Sl No. 6985 25/11/24
Sri Punit Rayand Rajani Singh
Father's Gaurdarkand Vinay Kumar
has been identified by Sri _____ Advocate
and who affirm and declare the facts mentioned in the affidavit before the Notary.

Notary Public

Estd. 1906

Sl No.-S.R- A/2024

23859

BIHAR COURT ₹10 BRECR039C2411 22 Nov 20

BIHAR COURT FEE ₹10

6985 25/11/24

# AFFIDAVIT ( शपथ-पत्र )

**Affidavit- Cum- Declaration**

**Memorandum of division of share between Promoter and landowner**

**Available for marketing and selling.**

This Share Distribution Agreement made and entered into at Patna on 25th day of November, 2024.

A. Punit Ray, ("Owner") is the absolute and lawful owner of Survey Plot No. 2559, Khata No. 116, under Thana No.196, situated in mauza Bara Bariyarpur, P.S. Motihari, District East Champaran, totally admeasuring 28.42 DECIMALS, ("Said Land") AND

B. Rajani Singh, (Owner) is the absolute and lawful owner of Plot No. 2567, Khata No. 524, under Thana No.196, situated in mauza Bara Bariyarpur, P.S. Motihari, District East Champaran, totally admeasuring 38.35 DECIMALS, ("Said Land"),

Herein after referred to as the Land Owner (Which term unless excluded by or repugnant to the context shall mean and include his heirs, executors, administrators, legal representative, successors and assigns) of the one PART.

**BETWEEN**

M/S VISHWARAHI DEVELOPERS PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act, 2013, having its CIN No- U74999BR2018PTC039251, PAN No. AAGCV5835M, Registered office at C/O-VIKAS KUMAR, SUBHASH BIHAR COMPLEX CHANDMARI CHOWK , MOTIHARI, Bihar, India - 845401. through its Director DEEPAK KUMAR SINGH, Son of Sri Vimal Kishore Singh, having Aadhar No. 887711864730 resident of Hanuman Mandir, Chintawanpur, Damodarpur,East Champaran, Bihar-845416 Herein after called and referred the vendee as Developer/ Builder (Which terms unless excluded by or repugnant to the context shall mean and include his heirs, executors, administrators, legal representative, successors and assigns) of the SECOND PART.

Now this Agreement Witness and it is hereby agreed and declared by and between the parties hereto as follows: -

That as per the development agreement dated 28-12-2021 ,Deed no. 16102 with Rajani Singh & dated 07-01-2022, Deed no. 266 with Punit Rai land owner will get **40%** Share and M/S VISHWARAHI DEVELOPERS PRIVATE LIMITED Will get **60%** Share in project name " VINAYAK LAKE CITY ".

VINAYAK LAKE CITY in total **66.77 DECIMALS**, at of Plot No. Khata No-116 & 524, khasra nos –2559 & 2567, Thana No.196, situated in mauza Bara Bariyarpur, P.S. Motihari, District East Champaran, State -Bihar-845401 within the limit of Motihari Municipal Corporation and under the jurisdiction of District Sub-Registry Office -Motihari.

NOTARY ADVOCATE AJAY KUMAR MOTIHARI EAST CHAMPARAN EXP. DATE 13-01-2029 GOVT. OF BIHAR(INDIA)

General Secretary
DBA MTH

| | | Promoter's Share 60% | | Landowner's Shares 40% | |
|---|---|---|---|---|---|
| Sl. No. | Space as per sanctioned map | Total no of units | Serial No of Units (floor wise) | Total no of units | Serial No of Units (floor wise) |
| 1 | Duplex | 17 | 106, 108<br>109,110<br>111,112<br>113,118<br>119,120<br>121,122<br>123,124<br>125,126<br>127 | 10 | RAJNI SINGH TOTAL UNITS 06<br>101,102,103,104,105,107<br>PUNIT RAY TOTAL UNITS 04<br>114,115,116,117 |
| 2 | Shops/Departmental store | NO | | NO | |
| 3 | Convenience Rooms | NO | | NO | |
| 4 | Plots | NO | | NO | |
| 5 | Parking Space | 17 | | 10 | |
| 6 | Covered Garages | NO | | NO | |
| 7 | Office Space | NO | | NO | |
| 8 | Others, if any mention the name office space | NO | | NO | |

In Confirmation of The Development Agreement Executed by Us on **Dated- 28-12-2021 & 07-01-2022** We Solemnly Affirm That The Contents Of Above Declaration Are True And Correct And Nothing Material Has Been Concealed By Us.

**Signature of LANDLORD**

पुनीतराय

1. **PUNIT RAI**

रजनी सिंह

2. **RAJANI SINGH**

**(Name of LANDLORD)**

**Signature of DIRECTOR**

VISHWARAHI DEVELOPERS PVT. LTD.

Director

DEEPAK KUMAR SINGH

**For VISHWARAHI DEVELOPERS PRIVATE LIMITED.**

NOTARY
ADVOCATE
AJAY KUMAR
MOTIHARI
REG. NO. 105/2018/5865/J
Exp Date-13-01-2029
GOVT. OF BIHAR (INDIA)


BIHAR COURT FEE
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22 Nov 2024
BIHAR COURT FEE
₹10
BRECR039C241100060880
22 Nov 2024
NOTARY
ADVOCATE
AJAY KUMAR
GOVT. OF BIHAR, INDIA
BIHAR COURT FEE
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BRECR039C241100060882
22 Nov 2024
BIHAR COURT FEE
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BRECR039C241100060883
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