



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ89098491323087T

Certificate Issued Date : 26-Jul-2021 05:09 PM

Account Reference : IMPACC (FI)/ gjelimp10/ VALSAD/ GJ-VL

Unique Doc. Reference : SUBIN-GJGJELIMP1013474535152467T

Purchased by : OPERA LIFESTYLE INC PART OF HITESH A BHANUSHALI

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

Description : DECLARATION CUM AFFIDAVIT

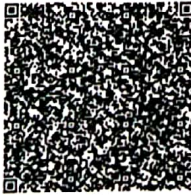
Consideration Price (Rs.) : 0
(Zero)

First Party : OPERA LIFESTYLE INC PART OF HITESH A BHANUSHALI

Second Party : Not Applicable

Stamp Duty Paid By : OPERA LIFESTYLE INC PART OF HITESH A BHANUSHALI

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



KC 0006082485

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. 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 **HITESH A BHANUSHALI** promoter /duly authorized by the promoter of M/S **OPERA LIFESTYLE INC**, vide its/their authorization dated 31/10/2017.

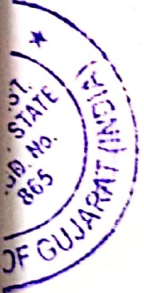
I, **Mr HITESH A BHANUSHALI** promoter /duly authorized by the promoter of **OPERA LIFESTYLE INC** do hereby solemnly declare, undertake and state as under that;

1. **M/S OPERA LIFESTYLE INC** has a legal title to the land on which the development of **THE METROPOLIS** 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 revised time period within which the project shall be completed by me/us is 31/07/2022.
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. We shall take all the pending approvals on time, from the competent authorities.
9. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



Deponent

HITESH A BHANUSHALI
M/S OPERA LIFESTYLE INC

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 Valsad on this 27th July, 2021

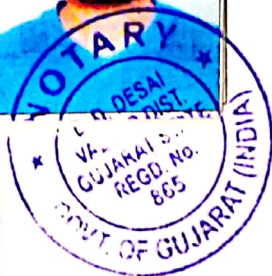


Deponent

HITESH A BHANUSHALI
M/S OPERA LIFESTYLE INC

ATTESTED


BHARAT D. DESAI
NOTARY
VALSAD
GOVT. OF GUJARAT



BOOK NO. 109
PAGE NO. 12
SERIAL NO. 6733
DATE 26.07.2021



IDENTIFIED BY

