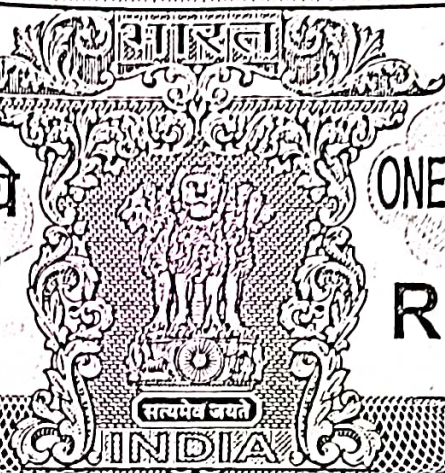


भारतीय गैर न्यायिक INDIA NON JUDICIAL

NOTARY
एक हजार रुपये
Darbhanga
A/NOT-47/2018/8099/11
Rs. 1000

ONE THOUSAND RUPEES
Rs. 1000



10 AUG 2024
BIHAR

1337- ता. 20/09/23 कागज 1000. एक हज़ार (द्वेष्ट पात्र)
होमस प्रा. लि. का सारामोहनपुर जिला कार्यालय AX 589263
पात्रे एजीमेंट के पत्र सीजीए कुमार
1000 x 1 = 1000

संजीव कुमार
सचिव
ता. 20-09-23
निर्देशन कार्यालय, दरभंगा

S.L. No. 151
Date 24/9/23

NOTARY
V.D. AMJAD ALI
Darbhanga
A/NOT-47/2018/8099/11
Exp. 31-01-2024
GOVT. OF BIHAR

**SHARE DISTRIBUTION BETWEEN
LAND OWNERS AND DEVELOPER**

The deed signifying the handling over the share property to the owner by the Developer hereinafter show:-

That there was registered Development Agreement bearing Deed No. 6098/2023, Sl. No. 6182, Token No. 6273/2023 dated 26.04.2023 which is registered in the office of Registering office Darbhanga in Book No. 1, Volume No. 95 C.D. NO- 15/2023, Pages 363 to 377 for construction of a multi storied building (Landowners

Bhupendra Singh
24/09/2024

VASTI HOMES PRIVATE LIMITED
Director
DIRECTOR

ratio 35% of total built-up area in residential portion and 65 % in residential portion to the developer) over land measuring more 207.42 Decimals more or less situated at Mauza- Sara Mohammad, Khata No.- 81,85,41,52 and 35, Khesra No.- 261,265,266,267,268,269, Thana No.- 507, P.S. – Darbhanga Sadar, In Tehsil & District Darbhanga (Bihar) and bounded as follows:-

North: Nala and Road.
South : Bandh
East : Rabindra Jha.
West : Rajiv Ranjan Jha and Mahendra Yadav Etc...



BETWEEN

1. Bhupendra Jha S/o Late Umesh Jha, resident of Diwani Takiya Kathalbadi, P.S.- L.N.M.University, Darbhanga, District-Darbhangha.

AND

M/s Vasti Homes Private Limited, A Company under Indian Companies Act, 1956 having its office at Near Mithila Flour Mills, Sara Mohanpur, Sakri Road, Darbhanga, District-Darbhangha, State- Bihar, Pin- 846007 consisting of namely **1.Md. Aadil**, S/o Nisharul Haque resident of Chhapkki Parri, Road No.- 07, Near- Masjid, Laxmi Sagar, Padri, Darbhanga, District-Darbhangha Bihar, Pin-846009 hereinafter called as the **"DEVELOPER"**.

2. That there was registered Development Agreement bearing Deed No. 6098/2023, Sl.No. 6182, Token No. 6273/2023 dated 26/04/2023, which is registered in the Office of District Registrar, Darbhanga in Book No. 1, Volume No. 95, C.D.- 15/2023, pages 363 to 377 for construction of a multi storied building (Landowner ratio 35% Total built-up area in residential portion and 65% in residential portion to the Developer) over land measuring more or less 90250 Squarefeet equivalent to 207.42 Decimal more or less situated at Mauza -Sara Mahammad,

Bhupendra Jha
24/09/24.

