



गुजरात गुजरात GUJARAT

BU 107013

अनु. नं. ३४८ 10 MAY 2019

नाम... Om Reality

संस्था... C/50 Sahyog Society

गोर्वा वडोदरा

हस्ता... Jaydeep

रहेलाई :-
बी-३, आराधना सोसायटी,
वासी जहातनाडा,
गोर्वा, वडोदरा.

महेश्वरी
महेश्वरी
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Reg. Sr. No. 8293.
Date 21/05/2019.
A. T. SOLANKI
NOTARY, VADODARA

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 **Kalpesh Bharatbhai Shah** promoter of the project
/duly authorized by the promoter **OM REALITY** of the Project Name: "SWASTIK - III", C.N.
No./CTS No./Survey no./Plot no **C/50, Sahyog Society, Vadodara** R S No. 442 & 444, Gorwa Area of
Plot: **344.52 (Sq.Mt.)**, Village **Gorwa**, Taluka. **VADODARA**, Authority Name, **VMSS**, District. **VADODARA**
vide its/his/their authorization dated; 18/05/2019

Kalpesh Shah



Affidavit cum Declaration of **Kalpesh Bharatbhai Shah** promoter of the project **SWASTIK - III** duly authorized by the promoter of the project, vide its/his/their authorization dated 18/05/2019

I, **Kalpesh Bharatbhai Shah** promoter of the project duly authorized by the promoter of the project do hereby solemnly declare, undertake and state as under:

1. That I / **OM REALITY** 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 31/03/2022.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

K. B. Shah
Kalpesh Bharatbhai Shah

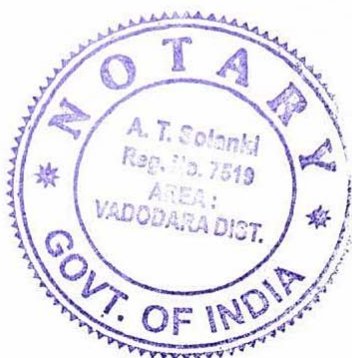


Verification

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

Verify by me at VADODARA on this of 21st May, 2019

K. B. Shah
Kalpesh Bharatbhai Shah



I know the Signatory
Personally who has signed
in my Presence in the
Document and is the same
person to whom identity
before you.....

[Signature]

ATTESTED

Am 21/05/19.

A. T. SOLANKI
NOTARY, VADODARA

AUTHORITY LETTER

TO WHOM SO EVER IT MAY BE CONCERN

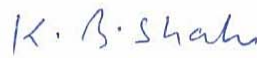
We Undersign partners of **OM REALITY**, do hereby authorize **Kalpesh Bharatbhai Shah** to act on behalf of us in the process of registration under **Real Estate (Regulation and development) Act, 2016**. He is also authorized to sign any document/declaration and appear in any place required in the said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

SIGNATURE



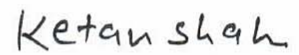
(Partner)
(Umesh Agrawal)

SIGNATURE



(Partner)
(Kalpesh Shah)

SIGNATURE



(Partner)
(Ketan Shah)

SIGNATURE



(Partner)
(Prapti Agrwal)

