



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ74278762772003S

Certificate Issued Date : 03-Dec-2020 03:43 PM

Account Reference : IMPACC (FI)/ gjelimp10/ AAKALAV/ GJ-AN

Unique Doc. Reference : SUBIN-GJGJELIMP1085895858760808S

Purchased by : GIRISHBHAI V RABARI

Description of Document : Article 5(h) Agreement (not otherwise provided for)

Description : AGREEMENT

Consideration Price (Rs.) : 0
(Zero)

First Party : OM SHREE ENTERPRISE

Second Party : RAJENDRAKUMAR V RABARI

Stamp Duty Paid By : OM SHREE ENTERPRISE

Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Regd. No. : 6927
Date : 03-12-2020



LB 0003472282

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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.

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. Rajendrakumar V. Rabari** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **24/11/2020**;

I, **Rajendrakumar V. Rabari**, Partner of M/s Om Shree Enterprise, promoter of the proposed project "Om Residency" situated at **Revenue survey no. 1088/1, T.P.S. No. 2, Final Plot No. 133, B/h Maruti Hospital, Borsad - 388540**, Ta. Dist. Anand do hereby solemnly declare, undertake and state as under:

1. I/We have a legal title to the land on which the development of the project is proposed.
2. The said land is free from all encumbrances.
3. The time period within which the project shall be completed by me/promoter is **31/12/2024**.
4. 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. The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 / 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. I / promoter shall take all the pending approvals on time, from the competent authorities.
9. I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



Deponent

FOR, OM SHREE ENTERPRISE

R v Rabar.

PARTNER

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 Amkhar on this 03 day of Dec. 2020.



FOR, OM SHREE ENTERPRISE
R v Rabar.
Deponent
PARTNER

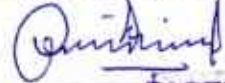
RAJENDRAKUMAR I. PATEL
NOTARY (Govt. of Gujarat)



LETTER OF AUTHORITY

We, **Dipeshkumar B Patel, Kamleshbhai V Patel and Shirishkumar N Patel** Partners of **M/s Om Shree Enterprise**, do hereby authorize our partner **Rajendrakumar V Rabari** to apply, sign, appear, represent us in connection with application for "**Om Residency**" project registration with Gujarat Real Estate Regulatory Authority and produce required documents and details connected therewith. His explanations and statements will be binding on us.

FOR, OM SHREE ENTERPRISE



PARTNER

Dipeshkumar B Patel

Partner

FOR, OM SHREE ENTERPRISE



PARTNER

Kamleshbhai V Patel

Partner

FOR, OM SHREE ENTERPRISE



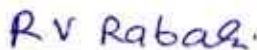
PARTNER

Shirishkumar N Patel

Partner

I Accept:

FOR, OM SHREE ENTERPRISE



PARTNER

Rajendrakumar V Rabari

Partner

Place : **Anand.**

Date : **24/11/2020**



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(Zero)
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Second Party : RAJENDRAKUMAR V RABARI
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Stamp Duty Amount(Rs.) : 300
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Statutory Alert:

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Warning

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"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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Affidavit cum Declaration

Affidavit cum declaration of **Rajendrakumar V Rabari** authorized signatory of **M/s Om Shree Enterprise** for the project "**Om Residency**" situated at **Revenue survey no. 1088/1, T.P.S. No. 2, Final Plot No. 133, B/h Maruti Hospital, Borsad – 388540 , Ta. & Dist. Anand.**

I, **Rajendrakumar V Rabari** authorized signatory of proposed project 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/layout 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 (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 Residency** is in the **Borsad** Municipality area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of **Borsad** Municipality with prior permission of **Borsad** Municipality prior to giving possession to allottees.

I further undertake that I 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.

FOR, OM SHREE ENTERPRISE

R V Rohel

PARTNER

2

Deponent



Solemnly Affirmed/Declared
Before me by.....

[Signature]
RAJENDRAKUMAR I. PATEL
NOTARY (Govt. of Gujarat)