VASTI HOMES PRIVATE LIMITED

ad. saadip
DIRECTOR

Survey P.S.- Darbhanga Sadar, Thana no. 507, KhataNo- 81, 85, 41, 52 and 35, Survey Plot No- 261, 265, 266, 267, 268 and 269 and bounded as follows:-

North : Nala and Road.
South : Bandh.
East : Ravindra Jha.
West : Rajeev Ranjan Jha and Mahendra Yadav etc.

1. That as per the said Development Agreement the share of the land owners was finally determined as of the total super built up area, common area and parking Area.
2. That the multistoried Apartment named "EAST INTERNATIONAL CITY UMESHNAGAR DARBHANGA" constructed by the Developer and the Developer has, as per the terms of the Development Agreement, offered the Land Owner to take possession of the his respective share as per determined in the Development Agreement.

AND WHEREAS, the sanction of approved map plan from Darbhanga Municipal Corporation bearing building Plan Case No- 05/2023-24 Letter No. 47 dated 04/09/2024 adjoining all Properties under development agreement dated 26-04-2023.

1. That on calculation and in view of the share of the property. The following are in different floors of this multistory Apartment are being allotted to the Land Owner:-

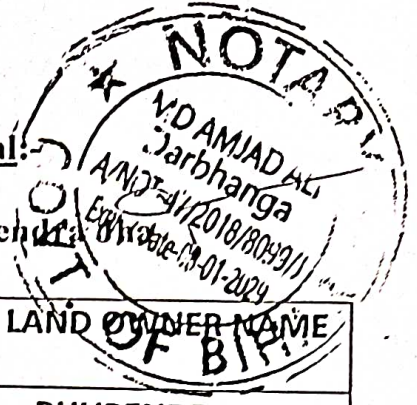


VASTI HOMES PRIVATE LIMITED
A.D. RAOUL
DIRECTOR

Bhupendra Jha
24/09/2024

Share of Land Owner's in Residential:

Share of Land owner namely : - Shri Bhupendra



FLAT NO	TYPE	FLOOR	CARPET AREA	BALCONY AREA	TOTAL (B/UAREA)	LAND OWNER NAME
B-102	2BHK	1ST	665	110	775	BHUPENDRA JHA
B-202	2BHK	2ND	665	110	775	BHUPENDRA JHA
B-302	2BHK	3RD	665	110	775	BHUPENDRA JHA
B-402	2BHK	4TH	665	110	775	BHUPENDRA JHA
C-102	2BHK	1ST	665	110	775	BHUPENDRA JHA
C-202	2BHK	2ND	665	110	775	BHUPENDRA JHA
C-302	2BHK	3RD	665	110	775	BHUPENDRA JHA
C-402	2BHK	4TH	665	110	775	BHUPENDRA JHA
D-102	2BHK	1ST	665	110	775	BHUPENDRA JHA
D-202	2BHK	2ND	665	110	775	BHUPENDRA JHA
D-302	2BHK	3RD	665	110	775	BHUPENDRA JHA
D-402	2BHK	4TH	665	110	775	BHUPENDRA JHA
E-102	2BHK	1ST	665	110	775	BHUPENDRA JHA
E-202	2BHK	2ND	665	110	775	BHUPENDRA JHA
E-302	2BHK	3RD	665	110	775	BHUPENDRA JHA
E-402	2BHK	4TH	665	110	775	BHUPENDRA JHA
F-102	2BHK	1ST	665	110	775	BHUPENDRA JHA
F-202	2BHK	2ND	665	110	775	BHUPENDRA JHA
F-302	2BHK	3RD	665	110	775	BHUPENDRA JHA
F-402	2BHK	4TH	665	110	775	BHUPENDRA JHA
G-102	2BHK	1ST	665	110	775	BHUPENDRA JHA
G-202	2BHK	2ND	665	110	775	BHUPENDRA JHA
G-302	2BHK	3RD	665	110	775	BHUPENDRA JHA
G-402	2BHK	4TH	665	110	775	BHUPENDRA JHA
H-102	2BHK	1ST	665	110	775	BHUPENDRA JHA
H-202	2BHK	2ND	665	110	775	BHUPENDRA JHA
H-302	2BHK	3RD	665	110	775	BHUPENDRA JHA
H-402	2BHK	4TH	665	110	775	BHUPENDRA JHA
I-102	2BHK	1ST	665	110	775	BHUPENDRA JHA
I-103	2BHK	1ST	695	110	805	BHUPENDRA JHA
I-202	2BHK	2ND	665	110	775	BHUPENDRA JHA
I-203	2BHK	2ND	695	110	805	BHUPENDRA JHA
I-303	2BHK	3RD	695	110	805	BHUPENDRA JHA

