Sri/Smt. Rajeev Ranjan
Who is Identified by Sri B. Rao
Advocate, solemnly affirmed and declared before me. Basant Ram 21-5-26
BASANT RAM
NOTARY, PATNA

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

Annexure-I

AFFIDAVIT REGARDING FINANCIAL WORTH

Name of the Person who is swearing the Affidavit:- RAJIV RANJAN
and/or
Name of the entity for which the Affidavit is being sworn: SATVIKA STARS PRIVATE LIMITED

I, **RAJIV RANJAN**, Son of **LATE RAJENDRA SINGH**, aged **48** years, residence at **101 LILAWATI KUNJ BASANT VIHAR COLONY NEAR SHYAMAL HOSPITAL KHAJPURA PATNA** and presently holding position as director in the company **SATVIKA STARS PRIVATE LIMITED** do hereby furnish the details of immovable properties and liabilities of self as on date, given here in the below:-

A. Details Of Immovable properties:

In case any property is owned jointly the percentage of ownership, the value of share in the property and the name of co-owners may be mentioned.

SI.NO	Type of immovable properties (Land/Building/Flat/ shop/ agricultural land etc)	Details of Properties			Estimated Value in INR (as per circle rate)	Remarks
		Full detailed address of properties - Flat No,name of apartment in case of flat. - In case of house, address and land details - Village, Anchal, District and state in which property is situated	Mauza, Khata No, Plot No, etc	Area (unit to be specified)		
1	Land & Building	101-102, Lilawati Kunj, Basant Vihar Colony Khajpura, Patna	101-102, Lilawati Kunj, Basant Vihar Colony Khajpura, Patna	2000 SQFT	1,60,00,000.00	
2	Land & Building	101-102, Lilawati Kunj, Basant Vihar Colony Khajpura, Patna	302, Lilawati Kunj, Basant Vihar Colony Khajpura, Patna	928 SQFT	60,00,000.00	
3	Land	Sikanderpur, Mithila Colony, Danapur, Patna	Mauza : Sikanderpur Khata : 223 Plot : 590	0.7813 Decimal	50,00,000.00	
4	Land	Sikanderpur, Mithila Colony, Danapur, Patna	Mauza : Sikanderpur Khata : 223 Plot : 590	0.3906 Decimal	25,00,000.00	
5	Land & Building	Goriyakothi Dist. Siwan	Mauza : Mahdeva Urban Khata : 194 Plot : 45	7.44 Decimal	1,00,00,000.00	
				Total A	**3,95,00,000.00**	

B. Details of liabilities :

(In Case of any liability created jointly, then the percentage of liability, the value of the share of liability and the name of co-lenders must be mentioned)

SI.NO	Type if liabilities (Loans/Advances/ other liabilities)	Name of lender	Current value in INR	Remarks
1	N I L			
2				

Total B= 0.00 (NIL)

C. Financial Worth-(A-B)=Rs. 3,95,00,000.00
D. Estimated Development Cost of the project (in Rs.) as mentioned in the Application Rs. 3,00,00,00,000.00
E. Percentage of Financial worth with respect to the Estimated Development cost (C ÷ D × 100)= 1.32%

I solemnly affirm that the above details are true to the best of my knowledge and belief and nothing has been concealed.

Date:- 21.05.2026
Place:- PATNA

Signature:- R. Ranjan
Name:- **RAJIV RANJAN**

NOTARY BASANT RAM Area-Dist.-PATNA Reg. No. 1254/2 Exp.Date-11/11/2030 GOVT. OF BIHAR

I, identify the Deponent signature, L.T.I. who has signed in my presence
Basant Ram
ADVOCATE 21-5-26

Sl. No. 2178 Date 21-5-26

BRECR002C260300059823BRECR002C260300059823BRECR002C260300059823BRECR002C260300059823BRECR002C260300059823BRECR002C26

INDIA JUDICIAL
Government of Bihar
e-Court Fee

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e-Court Fee Receipt No.	:	BRECR002C260300059823
Date & Time	:	24-Mar-2026 10:55 AM
Name of the ACC/ Registered User	:	Bihar State Co-operative Bank, SCB
Location	:	High Court Patna
Name of Applicant	:	CIVIL COURT PATNA
e-Court Fee Amount	:	100 (One Hundred Rupees Only)

