

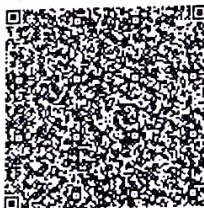
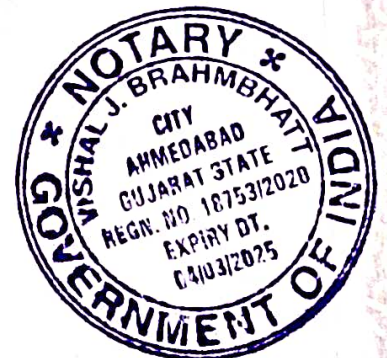


INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No.	IN-GJ94689917945403T
Certificate Issued Date	12-Jan-2021 02:45 PM
Account Reference	IMPACC (FI)/ gjelimp10/ GHEEKANTA/ GJ-AH
Unique Doc. Reference	SUBIN-GJGJELIMP1026309368815839T
Purchased by	SHAIKH ABDULAZIZ ABDULRAUF
Description of Document	Article 14 Bond
Description	FOR DEVELOPMENT AGREEMENT
Consideration Price (Rs.)	0 (Zero)
First Party	SHAIKH ABDULAZIZ ABDULRAUF
Second Party	Not Applicable
Stamp Duty Paid By	SHAIKH ABDULAZIZ ABDULRAUF
Stamp Duty Amount(Rs.)	300 (Three Hundred only)

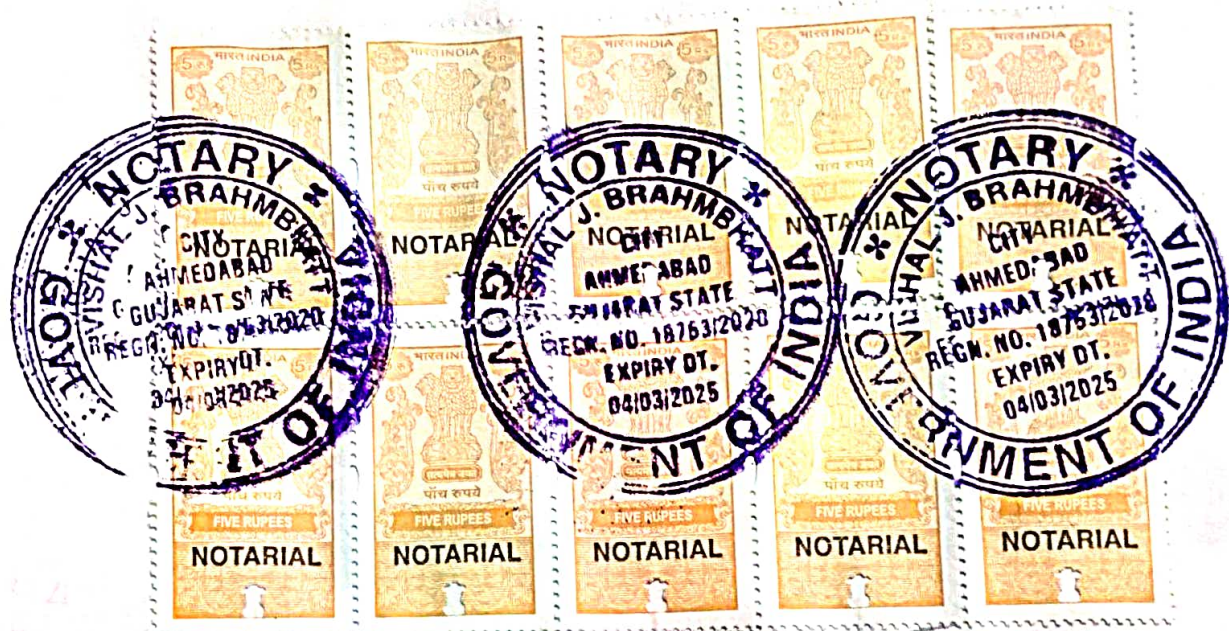


LB 0015121330

Statutory Alert:

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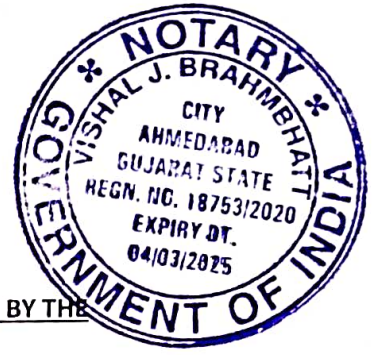
"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"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."

SERIAL NO. 6/7/2021

VISHAL J. BRAHMBHATT
NOTARY
GOVT. OF INDIA

11 2 JAN 2021



FORM 'B'

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. Shaikh Abdulaziz Abdulrauf, duly authorized by the Om Sai Developers (hereinafter referred to as "Promoter") of "Om Sai Apartments" project, vide its authorization dated 10/01/2021.