Bhupendra Jha

VASTI HOMES PRIVATE LIMITED

Ch. D. B. Singh
DIRECTOR

FLAT NO	TYPE	FLOOR	CARPET AREA	BALCONY AREA	TOTAL (B/UAREA)	LAND OWNER NAME
I-403	2BHK	4TH	695	110	805	BHUPENDRA JHA
J-102	2BHK	1ST	665	110	775	BHUPENDRA JHA
J-103	2BHK	1ST	695	110	805	BHUPENDRA JHA
J-202	2BHK	2ND	665	110	775	BHUPENDRA JHA
J-203	2BHK	2ND	695	110	805	BHUPENDRA JHA
J-302	2BHK	3RD	665	110	775	BHUPENDRA JHA
J-303	2BHK	3RD	695	110	805	BHUPENDRA JHA
J-402	2BHK	4TH	665	110	775	BHUPENDRA JHA
J-403	2BHK	4TH	695	110	805	BHUPENDRA JHA
B-101	3BHK	1ST	835	84	919	BHUPENDRA JHA
B-201	3BHK	2ND	835	84	919	BHUPENDRA JHA
B-301	3BHK	3RD	835	84	919	BHUPENDRA JHA
B-401	3BHK	4TH	835	84	919	BHUPENDRA JHA
C-104	3BHK	1ST	835	84	919	BHUPENDRA JHA
C-204	3BHK	2ND	835	84	919	BHUPENDRA JHA
C-304	3BHK	3RD	835	84	919	BHUPENDRA JHA
C-404	3BHK	4TH	835	84	919	BHUPENDRA JHA
D-104	3BHK	1ST	835	84	919	BHUPENDRA JHA
D-204	3BHK	2ND	835	84	919	BHUPENDRA JHA
D-304	3BHK	3RD	835	84	919	BHUPENDRA JHA
D-404	3BHK	4TH	835	84	919	BHUPENDRA JHA
E-104	3BHK	1ST	835	84	919	BHUPENDRA JHA
E-204	3BHK	2ND	835	84	919	BHUPENDRA JHA
E-304	3BHK	3RD	835	84	919	BHUPENDRA JHA
E-404	3BHK	4TH	835	84	919	BHUPENDRA JHA
F-104	3BHK	1ST	835	84	919	BHUPENDRA JHA
F-204	3BHK	2ND	835	84	919	BHUPENDRA JHA
F-304	3BHK	3RD	835	84	919	BHUPENDRA JHA
F-404	3BHK	4TH	835	84	919	BHUPENDRA JHA
G-104	3BHK	1ST	835	84	919	BHUPENDRA JHA
G-204	3BHK	2ND	835	84	919	BHUPENDRA JHA
G-304	3BHK	3RD	835	84	919	BHUPENDRA JHA
G-404	3BHK	4TH	835	84	919	BHUPENDRA JHA
H-104	3BHK	1ST	835	84	919	BHUPENDRA JHA
H-204	3BHK	2ND	835	84	919	BHUPENDRA JHA
H-304	3BHK	3RD	835	84	919	BHUPENDRA JHA

VASTI HOMES PRIVATE LIMITED

Mr. S. S. S. S.
DIRECTOR

Bhupendra Jha

FLAT NO	TYPE	FLOOR	CARPET AREA	BALCONY AREA	TOTAL (B/UAREA)	LAND OWNER NAME
H-404	3BHK	4TH	835	84	919	BHUPENDRA JHA

Along with 70 (Seventy) Reserved Car parking spaces in parking area.

