Sri/Smt. Subodh Verma
Who is Identified by Sri. D. Rao
Advocate, solemnly affirmed and declared before me.
21-5-26
BASANT RAM
NOTARY, PATNA

WELFARE STAMP
बिहार BIHAR
पच्चीस रुपये Rs. Twenty Five
24 Mar 2026

Form 'B'

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit-Cum-Declaration

Affidavit cum Declaration of **Mr. Subodh Verma** Director **Satvika Stars Private Limited** (CIN : **U43299BR2023PTC064925)** Promoter of the Project **Satvika Marina Bay** Located at Mauza–Sikandarpur, Thana No.-17 Tauzi–5854 & 5855, Khata No.-238 & 260 and Cadastral Survey Plot No.-753,754,757,758, and 759 Situated at Mohalla - Nasriganj, P.S.–Danapur, Town and District–Patna in the State of Bihar

I, Mr. **Subodh Verma** Director **Satvika Stars Private Limited** (Promoter of the Project) do hereby solemnly declare, undertake and stated as under:

Satvika Stars Private Limited Promoter of the Project **Satvika Marina Bay** Located at Mauza–Sikandarpur, Thana No.-17 Tauzi–5854 & 5855, Khata No.-238 & 260 and Cadastral Survey Plot No.-753,754,757,758, and 759 Situated at Mohalla-Nasriganj, P.S.–Danapur, Town and District–Patna in the State of Bihar

Or

1 Mr. Neelam Akash S/o Krishi Nivas Manmohan
2 Mrs. Madhu Kumari W/o Bigu Kumar
3 Mrs. Ritu Kumari W/o Shashi Kumar Singh
4 Mrs. Bindhyawashini W/o Birendra Kumar
5 Mrs. Suruchi Kumari S/o Amod Kumar Chaudhary
6 Mrs. Muskan Kumari W/o Yash Prakash
7 Mrs. Poonam Singh & Mr. Anurav Singh W/o Mr. Shimant Kumar Singh
8 Mr. Anurav Singh S/o Mr. Shimant Kumar Singh
9 Mrs. Anju Kumari & Mr. Deepak Kumar abhishek S/o Mr. Dwarika Prasad Singh
10 Mr. Raushan Kumar Singh S/o Mr. Suresh Kumar Singh
11 Mr. Salim Jawed S/o Md. Ilyas
12 Mrs. Sadia Parween W/o Mr. Rizwan Ahmar
13 Mrs. Tajwar Yasmeen W/o Mr. Rirwanul Haq
14 Mr. Kumar Vinit & Mrs. Kumari Shivangi S/o Mr. Barun Kumar Choudhary
15 Mr. Kaizar Abbas Merchant S/o Late Abbas Hasanali Merchant
16 Mr. Anup Kumar Khaitan S/o Mr. Niranjan Prasad Omkar Khaitan
17 Mrs. Rakhi verma W/o Mr. Arvind Kumar Verma
18 Mrs. Puja Kumari S/o Mr. Jyotish Kumar
19 Mr. Anand Kumar S/o Mr. Laxmi Prasad
20 Mr. Manish Rai & Ms. Palka Rai S/o Mr. Shri Bisham Rai
21 Mr. Kunal Kumar Jha S/o Mr. Shri Vijay Jha
22 Mrs. RajKumari Daga W/o Mr. Vikash Daga
23 Mrs. Puja Daga & Snigdh Kanth Daga S/o Mr. shri raj Kumar Daga
24 Mr. Sudhir Kumar S/o Mr. Shri Parmanand Prasad
25 Mrs. Sugandha Gyani S/o Mr. shri visamber Kumar Das
26 Mrs. PRIYANKA RAO & SUDHANSHU KUMAR RAO S/o Mr. Shri Binda Rao
27 M/s SUSHILABHUSHAN INFRACON PRIVATE LIMITED Represented by Mr. Chandra Bhushan Singh
28 Ms. Sneha Suman D/o Mr. Shri Pankaj Kumar
29 M/s HIYA NABHYA INFRATECH LLP Director MR. PRANAY KUMAR SINGH
30 Mrs. Divya Singh W/o Mr. Shri Rohan Anand
31 Mr. Rabindra Prasad Singh S/o Late Chandrika Singh

Sl. No. 2173 Date 21-5-26

NOTARY
BASANT RAM
Area-Dist. PATNA
Reg. No.-7256/2020
Exp.Date-11/11/2030
GOVT. OF BIHAR

