Affidavit cum-declaration

Memorandum of division of share between Promoter and landowner

Available for marketing and selling

		Promoter's Share Name: Sooraj Bharti (Partner – Bharti Mertiya Deepak Construction)		Landowner's Shares Name: Ranjan Kumar Mertiya (Partner – Tara Homes)	
Sl No.	Space as per sanctioned map	Total No of Units	Serial No of Units (Block wise and floor wise)	Total No.of Units	Serial No of Units (floor wise)
1	Flats	37	A – 103 A – 204 A – 301, 302, 303, 304 A – 402, 403, 404 A – 501, 502, 503 B – 204 B – 301, 304 C – 101, 102, 103, 104 C – 201, 202, 203, 204 C – 301, 302, 303, 304 C – 401, 402, 403, 404 C – 501, 502, 503, 504 C – G01, G02	25	A – 101, 102, 104 A – 201, 202, 203 A – 401 A – 504 B – 101, 102, 103, 104 B – 201, 202, 203 B – 302, 303 B – 401, 402, 403, 404 B – 501, 502, 503, 504
2	Shops				
3	Convenience Rooms				
4	Plots				
5	Parking Space	37	G – 1 to 12 B – 16 to 40	25	G – 13 to 22 B – 1 to 15
6	Covered Garages				
7	Office Space				
8	Other, if any mention the name of space				

In confirmation of the development agreement executed by us on dated: - 06/07/2021, we solemnly affirm that the division of share as declared above has our consent and is true and correct and nothing material has been concealed by us. It is also confirmed that the proportion of share as decided between the Promoter and the representative Landowners through the development agreement has been adhered to in this affidavit.

BHARTI MERTIYA DEEPAK CONSTRUCTION

Signature of Promoter
Name of Promoter
Sooraj Bharti
(Partner: Bharti Mertiya Deepak Construction)

Date: -
Place: -

M/S TARA HOMES

Signature of Landowner/s
Name of Landowner/s
Ranjan Kumar Mertiya
(Partner: Tara Homes)

Date:-
Place:-

I Identify The Deponer's Signature & I.D.
Who has /Have Affirm in my Presence

10/07/26

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INDIA JUDICIAL

Government of Bihar

e-Court Fee

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e-Court Fee Receipt No.	:	BRECR003C260300004115
Date & Time	:	06-Mar-2026 11:29 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
Dharmvir Prasad
Distt.- PATNA
Regd. No.- 13569/18
Expiry-2028
GOVT. OF INDIA

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DECLARATION

मैं **रंजन कुमार मेरतिया,** पिता का नाम - श्री कैलाश चंद, **निवासी** - चौथी मंजिल, वासुदेव सिटी, राज हँस गेस्ट हाउस के सामने, बेनी बाबु का बगीचा, राजेंद्र पथ, थाना - **गाँधी मैदान,** पत्रालय - **जी०पी०ओ०,** जिला - **पटना,** पिन कोड - **800001 (बिहार)** । आधार संख्या - **416820116218**, पैन संख्या - **ABHPM7886L, अधिकृत पार्टनर - तारा होम्स,** एतद द्वारा निम्नलिखित पुष्टि एवं घोषणा करता हूँ कि

मैं **रंजन कुमार मेरतिया,** अधिकृत पार्टनर - तारा होम्स, प्लौट संख्या **118 व 118/670,** मौजा **जलालपुर**, थाना न० **22,** खाता संख्या **163 व 167,** जिसका रकबा **72.85** डिसमिल है, हल्का **पटना एम कारपोरेशन,** सर्किल **दानापुर,** कंप्यूटरीकृत जमाबंदी संख्या **212139900177459** के स्वामी हैं तथा इस भूखंड पर निर्माण हेतु **Bharti Mertiya Deepak Construction** के साथ **Development Agreement** दिनांक **06/07/2021** को किया है तथा मैं इस एकरारनामा के सभी शर्तों से सहमत हूँ ।

मैं **रंजन कुमार मेरतिया,** अधिकृत पार्टनर - तारा होम्स, पुष्टि करता हूँ कि इस DECLARATION में वर्णित सभी कथन मेरे द्वारा पढ़ लिए गए हैं एवं मेरी जानकारी में उपरोक्त सभी कथन सत्य व सही हैं ।

विकासक का हस्ताक्षर

BHARTI MERTIYA DEEPAK CONSTRUCTION

.....PARTNER

जमीन मालिक का हस्ताक्षर

M/S TARA HOMES

Ranjan Kumar Mertiya

.....Partner

(रंजन कुमार मेरतिया, पार्टनर - तारा होम्स)

दिनांक:

स्थान:

NOTARY
Dharmvir Prasad
Distt.- PATNA
Regd. No.- 18558/18
Expiry-2028
GOVT. OF INDIA

I Identify The Deponer's Signature L.T.I.
Who has /Have Affirm in my Presence
09/07/21
Advocate

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INDIA JUDICIAL

Government of Bihar

e-Court Fee

BIHARSTATECO-OPERATIVEBANK,SCBBIHARSTATECO-OPERATIVEBANK,SCBBIHARSTATECO-OPERATIVEBANK,SCBBIHARSTATECO-OPERATI

e-Court Fee Receipt No.	:	BRECR003C260300004114
Date & Time	:	06-Mar-2026 11:29 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
Dharmvir Prasad
Distt:- PATNA
Regd. No.- 13569/18
Expiry-2028
GOVT OF INDIA

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M/s. TARA HOMES
Office – A52, Narmada Apartment,
Exhibition Road, Patna – 800001, Bihar

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF **TARA HOMES** IN ITS MEETING HELD ON 27th FEBRUARY (FRIDAY), 2026 AT – A52, NARMADA APARTMENT, BEHIND LIC BUILDING, EXHIBITION ROAD, PATNA 800001

The partners noted that the firm is the owner of land measuring 23 Katha 06 Dhur 06 Dhurki (equivalent to 72.85 Decimal) situated at Mauza – Jalalpur, Revenue Thana No. 22, Tauzi No. 5527, Khata No. 163 & 167, C.S. Plot No. 118 and 118/670 (Part), Town & District – Patna, registered within the jurisdiction of Sub Registry Office Danapur, Sadar Registry Office Patna.

The said land has been given for development to Bharti Mertiya Deepak Construction (BMDC) under Development Agreement Deed No. 9576 dated 06/07/2021. Since the developer is applying for project registration before the Real Estate Regulatory Authority, Bihar (RERA) and consent/authorization of the Land Owner is required, the following resolution was unanimously passed:

"RESOLVED THAT Mr. Ranjan Kumar Mertiya, Partner of M/s Tara Homes, be and is hereby authorized to represent the firm as Land Owner and to sign, execute and submit all applications, declarations, affidavits, consents, undertakings, and to do all such acts as may be necessary in connection with the registration and compliance of the project before the RERA.

RESOLVED FURTHER THAT all acts and documents executed by Mr. Ranjan Kumar Mertiya in this regard shall be binding on M/s Tara Homes, and the firm hereby ratifies the same."

For and on behalf of:
Tara Homes

M/S TARA HOMES
Partner
Sooraj Bharti

M/S TARA HOMES
Partner
Ranjan Kumar Mertiya