2. That on calculation and in view of the share of the property, the following area in different floors of this multistoried Apartment are being allotted to the Developer:-

Share in Residential to Developer:-

FLAT NO	TYPE	FLOOR	CARPET AREA	BALCONY AREA	TOTAL (B/UAREA)	DEVELOPER NAME
A-102	2BHK	1ST	665	110	775	VASTI HOMES PVT LTD
A-103	2BHK	1ST	695	110	805	VASTI HOMES PVT LTD
A-202	2BHK	2ND	665	110	775	VASTI HOMES PVT LTD
A-203	2BHK	2ND	695	110	805	VASTI HOMES PVT LTD
A-302	2BHK	3RD	665	110	775	VASTI HOMES PVT LTD
A-303	2BHK	3RD	695	110	805	VASTI HOMES PVT LTD
A-402	2BHK	4TH	665	110	775	VASTI HOMES PVT LTD
A-403	2BHK	4TH	695	110	805	VASTI HOMES PVT LTD
B-103	2BHK	1ST	695	110	805	VASTI HOMES PVT LTD
B-203	2BHK	2ND	695	110	805	VASTI HOMES PVT LTD
B-303	2BHK	3RD	695	110	805	VASTI HOMES PVT LTD
B-403	2BHK	4TH	695	110	805	VASTI HOMES PVT LTD
C-103	2BHK	1ST	695	110	805	VASTI HOMES PVT LTD
C-203	2BHK	2ND	695	110	805	VASTI HOMES PVT LTD
C-303	2BHK	3RD	695	110	805	VASTI HOMES PVT LTD
C-403	2BHK	4TH	695	110	805	VASTI HOMES PVT LTD
D-103	2BHK	1ST	695	110	805	VASTI HOMES PVT LTD
D-203	2BHK	2ND	695	110	805	VASTI HOMES PVT LTD
D-303	2BHK	3RD	695	110	805	VASTI HOMES PVT LTD
D-403	2BHK	4TH	695	110	805	VASTI HOMES PVT LTD
E-103	2BHK	1ST	695	110	805	VASTI HOMES PVT LTD
E-203	2BHK	2ND	695	110	805	VASTI HOMES PVT LTD
E-303	2BHK	3RD	695	110	805	VASTI HOMES PVT LTD
E-403	2BHK	4TH	695	110	805	VASTI HOMES PVT LTD

