WELFARE STAMP
बिहार BIHAR
Rs. Twenty Five
29 Apr 2016

Shri/Sm.....
Deponents Signature/L.T.I.
Identify by.
Advocate, Solmenly affirmed and
declared before me.

B.K. SINHA
NOTARY PATNA

AFFIDAVIT

NOTARY S.K. SINHA Regd. No. 457 GOVT. OF BIHAR

It is hereby expressly, irrevocably and irretrievably agreed and declared by the Land Owner that delivery of possession of 50% (fifty percent) of total built up area of the landowners share in the said building in the manner provided hereinabove shall form and always be deemed to form fair, reasonable and adequate consideration for the rest and balance built up area demarcated as Developer's area with full satisfaction of all demands for the aforesaid property, agreed to be conveyed as hereinabove by the Land Owner to the Developer and/or its nominees. For the sake of clarity **Schedule 'B'** may be referred.

NOTARY S.K. SINHA Regd. No. 457 GOVT. OF BIHAR

Manisha Sinha

DEPONENT

I identify the signature /thumb impression of the deponent/executed who signed/ thumb impression in my presence

Advocate

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SCHEDULE –'B'

AREA DISTRIBUTION CHART BETWEEN LAND OWNER & DEVELOPER AT AIIMS DANAPUR

			AREA(SFT)	AREA(SQ.M.)	REMARKS
	PER.FAR	2.5			
	PLOTAREAAS/SITE		13058.659	1213.63	INCLUDINGMASTERPLAN ROADAREA
	PER.BUPAREA@2.5FAR		32646.647	3034.075	
1	FAR(Sanctioned)	1.89			
1a	TotalB/Uarea(Sanctioned)		24716.80	2297.1	
2	RemainingFAR	0.61			
2a	RemainingB/Uarea @0.61FAR		7929.85	736.975	INFUTURECANBE BUILT(AFTERGETTING SANCTIONINFUTURE)
3	PARKINGCHART	Totalno.ofCarParking	LandOwner	Builder	
3a	Basement	20	01to10	11to20	
3b	OpenParking	Ambulance+FireTender+DPAParking			
			B.UPAREA(SFT)		
3c	Basement		5285.92		CarParking+Commonarea
4	COMMERCIALAREA	DIMENSIONS	BUILT-UPAREA (SFT.)(AS/ACTUALDRW)	SUPERB.UPAREA(SFT.)	
4b	GroundFloor				
	Shop-01	(24'X14'10")+(31'7"X18'7")+(36'9"X18'5")	1617.92	1990.04	BuiltUpareasaleable
	Shop-02	(7'7"X12'5")+(13'6"X12'7")+(23'3"X11'9")	538.39	662.22	BuiltUpareasaleable
4c	FirstFloor(MezzanineB/UArea)				
	Shop-01	(24'X14'10")+(31'7"X18'7")	942.29	1159.02	BuiltUpareasaleableafter deductingcut-out
	Shop-02	(7'7"X12'5")+(13'6"X12'10")	267.66	329.22	BuiltUpareasaleableafter deductingcut-out
	TOTALB/UAREA		3366.26	4140.50	
	Shop-1(LANDOWNER)		2560.21	3149.06	INCLUDINGGROUND& MEZZANINEFLOOR
	Shop-02(BUILDER)		806.05	991.44	INCLUDINGGROUND& MEZZANINEFLOOR
5	FlatareaDistribution		B.UPAREA (SFT)	SUPERB.UP AREA(SFT.)	1STFLFLATSHAREDISTRIBUTIONAFTERO.C.
	FirstFloor(Flat-01)		1032.43	1269.89	
	EachFloor(2ndto6th Floor)				SUPERB/UAREA=23%OF SLABAREA
	Flat-01		1256.60	1545.62	
	Flat-02		1416.10	1741.80	
	Flat-03		1393.66	1714.20	
	TOTALB/UAREA		4066.36	5001.62	
	LandownerSharedflatat1st,2nd&3rdfloor(Residence)+Shop.(B.UPAREAINSFT.)				11725.36
	BuilderSharedflatat4th,5th&6thfloor(Residence)+Shop.(B.UPAREAINSFT.)				13005.13
				Diffeerence(B-A)	1279.77
				50%ofDifference	639.88
	REMARKS				
	LandownerSharedArea(11725.36+50%ofDifference)				12365.25
	BuilderSharedArea(13005.13-50%ofDifference)				12365.25

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INDIA JUDICIAL
Government of Bihar
e-Court Fee

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e-Court Fee Receipt No.	:	BRECR003C260400083184
Date & Time	:	29-Apr-2026 09:12 AM
Name of the ACC/ Registered User	:	Bihar State Co-operative Bank, SCB
Location	:	Civil Court Patna
Name of Applicant	:	CIVIL COURT PATNA
e-Court Fee Amount	:	100 (One Hundred Rupees Only)

NOTARY S. K. SINHA Area PATNA Regd. No.-45/14 Et. Dt-12-04-2029 GOVT. OF BIHAR

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Statutory Alert:

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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.

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