

H-207
30/9/20

Sr. No. 11120 /2020

FORM_B

(See rule 3 (4))

ALPA R. VYAS
NOTARY
GOVT. OF INDIA

30/9/20

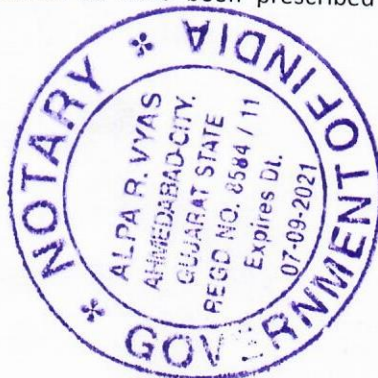
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. **JITENDRAKUMAR HARGOVANBHAI PATEL** promoter of **OM DEVELOPERS** a partnership firm proposed project **ELITE ORNATE** duly authorized by promotor of **ELITE ORNATE** vide their authorization dated **01/09/2020**

I, **JITENDRAKUMAR HARGOVANBHAI PATEL** promoter of **OM DEVELOPERS**, a partnership firm proposed project **ELITE ORNATE** duly authorized by the promoter of **ELITE ORNATE** 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 **ELITE ORNATE** is proposed;
2. the said land is free from all encumbrances.
3. the time period within which the project shall be completed by me/us is **31/12/2023**
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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



① *Heet*

THE KALUPUR COMMERCIAL
CO-OP. BANK LTD.
NEW S. G. ROAD BRANCH
AHMEDABAD - 382001
No. GUJARAT / AUTH / 11 / 428 / 2021
Stamp Duty 00000
Special Adhesive 0000300
30.9.2020
365684
GUJARAT
Zero*Zero*Zero*Three*Zero*Zero
6705 6521420



Hotel
Deponent

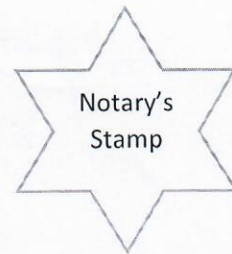
Verification

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 *Anand* on this *30th* day of *sep/20*

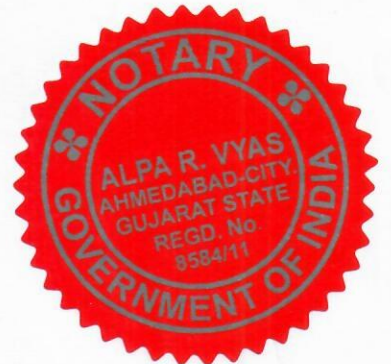


Hotel
Deponent



30/9/20
SIGNED BEFORE ME
[Signature]
ALPA R. VYAS
NOTARY
GOVT. OF INDIA

IDENTIFIED BY ME
[Signature]
ADVOCATE
HARDIKKUMAR J. PRAJAPATI
SANAD NO.: G/2750/2017



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

APGPP1845M

नाम / Name

PATEL JITENDRAKUMAR
HARGOVANBHAI

पिता का नाम / Father's Name

HARGOVANBHAI THAKARSHIBHAI
PATEL

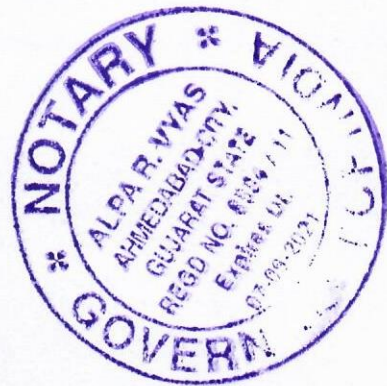
जन्म की तारीख / Date of Birth

29/04/1978

हस्ताक्षर / Signature



08122017



Handwritten signature



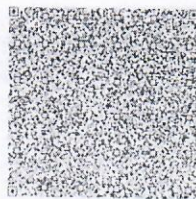
भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 0000/00579/03414

