

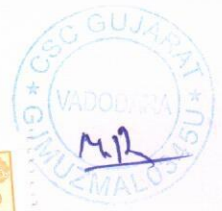
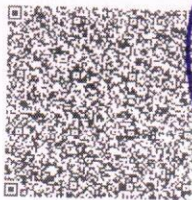


सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty

Regd. No. 1659
Date 17-02-2021.

Certificate No. : IN-GJ14844647793349T
Certificate Issued Date : 16-Feb-2021 10:29 AM
Account Reference : CSCACC (GV)/ gjcsceg07/ GJ-BAMUZ0345/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJCSCEG0766143162016516T
Purchased by : RAJESH R PATEL
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : CREATIVE DEVELOPERS OMKAR AVENUE
Second Party : Not Applicable
Stamp Duty Paid By : CREATIVE DEVELOPERS OMKAR AVENUE
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB0014864804

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.dishonsonp.com and Mobile App of Stock Holding.
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.



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 **Rajesh Rashmikanth Patel** promoter of the project /duly authorized by the promoter **CREATIVE DEVELOPERS** of the Project Name: "**OMKAR AVENUE**", C.N. No/CTS No. 51,53,138/1,138/2, Area of Plot: **225.57(Sq.Mt.)**, Village **Vadodara**, Taluka. **Vadodara**, Authority Name- **VMSS**, District – **Vadodara** vide its/his/their authorization dated 16/02/2021

Affidavit cum Declaration of **Rajesh Rashmikanth Patel** promoter of the project **OMKAR AVENUE** duly authorized by the promoter of the project, vide its/his/their authorization dated 16/02/2021

I, **Rajesh Rashmikanth Patel** promoter of the project duly authorized by the promoter of the project do hereby solemnly declare, undertake and state as under:

1. That I / **CREATIVE DEVELOPERS** promoter have / has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31/12/2023.
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 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. 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 to the percentage of completion 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.




Rajesh Rashmikant Patel

Verification

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

Verify by me at VADODARA on this

February, 2021.


Rajesh Rashmikant Patel



Solemnly affirmed / Declared on
Oath Sworne Before Me By.....


M. G. GARIBAWALA
Notary (Govt. of India)

CREATIVE DEVELOPERS

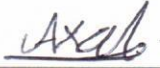
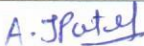
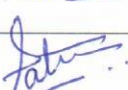
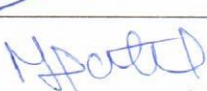
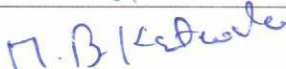
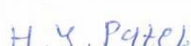
"Omkar Avenue" Premanand Kavi's Pole, Wadi, Vadodara – 390017

Date: - 16/02/2021

AUTHORITY LETTER

TO WHOM SO EVER IT MAY BE CONCERN

We Undersign partners of **CREATIVE DEVELOPERS**, do hereby authorize **Rajesh Rashmikanth Patel** to act on behalf of us in the process of registration under **Real Estate (Regulation and development) Act, 2016**. He is also authorized to sign any document/ declaration and appear in any place required in the said act on the behalf of the firm.

SR.NO	PARTNER NAME	SIGNATURE
1	Axal Harishkumar Dalia	
2	Ankitaben Jehulkumar Patel	
3	Sonali Dhaval Patel	
4	Rajesh Rashmikanth Patel	
5	Manish Harshvadan Patel	
6	Milin Bhupendra Katwala	
7	Hardik Yogeshbhai Patel	

Date: 16/02/2021

ACCEPTANCE

I undersigned do hereby declare that I am duly qualified and I accept the Authority.

SIGNATURE:



Rajesh Rashmikanth Patel

PLACE: Vadodara



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No.

IN-GJ31903335756821T

Regd. No. 2755
Date 22/03/2021.

Certificate Issued Date

22-Mar-2021 10:22 AM

Account Reference

IMPACC (AC)/ gj13117511/ BARODA/ GJ-BA

Unique Doc. Reference

SUBIN-GJGJ1311751199958048950470T

Purchased by

RAJESH RASHMIKANT PATEL

Description of Document

Article 5(h) Agreement (not otherwise provided for)

Description

Not Applicable

Consideration Price (Rs.)

0
(Zero)

First Party

CREATIVE DEVELOPERS OMKAR AVENUE

Second Party

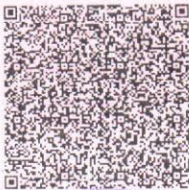
NA

Stamp Duty Paid By

CREATIVE DEVELOPERS OMKAR AVENUE

Stamp Duty Amount(Rs.)

300
(Three Hundred only)



LB 0020846369

Statutory Alert:

The authenticity of this Stamp certificate should be verified at 'www.shclstamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid. The onus of checking the legitimacy is on the users of the certificate. In case of any discrepancy, please inform the Competent Authority.

Affidavit Cum Declaration



**Affidavit cum declaration of Mr. Rajesh Rashmikanth Patel
authorised signatory of (Creative Developers) for the project
(Omkar Avenue) situated at (CTS No.
51,53,138/1,138/2,Wadi,Vadodara)**

I **Rajesh Rashmikanth Patel** authorized signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

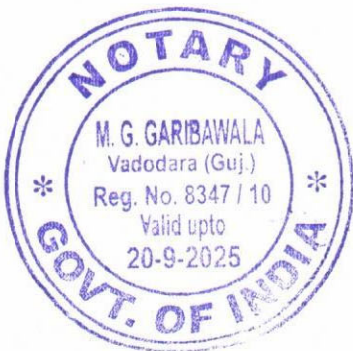
I /we submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I/we hereby undertake that till the drainage connectivity is provided by the concerned authority, Septic Tanks and Soak well would be provided in accordance with (IS 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.

Rajesh Rashmikanth Patel



Solemnly affirmed / Declared on
Oath Sworne Before Me By...*9/*

22/11/2011
M. G. GARIBAWALA
Notary (Govt. of India)

