



**GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS**

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that OPPORTUNE ASSOCIATES PRIVATE LIMITED is incorporated on this Twenty fifth day of May Two thousand twenty-two under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U45209UP2022PTC164766.

The Permanent Account Number (PAN) of the company is **AADCO7893D** *

The Tax Deduction and Collection Account Number (TAN) of the company is **LKNO06406B** *

Given under my hand at Manesar this Twenty fifth day of May Two thousand twenty-two .



Digital Signature Certificate
PM MOHAN

ASST. REGISTRAR OF COMPANIES

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

OPPORTUNE ASSOCIATES PRIVATE LIMITED
08, GULMOHAR COLONY, NAI BASTI, BHADDEWA, LUCKNOW,
Lucknow, Uttar Pradesh, India, 226004



* as issued by the Income Tax Department



MADHYANCHAL VIDYUT VITARAN NIGAM LTD. LUCKNOW

Payment Receipt

Printed Date: 30-01-2024 12:08

| | | | |
|---|----------------------|--------------------|--|
| Receipt No. : | 263879915230 | Counter No.: | 17603496 |
| Collection Date: | 30/01/2024 | Counter Name: | 17603496 |
| Account No.: | 2630711111 | Tender Control ID: | 7408941805 |
| Consumer Name: | Mr. MOHAMMAD ARSHAD | Address: | 8 GULMOHAR COLONY, NAI BASTI BHADEWA, |
| Mode of Payment | CHEQUE/DD No. | BANK NAME | AMOUNT |
| CASH | | | 7406 |
| | | | Total Amount Received(₹): 7406 |
| Total Amount Received(₹): Seven Thousand Four Hundred Six Only | | | |

Payment Taken By: 17603496
Receipt Printed By: HSYS

Note: The Payment made by Cheque(s) is subject to Realization. Kindly consider this receipt as "Provisional" till the payment made by cheque(s) is Realized.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AADCO7893D



नाम / Name
OPPORTUNE ASSOCIATES PRIVATE
LIMITED

निगम/गठन की तारीख
Date of Incorporation/Formation
25/05/2022

Fold

| TECHNICAL SPECIFICATION FOR CRYSTAL MAYBERRY | |
|--|---|
| Type of structure | Structure is designed on RCC structure following the rules and regulations of IS Code. |
| Brick Work | First Class Brickwork 9" and 4 5" thick wall in cement mortar as per details of construction requirements and layout plan |
| Porch and Lobby | First Class Tiles and skirting |
| Basement | RCC |
| Car Parking | As per approved map |
| Internal Road | RCC |
| Lawns & Open Areas | As per approved map |
| Internal Wall Finish | All internal walls will be finished with best quality paint |
| External Wall Finish | All External walls shall be cement based water proof paint |
| Flooring | Vitrified tiles and skirting |
| Toilet | Flooring - First class tiles flooring |
| Door Frames | Corbett Wooden Flush Door & Both Side laminated |
| Windows & Window Frames | UPVC |
| Electrical | All internal wiring will be in copper conductors using concealed PVC conduits. |

Director  Director
 Director

| | |
|---|--|
| Water supply | Adequate water supply connection from bore well to the building |
| Lift | As per Plan |
| Common Area Lighting | Adequate lighting for the whole building premises with Generator Backup |
| | |
| Terrace | Terrace will be duly waterproofed with first class commercial waterproofing chemicals. |
| Intercom | Intercom points will be in each residential unit comprised in the building |
| Electrical Connection | As per rules |
| In case of any changes to be done at the request of the individual unit owner it will be done at extra cost to be done by the buyer/ tenant thereof and subject to compliance with the approval Building Plan and the applicable laws | |

Director MS Director
Ch. No. 1000 P. No. 1000 Ltd.