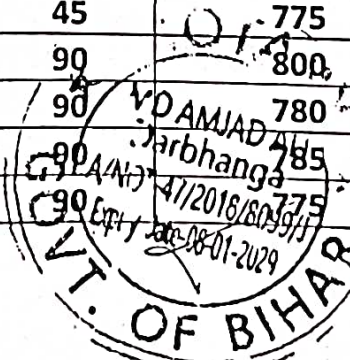
VASTI HOMES PRIVATE LIMITED

Ch. Ravi
DIRECTOR



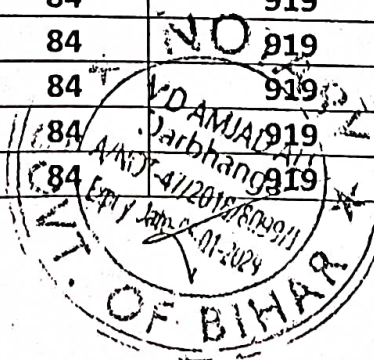
Bhupendra Jha
24/09/2024

FLAT NO	TYPE	FLOOR	CARPET AREA	BALCONY AREA	TOTAL (B/UAREA)	DEVELOPER NAME
F-103	2BHK	1ST	695	110	805	VASTI HOMES PVT LTD
F-203	2BHK	2ND	695	110	805	VASTI HOMES PVT LTD
F-303	2BHK	3RD	695	110	805	VASTI HOMES PVT LTD
F-403	2BHK	4TH	695	110	805	VASTI HOMES PVT LTD
G-103	2BHK	1ST	695	110	805	VASTI HOMES PVT LTD
G-203	2BHK	2ND	695	110	805	VASTI HOMES PVT LTD
G-303	2BHK	3RD	695	110	805	VASTI HOMES PVT LTD
G-403	2BHK	4TH	695	110	805	VASTI HOMES PVT LTD
H-103	2BHK	1ST	695	110	805	VASTI HOMES PVT LTD
H-203	2BHK	2ND	695	110	805	VASTI HOMES PVT LTD
H-303	2BHK	3RD	695	110	805	VASTI HOMES PVT LTD
H-403	2BHK	4TH	695	110	805	VASTI HOMES PVT LTD
I-302	2BHK	3RD	665	110	775	VASTI HOMES PVT LTD
I-402	2BHK	4TH	665	110	775	VASTI HOMES PVT LTD
K-101	2BHK	1ST	695	90	785	VASTI HOMES PVT LTD
K-102	2BHK	1ST	685	90	775	VASTI HOMES PVT LTD
K-103	2BHK	1ST	665	50	715	VASTI HOMES PVT LTD
K-104	2BHK	1ST	635	50	685	VASTI HOMES PVT LTD
K-105	2BHK	1ST	695	130	825	VASTI HOMES PVT LTD
K-106	2BHK	1ST	670	135	805	VASTI HOMES PVT LTD
K-107	2BHK	1ST	640	45	685	VASTI HOMES PVT LTD
K-108	2BHK	1ST	730	45	775	VASTI HOMES PVT LTD
K-109	2BHK	1ST	710	90	800	VASTI HOMES PVT LTD
K-110	2BHK	1ST	690	90	780	VASTI HOMES PVT LTD
K-201	2BHK	2ND	695	90	785	VASTI HOMES PVT LTD
K-202	2BHK	2ND	685	90	775	VASTI HOMES PVT LTD
K-203	2BHK	2ND	665	50	715	VASTI HOMES PVT LTD
K-204	2BHK	2ND	635	50	685	VASTI HOMES PVT LTD
K-205	2BHK	2ND	695	130	825	VASTI HOMES PVT LTD
K-206	2BHK	2ND	670	135	805	VASTI HOMES PVT LTD
K-207	2BHK	2ND	640	45	685	VASTI HOMES PVT LTD
K-208	2BHK	2ND	730	45	775	VASTI HOMES PVT LTD
K-209	2BHK	2ND	710	90	800	VASTI HOMES PVT LTD
K-210	2BHK	2ND	690	90	780	VASTI HOMES PVT LTD
K-301	2BHK	3RD	695	90	785	VASTI HOMES PVT LTD
K-302	2BHK	3RD	685	90	775	VASTI HOMES PVT LTD



