WELFARE STAMP ₹ 25
बिहार BIHAR
पच्चीस रुपये Rs. Twenty Five
06 Apr 2026

AFFIDAVIT CUM DECLARATION

I, Prashant Kumar, S/o Late Sunil Kumar, Resident At. C/401, Dev Kutir Apartment, Jagat Narayan Road, Kadam Kuan, Patna-800003, Managing Director of the **PINE DEVELOPERS PRIVATE LIMITED**, having its registered office at G-8 Tara Tower, behind Republic Hotel, Exhibition Road, Patna-800001.

I/We, (1) **Ajay Kumar Singh**, Son of Late Chakradhar Prasad Singh, Resident at Sadanandpur, Ward No.-7, Po- Sadanandpur, Ps- Ballia, Distt:- Begusarai, Bihar – 851211, Current Address: 912A, Ward No.- 31, near Saraswati Market, Atardah, Susta, Post & PS- Muzaffarpur, Distt – Muzaffarpur, Bihar -842002, (2) **Vikas Kumar**, Son of Late Rampadrath Singh, Resident at Chak, Po:- Chhitraur, Ps:- Matihani, Distt:- Begusarai, Bihar-851129, (3) **Lakshmi Kumari**, daughter of Vijay Singh, wife of Vikas Kumar Resident at Chak, Po:- Chhitraur, Ps:- Matihani, Distt:- Begusarai, Bihar-851129. We do hereby jointly affirm and declare as follow:-

1. That the **PINE DEVELOPERS PRIVATE LIMITED** is the promoter of the project – **"PINE AVL HEIGHTS"** Situated at Mauza - Mahadoe Simaria urf Ulaw Omnagar , Distt – Begusarai, bearing plot no -771, Khata No – 54, Thana No 412, having admeasuring area of 29.631 Decimal within the limit of Begusarai municipal corporation.
2. That, Ajay Kumar Singh, Vikas Kumar and Lakshmi Kumari are the landowners in the project **"PINE AVL HEIGHTS"** Situated at Mauza - Mahadoe Simaria urf Ulaw Omnagar, Distt – Begusarai, bearing plot no -771, Khata No – 54, Thana No 412, within the limit of Begusarai municipal corporation.
3. That as per the development agreement dated 08/05/2025, it is agreed that 50% share belongs to Land owner(s) and 50% share belongs to Promoter.
4. The promoter and Land owner(s) have following share of designated flats and parking exclusively available for selling & marketing.

SIGNATURE OF PROMOTER

For, Pine Developers Pvt. Ltd.

Managing Director

SIGNATURE OF LANDOWNER(S)

