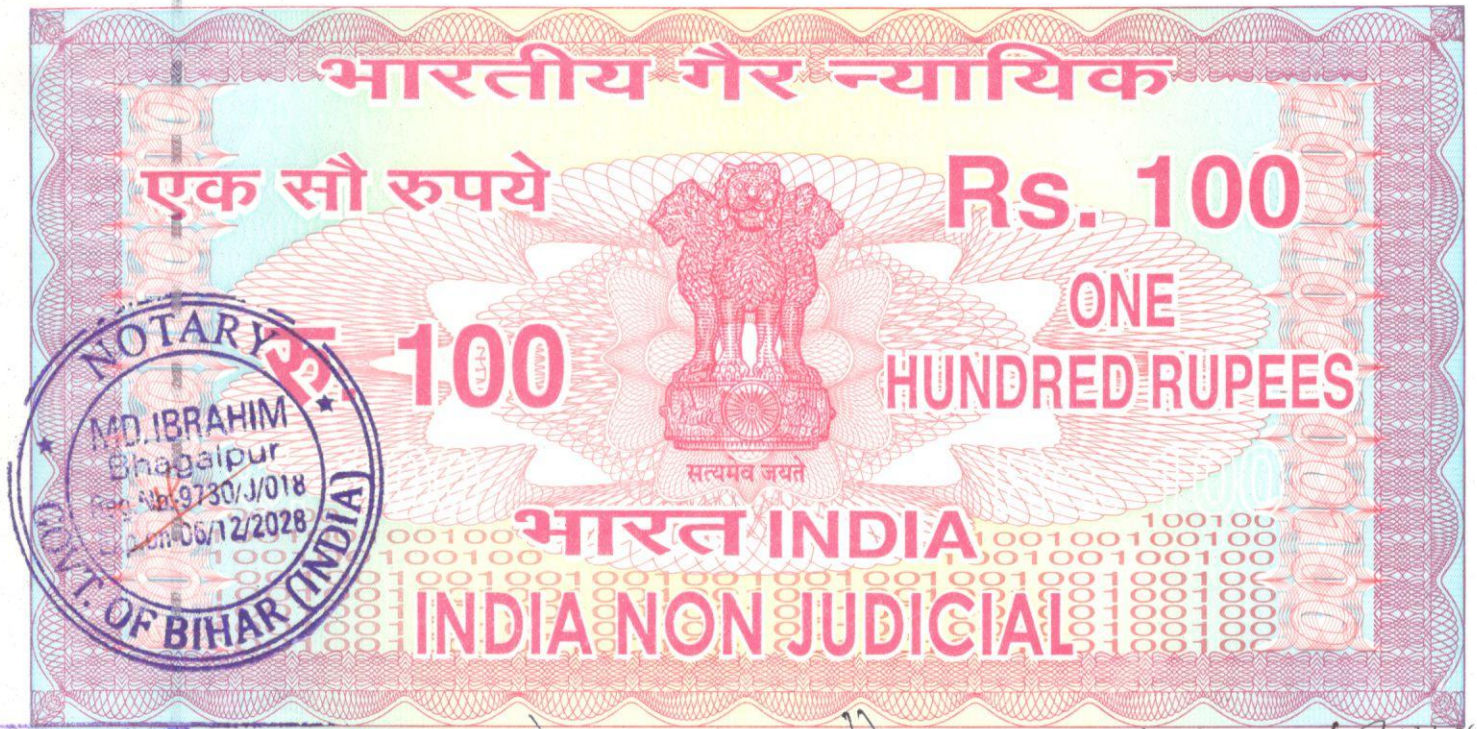




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Sl. 02 Date 29/10/25

Affidavit cum Declaration

Affidavit cum Declaration of Basant Kumar Jain (Aadhar – 5663 5969 2580), Partner M/s Jain Constructions & Developers PAN – AAUFJ9196N GST No. 10AAUFJ9196N1ZG, promoter of the proposed project / duly authorized by the promoter of the proposed project, vide their authorization dated 17.06.2025 has executed Development Agreement with Sri Bishnu Kumar Jain, Karta – Bihnu Kumar Jain HUF Aadhar – 9619 6352 2012, PAN – AAHHB5089H Land Owner of vacant land of Khesara No. 1143, Khata No. 177, under P.S. No. W-23 totally admeasuring 491.45 square meters (12.1923 Decimal) situated at Mouza – Ward No. 23, Anchal – Nathnagar, Halka – Nagar Nigam, District – Bhagalpur, P.S. W-23, Town & District – Bhagalpur within the limit of Bhagalpur Municipal Corporation to Construct a Multistoried residential Apartment namely “MEERA KUNJ” vide registered agreement no. 11346 executed on 14.07.2025 at District Registry Office, Bhagalpur.



THAT the Apartment is being constructed as per terms & condition decided in Registered Development Deed executed between us.

THAT the Share distribution remains same as decided in Development Agreement. Developers Share 60% and Landlord Share 40%, in Single block, containing total 20 units of flats. Description of Builder Share as follows:-

Share Description	Type	No. of Unit	Total Area
Land Lord Share	Flat	8	7573 Sq. Ft.
Builder Share	Flat	<u>12</u>	<u>12196 Sq. Ft.</u>
	Total	<u>20</u>	<u>19769 Sq. Ft.</u>

Builder's Share Details:

FLOOR	FLAT TYPE	FLAT NO.	CARPET AREA	Balcony/ Terrace	Outer Wall	SUP. BUILTUP AREA	Parking No.	Parking Area
1 st	2BHK	101	581	99	56	920	101	Basement
1 st	3BHK	102	838	129	65	1290	102	Basement
1 st	2BHK	103	712	99	56	1083	103	Basement
1 st	2BHK	104	602	99	52	941	104	Basement
2 nd	2BHK	204	602	99	52	941	204	Basement
3 rd	2BHK	301	581	99	56	920	301	Basement
3 rd	3BHK	302	838	129	65	1290	302	Basement
3 rd	2BHK	303	712	99	56	1083	303	Basement
3 rd	2BHK	304	602	99	52	941	304	Basement
4 th	2BHK	403	712	99	56	1083	403	Basement
4 th	2BHK	404	602	99	52	941	404	Basement
Ground	2BHK	G3	652	58	53	763	G3	Basement



Land Lord's Share Details:

FLOOR	FLAT TYPE	FLAT NO.	CARPET AREA	Balcony/ Terrace	Otr. Wall	SUP. BUILTUP AREA	Parking No.	Parking Area
2 nd	2BHK	201	581	99	56	920	201	Basement
2 nd	3BHK	202	838	129	65	1290	202	Basement
2 nd	2BHK	203	712	99	56	1083	203	Basement
4 th	2BHK	401	581	99	56	920	401	Basement
4 th	3BHK	402	838	129	65	1290	402	Basement
Ground	2BHK	G1	526	48	69	803	G1	Basement
Ground	1BHK	G2	453	0	53	643	-	-
Ground	2BHK	G4	522	58	44	624	-	-

I, further declare that the statement declared above by me is true and the above declaration is made by me with sound body & mind.

Basant Kumar Jain

Deponent

BASANT KUMAR JAIN



Srl/Smt. *Basant Kumar Jain*
Who is personally known and
Identified by. *B. P. Gupta*
Advocate solemnly affirmed and
Declared before me

29/10/25
Md. Ibrahim
NOTARY, BHAGALPUR

B. P. Gupta
29.10/25