VASTI HOMES PRIVATE LIMITED
 Director
 24/09/2024

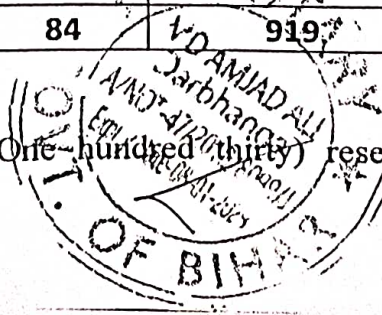
FLAT NO	TYPE	FLOOR	CARPET AREA	BALCONY AREA	TOTAL (B/UAREA)	DEVELOPER NAME
K-303	2BHK	3RD	665	50	715	VASTI HOMES PVT LTD
K-304	2BHK	3RD	635	50	685	VASTI HOMES PVT LTD
K-305	2BHK	3RD	695	130	825	VASTI HOMES PVT LTD
K-306	2BHK	3RD	670	135	805	VASTI HOMES PVT LTD
K-307	2BHK	3RD	640	45	685	VASTI HOMES PVT LTD
K-308	2BHK	3RD	730	45	775	VASTI HOMES PVT LTD
K-309	2BHK	3RD	710	90	800	VASTI HOMES PVT LTD
K-310	2BHK	3RD	690	90	780	VASTI HOMES PVT LTD
K-401	2BHK	4TH	695	90	785	VASTI HOMES PVT LTD
K-402	2BHK	4TH	685	90	775	VASTI HOMES PVT LTD
K-403	2BHK	4TH	665	50	715	VASTI HOMES PVT LTD
K-404	2BHK	4TH	635	50	685	VASTI HOMES PVT LTD
K-405	2BHK	4TH	695	130	825	VASTI HOMES PVT LTD
K-406	2BHK	4TH	670	135	805	VASTI HOMES PVT LTD
K-407	2BHK	4TH	640	45	685	VASTI HOMES PVT LTD
K-408	2BHK	4TH	730	45	775	VASTI HOMES PVT LTD
K-409	2BHK	4TH	710	90	800	VASTI HOMES PVT LTD
K-410	2BHK	4TH	690	90	780	VASTI HOMES PVT LTD
A-101	3BHK	1ST	835	84	919	VASTI HOMES PVT LTD
A-104	3BHK	1ST	835	84	919	VASTI HOMES PVT LTD
A-201	3BHK	2ND	835	84	919	VASTI HOMES PVT LTD
A-204	3BHK	2ND	835	84	919	VASTI HOMES PVT LTD
A-301	3BHK	3RD	835	84	919	VASTI HOMES PVT LTD
A-304	3BHK	3RD	835	84	919	VASTI HOMES PVT LTD
A-401	3BHK	4TH	835	84	919	VASTI HOMES PVT LTD
A-404	3BHK	4TH	835	84	919	VASTI HOMES PVT LTD
B-104	3BHK	1ST	835	84	919	VASTI HOMES PVT LTD
B-204	3BHK	2ND	835	84	919	VASTI HOMES PVT LTD
B-304	3BHK	3RD	835	84	919	VASTI HOMES PVT LTD
B-404	3BHK	4TH	835	84	919	VASTI HOMES PVT LTD
C-101	3BHK	1ST	835	84	919	VASTI HOMES PVT LTD
C-201	3BHK	2ND	835	84	919	VASTI HOMES PVT LTD
C-301	3BHK	3RD	835	84	919	VASTI HOMES PVT LTD
C-401	3BHK	4TH	835	84	919	VASTI HOMES PVT LTD
D-101	3BHK	1ST	835	84	919	VASTI HOMES PVT LTD
D-201	3BHK	2ND	835	84	919	VASTI HOMES PVT LTD