NOTARY BASANT RAM GOVT. OF BIHAR

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Statutory Alert:

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Sri/Smt. Subodh Verma
Who is Identified by Sri. B. Rai
Advocate, solemnly affirmed and
declared before me.
BASANT RAM
NOTARY, PATNA
21-5-24

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

Annexure-I

AFFIDAVIT REGARDING FINANCIAL WORTH

Name of the Person who is swearing the Affidavit: SUBODH VERMA
AND/OR
Name of the entity for which the Affidavit is being sworn: SATVIKA STARS PRIVATE LIMITED

I, **SUBODH VERMA** , Son of **Late DEVKI NANDAN PRASAD VERMA**, aged **51** years, residence at **3RD FLOOR INDU NIKETAN APARTMENT, BASAWAN PARK LANE BORING CANAL ROAD, PATNA 800001** and presently holding position as director in the company **SATVIKA STARS PRIVATE LIMITED** do hereby furnish the details of immovable properties and liabilities of self as on date ,given here in the below:-

A. Details Of Immovable properties:

In case any property is owned jointly the percentage of ownership, the value of share in the property and the name of co-owners may be mentioned.

Sl. No	Type of immovable properties (Land/Building/Flat/shop/ agricultural land etc)	Details of Properties			Estimated Value in INR (as per circle rate)	Remarks
		Full detailed address of properties - Flat No,name of apartment in case of flat. - In case of house, address and land details - Village, Anchal, District and state in which property is situated	Mauza, Khata No, Plot No, etc	Area (unit to be specified)		
1	Flat	Flat No : 301, Indu Niketan Apartment, Basawan Park Lane, Boring Canal Road, Patna 800001	Flat No : 301, Indu Niketan Apartment, Basawan Park Lane, Boring Canal Road, Patna 800001	4000 sqft	6,00,00,000.00	
2	Flat	Flat No: C-201, Dular Enclave, Mithila Colony, Mauza Sikandarpur, Nasrigang, Danapur, Patna	Flat No: C-201, Dular Enclave, Mithila Colony, Mauza Sikandarpur, Nasrigang, Danapur, Patna	2133 sqft	1,38,00,000.00	
				Total A =	**7,38,00,000.00**	

Sl. No. 2174 Date 21-5-24

B. Details of liabilities :

(In Case of any liability created jointly, then the percentage of liability, the value of the share of liability and the name of co-lenders must be mentioned)

SI.NO	Type if liabilities (Loans/Advances/ other liabilities)	Name of lender	Current value in (INR)	Remarks
1.	TERM LOAN	STATE BANK OF INDIA	16,50,000.00	VEHICLE LOAN
			Total B= 16,50,000.00	

C. Financial Worth-(A-B)=Rs. 7,21,50,000.00
D. Estimated Development Cost of the project (in Rs.) as mentioned in the Application Rs. 3,00,00,00,000.00
E. Percentage of Financial worth with respect to the Estimated Development cost (C ÷ D × 100)= 2.41%

I solemnly affirm that the above details are true to the best of my knowledge and belief and nothing has been concealed.

Date:- 21.05.2026
Place:- PATNA

Signature:-
Name:- **SUBODH VERMA**

NOTARY BASANT RAM Area-Dist. PATNA Reg. No.- Exp.Date-11/11/203 GOVT. OF BIHAR

I, identify the deponent signature, L.T.I. who has signed in my presence
ADVOCATE
21-5-26

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INDIA JUDICIAL

Government of Bihar

e-Court Fee

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e-Court Fee Receipt No. : BRECR002C260300059762

Date & Time : 24-Mar-2026 10:46 AM

Name of the ACC/ Registered User : Bihar State Co-operative Bank, SCB

Location : High Court Patna

Name of Applicant : CIVIL COURT PATNA

e-Court Fee Amount : 100 (One Hundred Rupees Only)

