

ਮਿਤਰਾਂ ੨

ਮਿਤਰਾਂ

129

Government of GUJARAT

e-Stamp

Certificate No.	:	:
Certificate Issued Date	:	:
Account Reference	:	IMPACC (SV)/gj13194304/ BARODA/ GJ-BA
Unique Doc. Reference	:	SUBIN-GJGJ13194304534758920729485
Purchased by	:	MAHENDRA SOLANKI
Description of Document	:	Article 5(h) Agreement (not otherwise provided for)
Description	:	AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.)	:	0.00 (Zero)
First Party	:	TRIDENT CONSTRUCTION AND DEVELOPERS
Second Party	:	OHM DEVELOPERS
Stamp Duty Paid By	:	TRIDENT CONSTRUCTION AND DEVELOPERS
Stamp Duty Amount(Rs.)	:	300.00 (Three Hundred only)

Close

Print this Page



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Regd.No.: 12201
Date: 22/10/2020
A. T. SOLANKI
NOTARY, VADODARA

Certificate No. : IN-GJ57851334965732S
Certificate Issued Date : 22-Oct-2020 04:14 PM
Account Reference : IMPACC (SV)/ gj13194304/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1319430453416838082845S
Purchased by : MAHENDRA SOLANKI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : TRIDENT CONSTRUCTION AND DEVELOPERS
Second Party : OHM DEVELOPERS
Stamp Duty Paid By : TRIDENT CONSTRUCTION AND DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0006081007

Statutory Alert:

1. The authenticity of this Stamp cert. Any discrepancy in the details on:
2. The onus of checking the legitimacy of the details on:
3. In case of any discrepancy please inform the Competent Authority.

File App of Stock Holding

130

SHCIL



Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.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."

"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'

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.Imran Sheikh. (Partner of OHM Developers), duly authorised by promoter of the Project Name: Aries Amara, Revenue Survey No 412, T.P Scheme No 22, Final Plot No 41, admeasuring 6297 sq.fts, of Tandalja village/City, Vadodara. Authority Name Mr.Imran Sheikh, District. Vadodara, Vide His Authorised Dated: 21st October 2020.

Affidavit cum Declaration of Mr./MsImran Sheikh (Partner of OHM Developers) ~~promoter of the proposed project~~ / duly authorized by the promoter of the proposed project, vide its/his/their authorization Dated: 21st October 2020.

I, Mr./MsImran Sheikh (Partner of OHM Developers) ~~promoter of the proposed project~~ / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

OR

Trident Construction and Developers has a legal title to the land on which the development of the 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 promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

OR

That details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details.

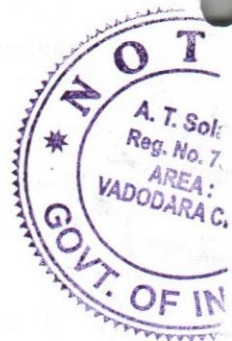
3. That the time period within which the project shall be completed by me/promoter is 30th September 2022.

4. That seventy per cent of the amounts realised 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.



[Handwritten signature]
(132)

BLANK PAGE



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 utilised 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.



OHM DEVELOPERS
[Signature]
PARTNER

Trident Consultants & Developers
[Signature]
Proprietor

Deponent

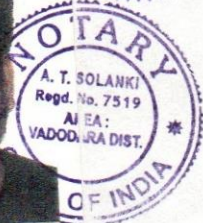
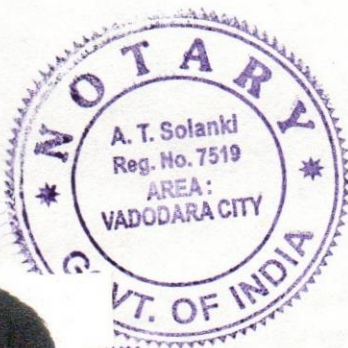
Deponent Verification

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

Verified by me at Vadodara on this 21st October, 2020.