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0013/08004/02477

To
मो. शाहज़ेब
Mohd. Shahzeb
S/O: Mohd.Arshad
8
Near gulmohar colony, aishbagh road
behid madhav cinema
Lucknow
Lucknow Uttar Pradesh - 226004
9794999111

Signature Not Verified
Digitally signed by Mohd. Shahzeb
UIDAI AUTHORITY, INDIA 05
Date: 2022.12.14 11:49:07
UTC



आपका आधार क्रमांक / Your Aadhaar No. :

XXXX XXXX 4343
VID : 9102 7126 9057 4218

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 25/03/2014



मो. शाहज़ेब
Mohd. Shahzeb
जन्म तिथि/DOB: 23/01/1993
पुरुष/ MALE

XXXX XXXX 4343
VID : 9102 7126 9057 4218

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



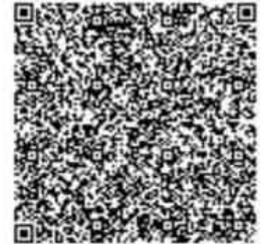
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
संबंधित: मो.अरशद, 8, नज़दीक गुलमोहर कॉलोनी, ऐशबाग
रोड, माधव सिनेमा के पीछे, लखनऊ, लखनऊ,
उत्तर प्रदेश - 226004

Address:
S/O: Mohd.Arshad, 8, Near gulmohar
colony, aishbagh road, behid madhav cinema,
Lucknow, Lucknow,
Uttar Pradesh - 226004

Download Date: 14/10/2022



XXXX XXXX 4343
VID : 9102 7126 9057 4218

1947 | help@uidai.gov.in | www.uidai.gov.in



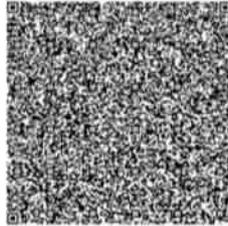
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0623/03442/32294

To
मोहम्मद अरशद
Mohammad Arshad
S/O: Fayyaz Ali
08
Gulmohar Colony
Aishabagh Road
Rajendra Nagar
Lucknow
Lucknow Uttar Pradesh - 226004
9628263133

Signature Not Verified
Digitally signed by MOHAMMAD ARSHAD
UNIQUE IDENTIFICATION AUTHORITY of INDIA
Date: 2023.11.18 16:41:38
UTC



आपका आधार क्रमांक / Your Aadhaar No. :

XXXX XXXX 2310
VID : 9125 8650 7347 5277

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 21/08/2014



मोहम्मद अरशद
Mohammad Arshad
जन्म तिथि/DOB: 01/01/1968
पुरुष/ MALE

XXXX XXXX 2310
VID : 9125 8650 7347 5277

मेरा आधार, मेरी पहचान



Government of India



सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार विशिष्ट और सुरक्षित है।
- सुरक्षित क्यूआर कोड/ऑफलाइन एक्सएमएल/ऑनलाइन प्रमाणीकरण का उपयोग करके पहचान सत्यापित करें।
- आधार के सभी रूप जैसे आधार पत्र, पीवीसी कार्ड, ई-आधार और एम-आधार समान रूप से मान्य हैं। १२ अंकों की आधार संख्या के स्थान पर आभासी (वर्चुअल) आधार पहचान (VID) का भी उपयोग किया जा सकता है।
- १० साल में कम से कम एक बार आधार अपडेट जरूर करें।
- आधार आपको विभिन्न सरकारी और गैर-सरकारी योजनाओं/सेवाओं का लाभ उठाने में मदद करता है।
- आधार में अपना मोबाइल नंबर और ई-मेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ उठाने के लिए स्मार्टफोन पर mAadhaar ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स को लॉक/अनलॉक करने की विशेषता का उपयोग सुरक्षा सुनिश्चित करने के लिए करें।
- आधार (पत्र/ नंबर) चाहने वाली संस्थायों को उचित सहमति लेने के लिए बाध्य किया गया है।
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

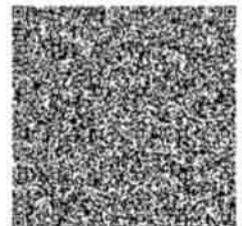


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
संबोधित: फय्याज़ अली, 08, गुलमोहर कॉलोनी, ऐशबाग
मार्ग, राजेन्द्र नगर, लखनऊ, लखनऊ,
उत्तर प्रदेश - 226004

Address:
S/O: Fayyaz Ali, 08, Gulmohar Colony,
Aishabagh Road, Rajendra Nagar, Lucknow,
Lucknow,
Uttar Pradesh - 226004



