



DECLARATION

Affidavit cum declaration of Mr. Vijay Krishna Modi duly authorized by the promoter of the proposed project:

I, Vijay Krishna Modi Son of Om Prakash Modi aged 43 years, R/o 49, Keshav Path, Suraj Nagar West, Civil Lines, Jaipur, duly authorized by the promoter, Okay Plus Builders LLP, do hereby solemnly declare, undertake and state as under:

1. That Our Project named "Okay Plus Exotica Greens (West)" situated at at Khasra No. 948/426, Village Manchwa, Tehsil & District, Jaipur, Rajasthan is a New Project.
2. That we have not accepted any bookings and advance payment from the allottees towards the booking of the apartments till date of signing this affidavit and even will not accept till the time we get RERA Registration number.
3. That if any contradiction arise in the future the promoter will be responsible for the same.

Place: Jaipur

Date: 01st Dec 2020

For Okay Plus Builders LLP

For Okay Plus Builders LLP
LLPIN: AAD-6350

(Authorized Signatory)th. Sign.

ATTESTED

NOTARY PUBLIC
JAIPUR (INDIA)

3 DEC 2020

क्र0स0 12409 दिनांक 28.11.2020
क्रेता का नाम— ओके प्लस बिल्डर्स एलएलपी
पिता/पति का नाम —
निवासी — जयपुर
मुद्राक 50/- वास्ते — शपथ पत्र

प्रकाश चन्द जैन
स्टाम्प विक्रेता लाईसेन्स नं. 95/15
शॉप नम्बर 02, नन्दपुरी मार्केट, हवा सडक, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) — 10 प्रतिशत	= 5 रु/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु — 20 प्रतिशत	= 10 रु/-
कुल योग = 15 -रु	
हस्ताक्षर स्टाम्प वेण्डर	



Affidavit

I, Vijay Krishna Modi aged 42 years son of Shri Om Prakash Modi duly authorized by the promoter, Okay Plus Builders LLP for the project Okay Plus Exotica Greens (West), do hereby solemnly declare, undertake and state as under:

1. That we have applied for registration of our project "Okay Plus Exotica Greens (West)" situated at Khasra No. 948/426, Village Manchwa, Tehsil & District, Jaipur, Rajasthan under the provisions of the Real Estate Regulation and Development Act, 2016 read with Rajasthan Real Estate (Regulation and Development) Rules, 2017.
2. That we have given the details of RERA Designated Account as per Section 4(2)(l)(d) of the Act which are as under-
Bank Name – Union Bank of India
Branch Name – Bapu Nagar, Jaipur
IFSC Code – UBIN0536920
Account No. - 369201010055101
Name of Account Holder – Okay Plus Exotica Greens (WEST)
Bank Address – SB-57, Riddhi Tower, Bapu Nagar, Jaipur.
3. That the above mentioned Bank Account shall be used for the transactions related to this project as specified under the Real Estate Regulation and Development Act, 2016.
4. That if any contradiction arises in the future the promoter will be responsible for it.

For Okay Plus Builders LLP
LLPIN: AAD-6350

Deponent
Designated Partner/ Auth. Sign.

Verification

I, Vijay Krishna Modi aged 42 years son of Shri Om Prakash Modi R/o 49, Keshav Path, Suraj Nagar West, Civil Lines, Jaipur, Rajasthan. I, do hereby verify that the contents in para No.1 to 4 of my above Affidavit are true and correct and nothing material has been concealed by me there from.

Verified by me at Jaipur on this 01st day of December 2020.

ATTESTED
NOTARY PUBLIC
JAIPUR (INDIA)

For Okay Plus Builders LLP
LLPIN: AAD-6350

Deponent
Designated Partner/ Auth. Sign.

