



IN-GJ60685452126073V



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

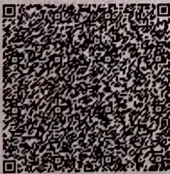


Certificate No. : IN-GJ60685452126073V
Certificate Issued Date : 10-May-2023 11:26 AM
Account Reference : IMPACC (AC)/ gj13170611/ JAMNAGAR/ GJ-JM
Unique Doc. Reference : SUBIN-GJGJ1317061147760375975634V
Purchased by : BALNATH DEVELOPERS
Description of Document : Article 14 Bond
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : BALNATH DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : BALNATH DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

SOLEMNLY AFFIRMED BEFORE ME

KAMLESH L. SODHA
NOTARY

NO 3849/2023 DT 10 MAY 2023



JD 0035737903

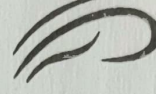
Statutory Alert:

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

SHIL



NOTICE

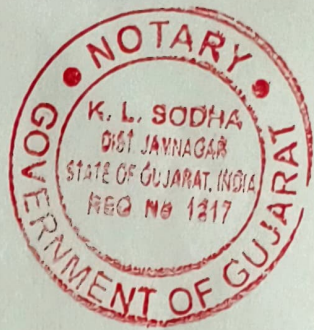


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- Any alteration to this certificate renders it invalid and would constitute a criminal offence.
- Kindly contact Stock Holding Branch / Centre in case of discrepancy.
- For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch/Centre.

સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.





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 Mr. SHAILESH PARMAR promoter /duly authorized by the promoter of OM SQUARE (Name of proposed project), vide its/his/her/their authorization dated 29/08/2022.

I, Mr. SHAILESH PARMAR promoter/duly authorized by the promoter of OM SQUARE (Name of the proposed project) do hereby solemnly declare, undertake and state as under that;

1. I/we have a legal title to the land on which the development of OM SQUARE (Name of the proposed project) is proposed;

OR

BALNATH DEVELOPERS have/has a legal title to the land on which the development of OM SQUARE (Name 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. the said land is free from all encumbrances.
3. the time period within which the project shall be completed by me/us is 31/03/2026
4. seventy per cent of the amounts realised by me/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.
5. 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. 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. I/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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

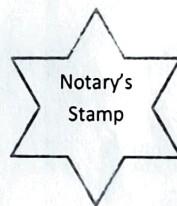
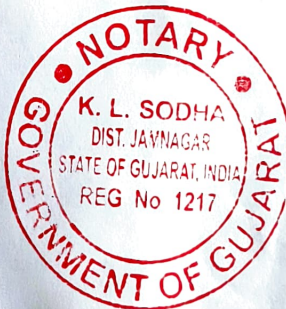
S. m. Bhatnagar,
Deponent

Verification

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

Verify by me at Jamnagar on this 10th day of May 2023

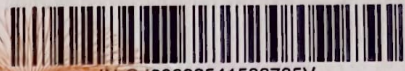
S. m. Bhatnagar,
Deponent



SOLEMNLY AFFIRMED BEFORE ME

Kamlesh L. Sodha
KAMLESH L. SODHA
NOTARY
NO 3849/2023 DT

10 MAY 2023



IN-GJ60683541588785V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ60683541588785V
Certificate Issued Date : 10-May-2023 11:25 AM
Account Reference : IMPACC (AC)/ gj13170611/ JAMNAGAR/ GJ-JM
Unique Doc. Reference : SUBIN-GJGJ1317061147756381651467V
Purchased by : BALNATH DEVELOPERS
Description of Document : Article 14 Bond
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : BALNATH DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : BALNATH DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

SOLEMNLY AFFIRMED BEFORE ME

KAMLESH L. SODHA
NOTARY

NO 3848/2023 DT 10 MAY 2023

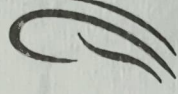


JD 0035737902

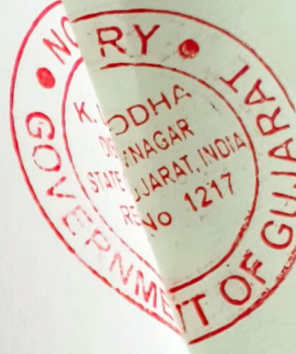
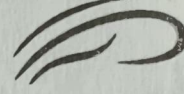
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NOTICE

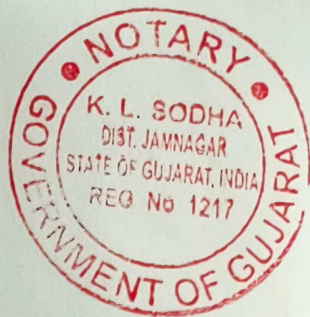


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સૂચના

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Affidavit Cum Declaration

Affidavit cum declaration of Mr. SHAILESH PARMAR authorized signatory of BALNATH DEVELOPERS for the project OM SQUARE situated at land bearing R.S.No. 1101/Paiki-2, Plot No -180 JADESHWAR PARK, LALPUR ROAD, JAMNAGAR, Jamnagar, Gujarat-361005.

I, Mr. SHAILESH PARMAR authorized signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

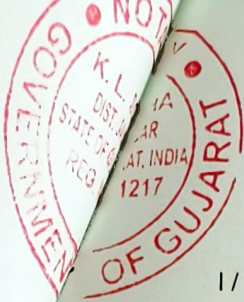
I / we submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I/we hereby undertake that till the drainage connectivity is provided by the concerned authority, Septic Tanks and Soak well would be provided in accordance with (IS 2470). The provision for disposal of drainage would be as per Rule 23.10.1 of the new GDCR -2017.

OR

Our project OM SQUARE is in the Jamnagar Municipal Corporation (JMC) area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of Jamnagar Municipal Corporation (JMC). with prior permission of Jamnagar Municipal Corporation (JMC) (Authority name) 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.

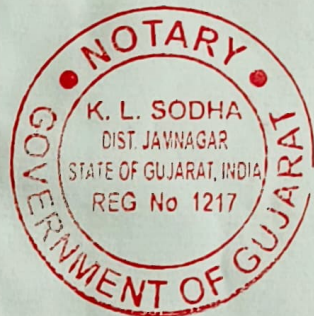
I / We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.



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



S. M. Parmar,
Deponent



SOLEMNLY AFFIRMED BEFORE ME

Kamlesh L. Sodha
KAMLESH L. SODHA
NOTARY
NO 3848/2023

DT 10 MAY 2023