declaration

Affidavit cum declaration of Mr. Ritesh Bishmber Agrawal authorised signatory of JAYDEV DEVELOPERS for the project Om Aashtha situated at Om Aashtha, Beside Viram 3, Opp. Voltamp Transformers, Basil School Char Rasta, Jambuva Crossing Vadodara

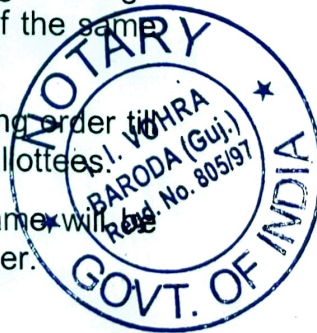
I Ritesh Bishmber Agrawal Authorised signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

I /we submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I/we 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.

I/we further undertake that I/We 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.



Deponent
SIGNED BEFORE ME

(I. I. VOHRA)
NOTARY
BARODA
(GOVT. OF INDIA)

AUTHORITY LETTER

We here by Authorise Mr. **Ritesh Bishmber Agrawal** as Authorised Representative of our firm "JAYDEV DEVELOPERS" who shall sign on be half of our partnership firm. Hence, we all the partners here by agree with the same.

Bishamber Mathuraprasad Agrawal



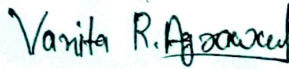
Urmilaben Bishamer Agrawal



Ritesh Bishmber Agrawal



Vanita Ritesh Agrawal



Vijay Bishamber Agrawal



Jyoti Vijay Arawal



Rachana Naresh Agrawal



I (**Ritesh Bishmber Agrawal**) Accept The Above.

SIGNATURE:  FOR JAYDEV DEVELOPERS

PLACE:

PARTNER

DATE:



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty

Regd. No.: 737
Date: 20/4/2022

Certificate No. : IN-GJ45392490357317U
Certificate Issued Date : 20-Apr-2022 06:23 PM
Account Reference : IMPACC (AC)/ gj13273311/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1327331122889189853003U
Purchased by : SHAILESHBHAI PATEL
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : JAYDEV DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : JAYDEV DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0032105025

Statutory Alert:

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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 / DECLARATION

આજ રોજ તા. 12/04/2022 સોગંદનામું કરનાર **JAYDEV DEVELOPERS** ના વ. કર્તા ભાગીદાર 1.
Ritesh Bishmber Agrawal ઉ.વપુષ્ત, ધંધો વેપારી, રહેવાસી: A-42, Shanti Niketan
Society, Behind Suryanagar, Waghodia Road, Vadodara-390019.

હું ઉપર દર્શાવેલ સરનામે રહું છું અને મોજે ગામ Jambuva જેનો Revenue Survey No. 422, F.P.NO-53, T.P.NO.-34 નું માપ 6779.00 ચોમી. છે સદર જમીન હાલમાં અમારી માલીકીની છે. સદરમિલકતમાં અમોએ મ્યુનિસિપલકોર્પોરેશનમાં બાંધકામપરવાનગી નં. VMC/29-10-2021/2173537/01/045030 તા 09/11/2021 ના રોજ મળેલ છે. અમારા પ્રોજેક્ટ માં Building Plan of Block- 1+J ટાવરમાં ફ્લેટ ના નામ A 101 to A 104, B 101 to B 104 પ્રમાણે ના નામથી મંજૂર થયેલ છે તે કલેરીકલ મિસ્ટેક હોવાથી અમુ પ્રમોટર પાર્સિંગ નકશામાં બતાવ્યા પ્રમાણે ના નામ પ્રમાણે તે ફ્લેટ નું વેચાણ કરવાની બાંહેધરી આપીએ છીએ. માટે આપ સાહેબ શ્રી ને નમ્ર અરજ છે. કે અમોને પ્રોજેક્ટ રજીસ્ટ્રેશન નંબર આપવા મહેરબાની કરશોજી.

ઉપર જણાવેલી તમામ હકીકત અમારા માનવા અને જાણવાપ્રમાણે ખરી અને સાચી હોઈ સોગંદઉપર જાહેર કરીએ છીએ. ખોટું સોગંદનામું કરવું તે ગુનો બને છે તે અમો સારી રીતે જાણીએ છીએ. આ સોગંદનામું વડોદરા મુકામે સામેલ કરેલ છે.

સ્થળ :- વડોદરા

સોગંદનામું કરનારની સહી.

Ritesh Bishmber Agrawal



Solemnly Affirmed / Declared
Sworn Before me by.. **Ritesh**

D. B. BAROT
NOTARY (Govt. of India)
20/04/2022





सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty

Regd. No.: 738
Date: 20/4/2022

Certificate No. : IN-GJ45390858373082U
Certificate Issued Date : 20-Apr-2022 06:20 PM
Account Reference : IMPACC (AC)/ gj13273311/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1327331122885313145295U
Purchased by : SHAILESHBHAI PATEL
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : JAYDEV DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : JAYDEV DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



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AFFIDAVIT / DECLARATION

આજ રોજ તા. 20/04/2022 સોગંદનામું કરનાર **JAYDEV DEVELOPERS** ના વ. કર્તા ભાગીદાર 1. **Ritesh Bishmber Agrawal** ઉ.વપુખ્ત, ધંધો વેપારી, રહેવાસી: A-42, Shanti Niketan Society, Behind Suryanagar, Waghodia Road, Vadodara-390019.

હું ઉપર દર્શાવેલ સરનામે રહું છું અને મોજે ગામ Jambuva જેનો Revenue Survey No. 422, F.P.NO-53, T.P.NO.-34 નું માપ 6779.00 ચોમી. છે સદર જમીન હાલમાં અમારી માલીકીની છે. સદરમિલકતમાં અમોએ મ્યુનિસિપલકોર્પોરેશનમાં બાંધકામપરવાનગી નં. VMC/29-10-2021/2173537/01/045030 તા 09/11/2021 ના રોજ મળેલ છે. અને અમારી મિલકત હાલ રહેણાક હેતુ માટે એન.એ. છે. પ્રોપર્ટી કાર્ડ માં **JAYDEV DEVELOPERS** નામ ની એન્ટ્રી છે. જે અમો એ બહુહેતુક એન.એ. કરાવવા માટે હાલ વડોદરા કલેક્ટર કચેરી માં અરજી કરીશું. જે હેતુ ફેર થયે થી અમો રેરા ઓથોરિટી માં જમા કારવીશું. જો અમે ડોક્યુમેન્ટ જમા નહીં કરાવી એ RERA Authority તરફથી જે કંઈ ડિસિઝન રહેશે તે આખરી ગણાશે. માટે આપ સાહેબ શ્રી ને નમ્ર અરજ છે. કે અમોને પ્રોજેક્ટ રજીસ્ટ્રેશન નંબર આપવા મહેરબાની કરશો.

ઉપર જણાવેલી તમામ હકીકત અમારા માનવા અને જાણવાપ્રમાણે ખરી અને સાચી હોઈ સોગંદઉપર જાહેર કરીએ છીએ. ખોટું સોગંદનામું કરવું તે ગુનો બને છે તે અમો સારી રીતે જાણીએ છીએ. આ સોગંદનામું વડોદરા મુકામે સામેલ કરેલ છે.

સ્થળ :- વડોદરા

સોગંદનામું કરનારની સહી.

Ritesh Bishmber Agrawal



Solemnly Affirmed / Declared
Sworn Before me by... **Ritesh B.**

D. B. BAROT
NOTARY (Govt. of India)

20/04/2022