- 3 DEC 2020

क्र0स0 12410 दिनांक 28.11.2020
क्रेता का नाम- ओके प्लस बिल्डर्स एलएलपी
पिता/पति का नाम -
निवासी - जयपुर
मुद्राक 50/- वास्ते - शपथ पत्र

प्रकाश चन्द जैन
स्टाम्प विक्रेता लाईसेन्स नं. 95/15
शॉप नम्बर 02, नन्दपुरी मार्केट, हवा सडक, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) - 10 प्रतिशत	= 5 रु/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - 20 प्रतिशत	= 10 रु/-
कुल योग =	15 -रु.
हस्ताक्षर <u>स्टाम्प वेण्डर</u>	

TO WHOMSOEVER IT MAY CONCERN

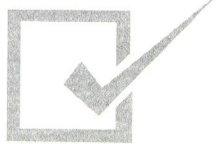
Okay Plus Builders LLP through its authorized signatory Mr. Vijay Krishna Modi regarding their project "Okay Plus Exotica Greens (West)" situated at Khasra No. 948/426, Village Manchwa, Tehsil & District, Jaipur, Rajasthan declares that there is no litigation pending on the land on which the project is proposed to be developed.

Thanking You,

For Okay Plus Builders LLP
For Okay Plus Builders LLP
LLPIN: AAD-6350

(Authorized Signatory)

Designated Partner/Auth. Sign.



Corporate Office : "OKAY PLUS HOUSE", 72, Kiran Path, Suraj Nagar (W), Civil Lines, Jaipur (Raj.)

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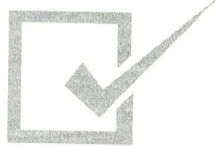
TO WHOMSOEVER IT MAY CONCERN

Okay Plus Builders LLP through its authorized signatory Mr. Vijay Krishna Modi regarding their project "Okay Plus Exotica Greens (West)" situated at Khasra No. 948/426, Village Manchwa, Tehsil & District, Jaipur, Rajasthan declares that:

S.No.	Particular	Applicability (Yes/No)	Remarks
1.	NOC for Environment	No	In this project Environment NOC is not applicable.
2.	NOC for Fire	No	In this project Fire NOC is not applicable.
3.	Water Supply Permission	Yes	Not Available (we undertake to submit such NOC in quarterly updates, before completion of the project)
4.	NOC from Airport Authority	No	In this project NOC from Airport Authority is not applicable.

Thanking You,
For Okay Plus Builders LLP
For Okay Plus Builders LLP
LLPIN:AAD-6350

(Authorized Signatory)
Designated Partner/ Auth. Sign.



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TO WHOMSOEVER IT MAY CONCERN

Okay Plus Builders LLP through its authorized signatory Mr. Vijay Krishna Modi regarding their project "Okay Plus Exotica Greens (West)" situated at Khasra No. 948/426, Village Manchwa, Tehsil & District, Jaipur, Rajasthan declares that there are no encumbrances on the project/project land.

Thanking You,
For Okay Plus Builders LLP
For Okay Plus Builders LLP
Designated Partner/Auth. Sign.
(Authorized Signatory)



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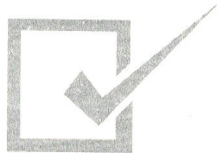
TO WHOMSOEVER IT MAY CONCERN

Okay Plus Builders LLP through its authorized signatory Mr. Vijay Krishna Modi regarding their project "Okay Plus Exotica Greens (West)" situated at Khasra No. 948/426, Village Manchwa, Tehsil & District, Jaipur, Rajasthan declares that the Promoter of the said project and its partners do not have any Criminal Record in the past. Further there is no litigation pending on the land on which the project is proposed to be developed.

The Other Promoters of the said Project also do not have any Criminal Record in the past.

Thanking You,
For Okay Plus Builders LLP
For Okay Plus Builders LLP
LLPIN:AAD-6350


(Authorized Signatory) Designated Partner/ Auth. Sign.



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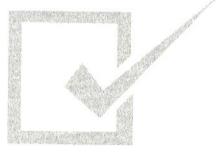
Declaration

Okay Plus Builders LLP through its authorized signatory Mr. Vijay Krishna Modi regarding their project "Okay Plus Exotica Greens (West)" situated at Khasra No. 948/426, Village Manchwa, Tehsil & District, Jaipur, Rajasthan declare that we have not appointed any Real Estate Agent, Structural Engineer, Contractor, Plumbing Consultants, Architect, HVAC Consultant till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project.

