

बिहार BIHAR

21 SEP 2022

किशनगंज

AR 877833

ANJANA KUMARI
Stamp Vendor, Kishanganj
No. 04/09/KSJ

DECLARATION OF SHARE DIVISION OF THE PROPERTY

This Share Deed made on this the 01st Day of Oct Month and 2022 Year

BETWEEN

DEVELOPER: M/S. DAFTARI DEVELOPERS PVT.LTD, (PAN: AADCD1659A) having its Registration No. U45209WB2009PTC135709 and having its Head Office at Daftari Home Interiors, Paschimpali Chowk, Kishaganj – 855108, Bihar & its Registered Office at 1, R.N. Mukerjee Road, 5th Floor, Room No. 22, Kolkata – 700001, West Bengal represented through it's Director **SRI MANISH KUMAR DAFTARI (AADHAR No. : 781841097033)**, S/o Sri Raj Karan Daftari, Resident of Bhagat Toli Road,Kishanganj-855108, of the **One Part;**

AND

LAND OWNER: SUNIL KUMAR DAFTARI (PAN: ACLPD6322P , AADHAR No. : 578182308977) S/o – Jay Karan Daftari, resident of Bhagat Toli Road, Kishanganj, P.S. – Kishanganj, District – Kishanganj through **Other Part;**

Daftari Developers Pvt. Ltd.
Manish Daftari
Director

Sunil Kumar Daftari

NOW THIS DEED OF WITNESSETH AS FOLLOWS :

a) The Land Owner hereby declare that they are absolutely seized and possesses the same and well sufficiently entitled to all that piece and parcel of land admeasuring an area of **39 Decimal 6 Kadi** more or less situated at Mauza – Sundarayan, P.S. Kishanganj, District - Kishanganj, Sub Registry Office - Kishanganj, having Tauzi No.7, Thana No. 110, C.S. Khata No. 8, C.S. Khesra No. 360, M.S. Khata No. 3, M.S. Khesra No. 187/6, 188/6, 189/90, 197/1 in the State of Bihar within the limits of Kishanganj Municipality established through Zamabandi No. 74 vide Registered Deed No. 1328, Book No.01, Volume No. 13 on pages from 548 to 552 and has been preserved in total 5 pages in C.D. No. 3 at Kishanganj Sub Registry Office.

b) That, the Developer/Builder has entered into Registered Development Agreement vide Deed No **8887,** Book No. **01,** Vol. No. **155,** on Pages **61** from **83** to_in C.D. No.**24**, Serial No. **9026,** Token No. **9161/2022,** Dated **30/09/2022**_ registered at District Sub Registration office, Kishanganj with Landowner SUNIL KUMAR DAFTARI S/o – Jay Karan Daftari, resident of Bhagat Toli Road, Kishanganj, P.S. – Kishanganj, District – Kishanganj for development of measuring an total area of 39 decimal 6 Kadi more or less less situated at Mauza – Sundarayan, P.S. Kishanganj, District - Kishanganj, Sub Registry Office - Kishanganj, having Tauzi No.7, Thana No. 110, C.S. Khata No. 8, C.S. Khesra No. 360, M.S. Khata No. 3, M.S. Khesra No. 187/6, 188/6, 189/90, 197/1 in the State of Bihar within the limits of Kishanganj Municipality and framed a scheme for constructing Block-B & Block–C of a Residential Complex to be known as " RAJBARI GRANDE".

Daftari Developers Pvt. Ltd.
Director

c) That the Block A of the plan is completely under the land absolutely seized and possessed by DEVELOPR/PROMOTER, hence all the rights to title rests with the Developer/Promoter in Block-A. This Share distribution is solely for the land in possession of the Second Party, wherein Block –B & Block – C of the proposed scheme will be constructed.