XXXX XXXX 2310
VID : 9125 8650 7347 5277

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प्रारूप-घ (संलग्नक-3)

औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या: UPFS/2023/101431/LCK/LUCKNOW/4962/CFO

दिनांक: 02-12-2023

प्रमाणित किया जाता है कि मैसर्स **OPPORTUNE ASSOCIATES PVT LTD AND OTHRES** (भवन/प्रतिष्ठान का नाम) पता **404 AND 406, VILL-BAGHAMAU SHAHEED PATH, GOMTI NAGAR EXTENSION, LUCKNOW** तहसील - **LUCKNOW** प्लॉट एरिया **2905.00 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **7177.19** (वर्गमीटर), ब्लॉकों की संख्या **1** जिसमें

| ब्लॉक/टावर | प्रत्येक ब्लॉक में तलों की संख्या | बेसमेंट की संख्या | ऊँचाई |
|------------------|-----------------------------------|-------------------|-----------|
| CRYSTAL MOYBERRY | 7 | 1 | 20.64 mt. |

है। भवन का अधिभोग मैसर्स **OPPORTUNE ASSOCIATES PVT LTD AND OTHRES** द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी **Residential** के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स **OPPORTUNE ASSOCIATES PVT LTD AND OTHRES** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

Note : अग्निशमन अधिकारी की संस्तुति आख्या के आधार पर अनापत्ति प्रमाण पत्र निर्गत किया जाता है

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, सूचनाओं के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा। यह प्रमाण-पत्र भूमि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।"

हस्ताक्षर (निर्गमन अधिकारी)

(मुख्य अग्निशमन अधिकारी)



Digitally Signed By
(MANGESH KUMAR)

[CB87BFF6B1829A27BD0DE9314F241D04CAB5CD81]

07-12-2023

निर्गत किये जाने का दिनांक : 07-12-2023

स्थान : LUCKNOW

कार्यालय उपनिबंधक सदर द्वितीय लखनऊ जनपद लखनऊ

आवेदन संख्या 2202422800468

प्रमाण संख्या 22024228000540

भार मुक्त प्रमाण-पत्र
(रजि० मैनुअल के नियम 328)

श्री- अतुल मिश्रा पुत्र- - तहसील लखनऊ जिला लखनऊ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

ग्राम मोहल्ला - बाघा मऊ, वार्ड परगना- लखनऊ, आवासीय- ऑपरच्यून एसोसिएट्स प्रा लि पंजीकृत पता गुलमोहर कालोनी सम्पत्ति का नई बस्ती भूदेवा लखनऊ, भूमि खसरा सं० 404 व 406 रकबा 2115 वर्गमीटर स्थित बाघामऊ परगना तहसील व जिला लखनऊ विवरण चौ० पू० भू० ख० सं० 404 का भाग प० भू० ख० सं० 404 का भाग व 406 उ० भू० ख० सं० 405 द० रोड 12 मी० चौ० व भू० ख० सं० 539 , 404 व 406

में एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/02/2012 से दिनांक 01/02/2024 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक 01/02/2024

- नोट - 1 इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के व्यौरों के आधार पर दूटे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
- वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है और विभाज प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
 - इस प्रमाण-पत्र में उक्त लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
 - यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक राजेश कुमार यादव।
मिलान करने वाले निबन्धन लिपिक नमिता श्रीवास्तव।

PRABHASH
SINGH

Digitally signed by PRABHASH SINGH
Date: 2024.02.06 18:29:59 +05'30

उपनिबन्धक सदर द्वितीय
लखनऊ

प्रिंट करें

कार्यालय उपनिबंधक सदर द्वितीय लखनऊ जनपद लखनऊ

आवेदन संख्या 2202422800069

प्रमाण संख्या 22024228000511

भार मुक्त प्रमाण-पत्र
(रजि० मैनुअल के नियम 328)