NOTARY
BASANT RAM
Govt. of Bihar
21-3-26

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

WELFARE STAMP
बिहार BIHAR
Rs. Twenty Five
24 Mar 2026

Annexure-I

AFFIDAVIT REGARDING FINANCIAL WORTH

Name of the Person who is swearing the Affidavit:- SUBODH VERMA, DIRECTOR STAVIKA STARS PRIVATE LIMITED

and/or

Name of the entity for which the Affidavit is being sworn: STAVIKA STARS PRIVATE LIMITED

I, **SUBODH VERMA** , Son of **Late DEVKI NANDAN PRASAD VERMA**, aged **51** years, residence at **3RD FLOOR INDU NIKETAN APARTMENT, BASAWAN PARK LANE BORING CANAL ROAD, PATNA 800001** and presently holding position as director in the company **STAVIKA STARS PRIVATE LIMITED** do hereby furnish the details of immovable properties and liablities of **Company** as on date ,given here in the below:-

B. Details Of Immovable properties:

In case any property is owned jointly the percentage of ownership, the value of share in the property and the name of co-owners may be mentioned.

SI.NO	Type of immovable properties (Land/Building/Flat/shop/ agricultural land etc)	Details of Properties			Estimated Value In INR (as per circle rate)	Remarks
		Full detailed address of properties - Flat No,name of apartment in case of flat. - In case of house, address and land details - Village, Anchal, District and state in which property is situated	Mauza, Khata No, Plot No, etc	Area (unit to be specified)		
1	Land	Land at Mauza :Sikanderpur, Danapur, patna	Mauza : Sikanderpur Khata No :238 Plot No.: 759	12.50 Decimal	5,00,00,000.00	
				Total A	**5,00,00,000.00**	

B. Details of liablities :

(In Case of any liability created jointly, then the percentage of liability, the value of the share of liability and the name of co-lenders must be mentioned)

SI.NO	Type if liabilities (Loans/Advances/ other liabilities)	Name of lender	Current value in INR	Remarks
1	N I L			
2				

Total B= 0.00 (NIL)

C. Financial Worth-(A-B)=Rs. 5,00,00,000.00

D. Estimated Development Cost of the project (in Rs.) as mentioned in the Application Rs. 3,00,00,00,000.00

E. Percentage of Financial worth with respect to the Estimated Development cost (C ÷ D × 100)= 1.67%

I solemnly affirm that the above details are true to the best of my knowledge and belief and nothing has been concealed.

Date:- 21.05.2026
Place:- PATNA

FOR STAVIKA STARS PRIVATE LIMITED.

SUBODH VERMA
(Director)

NOTARY
BASANT RAM
Area-Distt-PATNA
Reg. No.-7254-25
Exp.Date-11/11/2030
GOVT. OF BIHAR

I, identify the Deponent signature, L.T.I. who has signed in my presence
Basant Ram
ADVOCATE
21-5-26

Sl. No. 2175 Date 21-5-26

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INDIA JUDICIAL

Government of Bihar

e-Court Fee

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

e-Court Fee Receipt No: : BRECR002C260300059763

Date & Time : 24-Mar-2026 10:46 AM

Name of the ACC/ Registered User : Bihar State Co-operative Bank, SCB

Location : High Court Patna

Name of Applicant : CIVIL COURT PATNA

e-Court Fee Amount : 100 (One Hundred Rupees Only)

IN-BR00472853

BRECR002C260300059763BRECR002C260300059763BRECR002C260300059763BRECR002C260300059763BRECR002C260300059763BRECR002C26

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3. In case of any discrepancy please inform the Competent Authority.

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Sri/Smt. Nimish Kr. Singh
Who is Identified by Sri. B. Lal
Advocate, solemnly affirmed and declared before me.
24-5-26
BASANT RAM
NOTARY, PATNA

WELFARE STAMP ₹24 ₹25
बिहार BIHAR
पच्चीस रुपये -Rs. Twenty Five
BRECR002C26030005B510
24-Mar-2026

Annexure-I

AFFIDAVIT REGARDING FINANCIAL WORTH

Name of the Person who is swearing the Affidavit:- NIMISH KUMAR SINGH
and/or
Name of the entity for which the Affidavit is being sworn: SATVIKA STARS PRIVATE LIMITED

