

Sl. No. 6554/2022

MINAL A. THAKOR  
NOTARY  
GOVT. OF INDIA

8 DEC 2022



FORM 'B'  
[See rule 3(4)(1)]

AFFIDAVIT CUM DECLARATIO:



I, Mr. Shalin Dipak Patel, promoter of the proposed project and duly authorized signatory and partner of OHM ENTERPRISE the proposed project namely Omkar Enclave situated at : F.P.161, Omkar Enclave, Behind Ranip Bus Terminal, Radhaswami Road, Ranip, Ahmedabad - 382480, vide authorization dated 1<sup>st</sup> December, 2022.

12.19 Mtr. TP Road to the North RTO ST Bus Stop to the South F.P.No.162 & 163 to the East F.P.No.160 to the West of Division T.P.S.No.03 Ranip, F.P.No.161, Block / Survey No. 361+362+366/11 village Ranip, taluka Sabarmati, District Ahmedabad, Pin code - 382480 admeasuring 3777 sq. mts. area being developed by Ohm Enterprise Firm.

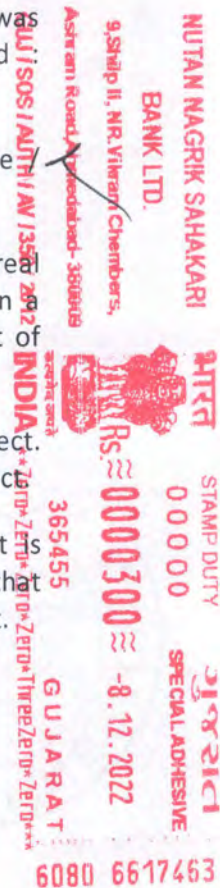
I, Shalin Dipak Patel duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed Omkar Enclave @ Ranip.
2. That the said firm has taken construction finance of Rs.35,00,00,000/- (Sum of rupees Thirty-Five Crore Only) from TATA Capital Housing Finance Limited and the land mortgage executed in favour of the said bank, which was duly registered with the sub-registrar, Ahmedabad-2 (Vadaj) on dated : 01.12.2022 vide serial no.25372 / 2022.
3. That the time period within which the project shall be completed by me / promoters is 30<sup>th</sup> June, 2026.
4. That 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. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



FOR, OHM ENTERPRISE

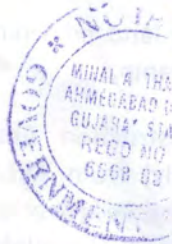
PARTNERS





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 a 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. 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.

Verify by me at Ahmedabad on this 8<sup>th</sup> day of December 2022



Deponent  
FOR, OHM ENTERPRISE

  
PARTNERS  
Mr. Shalin Dipak Patel

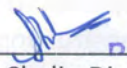
VERIFICATION

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

Place : Ahmedabad

Date : 08.12.2022

Deponent  
FOR, OHM ENTERPRISE

  
PARTNERS  
Mr. Shalin Dipak Patel

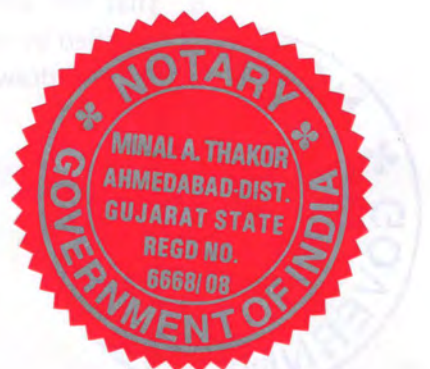
SIGNED BEFORE ME



MINAL A. THAKOR  
NOTARY  
GOVT OF INDIA



8 DEC 2022





A Project by OHM ENTERPRISE

Date : 01.12.2022

### To Get Permission with RERA, Ahmedabad

Declared that Mr. Shalin Dipak Patel, one of the partner of OHM ENTERPRISE firm and is hereby authorized to sign and file, on behalf of OHM ENTERPRISE, before the Real Estate Regulation Authority (RERA) Ahmedabad.

Declared Further That Mr. Shalin Dipak Patel is authorized to do necessary all transactions with RERA Authority and he is also authorized to act or sign all necessary formalities with the authority.

Certified True Copy

For, OHM Enterprise.

**FOR, OHM ENTERPRISE**

1   
**PARTNERS**  
(Dipak Jagdishchandra Patel)

**FOR, OHM ENTERPRISE**

2   
**PARTNERS**  
(Ashokkumar Raghuram Thakker)

**FOR, OHM ENTERPRISE**

3   
**PARTNERS**  
**FOR, OHM ENTERPRISE**  
(Shalin Dipak Patel)

**FOR, OHM ENTERPRISE**

4   
**PARTNERS**  
(Saral Dipak Patel)

5   
**PARTNERS**  
(Chetan Jagdishchandra Patel)

**Authority Accepted By**  
**FOR, OHM ENTERPRISE**

**PARTNERS**  
(Shalin Dipak Patel)

GSTN : 24AAFFO0496F2ZC



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+91 9712 09 09 05 (Office)



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