श्री अतुल मिश्रा पुत्र - लखनऊ जिला लखनऊ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथमिक पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण: ग्राम मोहल्ला बाघा मऊ, बार्ड परगना लखनऊ, आवासीय- ऑपरच्यून एसोसिएट्स प्रा लि पंजीकृत पता गुलमोहर कालोनी ऐशबाग लखनऊ, भूखण्ड गि० खसरा सं० 404 रकबा 790 वर्गफिट स्थित बाघामऊ प० त० व जि० लखनऊ चौ० पू० खसरा सं० 404 का भाग प० आराजी दीगर 30 आराजी दीगर द० 08 फिट चौड़ा चकमार्ग एवं आसजी दीगर . 404

जो एतद्वारा प्रमाणित करता है कि इडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/02/2012 से दिनांक 01/02/2024 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

- दिनांक 01/02/2024
- नोट: इस प्रमाण पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूटे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए बण्ड से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
- यदि तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
- इस प्रमाण पत्र में उक्त लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
- यह प्रमाण पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धक लिपिक राजेश कुमार यादव।
जिला करने वाले निबन्धक लिपिक नमिता श्रीवास्तव।

PRABHASH
SINGH

Digitally signed by
PRABHASH SINGH
Date: 2024.02.06 18:30:11
+05'30'

उपनिबन्धक सदर द्वितीय
लखनऊ

प्रिंट करें

ATUL MISHRA

Advocate,

Reg. No.2881/1996

Apartment,

Chamber/ Residence :

Flat No.V-06, Shipra

Gomti Nagar Extension,

Lucknow.

Mob: 9416001373

Date : .02.2024

To,

Whom so ever it may concern

SEARCH REPORT

Name of Owner

:

Opportune Associates Pvt. Ltd., having its office at 8, Gulmohar Colony, Nai Basti, Bhadewa, Lucknow, through its Director Mohammad Shahjeb son of Mohammad Arshad, resident of 8, Gulmohar Colony, Nai Basti, Bhadewa, Aishbagh, Lucknow.

Property

:

Multi Storied Building, built on freehold residential part of Khasra No. 404 and 406, admesuring 2905 sq. mtr., situated at Village Baghamau, Pargana, Tehsil and District Lucknow.

Documents referred

:

1. Photocopy of the sale deed dated 14.06.2022 executed by M.I. Builders Pvt. Ltd., in favour of Opportune Associates Pvt. Ltd., which is registered registered in Bahi No.1, Jild No. 26168, on pages 1/22, at serial No. 10968, before Sub-Registrar-II, Lucknow.

2. Photocopy of the Builders Agreement dated 17.03.2023 executed by Ashok Panjwani, in favour of Opportune Associates Pvt. Ltd., which is registered registered in Bahi No.1, Jild No. 26813, on pages 197/218, at serial No. 2436, before Sub-Registrar-II, Lucknow.

Sir,

Please take reference of the captioned property against which I have to render my legal opinion and non-encumbrance report:

My Legal Opinion and non-encumbrance report is as under :-

FACTS & DISCUSSION

As per the photocopy of documents referred to me, it appears that M.I. Builders Pvt. Ltd. had purchased land bearing khasra No.404 area 1840 sq.mtr., situated at Village Baghamau, Pargana, Tehsil and District Lucknow from Mahadev son of Chheda and Siyaram and Gaya Prasad sons of Nankau, vide sale deed dated 13.04.2005, registered as document No.3873 and also purchased khasra No.406 area 1330 sq.mtr., situated at Village Baghamau, Pargana, Tehsil and District Lucknow from Harish Chandra son of baldev, vide sale deed dated 04.09.2012, registered as document No.15460. Thereafter M.I. Builders Pvt. Ltd. sold and transferred part of land Khasra No. 404 and 406, admesuring 2115 sq mtr., situated at Village Baghamau, Lucknow in favour of Opportune Associates Pvt. Ltd. vide sale deed dated 14.06.2022, regd. as document No.10968/12.