VASTI HOMES PRIVATE LIMITED
D. R. Singh
DIRECTOR

FLAT NO	TYPE	FLOOR	CARPET AREA	BALCONY AREA	TOTAL (B/UAREA)	DEVELOPER NAME
D-301	3BHK	3RD	835	84	919	VASTI HOMES PVT LTD
D-401	3BHK	4TH	835	84	919	VASTI HOMES PVT LTD
E-101	3BHK	1ST	835	84	919	VASTI HOMES PVT LTD
E-201	3BHK	2ND	835	84	919	VASTI HOMES PVT LTD
E-301	3BHK	3RD	835	84	919	VASTI HOMES PVT LTD
E-401	3BHK	4TH	835	84	919	VASTI HOMES PVT LTD
F-101	3BHK	1ST	835	84	919	VASTI HOMES PVT LTD
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I-101	3BHK	1ST	835	84	919	VASTI HOMES PVT LTD
I-104	3BHK	1ST	835	84	919	VASTI HOMES PVT LTD
I-201	3BHK	2ND	835	84	919	VASTI HOMES PVT LTD
I-204	3BHK	2ND	835	84	919	VASTI HOMES PVT LTD
I-301	3BHK	3RD	835	84	919	VASTI HOMES PVT LTD
I-304	3BHK	3RD	835	84	919	VASTI HOMES PVT LTD
I-401	3BHK	4TH	835	84	919	VASTI HOMES PVT LTD
I-404	3BHK	4TH	835	84	919	VASTI HOMES PVT LTD
J-101	3BHK	1ST	835	84	919	VASTI HOMES PVT LTD
J-104	3BHK	1ST	835	84	919	VASTI HOMES PVT LTD
J-201	3BHK	2ND	835	84	919	VASTI HOMES PVT LTD
J-204	3BHK	2ND	835	84	919	VASTI HOMES PVT LTD
J-301	3BHK	3RD	835	84	919	VASTI HOMES PVT LTD
J-304	3BHK	3RD	835	84	919	VASTI HOMES PVT LTD
J-401	3BHK	4TH	835	84	919	VASTI HOMES PVT LTD
J-404	3BHK	4TH	835	84	919	VASTI HOMES PVT LTD

Along with 130 (One hundred thirty) reserved Car parking



VASTI HOMES PRIVATE LIMITED

ad. gauri
DIRECTOR

Bhubaneswar
24/09/2024

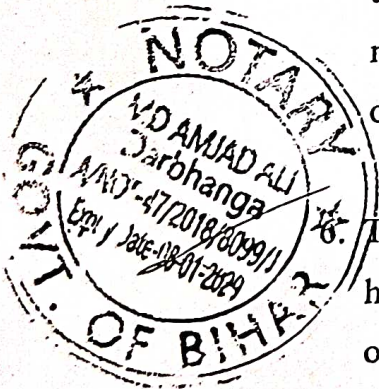
spaces in parking area.

3. If there is any difference in total constructed area, shall be settled as per prevailing market rate after the completion of the Building or before completion of the building as per mutual consent of the both parties i.e. land owners and developer.
4. That it is made clear that this sharing of area is final settlement of the share of the Land Owners and Developers as per the Development Agreement and the Developer as well as the land owners individual claims arising out of the adjustments made between the said parties with mutual consent, subject to final calculation on completion of the project.
5. That after the calculation of shares of both parties and allotment made on its basis along with other adjustment made between the parties with mutual consent, no claim of either party will survive.
6. That the owners are free to make use of the share handed over to them and utilize the common space and other common facilities provided by the Developer for this multi storied Apartment named "East International City Umeshnagar Darbhanga".

In witness where of the above named Land Owner and

VASTI HOMES PRIVATE LIMITED

A. D. Saeed
DIRECTOR



Bhupendra Singh
24/09/2024

Developer have executed these presents on the day, month and year first above written after going through the contents of this Agreement for Settlement and fully understanding the implications of this transaction in the presence of below noted attested witnesses who also signed hereunder in their presence.

Witnesses:-

1.

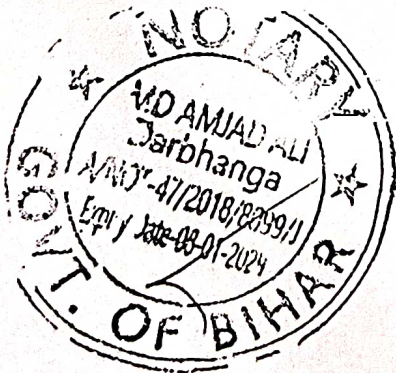
Bhupendra Jha
24/09/2024
Bhupendra Jha

Signature of the Land Owners.

2.

VASTI HOMES PRIVATE LIMITED
M. D. Anwar Ali
DIRECTOR

Signature of the Developer



VASTI HOMES PRIVATE LIMITED
M. D. Anwar Ali
DIRECTOR

ATTESTED
M. D. Anwar Ali
NOTARY PUBLIC Darbhanga
24/9/24