I, Mr. Shaikh Abdulaziz Abdulrauf, duly authorised by the promoter of "Om Sai Apartments" hereby solemnly declare, undertake and state as under that;

We have a legal title to the land situated and lying at City Survey No. 1479/2 of TPS No. 01 (Jamalpur-IV Varied) of FP No. 29+109/1/P of Mouje: Jamalpur, Taluka: Ahmedabad & District-Ahmedabad, on which the development of "Om Sai Apartments" is proposed;

- the said land is free from all encumbrances.
- the time period within which the project shall be completed by us is 31st December, 2022.
- seventy per cent of the amounts realised by 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.
- 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.
- 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.
- 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

Shah

been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. We shall take all the pending approvals on time, from the competent authorities.
9. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

FOR, OM SAI DEVELOPER'S

[Signature]
Deponent PARTNER

Verification

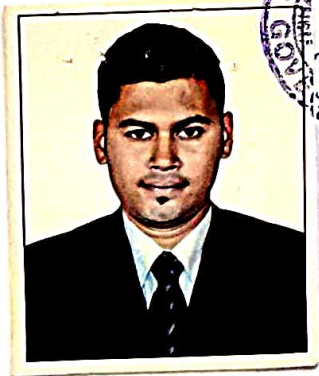
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

11 2 JAN 2021

Verify by me at Ahmedabad on this ____ day of January, 2021.

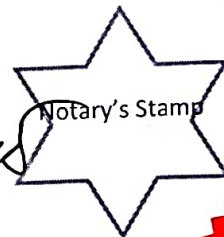
FOR, OM SAI DEVELOPER'S

[Signature]
Deponent PARTNER

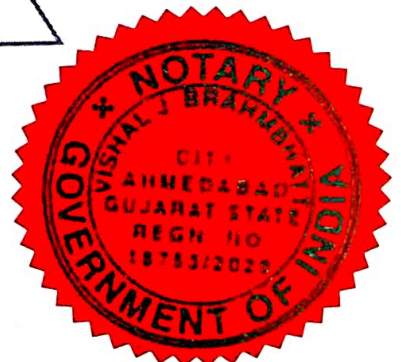
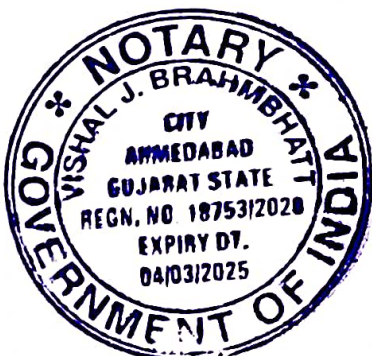


SIGNED
BEFORE ME

[Signature]
VISHAL J. BRAHMBHATT
NOTARY
GOVT. OF INDIA



11 2 JAN 2021



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Government of Gujarat

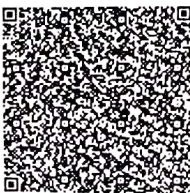


सत्यमेव जयते

Certificate of Stamp Duty

Rs.
50

Certificate No. : IN-GJ94693756561246T
Certificate Issued Date : 12-Jan-2021 02:48 PM
Account Reference : IMPACC (FI)/ gjelimp10/ GHEEKANTA/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJELIMP1026313528436967T
Purchased by : SHAIKH ABDULAZIZ ABDULRAUF
Description of Document : Article 4 Affidavit
Description : FOR AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : SHAIKH ABDULAZIZ ABDULRAUF
Second Party : Not Applicable
Stamp Duty Paid By : SHAIKH ABDULAZIZ ABDULRAUF
Stamp Duty Amount(Rs.) : 50
(Fifty only)