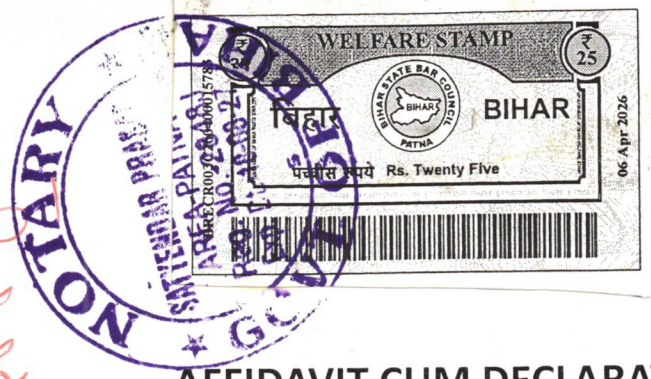


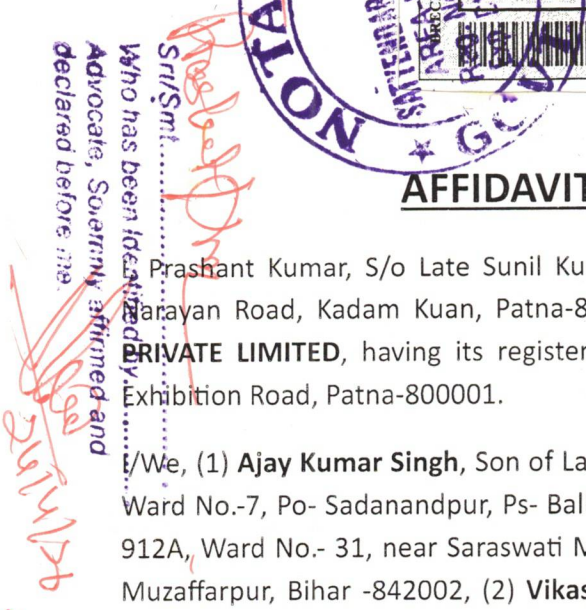
अजय कुमार सिंह

विकास कुमार

लक्ष्मी कुमारी

NOTARY GOVT. OF BIHAR SATYENDAR PRASAD AREA-PATNA Reg. No. 2848J Exp. Dt. 18-08-27





Sri/Smt. ..... Who has been identified by ..... Advocate, Solemnly affirmed and declared before me.

SATYENDAR PRASAD NOTARY, PATNA, BIHAR

No. 2208 Date 24/4/26

Memorandum of division of share between Promoter and Landowner Available for marketing and selling

Sl. No.	Promoter's Share				Landowner's Share			
	Space as per Sanctioned MAP	Total No of Units	Total No of Units	Promoter's Share Serial No of Units (Floor Wise)	Total No of Units	Landowner Ajay Kumar Singh's Share Serial No of units (Floor Wise)	Landowner Vikas Kumar's Share Serial No of units (Floor Wise)	Landowner Lakshmi Kumari's Share Serial No of units (Floor Wise)
1	Flats	30	15	3rd Floor= 301,302,303,304,305 4th Floor= 401,402,403,404,405 5th Floor= 501,502,503,504,505	15	2nd Floor= 201,202,203,204,205 6th Floor= 603,605	1st Floor= 101,102,103,104,105, 6th Floor= 602	6th Floor= 601,604
2	Shops	NA	NA		NA			
3	Convenience Rooms	NA	NA		NA			
4	Plots	NA	NA		NA			
5	Parking Space	30	15	301,302,303,304,305, 401,402,403,404,405, 501,502,503,504,505	15	201,202,203,204,205 603,605	101,102,103,104,105 602	601,604
6	Covered Garages	NA	NA		NA			
7	Office Space	NA	NA		NA			
8	Other if any							

SIGNATURE OF PROMOTER

For, Pine Developers Pvt. Ltd.

Managing Director

SIGNATURE OF LANDOWNER(S)

अजय कुमार सिंह

विकास कुमार

लक्ष्मी कुमारी

GOVT. OF BIHAR NOTARY
SATYENDRA PRASAD
AREA-PATNA
Regd. No.-2848/
Exp. 01-10-21

Identity of the executant who has signed in my presence

ADVOCATE

In confirmation of the development agreement executed by us on dated 08/05/2025, 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 respective Landowner through the development agreement has been adhered to in this affidavit.

Signature of Promoter

For, Pine Developers Pvt. Ltd.

Managing Director

Prashant Kumar

Signature of Landowner(s)

अजय कुमार सिंह

Ajay Kumar Singh

विकास कुमार

Vikas Kumar

लक्ष्मी कुमारी

Lakshmi Kumari

Date:

Place: Begusarai

GOVT. OF BIHAR ★ NOTARY ★

SATYENDAR PRASAD
AREA-PATNA
Reg. No. 2848J
Exp. Dt. 18-06-27

Identify the signature of the executant
/executant who has signed put in
my presence

ADVOCATE

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INDIA JUDICIAL

Government of Bihar

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e-Court Fee

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

e-Court Fee Receipt No.	:	BRECR003C260400019122
Date & Time	:	07-Apr-2026 11:34 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 ★ GOVT. OF BIHAR ★
SATYENDAR PRASAD
AREA-PATNA
22483

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at https://enibandhan.bihar.gov.in or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
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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