Sunil Kumar Daftari

d) That the Developer/Builder will now be free to sell, agreement, etc. to the prospective buyers, if any, the super-built-up area so allotted to him by virtue of the above agreement and the land owner will have no claim over it regarding any further amount of consideration or its transfer to any prospective buyers of the builder.

e) That the land owner is free to hold and to enjoy the same as absolute owner of his share after construction of building/apartment and the land owner is free to get his name mutated over the said flats and to use the same in the manner the owner likes as per Schedule II(A).

f) That the Developer are also free to hold and to enjoy the same as absolute owner of his share after construction of building/apartment and the Developer are free to use the same in manner the developer likes as per Schedule II(B)

g) That the Landowner & Developer are also free to hold and to enjoy the same as absolute owner of their share after construction of the apartment and will obtain their own separate electric connection as per the development agreement and shall pay the consumption charges to the concerning authorities.

Daftari Developers Pvt. Ltd.
Director

SCHEDULE - I

All that piece and parcel of land admeasuring an area of **39 Decimal 6 Kadi** more or less situated at Mauza – Sundarayan, P.S. Kishanganj, District - Kishangan having Tauzi No.7, Thana No. 110, C.S. Khata No. 8, C.S. Khesra No. 360, M.S. Khata No. 3, M.S. Khesra No. 187/6, 188/6, 189/90, 197/1 in the State of Bihar within the limits of Kishanganj Municipality and/or any competent authority area and under the district/sub-registrar office, Kishanganj and bounded as follows

on the North – Land of Kailash Rawat

on the South – Land of Govind Kr Pawan Kr Govind Kr Agarwala

on the East – Land of Daftari Developers Pvt. Ltd

on the West – Land of Shantilal Vikas Kumar Jain

SCHEDULE – II (A) & (B)

The full BLOCK-B & BLOCK-C of the multistoried residential building framed under the scheme "RAJBARI GRANDE" situated at Dinajpur Road, Mauza – Sundarayan, P.S. Kishanganj, District - Kishangan having Tauzi No.7, Thana No. 110, C.S. Khata No. 8, C.S. Khesra No. 360, M.S. Khata No. 3, M.S. Khesra No. 187/6, 188/6, 189/90, 197/1 in the State of Bihar within the limits of Kishanganj Municipality and/or any competent authority area and under the district/sub-registrar office, Kishanganj

As per Registered Development Agreement the Share – II (A) Landowner SUNIL KUMAR DAFTARI Share Division

Block	Flat No.	Floor	Built-up Area
Block-B	B 301	Third Floor	154.909 Sq. M.
Block-B	B 302	Third Floor	135.648 Sq. M.
Block-B	B 401	Fourth Floor	154.909 Sq. M.
Block-B	B 402	Fourth Floor	135.648 Sq. M.
Block-B	B 501	Fifth Floor	154.909 Sq. M.
Block-B	B 502	Fifth Floor	135.648 Sq. M.
Block-B	B 601	Sixth Floor	154.909 Sq. M.
Block-B	B 602	Sixth Floor	135.648 Sq. M.
		Parking	
Block-B		Parking 01 to 6	Ground Floor

As per Registered Development Agreement the Share – II (B) DEVELOPER DAFTARI DEVELOPERS PVT LTD Share Division

Block	Flat No.	Floor	Built-up Area
Block-B	B 101	First Floor	154.909 Sq. M.
Block-B	B 102	First Floor	135.648 Sq. M.
Block-B	B 201	Second Floor	154.909 Sq. M
Block-B	B 202	Second Floor	135.648 Sq. M.
Block-C	C 01 to C 04	Entire Ground Floor	117.84 Sq. M.
Block-C	C 101 to 104	Entire First Floor	117.84 Sq. M.
Block-C	C 201 to 204	Entire Second Floor	117.84 Sq. M.
Block-C	C 301 to 304	Entire Third Floor	117.84 Sq. M.
Block-C	C 401 to 404	Entire Fourth Floor	117.84 Sq. M.
Block-C	C 501 to 504	Entire Fifth Floor	117.84 Sq. M.
Block-C	C 601 to 604	Entire Sixth Floor	117.84 Sq. M.
Block-C	C 701 to 703	Entire Seventh Floor	53.34 Sq. M.