As per the photocopy of documents referred to me, it appears that, Sri Ashok Panjwani son of Late Ishwar Das had purchased 1/4 part of land bearing Khasra No.404, area 790 sq.mtr., situated at Village Baghamau, Pargana, Tehsil and District Lucknow from Sri Ishwar Deen son of Late Chheda, vide sale deed dated 05.03.2013, registered as document No.3225/13. Thereafter Sri Ashok Panjwani son of Late Ishwar Das entered into a Builders Agreement with Opportune Associates Pvt. Ltd. on 17.03.2023 for construction of multi storied building, which is duly regd. as document No.2436. As per the terms of the builders agreement, owner Sri ashok Panjwani will become the owner of proposed Flat No.105, 205, 305, 405, 505, 605 and likewise, builder second party Opportune Associates Pvt. Ltd. will become the owner of rest part of the proposed building.

Thereafter Opportune Associates Pvt. Ltd. got sanctioned the building plan and after its approval got constructed a multi storied building over part of Khasra No. 404 and 406, admesuring 2905 sq. mtr., situated at Village Baghamau, Lucknow. On the basis of above documents, Opportune Associates Pvt. Ltd. has become the absolute owner of the property in question.

NON-ENCUMBRANCE REPORT

I have inspected the relevant records in respect of the said property as available at the office of Sub-Registrar, Lucknow since 2011 - 2024 in search of encumbrances whatsoever but I found no regd. encumbrance. The Non Encumbrance Certificate issued by

S R, Lucknow is being enclosed
herewith.

OPINION

I certify that Opportune Associates Pvt. Ltd
is the absolute owner of the said
property and has right to sell the same
to any person or persons.

Thanking you,

Yours sincerely,

(ATUL MISHRA)

Advocate

Encl.

1 Non Encumbrance Certificate.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MOHAMMAD ARSHAD

FAYAGG ALI

01/01/1968

Permanent Account Number

AGXPA6278K



Mohd Arshad

Signature

आयकर विभाग

INCOME TAX DEPARTMENT

MOHAMMAD SHAHZEB

MOHAMMAD ARSHAD

23/01/1993

Permanent Account Number

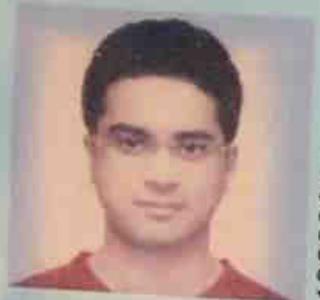
AXRPA8761A

Mohammad
Shahzeb

Signature



भारत सरकार
GOVT. OF INDIA



13062014

Form-RA-7**Confirmation of Standing Advice for Auto-Transfer Between RERA Project
Accounts****(On Bank Letter Head)**

To,

The Secretary

Uttar Pradesh Real Estate Regulatory Authority

Naveen Bhawan Rajya Niyojan Sansthan, Kala Kalankar House,

Old Hyderabad, Lucknow**Sub: Confirmation of Receipt of Standing Advice for Auto-Transfer from
Collection Account to Separate Account and Transaction Account of the
Project and opening of the accounts accordingly.**

Sir,

With reference to the Real Estate Project (Maintenance and Operation of Separate Bank Account) Revised Directions, 2023 issued by Uttar Pradesh Real Estate Regulatory Authority, we hereby confirm that the three banks accounts have been opened by M/s Opportune Associate Private Limited for the project Crystal Mayberry in our bank branch with following details:

- Address of the branch: Kotak Mahindra bank limited, Shop No-A-3, A-4 Upper Ground Floor gurudwara Road, Naka Hindola, Lucknow.
- IFSC code: KKBK0000678
- Phone number with STD code: 8953667711
- E-mail of the branch: Abhijit.mishra@kotak.com

We hereby also confirm the receipt of following standing advice given by the promoter with respect to three banks accounts

1. The three bank accounts, namely 'Collection Account', 'Separate Account' and 'Transaction Account' have been opened as prescribed in Real Estate Project (Maintenance and Operation of Separate Bank Account) Revised Directions, 2023.
2. The nomenclature of the three bank accounts is as follows:

| Account Type | A/c Number | Name of Account |
|---------------------|------------|--|
| Collection Account | 5549755336 | Opportune Associates Private Limited—Crystal Mayberry—Collection Account |
| Separate Account | 5549755343 | Opportune Associates Private Limited—Separate Bank Account for Crystal Mayberry |
| Transaction Account | 5549755329 | Opportune Associates Private Limited—RERA Transaction Account for Crystal Mayberry |