I, **NIMISH KUMAR SINGH**, Son of **SRI KESHRI SINGH**, aged **47** years, residence at **C/O ASHISH KUMAR A-401, BLOCK – B, OM SHAIL BARAN APARTMENT BRAHMSATHAN LANE BRAHMSATHAN LANE SHEKHPURA P.O.: B.V. COLLEGE PATNA** and presently holding position as director in the company **SATVIKA STARS PRIVATE LIMITED** do hereby furnish the details of immovable properties and liabilities of self as on date, given here in the below:-

A. Details Of Immovable properties:

In case any property is owned jointly the percentage of ownership, the value of share in the property and the name of co-owners may be mentioned.

Sl.NO	Type of immovable properties (Land/Building/Flat/ shop/ agricultural land etc)	Details of Properties			Estimated Value In INR	Remarks
		Full detailed address of properties - Flat No,name of apartment in case of flat. - In case of house, address and land details - Village, Anchal, District and state in which property is situated	Mauza, Khata No, Plot No, etc	Area (unit to be specified)		
1	Land	Sikanderpur, Mithila Colony, Danapur, Patna	Mauza : Sikanderpur Khata : 223 Plot : 590	0.7813 Decimal	50,00,000.00	
2	Land	Sikanderpur, Mithila Colony, Danapur, Patna	Mauza : Sikanderpur Khata : 223 Plot : 590	0.3906 Decimal	25,00,000.00	
3	Land	Sikanderpur, Mithila Colony, Danapur, Patna	Mauza : Sikanderpur Khata : 210 Plot : 552	3.125 Decimal	1,00,00,000.00	
4	FLAT	R D HEIGHTS T-5-1903 At : Mathiyapur, Mauza : Jamshaut, Pargana : Phulwari, P.S.: Danapur, Dist Patna	R D HEIGHTS T-5-1903 At : Mathiyapur, Mauza : Jamshaut, Pargana : Phulwari, P.S.: Danapur, Dist Patna	1685 SQFT	1,01,10,000.00	
5	FLAT	R D HEIGHTS T-5-1904 At : Mathiyapur, Mauza : Jamshaut, Pargana : Phulwari, P.S.: Danapur, Dist Patna	R D HEIGHTS T-5-1904 At : Mathiyapur, Mauza : Jamshaut, Pargana : Phulwari, P.S.: Danapur, Dist Patna	1685 SQFT	1,01,10,000.00	
				Total A	**3,77,20,000.00**	

Sl. No 2477 Date 21-5-26

B. Details of liabilities :

(In Case of any liability created jointly, then the percentage of liability, the value of the share of liability and the name of co-lenders must be mentioned)

Sl.NO	Type if liabilities (Loans/Advances/ other liabilities)	Name of lender	Current value in INR	Remarks
1	N I L			
2				

Total B= 0.00 (NIL)

C. Financial Worth-(A-B)=Rs. 3,77,20,000.00

D. Estimated Development Cost of the project (in Rs.) as mentioned in the Application Rs. 3,00,00,00,000.00

E. Percentage of Financial worth with respect to the Estimated Development cost (C ÷ D × 100)= 1.26%

I solemnly affirm that the above details are true to the best of my knowledge and belief and nothing has been concealed.

Date:- 21.05.2026
Place:- PATNA

Signature:- Nimish Kumar Singh
Name:- **NIMISH KUMAR SINGH**

BASANT RAM Area-Dist.-PATNA Reg. No.-1258/25 Exp.Date-11/11/2030 NOTARY GOVT. OF BIHAR

I, identify the Deponent signature, L.T.I. who has signed in my presence
Basant Ram
ADVOCATE 24-5-26

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Government of Bihar

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e-Court Fee

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e-Court Fee Receipt No.	:	BRECR002C260300059758
Date & Time	:	24-Mar-2026 10:45 AM
Name of the ACC/ Registered User	:	Bihar State Co-operative Bank, SCB
Location	:	High Court Patna
Name of Applicant	:	CIVIL COURT PATNA
e-Court Fee Amount	:	100 (One Hundred Rupees Only)

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WELFARE STAMP
बिहार BIHAR
पच्चीस रुपये Rs. Twenty Five