OHM DEVELOPERS
[Signature]
PARTNER
Deponent

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

A. T. SOLANKI
NOTARY, VADODARA

[Signature]

(134)

PROCESSED

RECEIVED

RECEIVED

①

①④④

(145)



सत्यमेव जयते

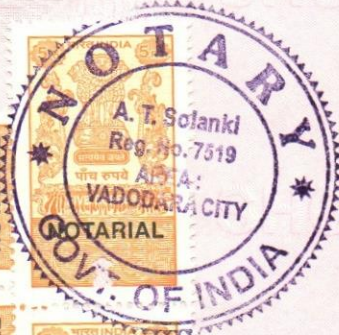
INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

NOTARY

Regd.No.: 12202
Date: 22/10/2020
A. T. SOLANKI
NOTARY VADODARA

Certificate No. : IN-GJ57847063530275S
Certificate Issued Date : 22-Oct-2020 04:08 PM
Account Reference : IMPACC (SV)/ gj13194304/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1319430453396783072261S
Purchased by : MAHENDRA SOLANKI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : OHM DEVELOPERS
Second Party : TRIDENT CONSTRUCTION AND DEVELOPERS
Stamp Duty Paid By : OHM DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0006081006

Statutory Alert:

1. The authenticity of this Stamp. Any discrepancy in the details.
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.

Mobile App of Stock Holding
invalid

146

SHCIL



Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.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."

"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."



3102001000

149

FORM B-2

JOINT 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 THE LAND, WHERE THE PROJECT LAND IS NOT OWNED BY THE
PROMOTER

Affidavit cum Declaration

Joint Affidavit cum Declaration of,

- 1) Mr./~~Ms.~~Imran Sheikh ~~promoter of the proposed project/~~ duly authorized by the promoter of the proposed project, vide its/~~his/their~~ authorization dated 21st October 2020;

AND

- 2) ~~Mr./Ms.~~Trident Construction & Developers through its owner-Mr. Aseel Farooque Talib owner/lessor of the project land/~~duly authorized by the owner/lessor of the project land, vide its/his/their authorization dated~~

I,

- 1) Mr./~~Ms.~~ Imran Shaikh ~~promoter of the proposed project /~~ duly authorized by the promoter of the proposed project,

AND

- 2) Trident Construction and Development through its owner Mr. Aseel Farooque Talib owner/lessor of the project land do hereby solemnly declare, undertake and state as under:

A. We have entered into registered Development agreement 10328, Registered on date 17-09-2020 at sub Registrar office Vadodara to develop the land bearing Revenue Survey No 412T.P Scheme No 22, Final Plot No 41 of Tandalja village/City, Vadodara (said land);

B. That Trident Construction and Developers ~~have~~/has a legal title to the land on which the development of the 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 me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.



[Handwritten signature]

148



BLANK PAGE

OR

That details of encumbrances Nil (specify the nature) including details of any rights, title, interest or name of any party in or over such land, is attached herewith.

- C. That, we will abide by all the conditions of the Development 10328 agreement and fulfil all our obligations under the said agreement, specifically the obligation of Transfer of title to the allottees of the apartment and/or association of allottees of the project in accordance with the provisions of Section 17 of the RERA Act.
- D. That, We undertake to sign and execute all the documents necessary for conveyance/Transfer of the apartment to the allottee(s), as and when the handing over of the physical possession and conveyance is due as per the Act.
- E. Those arrangements by way of registered development agreement between the undersigned are considered to be supportive in nature and not restrictive, with reference to the interest of allottees of project.

Deponent 1) _____

2) _____

Verification

Trident Consultants & Developers

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

Proprietor

Verify by us at Vadodara on this 21st October 2020.

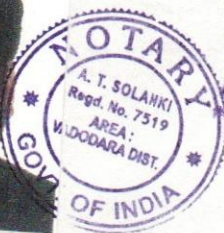
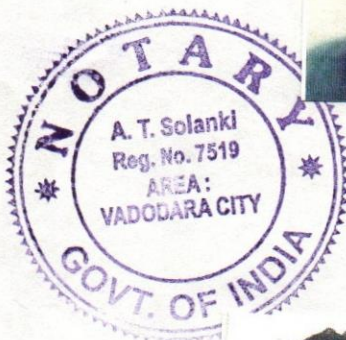
Deponent 1) _____

2) _____

Trident Consultants & Developers

Proprietor

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



ATTESTED

22/10/20
A. T. SOLANKI
NOTARY, VADODARA

180

RECEIVED
IN DEPT
1/11/71

Ident. Consultants & Develop.

Programs

1/11/71

ALL INFORMATION

Ident. Consultants & Develop.