3. The standing advice for end-of-day auto-transfer of money deposited in the Collection Account in a proportion of 70% to Separate Account and 30% to Transaction Account has been applied.
4. Cheque book, debit card and/or net banking facility, issuance of demand draft, bank guarantee etc shall not be provided for the Collection Account and Separate Account.
5. Withdrawal / transfer from the Separate Account of the Project shall be allowed only up on assessment of the Architect, Engineer, and Chartered Account certificates given by the promoter

This is to confirm that the accounts as opened by the promoter M/S Opportune Associates Private Limited for The project Crystal Mayberry shall be operated as per above standing advice given by the promoter.

Yours faithfully,

Signature of the Concerned Branch Manager.....

Name and Signature number of the Concerned Branch Manager.....

Seal of the concerned bank branch/Branch Manager.....





Opportune Associates Pvt LTD

Email-opportuneassociates@gmail.com
Website-www.crystalsgroup.in

Dear sir,

This is to inform you that Opportune Associates Pvt ltd has never taken a loan on the development of their ongoing residential project 'Crystal Mayberry'.

Opportune Associates Pvt. Ltd.

Director

Mohd Shabaz



Opportune Associates Pvt LTD

Email-opportuneassociates@gmail.com
Website-www.crystalsgroup.in

Form-RA-8

Affidavit for Declaration on Credit Facilities Availed for the Project

(01 Company/Promoter's Letter Head)

To,

The Secretary

Uttar Pradesh Real Estate Regulatory Authority

Naveen Bhawan, Rajya Niyojan Sansthan,

Kala Kalankar House, Old Hyderabad,

Lucknow-226007

Sub: Affidavit/Declaration on Credit Facilities Availed for the Project Crystal Mayberry

1. I, M/s Opportune Associates Private Limited Promoter of the proposed project /duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state that as on date given in the verification below the following credit facilities (secured / unsecured) have been availed/are in the process of finalization for project _____ (Name of Project).

| | Details | |
|----|--|--|
| a. | Name of Lender | |
| b. | Address of Lender's Office/Branch | |
| c. | Date of Borrowing/First Disbursement | |
| d. | Amount Sanctioned | |
| e. | Amount Disbursed | |
| f. | Outstanding Amount as on date of affidavit. | |
| g. | Details of Project Assets given as Mortgage/Security | |

NIL



Opportune Associates Pvt LTD

Email-opportuneassociates@gmail.com

Website-www.crystalsgroup.in

2. I undertake that funds from the declared credit facility will be deposited in the separate account only.
3. I also confirm that the certificate given by the Chartered Accountant (including UDIN) Sri/ Smt./ Ms.....membership no..... certifying all the borrowings on date, as required under para 1o(ii) of the Project Account Directions issued by U.P. RERA is enclosed with this affidavit.
4. I confirm that the certificate issued by the lending bank/institution namely, as required under para 1o(ii) of the Project Account Directions issued by U.P. RERA is also enclosed with this affidavit.

Deponent

Verification

The Contents of this Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Lucknow on this __date of 08.02.2024 __

Director *Mohd Shahzeb* Director

Deponent

Opportune Associates Pvt. Ltd.

Director *Mohd Shahzeb* Director



Form-RA-I

**Affidavit for Bank Accounts of Project (Notarized) (For
New Registration only)**



Uttar Pradesh Real Estate Regulatory Authority
Naveen Bhawan, Rajya Niyojan Sansthan,
Kala Kalankar House, Old Hyderabad,
Lucknow-226007

Sub: Affidavit/Declaration for Bank Accounts for the Project Crystal Mayberry

I, M/s Opportune Associates Private Limited Promoter of the proposed project /duly authorized by the Promoter of the proposed project, do here by solemnly declare, undertake and state that the following bank accounts have been opened for the project Crystal Mayberry (Name of Project).

