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सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ57393896805625T
Certificate Issued Date : 20-Nov-2021 12:27 PM
Account Reference : IMPACC (AC)/ gj13253211/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1325321148982254688269T
Purchased by : KETAN V MAND ADVOCATE
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : OM DEVELOPERS PARTNERSHIP FIRM
Second Party : Not Applicable
Stamp Duty Paid By : OM DEVELOPERS PARTNERSHIP FIRM
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Felees 13.12



KC 0014248705

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.

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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."

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FORM 'B'
[Sec 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. Bhaveshbhai Hamirbhai Jadav, duly authorized by the promoter (i.e. Om Developers), of the Project: Om Apartment vide its authorization dated 03.09.2019;

I, Bhaveshbhai Hamirbhai Jadav, duly authorized by the promoter (i.e. Om Developers), of the Project: Om Apartment, do hereby solemnly declare, undertake and state as under that:

1. We have a legal title to the land on which the development of the project: Om Apartment is proposed

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. The said land is free from all encumbrances.
3. The time period within which the project shall be completed by us is 31.03.2022.
4. That seventy per cent of the amounts realized by 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.

Jadav B H

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. 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 utilized 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 Developers

Jadhav B. K.

Partner
(Bhaveshbhai Hamirbhai Jadav)

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 Rajkot on this 20TH day of November - 2021.

For, Om Developers

Jadhav B. K.

Partner
(Bhaveshbhai Hamirbhai Jadav)



Bhaveshbhai Hamirbhai Jadav
Signed before me by D. V. Gangani who is
Identified by D. V. Gangani
Advocate who is personally known to
me on this 20th day of Nov 2021

D. V. GANGANI
NOTARY
RAJKOT DIST.

Page No. 1059
Serial No. 27582
Receipt No. 27582
Date 20.11.21



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ભારત સરકાર
GOVERNMENT OF INDIA



જાદવ ભાવેશભાઈ હમીરભાઈ
Jadav Bhaveshbhai Hamirbhai
જન્મનું વર્ષ / Year of Birth : 1968
પુરુષ / Male



5437 9546 0617

આધાર - સામાન્ય માણસનો અધિકાર

જાહેર ૭.૨૯



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું
ખોડીયાર કૃપા, ગોતમનગર સ્ટ્રેટ નં.૩
ગાંધીગ્રામ, રાજકોટ, રાજકોટ રેયા રોડ
ગુજરાત ૩૬૦૦૦૭

Address:
KHODIYAR KRUPA,
GAUTAMNAGAR STRET
NO.3 GANDHIGRAM, Rajkot,
Rajkot Raiya Road, Gujarat,
360007

1947
1800 190 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947
Bengaluru-560 001

જાહેર ૭.૨૯

OM DEVELOPERS

Nr. Samarpan Hospital, 80 Feet Road, Gandhigram, Rajkot, Gujarat-360007.

AUTHORISATION LETTER

We, the present partners of the firm **M/s. Om Developers** (Promoter of the real estate project namely **Om Apartment**), do hereby appoint and authorize one of the partners of our firm namely **Bhaveshbhai Hamirbhai Jadav** as project head and authorized signatory and to apply, sign and execute all applications, forms, writings, deeds and other related documents as may be required for RERA registration of project namely "Om Apartment" and/or to produce, submit any other documents, papers, writings as may be required with the Real Estate Regulatory Authorities and to explain, clarify & to represent before all the authorities appointed under the Real Estate (Regulation and Development) Act, 2016 (RERA) and do all the needful acts, deeds and things as may be required in this regard on behalf of the firm and its partners.

For, **Om Developers**

H. B. Jadav
Partner
Harsh Bhaveshbhai Jadav

For, **Om Developers**

Ektab B. Jadav
Partner
Ektaben Bhaveshbhai Jadav

For, **Om Developers**

Bhattacharya
Partner
Sanjaybhai Mansukhlal Bhatt

For, **Om Developers**

Jadav B. H.
Partner
Bhaveshbhai Hamirbhai Jadav

Place: Rajkot

Date: 03-09-2019

ACCEPTANCE

I, **Bhaveshbhai Hamirbhai Jadav**, one of the partners of the firm **M/s. Om Developers**, do accept and agree to be appointed as the Authorized Person cum Project Head and to undertake & perform all the above mentioned acts, deeds and things, etc., for the project 'Om Apartment' on behalf of the firm and all the partners of the firm.

Jadav B. H.