To
Jitendrakumar Hargovanbhar Patel
C/O E 301
SATYA APPARTMENT
NR SAI BABA TEMPLE OPP APEXA FLAT
GHATLODIA AHMEDABAD
Ahmedabad City
Ghatlodia
Ahmedabad Gujarat - 380061
9879190092

Generation Date: 15/06/2019



आधार क्रमांक / Your Aadhaar No. :

7611 7251 8909

VID : 9125 8627 3344 6737

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India



Jitendrakumar Hargovanbhar Patel
Date of Birth/DOB: 29/04/1978
Male/ MALE

7611 7251 8909

VID : 9125 8627 3344 6737

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

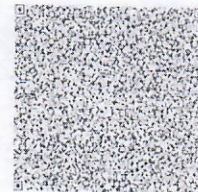
- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:

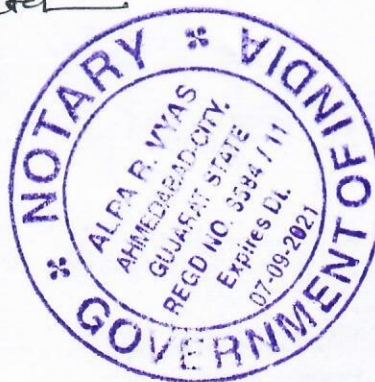
C/O E 301, SATYA APPARTMENT, NR SAI
BABA TEMPLE OPP APEXA FLAT,
GHATLODIA AHMEDABAD, Ahmedabad
City, Ahmedabad,
Gujarat - 380061



7611 7251 8909

VID : 9125 8627 3344 6737

Hotel



LETTER HEAD OF THE FIRM

OM DEVELOPERS

6367 8025265



We the partners of **M/s. Om Developers**, hereby give authority to one of the Partner of the Partnership Firm namely : **Mr. Jitendrakumar Hargovanbhai Patel** to perform below referred operations for the Commercial cum Residential project being undertaken by the Partnership Firm in the name of "**ELITE ORNATE**" constructed on the Multipurpose use Non Agriculture Land bearing Final Plot No.49 admeasuring about 4189 sq. mtrs. (allotted in lieu of Survey No.36 admeasuring about : 6981 sq.mtrs.) of Town Planning Scheme No. 65 (Tragad-Jagatpur-Chandkheda-Chenpur-Ranip) situate, lying and being at Moje Tragad, Taluka Ghatlodia, in the Registration District of Ahmedabad and Sub District of Ahmedabad-8 (Sola). He is empowered and authorised to do following functions and operations which are required in the interest of the Partnership Firm viz.:

- To apply for electric connection from Torrent Power Limited, to sign requisite forms, applications, declarations, affidavits, bonds, confirmations etc. whichever may be required in the same concern, to make payment of the requisite charges / fees as per the norms, to apply for reducing / enhancing electric load, to make provision of the Electric Sub Station in the project land and to execute requisite Agreement including Lease Agreement in favour of Torrent Power Limited and to do each and everything in connection with the Torrent Power Limited on behalf of the Partnership Firm.
- To apply for sanction of Plans (Original / Revised) of the Proposed Construction of the Project with the Ahmedabad Municipal Corporation and sign requisite forms, applications, declarations, affidavits, bonds, confirmations etc. whichever may be required in the same concern, to make payment of the requisite charges / fees as per the norms and to do each and everything in connection with the Ahmedabad Municipal Corporation on behalf of the Partnership Firm.
- To apply for the all the requisite permission for the proposed project viz. Permission from Environment Department, Airport Authority and Fire Safety etc.
- To do all the required procedures related to Goods and Service Act, Gujarat Real Estate Regulation Act, Income Tax Act, Act related to Professional Tax, Gumasta Dhara, The Partnership Act and any other act concerning the business of the Partnership Firm, for registering with the authorities, to file returns, sign all the documents related to the same, to file appeals, revisions, review applications before the concerned authorities and to sign each and every documents including Appeal Memo, Revision / Review Applications, Affidavits, Replies, Rejoinders, Vakalatnama, Pursis etc. in the same concern and to do each and everything in connection with the aforesaid acts and any other act concerning the business of the Partnership Firm.
- To sign all the documents including forms, applications, declarations, affidavits, bonds, confirmations etc. whichever may be required concerning the Project Loan if required to be obtained in the interest of the Partnership Firm.