32 Mrs. Ruby Verma W/o Mr. Shri Sudhir Kumar
33 Mrs. Megha Kumari W/o Mr. Shri Rahul Anand
34 Mr. Avinash Kumar S/o Late Rajendra Prasad
35 Mr. Ram Binay Sharma S/o Mr. Shri Bhagwan Singh
36 Mrs. Aparna Srivastava S/o Mr. Shri Balram Prasad
37 Mrs. Arti Kumari W/o Mr. Shri Neelam Akash
38 Mr. Balram Prasad S/o Mr. Late Bindeshwari Prasad
39 Mrs. Gunja Kumari W/o Mr. Shri Abhishek Kumar
40 Mrs. Sandhya Devi W/o Mr. Sanjay Kumar
41 Mrs. Sunita Jha W/o Mr. Ghanshyam Jha
42 Mr. Ghanshyam Jha S/o Mr. Kedar Jha
43 Mr. Bhubneshwar Modi S/o Late Sundar Modi
44 Mr. Deepak Kumar S/o Late Mohan Prasad,
45 Mr. Rajiv Kumar S/o Mr. Surya Kumar Jha,
46 Mrs. Rashmi Ranjan W/o Mr. Deepak Kumar,
47 Mr. Arun Kumar Gupta S/o Shri Ramavatar Prasad Gupta & Mrs. Neelam Nayak W/o Mr. Arun Kumar Gupta
48 Mrs. Suman Kumari W/o Mr. Manoj Kumar
49 Ms. Sugandha Kumari Mr. Arun Kumar Mahto
50 Mrs. Niharika Raj W/o Mr. Sachin Kumar
51 Mrs. Mitali Gupta W/o Mr. Shri prakash
52 Mrs. Tulika Singh W/o Mr. Amit Kumar Singh S/o Mr. Akhileshwar Pd. Narayan Singh
53 Mr. Dadhich Narayan Bhardwaj Shri Raghvendra Narayan Shrivastav
54 Mr. Anurag Mishra Mr. Padmakar Mishra
55 Mr. Nitish Kumar S/o Shri Neelmani Mehta & Mrs. Pramada Kumari W/o Mr. Nitish Kumar
56 Mrs. Sunita Rani W/o Mr. Sanjay Kumar
57 Mr. Ritik Roshan S/o Late Manibhushan Chaudhary
58 Mr. Vaibhav Vatsalya S/o Mr. Birendra Kumar
59 Mrs. Bindhyawashini W/o Mr. Birendra Kumar
60 Mr. Birendra Kumar Mr. Gajadhar Prasad
61 Mr. Arun Prakash Late Dr. Satya Prakash
62 Mrs. Shrimi W/o Mr. Arun Prakash
63 Ms. Rashi Raj Mr. Mahendra Kumar Mishra
64 Ms. Sneha Riya Mr. Mahendra Kumar Mishra
65 Mrs. Rekha Kumari W/o Mr. Santosh Kumar
66 Mr. Ashok Kumar Laxmi Bhagat
67 Mrs. Amisha Kumari W/o Sunil Kumar
68 Mrs. Aanya Sharma W/o Niranjan Kumar S/o Bhagwati Sharma
69 Mr. Ajay Kumar Singh Late Gagandeo Narayan Singh
70 Mr. Satyendra Kumar S/o Ram Avdhesh Singh
71 Mrs. Neelam Mishra W/o Mr. Vinay Bhushan Mishra
72 Mr. Snehil Suman S/o Mr. Pankaj Kumar
73 Mrs. Pankhuri Kakkar D/o Mr. Chandra Mohan Hande
74 Mrs. Mitali Goyal W/o Mr. Anshul Kumar Goyal
75 Mr. Himanshu Goel S/o Mr. Nirmal Kumar
76 Mr. Uma Prakash Singh S/o Mr. Surya Deo Singh
77 Mr. Vinod Sethi S/o Mr. Prakash Chand Jain

NOTARY BASANT RAM Area-Danapur Reg. No.-725/25 Exp.Date-11/11/2030 GOVT. OF BIHAR