Parking

Block-B	Parking 07 to 13	Ground Floor

That this agreement is the full and final settlement between the Landowner and the Developer and now none of both the parties have neither any claim nor any liability towards and against each other.

IN WITNESS WHEREOF the parties hereto have put their respective hands and seals the day, month and year first above written.

WITNESSES

1. Ganga Prasad Das.
S/o- Haris Chandra Das.
Vill- Kharkhari, P.O- Raipur
Dist- Kishanganj-855107

2. संतोष कुमार
S/o श्री विश्वनाथ प्रसाद साह
चरमगंज
किशनगंज-

EXECUTED AND DELIVERED by the above named **DEVELOPER** at Kishanganj in the presence of:

Daftari Developers Pvt. Ltd.

Manish Daftari
Director

(DEVELOPER)

EXECUTED AND DELIVERED by the above named **OWNER** at Kishanganj in the presence of:

Sunil Kumar Daftari

(OWNER)

WELFARE STAMP
बिहार BIHAR
पच्चीस रुपये RUPEES TWENTY FIVE
BRST3053286I2243
30-SEP-2022

₹10
BIHAR COURT FEE
BRCT2936519I2255I
29-SEP-2022

NOTARY
AWADHESH KUMAR
Kishanganj(Bihar)
Reg.No.-6492/2022
Expiry Date-26-07-2027
GOVT. OF BIHAR

Dated- 01/10/2022

Affidavit No. 1620 /2022

शपथ–पत्र

मैं, श्री Manish Kumar Daftari निदेशक/पार्टनर Daftari Developers Pvt. Ltd, कार्यालय पता Daftari Home Interiors, Paschimpali Chowk, Kishanganj – 855108, Bihar & its Registered Office at 1, R.N. Mukerjee Road, 5th Floor, Room No. 22, Kolkata – 700001, West Bengal घोषणा करता हूँ कि प्रोजेक्ट का नाम "RAJBARI GRANDE" फ्लॉट सं0. **187/6, 188/6, 189/90, 197/1** खाता सं0 **3** मौजा **Sundarayan** पो0 & थाना **Kishanganj** का **Block-B & Block-C** का **Share Distribution** के पश्चात् प्रोमोटर के हिस्से में फ्लैटों के विक्रय हेतु प्राप्त हुआ है जो निम्न की प्रकार है :–

Block	Flat No.	Floor	Built-up Area
Block-B	B 101	First Floor	154.909 Sq. M.
Block-B	B 102	First Floor	135.648 Sq. M.
Block-B	B 201	Second Floor	154.909 Sq. M.
Block-B	B 202	Second Floor	135.648 Sq. M.
Block-C	C 101 to 104	Entire First Floor	117.84 Sq. M.
Block-C	C 201 to 204	Entire Second Floor	117.84 Sq. M.
Block-C	C 301 to 304	Entire Third Floor	117.84 Sq. M.
Block-C	C 401 to 404	Entire Fourth Floor	117.84 Sq. M.
Block-C	C 501 to 504	Entire Fifth Floor	117.84 Sq. M.
Block-C	C 601 to 604	Entire Sixth Floor	117.84 Sq. M.
Block-C	C 701 to 703	Entire Seventh Floor	53.34 Sq. M.

PARKING

Block-B	07 to 13	Parking

Daftari Developers Pvt. Ltd.
Manish Daftari
Director
शपथकर्त्ता का हस्ताक्षर

Identified By :

01/10/22
AWADHESH KUMAR
NOTARY
Kishanganj (Bihar) India
Authorised u/s 8(I) of The
Notary Act LIII of 1952
⊥ No -6492/2022

NOTARY
AWADHESH KUMAR
Kishanganj(Bihar)
Reg.No.-6492/2022
Expiry Date-26-07-2027
GOVT. OF BIHAR

क्रम सं0 78856
2022

Identified by me
Ashok Kumar
ASHOK KUMAR (Advocate)
D.B.A., Kishanganj
Enrl.No.- 547/2012
M-9430854521,9122911222