SIGNATURE

SIGNATURE

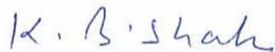
SIGNATURE

Place: Vadodara Date: 18/05/2019

ACCEPTANCE

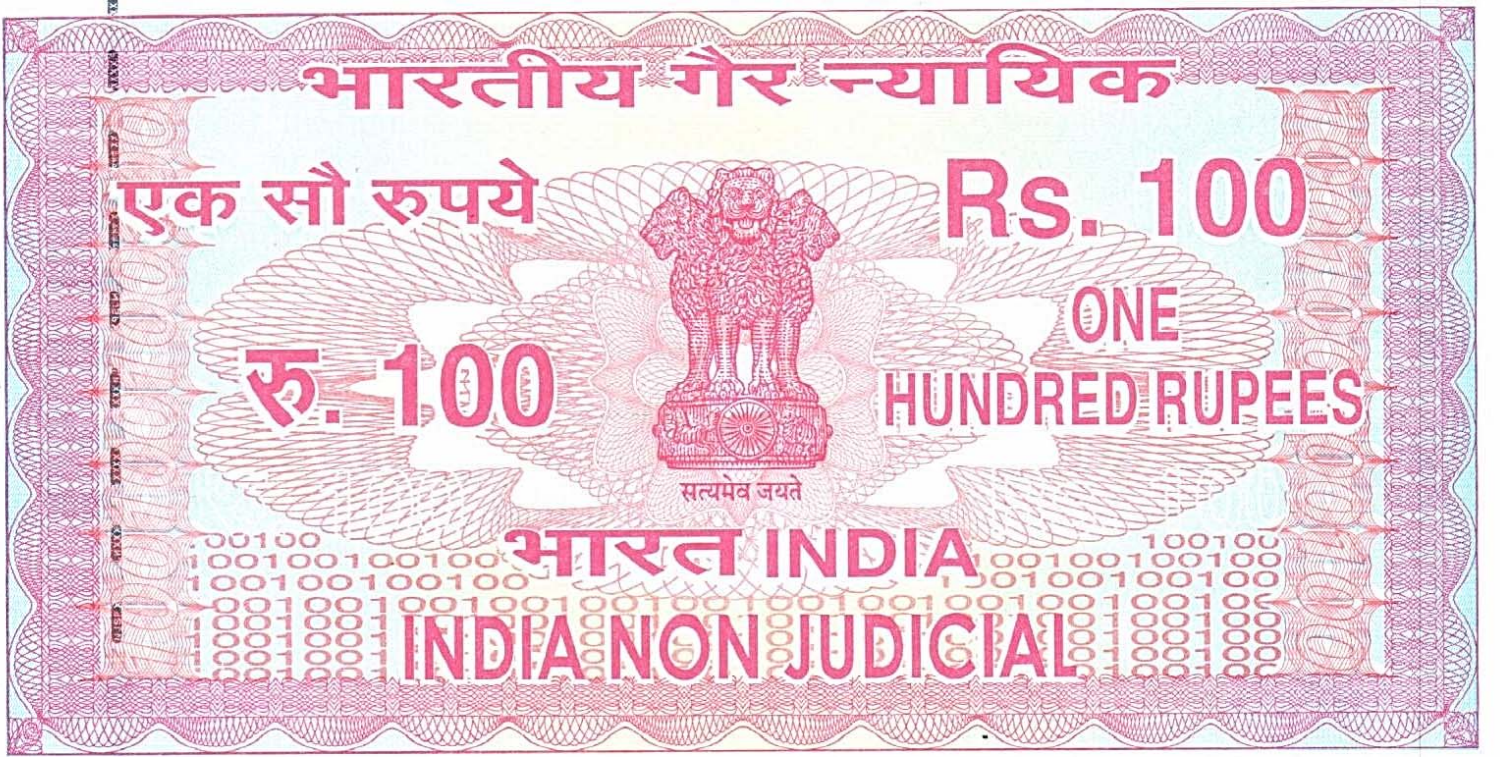
I undersigned do hereby declare that I am duly qualified and I accept the Authority.

SIGNATURE:



Kalpesh Bharatbhai Shah

PLACE: Vadodara



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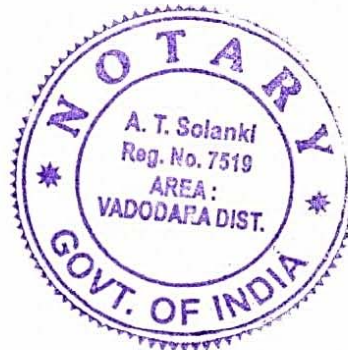
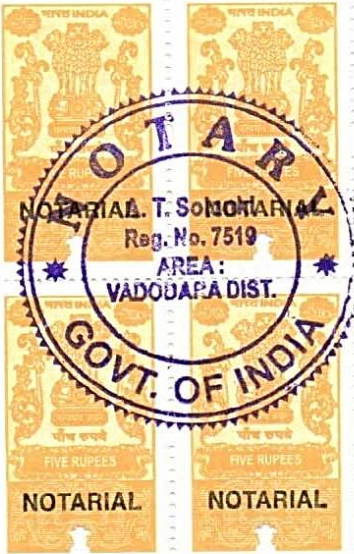
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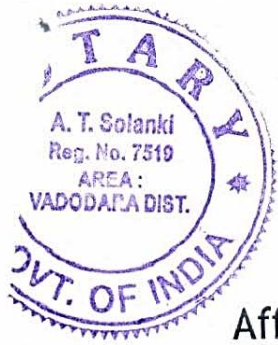
અનુ. નંબર 1329 તા. ૧૧-૭-૧૯
ખરીદનારનું નામ રામ રામ
સરનામું ૨૧-૫૦ ૨૧૨૨૫૧૨૫ ભરૂચ જિલ્લો-૪૪૨૫૪૪
સહી ભરૂચ ધરમ વાઘે
સ્ટેમ્પ વેન્ડર / તા. નં. ૮૨/૯૧

કેશોરભાઈ સી. ઠાકર

૭, શ્રીમંતુ એપાર્ટમેન્ટ,
પોર્ટ નં. ૬ બી રોડ, અહોરા, વડોદરા.

Reg. Sr. No. 11186.
Date 11/07/2019.
A. T. SOLANKI
NOTARY, VADODARA





Affidavit Cum Declaration

Affidavit cum declaration of Mr. KALPESH SHAH authorised signatory of (M/s OM REALITY) for the project (SWASTIK III) situated at (Block No. C/50 Sahyog society, RS No. 442 & 444, Moje Gorwa, Vadodara)

I Kalpesh Shah 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.

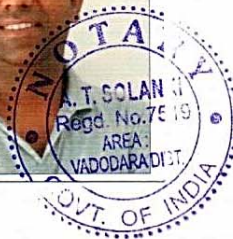
We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

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



ATTESTED

Am 11/07/19.
A. T. SOLANKI
NOTARY, VADODARA



K. B. Shah

KALPESH SHAH

I know the Signatory Personally who has signed in my Presence in the Document and is the same person to whom identity before you.....

[Signature]