Thanking You,

For Okay Plus Builders LLP
LLPIN: AAD-6350


Designated Partner/Auth. Sign.
(Authorized Signatory)



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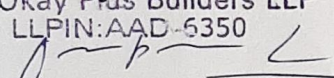
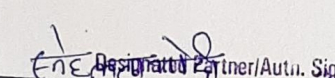
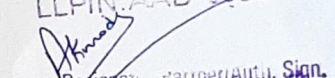
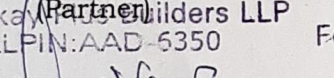
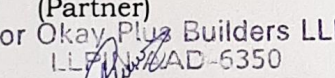
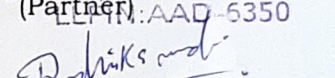
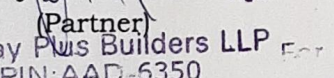
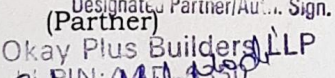

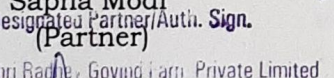
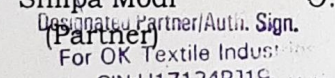
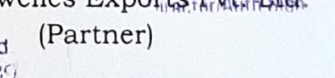
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Authorization Letter

Certified true copy of the resolution passed in partner's meeting of Okay Plus Builders LLP at their registered office situated at Plot No. 72-A, Kiran Path, Suraj Nagar West, Civil Lines, Jaipur Rajasthan on 01st December 2020 at 11 AM.

Resolved that Mr. Vijay Krishna Modi partner of the firm be and is hereby authorized as signing authority to sign, execute, the documents as and when required for the purpose of Registration of Project under RERA and any other related purpose and or present on behalf of firm before the concerned Registrar, Authority, department for execution and registration in connection with the project named as "Okay Plus Exotica Greens (West)" situated at Khasra No. 948/426, Village Manchwa, Tehsil & District, Jaipur, Rajasthan.

And to do all acts, deed, matters and things as the authorized signatory deem fit, proper and necessary in respect of the said project and/or incidental for the power mentioned herein above or connected herewith.

For Okay Plus Builders LLP LLPIN:AAD-6350  Om Prakash Modi (Partner) For Okay Plus Builders LLP LLPIN:AAD-6350	For Okay Plus Builders LLP LLPIN:AAD-6350  Sneh Lata Modi (Partner) For Okay Plus Builders LLP LLPIN:AAD-6350	For Okay Plus Builders LLP LLPIN:AAD-6350  Ajay Krishna Modi (Partner) For Okay Plus Builders LLP LLPIN:AAD-6350
For Okay Plus Builders LLP LLPIN:AAD-6350  Vijay Krishna Modi (Partner) For Okay Plus Builders LLP LLPIN:AAD-6350	For Okay Plus Builders LLP LLPIN:AAD-6350  Atul Krishna Modi (Partner) For Okay Plus Builders LLP LLPIN:AAD-6350	For Okay Plus Builders LLP LLPIN:AAD-6350  Radhika Modi (Partner) For O.K. Jewells Exports Pvt. Ltd CIN:U36911RJ1993PTC007285
For Okay Plus Builders LLP LLPIN:AAD-6350  Sapna Modi (Partner) For Shri Radhey Govind Farms Private Limited CIN:U70109RJ1997PTC014140	For Okay Plus Builders LLP LLPIN:AAD-6350  Shilpa Modi (Partner) For O.K. Textile Industries Pvt. Ltd. CIN:U17124RJ1997PTC039390	For Okay Plus Builders LLP LLPIN:AAD-6350  O.K. Jewelles Exports Pvt. Ltd. (Partner) For Govind Buildmart Private Limited CIN:U45201RJ2008PTC025707
For Okay Plus Builders LLP LLPIN:AAD-6350  Shri Radhey Govind Farms Pvt. Ltd. (Partner)	For Okay Plus Builders LLP LLPIN:AAD-6350  O.K. Textile Industries Pvt. Ltd. (Partner)	For Okay Plus Builders LLP LLPIN:AAD-6350  Govind Buildmart Pvt. Ltd. (Partner)



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Acceptance of the Authorised Signatory

I, Vijay Krishna Modi hereby solemnly accord my acceptance to act as authorised signatory for the above referred business and all my acts shall be binding on the business.

For Okay Plus Builders LLP
LLPIN: AAD-6350

Signature of Authorised Signatory



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