78 Mr. Arjun Kumar S/o Mr. Gugan Ram
79 Mr. Pramod Kumar Agrawal S/o Mr. Gugan Ram
80 M/s SHUSHILABHUSHAN INFRACON PRIVATE LIMITED Represented by Mr. Chandra Bhushan Singh
80 Mrs. Lubna Usmani D/o- Mr. Md. Nehal
82 Mrs. Payal Agrawal W/o Mr. Anubhav Makhariya
83 Mrs. Anis Fatma W/o Mr. Shameem Alam Khan
84 Mrs. Chitrangada Mustafa W/o Mr. Ashahar Mustafa,
85 Mrs. Kusum Kumari W/o Mr. Late Raj Kumar Rai,
86 Mrs. Arpana Kumari W/o Mr. Ashok Kumar,
87 Mr. Alefiya Shabbir Tarvadi S/o Shabbir Tarvadi,
88 Mrs. Supriya Saurav W/o Mr. Prabhat Kumar Singh,
89 Mrs. Jyoti Gupta W/o Mr. Sushant Kumar,
90 Mr. Abhishek Kumar S/o Mr. Arvind Kumar Singh,
91 M/s Golden Tulip Retail Private Limited Director-Mr. Abhishek Kumar
92 M/s Kinglike Retail Ventures Private Limited Director-Mr. Abhishek Kumar
93 M/s Smart trends Electronics Private Limited Mr. Dhananjay Kumar
94 M/s Vision India Electronics Director-Mr. Shri Sanjeev Kumar
95 M/s VISUAL INDIA PROJECTS Director-Mr. Deepak Kumar Mishra
96 Mr. Anand Shankar S/o Mr. Shri Vishvendra Kumar Sinha,
97 DR. Niraj Kanaujia
98 Mrs. Pallavi S/o Mr. Sanjay Prakash ,
99 Mrs. Renu Bala S/o Mr. Ashok Kumar,
100 Mr. Lokesh Sinha & Mrs. Shweta Sinha
101 Mr. Abhay Kumar S/o Late Janadhan Parsad,
102 Mrs. Lalee Kumari W/o Mr. Nilesh Kumar,
103 Mrs. Binita Kanaujia S/o Mrs. Ramsundar Ram Kanaujia,
104 Mr. Animesh
105 Mrs. Alka Jaiswal W/o Mr. Prashant Chandra Jaiswal,
106 Mrs. Kaushalya Devi & Mr. Mukesh Kumar S/o Mr. Ved Prakash Agarwal
107 Mr. Niraj Kumar S/o Mr. Sudama Mahto
108 Mr. Vinay Kumar S/o Mr. Maharana Pd. Gupta, & Mrs. Rajani Gupta W/o Mr. Vinay Kumar,
109 Mr.Vaibhav Shankar S/o Mr. Prem Shankar Verma,
110 Mr. Aniket Suman S/o Mr. Ashok Kumar,
111 Mr. Pramod Kumar Yadav S/o Mr. Ram Dular Yadav
112 Mr. Quazi Asif Ekta S/o Mr. Quazi Shakeel Ekta,
113 Mr. Musarrat Rahman S/o Mr. Matiur Rahman,
114 Mr. Quazi Naqueeb Ekta S/o Mr. Quazi Naseem Ekta,
115 Mrs. Sindhu W/o Mr. Bhairav Nath Singh,
116 Mrs. Suhani D/o Mr. Satyendra Singh,
117 Mr. Abhinav Kumar Vatsa S/o Mr. Surendra Singh,
118 Mrs. Kumari Archana S/o Mr. Rajiv Kumar Shrivastav,
119 Mr. Amit Kumar S/o Mr. Ambika Prasad Kumar Shrivastav,
120 Mrs. Shweta Shaw S/o – Late Baidyanath Prasad,
121 Mr. Kushagra Raj S/o – Mr. Nand Kishor Raj
122 Mr. Ashok Kumar S/o – Mr. Laxmi Bhagat & Mrs. Arpana Kumari W/o – Mr. Ashok Kumar
123 Mr. Shubham Raj S/o – Mr. Vinod Kumar



124 Mr. Suyash Singh & Mr. Geeta Singh S/o - Mr. Jay Prakash Singh & Mr. Jay Prakash Singh S/o – Bindeshwari Singh
125 M/S STARS INFRA Represented by Mr. Rajiv Ranjan & Mr. Nimish Kumar Singh
126 SATVIKA STARS PRIVATE LIMITED Represented by Mr. Rajiv Ranjan & Mr. Nimish Kumar Singh
127 Mr. AHMAD ASHFAQUE KARIM S/o - Late Ahmad Karim Rahmani

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.

1. That the said land is free from all encumbrances.

2. That the time period within which the project shall be completed by the promoter is **60** months from date of approval of **map i.e., Date of Commencement: - 15.05.2026 & Date of Completion:-06.05.2031.**

3. That Seventy percent of the amounts realized by the promoter 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.

4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.

5. That the amounts from the separate account shall be withdrawn by the promoter 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.

6. That the promoter shall get the accounts audited within six months after the end of the 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That the promoter shall take all the pending approvals on time, from the competent authorities.

8. That the Promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made hereunder.

9. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

BASANT RAM
Area-D
Reg. No.
Exp.Date-11/11/2030
GOVT. OF BIHAR

Deponent

Verification

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

Verified by me at **Patna** on this **21th day of May'2026**

Deponent

I identify the deponent signature,
L.T.I. who has signed in my presence

ADVOCATE 21-5-26

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