(Bhaveshbhai Hamirbhai Jadav)

Place: Rajkot

Date: 03-09-2019

Affidavit Cum Declaration

Affidavit cum declaration of Mr. Bhaveshbhai Hamirbhai Jadav authorised signatory of Om Developer for the project Om Apartment situated at TP No. 6(Raiya), FP No. 1039, SP No. -, Revenue Survey No. 210/p, Plot No. 7/p, New Mahavir Nagar Street No. 3D, Gandhigram, Rajkot.

I Bhaveshbhai Hamirbhai Jadav authorised signatory of proposed project Om Appartment duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

I submitted and got approval of our plan in which drainage layout and sewerage disposal system is not 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 (IS2470). The provision for disposal of drainage would be as per Rule 23.10.1 of the new GDCR -2017. OR

Our project Om Apartment is in the Rajkot 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 Rajkot Municipal Corporation with prior permission of Rajkot Municipal Corporation prior to giving possession to allottees.

We further undertake that 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

OM DEVELOPERS

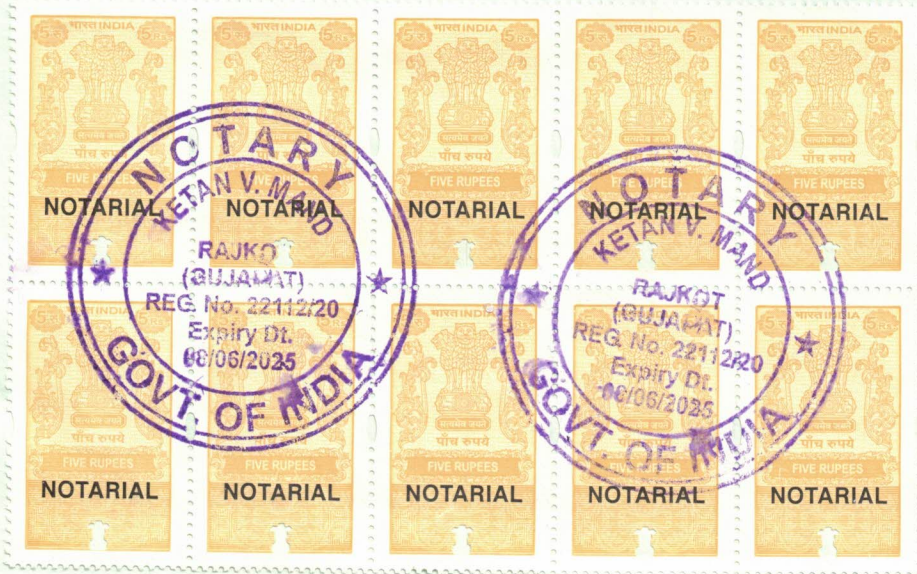
Bhavesh B. H.
Partner



Page No. 04/2022
Serial No. 124/2022
Receipt No. 124/2022
Date. 12/1/2022

Signed Before Me By BhAVeshhbhai
Hamirbhai Jadhav
who is Identified by K.V.
mand Advocate who is
Personally Known to Me on This
12th Day of
January 2022 At. Rajkot.

KETAN V. MAND
NOTARY (GOVT. OF INDIA)





भारत सरकार
GOVERNMENT OF INDIA



જાદવ ભાવેશભાઈ હમીરભાઈ
Jadav Bhaveshbhai Hamirbhai
જન્મ તારીખ/DOB: 01/01/1968
પુરુષ/ MALE



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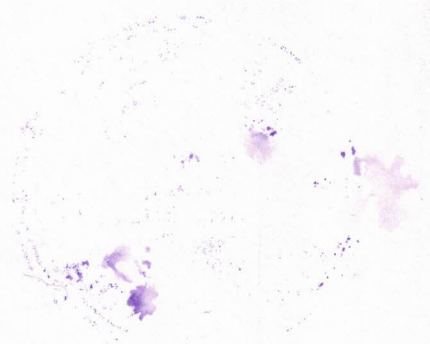
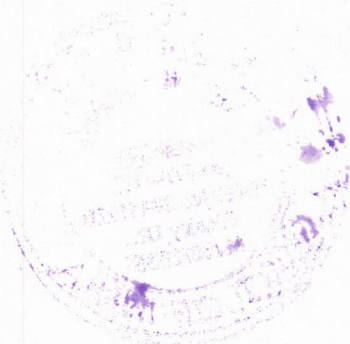
VID : 9187 0730 8271 2903

