

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



सत्यमेव जयते

Certificate No.

IN-GJ60984012947537U

Certificate Issued Date

19-May-2022 04:00 PM

Account Reference

SHCIL (FI)/ gjshcil01/ GANDHINAGAR SRO/ GJ-GN

Unique Doc. Reference

SUBIN-GJGJSHCIL0153595148811224U

Purchased by

JAIMIN VITTHALBHAI PATEL

Description of Document

Article 14 Bond

Description

FOR- RERA.

Consideration Price (Rs.)

0
(Zero)

First Party

ASHISHKUMAR MAFATLAL PATEL

Second Party

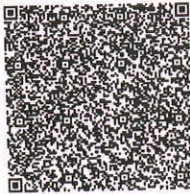
NA

Stamp Duty Paid By

ASHISHKUMAR MAFATLAL PATEL

Stamp Duty Amount(Rs.)

300
(Three Hundred only)



IN-GJ60984012947537U

KC 0015871694

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. **ASHISHKUMAR MAFATLAL PATEL** promoter /duly authorized by the promoter (Promoter Name: **OPERA DEVELOPERS** of **TRILOK OPERA** (Name of proposed project), vide its/his/her/their authorization dated 26-04-2022.

I, **ASHISHKUMAR MAFATLAL PATEL** promoter/duly authorized by the promoter of **TRILOK OPERA** (Name of the proposed project) 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 **TRILOK OPERA** (Name of the proposed project) is proposed;

OR

_____ have/has a legal title to the land on which the development of _____ (Name of the proposed project) 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.

OR

details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. the time period within which the project shall be completed by me/us is 31-03-2027.
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.



20 MAY 2022

Ashish
Deponent

Verification

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us there from.

Verify by me at Gandhinagar on this 19th day of May, 2022.

Ashish
Deponent



IDENTIFIED BY ME

F. Ashish
ADVOCATE/PERSON
NAME: N. A. Patel
ADD: M. K. A. Bad
DATE: 20 MAY 2022

SIGNED
BEFORE ME

Himatlal R. Jadeja
HIMATLAL R. JADEJA
NOTARY
GOVT. OF GUJARAT
20 MAY 2022



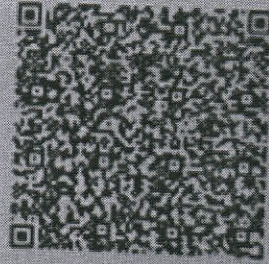
ભારત સરકાર
Government of India



પટેલ આશિષકુમાર મફતલાલ
Patel Ashishkumar Mafatlal

જન્મ તારીખ / DOB : 22/08/1970

પુરુષ / Male



7447 0331 5732

આધાર - સામાન્ય માણસનો અધિકાર



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: 8, સંકલ્પ બુંગ્લોઝ, બી/એચ એચ
પી પેટ્રોલ પંપ, મોટેરા, અમદાવાદ શહેર,
અમદાવાદ, મોટેરા, ગુજરાત, 380005

Address: 8, sankalp bungalows, B/H H P
petrol pump, motera, Ahmedabad City,
Ahmedabad, Motera, Gujarat, 380005

7447 0331 5732



1947
1800 300 1947



help@uidai.gov.in

WWW

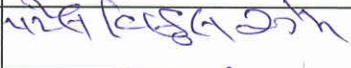
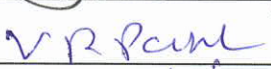
www.uidai.gov.in

OPERA DEVELOPERS

Site :- TRILOK OPERA, NR. Pramukh Parisar, B/H Pramukh Green Party Plot, KH-ROAD, Gandhinagar-382421.
M-9601384500, E-MAIL : ashishmotera@gmail.com

We the partners of M/s. Opera Developers a partnership firm, having its office at Survey No. 536/2, F.P. No. 536/2, Near Pramukh Parisar, Village: UVARSAD, Dist. Gandhinagar, Gujarat-3822424 hereby authorizes following partner to act as Authorised Signatory for Registration of Firm at Registrar of Firm, Gujarat and For Registering the any project to be undertaken by this Firm under RERA Authority, Gujarat.

1. MR. ASHISHKUMAR MAFATLAL PATEL

<u>Sr. No.</u>	<u>Partner's Name</u>	<u>Signature</u>
1.	Arvindkumar Ramanlal Patel	
2.	Vitthalbhai Manibhai Patel	
3.	Hetal Vijaykumar Bhavsar	
4.	Bharatkumar Kalabhai Patel	
5.	Ghanshyam Kalabhai Patel	
6.	Vikrambhai Ramanlal Patel	
7.	Manish Ishvarbhai Patel	

I do accept the Authority.

Ashishkumar Mafatlal Patel



Signature

Date: 26-04-2022

Place: Gandhinagar