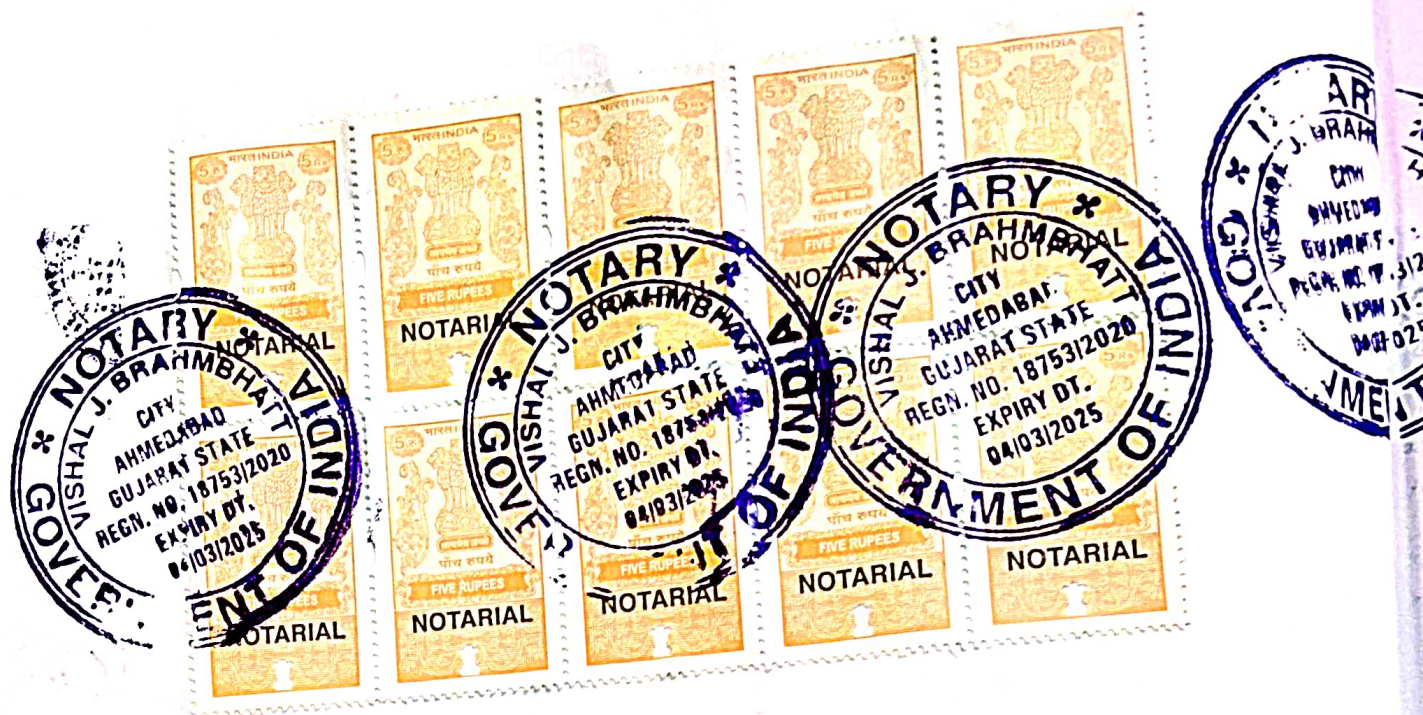


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OM SAI DEVELOPERS

TF/2/TOP, Sharda Chamber, Sheth's Pole, Ratan Pole, Ahmedabad - 380001

AUTHORITY LETTER

To Authorize the Mr. Shaikh Abdulaziz Abdulrauf to sign documents for the purpose of RERA Registration of Real Estate Project(s) and related matter thereto:

We, the Partners of the firm, have decided to authorise Mr. Shaikh Abdulaziz Abdulrauf to sign all the statutory and necessary documents to be filed with the Gujarat Real Estate Regulatory Authority for registration of real estate project "OM SAI APARTMENTS" proposed to be developed and related matter thereto.

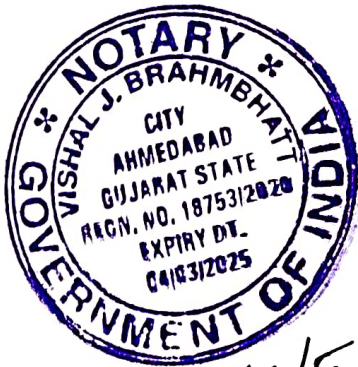
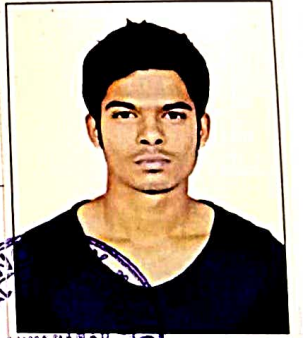
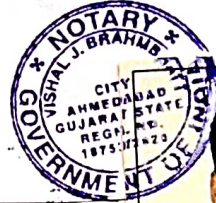
Date: 10th January, 2021

Place: Ahmedabad

11 2 JAN 2021

For, OM SAI DEVELOPERS

NAME OF THE PARTNER	SIGNATURE
SHAIKH ABDULAZIZ ABDULRAUF	For, Om Sai Developer's  Partner
HARDIK PATEL	For, Om Sai Developer's  Partner



SERIAL NO. 1215 /2021

VISHAL J. BRAHMBHATT
NOTARY
GOVT. OF INDIA

11 2 JAN 2021

SIGNED
BEFORE ME

VISHAL J. BRAHMBHATT
NOTARY
GOVT. OF INDIA

11 2 JAN 2021