મારો આધાર, મારી ઓળખ

OM DEVELOPERS

Jaleem B. X

Partner

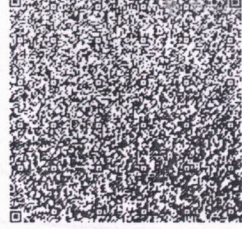




भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

सरनामું :

ખોડીયાર કૃપા, ગૌતમનગર શેરી નં, ૩ ગાંધીગ્રામ,
રાજકોટ, રાજકોટ,
ગુજરાત - ૩૬૦૦૦૭



Address :

KHODIYAR KRUPA, GAUTAMNAGAR STRET
NO, 3 GANDHIGRAM, Rajkot, Rajkot,
Gujarat - 360007

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VID : 9187 0730 8271 2903



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P.O. Box No. 1947,
Bengaluru-560 093

OM DEVELOPERS

Jeevan B. X

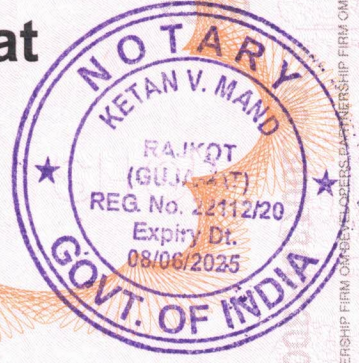
Partner



INDIA NON JUDICIAL
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Certificate of Stamp Duty

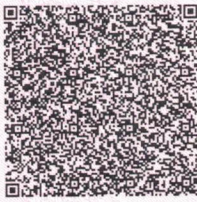


सत्यमेव जयते



Certificate No. : IN-GJ89781586585342U
Certificate Issued Date : 12-Jan-2022 07:25 PM
Account Reference : IMPACC (AC)/ gj13253211/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1325321113033664202207U
Purchased by : OM DEVELOPERS PARTNERSHIP FIRM
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : OM DEVELOPERS PARTNERSHIP FIRM
Second Party : Not Applicable
Stamp Duty Paid By : OM DEVELOPERS PARTNERSHIP FIRM
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Jasleen B. 26



IN-GJ89781586585342U

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AFFIDAVIT

Affidavit cum declaration of Mr. Bhaveshbhai Hamirbhai Jadav Promoter/ Duly Authorized Signatory of Om Developer for project : Om Apartment at TP No. 6(Raiya), FP No. 1039, SP No. -, Revenue Survey No. 210/p, Plot No. 7/p, New Mahavir Nagar Street No. 3D, Gandhigram, Rajkot. Om Apartment at TP No. 6(Raiya), FP No. 1039, SP No. -, Revenue Survey No. 210/p, Plot No. 7/p, New Mahavir Nagar Street No. 3D, Gandhigram, Rajkot.

I Bhaveshbhai Hamirbhai Jadav authorized Signatory by the promoter of Om Developer do hereby solemnly declare, undertake and state that,

I have submitted an application for RERA registration vide Acknowledgement No PR/RAJKOT/RAJKOT/GUJRERA/211206/012027 for my above mentioned project.

In the submitted Plans (approved by competent authority) are not Showing RERA Carpet area. But the form - 3 submitted by me as prepared by chartered accountant Mrs. Dipti P. Tilala is showing RERA Carpet area, which is true & correct according to my best knowledge.

I am aware that from 31/08/2019 it is mandatory to pay RERA registration fees as per carpet area vide notification no - GH/V/116 of 2019/RAR-102018-1005-L dated 31/08/2019. If any shortfall remains in fees as per form - 3 carpet area calculation, I/We are bound to pay the same.

Promoter

OM DEVELOPERS

Jeevan B. X
Partner





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Serial No..125/2022.....
Receipt No..125/2022.....
Date..12/1/2022.....

Signed Before Mr. Bhaveshkumar
...hamirbhai Jadhav
who is Identified by ...K.V.
...mand Advocate who is
Personally Known to Me on This
...12th Day of
...January 2022 At. Rajkot.


KETAN V. MAND
NOTARY (GOVT. OF INDIA)





भारत सरकार
GOVERNMENT OF INDIA



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Jadav Bhaveshbhai Hamirbhai
જન્મ તારીખ/DOB: 01/01/1968
પુરુષ/ MALE



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VID : 9187 0730 8271 2903

મારો આધાર, મારી ઓળખ



OM DEVELOPERS

Jalpar B. M.

Partner



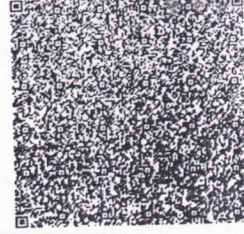
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OM DEVELOPERS

Jeevan B. K.

Partner