I undertake that I have given written standing advice to the under mentioned bank where the three accounts have been opened for instant auto transfer of 70 percent of the money collected from allottees in collection account from time to time to the project separate account and not more than 30percent to the transaction account of the project.

| Sr | Details | Collection Account | Separate Account | Transaction Account |
|----|-----------------|--|--|--|
| 1. | Name of Account | Opportune Associates Private Limited-Collection Account for Crystal Mayberry | Opportune Associates Private Limited- Separate bank Account for Crystal Mayberry | Opportune Associates Private Limited-Rera Transaction Account for Crystal Mayberry |
| 2. | Account Number | 5549755336 | 5549755343 | 5549755329 |
| 3. | Bank Name | Kotak Mahindra bank | Kotak Mahindra bank | Kotak Mahindra bank |
| 4. | Branch Name | Kotak Mahindra bank Naka Hindola Lucknow | Kotak Mahindra bank Naka Hindola Lucknow | Kotak Mahindra bank Naka Hindola Lucknow |
| 5. | Branch Address | Shop No A3 & A4 Gurudwara road Lucknow | Shop No A3 & A4 Gurudwara road Lucknow | Shop No A3 & A4 Gurudwara road Lucknow |


LATA PRASAD CHAURASIA
Advocate & Notary
Lucknow U.P. INDIA
Regd. No. 31/32/2000

| | | | | |
|----|------------------|--------------------------|--------------------------|--------------------------|
| 6. | IFSC Code | KKBK0000678 | KKBK0000678 | KKBK0000678 |
| 7. | Branch email ID | Abhijit.mishra@kotak.com | Abhijit.mishra@kotak.com | Abhijit.mishra@kotak.com |
| 8. | Branch phone no. | 8953667711 | 8953667711 | 8953667711 |

I also undertake that any secured/unsecured project finance availed for the project will be deposited in the separate account only.

Deponent

Verification

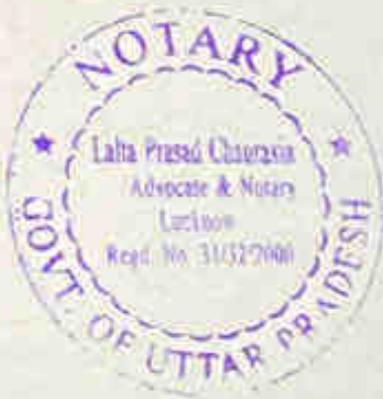
Mohd Shabze

The Contents of this Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Lucknow on this date of 09/02/24

Deponent

Mohd Shabze



* Identify the deponent(s) who have signed before me *

ATTESTED

LALIA PRASAD CHAUBASIA
 Advocate & Notary
 Lucknow U.P. (INDIA)
 Regd. No. 11/32/2000



Form-RA-I

**Affidavit for Bank Accounts of Project (Notarized) (For
New Registration only)**



Uttar Pradesh Real Estate Regulatory Authority
Naveen Bhawan, Rajya Niyojan Sansthan,
Kala Kalankar House, Old Hyderabad,
Lucknow-226007

Sub: Affidavit/Declaration for Bank Accounts for the Project Crystal Mayberry

I, M/s Opportune Associates Private Limited Promoter of the proposed project /duly authorized by the Promoter of the proposed project, do here by solemnly declare, undertake and state that the following bank accounts have been opened for the project Crystal Mayberry (Name of Project).

I undertake that I have given written standing advice to the under mentioned bank where the three accounts have been opened for instant auto transfer of 70 percent of the money collected from allottees in collection account from time to time to the project separate account and not more than 30percent to the transaction account of the project.

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|----|-----------------|--|--|--|
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| 2. | Account Number | 5549755336 | 5549755343 | 5549755329 |
| 3. | Bank Name | Kotak Mahindra bank | Kotak Mahindra bank | Kotak Mahindra bank |
| 4. | Branch Name | Kotak Mahindra bank Naka Hindola Lucknow | Kotak Mahindra bank Naka Hindola Lucknow | Kotak Mahindra bank Naka Hindola Lucknow |
| 5. | Branch Address | Shop No A3 & A4 Gurudwara road Lucknow | Shop No A3 & A4 Gurudwara road Lucknow | Shop No A3 & A4 Gurudwara road Lucknow |