Programs

2

136



सत्यमेव जयते

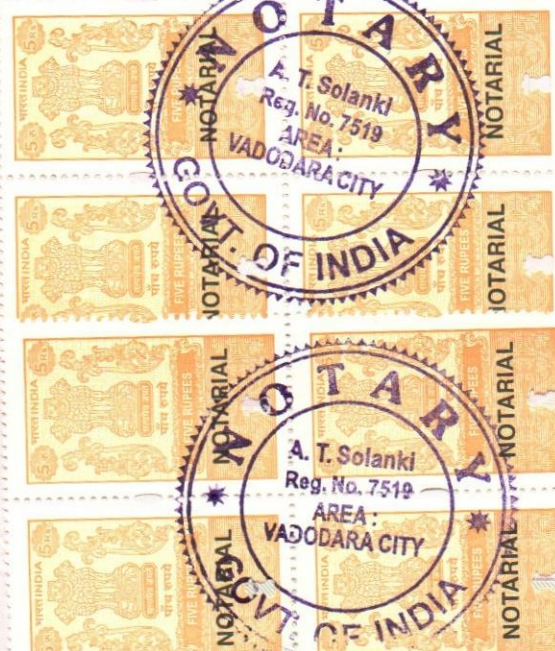
INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Regd.No. 12203
Date: 22/10/2020
A. T. SOLANKI
NOTARY, VADODARA

Certificate No. : IN-GJ57892984943499S
Certificate Issued Date : 22-Oct-2020 04:49 PM
Account Reference : IMPACC (SV)/ gj13194304/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1319430453475892072948S
Purchased by : MAHENDRA SOLANKI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : TRIDENT CONSTRUCTION AND DEVELOPERS
Second Party : OHM DEVELOPERS
Stamp Duty Paid By : TRIDENT CONSTRUCTION AND DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0006081009

Statutory Alert:

1. The authenticity of this Stamp Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
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.

138

SHCIL



Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.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."

"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."

0301808100

FORM B-1

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./~~Ms.~~Imran Sheikh~~promoter of the proposed project~~/duly authorized by the promoter of the proposed project, vide its/~~his~~/~~their~~ authorization dated 21st October 2020;

I, Imran Shaikh~~promoter of the proposed project~~/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. I/We have entered into an agreement with Trident Construction and Developers by way of registered Development agreement 10328, Registered on date 17-09-2020 at sub Registrar office Vadodara to develop the land bearing Revenue Survey No 412, T.P Scheme No 22, Final Plot No 41, measuring 6297 sq.fts, of Tandalja village/City, Vadodara (said land);
2. That Trident Construction and Developers have/has a legal title to the land on which the development of the 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 me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

OR

That details of encumbrances NIL (specify the nature) including details of any rights, title, interest or name of any party in or over such land, is attached herewith.

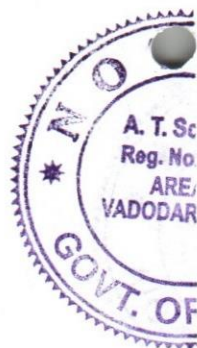
3. That I/we will abide by all the conditions of the Development agreement 10328 and fulfil all my obligations under the said agreement, specifically the obligation of making the full payments towards consideration for the land/development rights. I will keep the Authority apprised of the scheduled payments having been made from time to time towards the cost of land. This will be incorporated in Form-3 submitted by us on a quarterly basis.

[Handwritten signature]

(140)



BLANK PAGE



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

OHM DEVELOPERS

PARTNER

Trident Consultants & Developers

Proprietor
Deponent

Verification

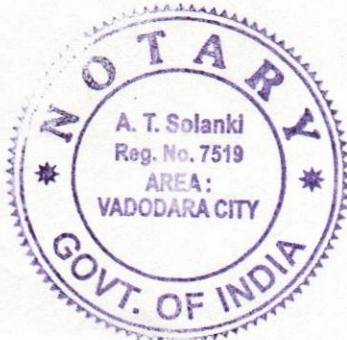
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by me at Vadodara on this 21st October 2020.

OHM DEVELOPERS

Deponent

PARTNER

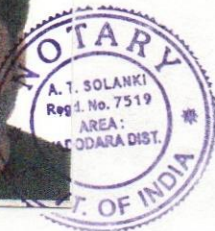


I know the Signatory
Personally who has signed
in my Presence in the
Document and is the same
person to whom identity
before you...

ATTESTED

22/10/20

A. T. SOLANKI
NOTARY, VADODARA



[Handwritten signature]

RECEIVED

RECEIVED



OHM DEVELOPERS

Office: Basement of 'Aries Pavilion',
14, Shobhna Nagar, Vasna Road,
Off Old Padra Road, Vadodara.
E-mail: ariesgroup.vadodara@gmail.com

TO WHOMSOEVER IT MAY CONCERN

We, the undersigned, hereby authorize **Mr. Imran Sheikh** to act on behalf our firm **OHM DEVELOPERS** to sign all the statutory forms, filings, returns and all those documents with reference to the government dealings in terms of Goods And Service Tax(GST) proceedings, RERA Proceedings and generally to do and execute all such acts, deeds or things as the Attorneys may think fit or necessary and/or incidental to the above purposes including any legal proceedings, as he is being entrusted with substantial powers that are required for running the enterprise.