Registered Office-1301,Elite,Nr Kargil Cross Road, Sola,Ahmedabad-380061.
Site Office-Survey No-36,T.P-36(TRAGAD),F.P-49,Nr. Siddharth Icon,
Ahmedabad-382470.

LETTER HEAD OF THE FIRM OM DEVELOPERS

- To open Bank Accounts and Maintain the said Bank Accounts, and to sign requisite forms, applications, declarations, affidavits, bonds, confirmations etc. whichever may be required in the same concern and to Sign / Draw Cheques / Pay Orders / Demand Drafts / any other negotiable instruments from the funds of the Partnership Firm for the payment to related sources for the work done / service rendered to the Partnership Firm.
- To sign, execute and present all the Agreement to Sale, Sale-Deeds, Confirmation Deeds and / or Cancellation Deeds or any Deeds / Agreements / Documents for Registration before the concerned Sub-Registrar or any other Competent Authority related to all the Units of the Proposed Project and to sign Applications / forms of all sorts, transfer applications and other required statements and papers and to do each and everything in connection with the Registration of the Transfer Deeds on behalf of the Partnership Firm.
- To appear and defend any legal procedure filed in Criminal, Civil, Revenue Courts and / or before any other Offices, Competent Authority, RERA Authority whether Original or appellate, in the registration offices and in any other offices of Government or Semi-Government or District Board or Municipal Board of notified area, or any other local authority or before any Tribunal or in any court of law in India in connection with the Project Land and all its Units, to sign and verify complaints, written statements, petitions or claims and objections, memoranda of appeal and petitions and applications and agreements etc. of all kinds and file them in any such Court or Office or Corporation, to appoint advocates, to sign in Vakalatnama, to appear in the court of law, to apply for court commission and to appoint the commissioner accordingly, to give the evidences, to obtain the decree / judgment and to apply for certified copies of the same and to pay the fees accordingly, to obtain the amount of refund, to settle any matter and to file affidavit, pursis, bond or declaration regarding the same.
- And to do each everything which is required in the interest of the Partnership Firm.

Date : 01/09/2020
AHMEDABAD

FOR, OM DEVELOPERS
PARTNER

FOR, OM DEVELOPERS

FOR, OM DEVELOPERS
PARTNER

Registered Office-1301,Elite,Nr Kargil Cross Road, Sola,Ahmedabad-380061.
Site Office-Survey No-36,T.P-36(TRAGAD),F.P-49,Nr. Siddharth Icon,
Ahmedabad-382470.

OM DEVELOPERS

FOR, OM DEVELOPERS

(7) *Shetal*
JHP PARTNER

MBA

FOR, OM DEVELOPE.

(13) *Shetal*
PARTNER

FOR, OM DEVELOPERS

Raghas
RSP PARTNER
(X)

FOR, OM DEVELOPERS

S.P.P
PARTNER
(X)

FOR, OM DEVELOPERS

(X) *Mishra*
PARTNER

FOR, OM DEVELOPERS

S.P.P
PARTNER

FOR, OM DEVELOPERS

(X) *Shetal*
PARTNER

FOR, OM DEVELOPERS

Shetal
PARTNER
(X)

FOR, OM DEVELOPERS

Shetal
PARTNER
(X)

FOR, OM DEVELOPERS

(X) *Shetal*
S.M.R. PARTNER
CHAP?