Annexure-I

AFFIDAVIT REGARDING FINANCIAL WORTH

Name of the Person who is swearing the Affidavit:- SUDHENDU RANJAN
and/or
Name of the entity for which the Affidavit is being sworn: SATVIKA STARS PRIVATE LIMITED

I, **SUDHENDU RANJAN**, Son of **SRI DEO NARAYAN MANDAL**, aged **50** years, residence at **3A KHUSHI KUTIR MAIN ROAD S K NAGAR PATNA 800001** and presently holding position as director in the company **SATVIKA STARS PRIVATE LIMITED** do hereby furnish the details of immovable properties and liabilities of self as on date, given here in the below:-

A. Details Of Immovable properties:

In case any property is owned jointly the percentage of ownership, the value of share in the property and the name of co-owners may be mentioned.

Sl.NO	Type of immovable properties (Land/Building/Flat/ shop/ agricultural land etc)	Details of Properties			Estimated Value In INR (as per circle rate)	Remarks
		Full detailed address of properties - Flat No,name of apartment in case of flat. - In case of house, address and land details - Village, Anchal, District and state in which property is situated	Mauza, Khata No, Plot No, etc	Area (unit to be specified)		
1	Land	Chitkohra, P.S. : Gardanibagh, Pargana:Phulwarisariff Dist : Patna	Mauza : Chitkohra Khata : 200 Plot : 319	3.9267 Decimal	2,00,00,000.00	
2	Land	301, Khushi Apartment, Krishna Nagar Main Road Patna - 800001	301, Khushi Apartment, Krishna Nagar Main Road Patna - 800001	3000 SQFT	3,60,00,000.00	
	Land	Sikanderpur, Mithila Colony, Danapur, Patna	Mauza : Sikanderpur Khata : 223 Plot : 590	0.7813 Decimal	50,00,000.00	
	Land	Sikanderpur, Mithila Colony, Danapur, Patna	Mauza : Sikanderpur Khata : 223 Plot : 590	0.3906 Decimal	25,00,000.00	
	Land	Mauza : Basaha Anchal Pipra, Dist : Supaul	Mauza : Basaha KHATA : 142 PLOT : 1411	23.00 Decimal		
	Land	Mauza : Basaha Anchal Pipra, Dist : Supaul	Mauza : Basaha KHATA : 35 PLOT : 1148,1318	29.00 Decimal		
7	Land	Mauza : Basaha Anchal Pipra, Dist : Supaul	Mauza : Basaha KHATA : 211 PLOT : 1406	17.02 Decimal	8,50,00,000.00	
8	Land	Mauza : Basaha Anchal Pipra, Dist : Supaul	KHATA : 122,200 PLOT : 1415,1404	68.00 Decimal		
9	Land	Mauza : Basaha Anchal Pipra, Dist : Supaul	KHATA : 200,13,00,152,128 PLOT : 1995,2887,00,584,1315	321.1 Decimal		
				Total A	**14,85,00,000.00**	

B. Details of liabilities :

(In Case of any liability created jointly, then the percentage of liability, the value of the share of liability and the name of co-lenders must be mentioned)

Sl.NO	Type if liabilities (Loans/Advances/ other liabilities)	Name of lender	Current value in INR	Remarks
1	NIL			

Total B= 0.00 (NIL)

C. Financial Worth-(A-B)=Rs. 14,85,00,000.00

D. Estimated Development Cost of the project (in Rs.) as mentioned in the Application Rs. 3,00,00,00,000.00

E. Percentage of Financial worth with respect to the Estimated Development cost (C ÷ D × 100)= 4.95%

I solemnly affirm that the above details are true to the best of my knowledge and belief and nothing has been concealed.

Date:- 23.05.2026
Place:- PATNA

Signature:-
Name:- **SUDHENDU RANJAN**

Identified the deponent who has made his statement in my presence

ADVOCATE 2325/26

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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.	:	BRECR003C260500067794
Date & Time	:	22-May-2026 07:51 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)

NO. 1738 Date 23.5.2026

NOTARY Alok Kumar Das PATNA GOVT. OF BIHAR

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