The aforesaid powers granted to **Mr. Imran Sheikh** shall be valid and effective unless revoked earlier by the partners and shall be exercised by him only so long as he is in the association with the firm.

For OHM Developers

OHM DEVELOPERS

PARTNER

Date: 21st October 2020

Place: Vadodara

Mukesh K Patel

PARTNER

Seyal

PARTNER

Blum

PARTNER

I, Mr. Imran Sheikh kindly acknowledge the authority vested upon by the firm. I shall abide by the responsibility and shall act in diligent manner.

OHM DEVELOPERS

Imran Sheikh

Mr. Imran Sheikh



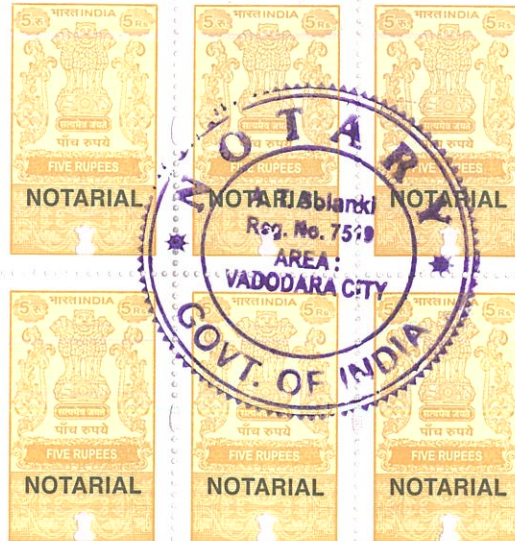
सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Regd.No.: 367
Date: 11/01/2021
A. T. SOLANKI
NOTARY, VADODARA

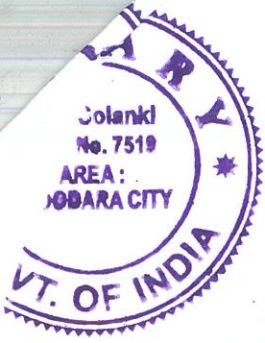
Certificate No. : IN-GJ93591332057350T
Certificate Issued Date : 11-Jan-2021 11:28 AM
Account Reference : IMPACC (SV)/ gj13186304/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1318630424148287944010T
Purchased by : MAHENDRA SOLANKI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : IMRAN I SHEIKH
Second Party : NA
Stamp Duty Paid By : IMRAN I SHEIKH
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB0014735534

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
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.Imran Sheikh authorized signatory of the project "Aries Amara" situated at Revenue Survey No 412, T.P Scheme No 22, Final Plot No 41, admeasuring 6297 sq.fts, of Tandalja village/City, Vadodara

I Imran Sheikh authorized signatory of proposed project "Aries Amara" duly authorized by promoter of the project, do here by solemnly declare, undertake and state as under;

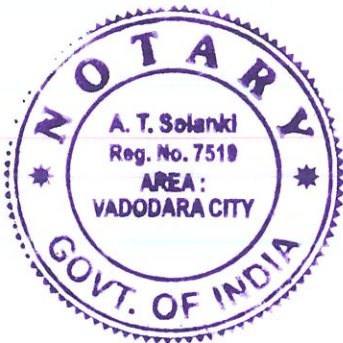
I/we submitted and got approval of our plan /layout in which drainage layout and sewerage disposal system is shown as per GDCR/NBC. I hereby undertake that till the drainage connectivity is provided by the concerned authority. Septic Tanks and Soak well would be provided in accordance with (IS 2470). The provision for disposal of drainage would be as per Rule 23.10.1 of the new GDCR-2017. OR

"Aries Amara" is in the (VMC) 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 (VMC) Municipal Corporation With prior permission of (VMC) prior to giving possession to allottees.

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.

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

I understand that the entire responsibility for the same will be that of promoter /Architect/Engineer/Site supervisor /Land owner.



Deponent

FORM DEVELOPERS

PARTNER

Mr. Imran Sheikh

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

ATTESTED

Handwritten signature of A. T. Solanki

A. T. SOLANKI
NOTARY, VADODARA