LATA PRASAD CHAURASIA
Advocate & Notary
Lucknow U.P. INDIA
Regd. No. 31/32/2000

| | | | | |
|----|------------------|--------------------------|--------------------------|--------------------------|
| 6. | IFSC Code | KKBK0000678 | KKBK0000678 | KKBK0000678 |
| 7. | Branch email ID | Abhijit.mishra@kotak.com | Abhijit.mishra@kotak.com | Abhijit.mishra@kotak.com |
| 8. | Branch phone no. | 8953667711 | 8953667711 | 8953667711 |

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Deponent

Verification

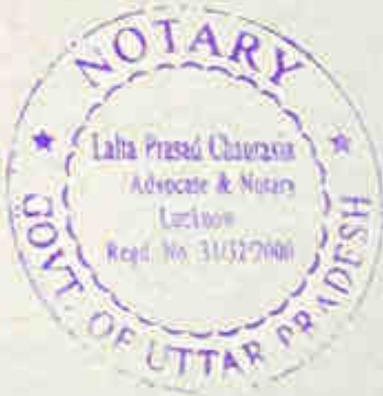
Mohd Shabze

The Contents of this Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Lucknow on this date of 09/02/24

Deponent

Mohd Shabze



* Identify the deponent(s) who have signed before me *

ATTESTED

LALIA PRASAD CHAUBASIA
 Advocate & Notary
 Lucknow U.P. (INDIA)
 Regd. No. 11/32/2000



Opportune Associates Pvt LTD

Email-opportuneassociates@gmail.com

Website-www.crystalsgroup.in

Dear Sir,

I undertake that I have given written standing advice to the undermentioned bank where the three accounts have been opened for instant auto transfer of 70 percent of the money collected from allottees in collection account from time to time of the project separate account and not more than 30 percent of the transaction account of the project.

Opportune Associates Pvt. Ltd.

Director *Mohd Shajeb* Director

OPPORTUNE ASSOCIATES PRIVATE LIMITED-CRYST

Period : 06-02-2024 To 09-02-2024

 08 GULMOHAR COLONY NAI
 BASTI BHADDEWA

Cust.Rein.No : 555421010

Account No : 5549755336

Currency : INR

Branch : LUCKNOW - NAKA

Nominee Registered : N

LUCKNOW-226004

 Branch Address : SHOP NO A-3, & A-4
 GURUDWARA ROAD, LUCKNOW

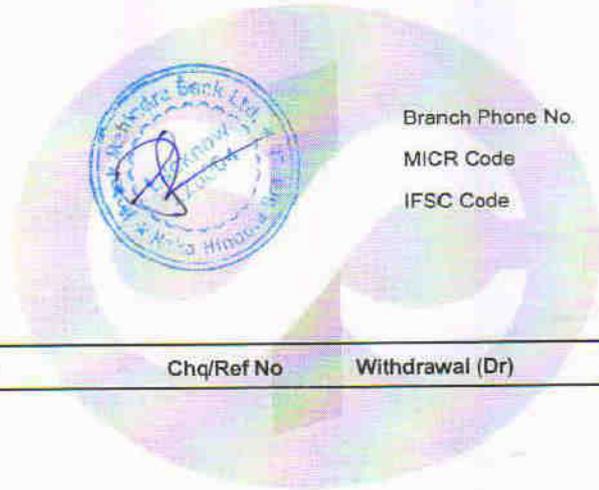
UTTAR PRADESH,INDIA

 LUCKNOW-226004
 UTTAR PRADESH,INDIA

Branch Phone No. :

MICR Code : 226485003

IFSC Code : KKBK0000678



| Date | Narration | Chq/Ref No | Withdrawal (Dr) | Deposit(Cr) | Balance |
|------|-----------|------------|-----------------|-------------|----------|
| B/F | | | | | 0.00(Cr) |

Statement Summary

| | | |
|-------------------------|---|----------|
| Opening Balance | : | 0.00(Cr) |
| Total Withdrawal Amount | : | 0.00(Dr) |
| Total Deposit Amount | : | 0.00(Cr) |
| Closing Balance | : | 0.00(Cr) |
| Withdrawal Count | : | 0 |
| Deposit Count | : | 0 |