WELFARE STAMP
बिहार BIHAR
पच्चीस रुपये Rs. Twenty Five

Sl. No. 18584 Dt. 10.12.2025
Smt./Sri Manish Kr Soni
Father's Surendra Pal Sarag
Has been identified by Sri ... Advocate
... and declare the facts mentioned
... before the Notary 10.12.2025
Notary Public

Affidavit cum- declaration

Memorandum of division of share between Promoter and landowner

Available for marketing and selling ("M.S. FAMILY VILLA")

		Landowner's Share		Developer's Share	
S. No.	Space as per sanctioned map	Total No. of Units	Serial No. of Units (Floor wise)	Total No. of Unit	Serial No. of Units (Floor wise)
1.	Flats	21	(1) Landowner's Name- Motilal Sahani and Mina Devi (Combined Share) (2) Share Flat No:- Ground Floor- 01, 1st Floor- 101, 102,103, 104, 105, 106, 108, 109, 110, 4th Floor- 402, 403, 404, 405, 408, 409, 410, 5th Floor- 502, 503, 508 & 509.	25	(1) Hejal Homes (OPC) Private Limited. (2)Share Flat No:- 2nd Floor- 201, 202,203, 204, 205, 206, 208, 209, 210, 3rd Floor- 301, 302, 303, 304, 305, 306, 308, 309, 310, 4th Floor- 401, 406, 5th Floor- 501, 504, 505, 506 & 510.
2.	Shop	00		00	
3.	Convenience Room	00		00	
4.	Plots	00		00	
5.	Parking Space Covered	21	(1) Basement & Ground Floor:- 01, 101,102,103,104, 105, 106, 108, 109,110, 402, 403, 404, 405, 408, 409, 410, 502, 503, 508 & 509.	25	(1) Basement & Ground Floor:- 201, 202,203, 204, 205, 206, 208, 209, 210, 301, 302,303, 304, 305, 306, 308, 309, 310, 401, 406, 501, 504, 505, 506 & 510.
6.	Covered Garages	00		00	
7.	Office Space	00			
8.	Other, is any mention the name of space	00		00	

NOTARY GOVT. OF BIHAR (INDIA)

मोती लाल सहनी

HEJAL HOMES (OPC) PRIVATE LIMITED

Manish Kumar Soni

That the Development agreement contains the share Distribution between the parties for only B+G+4 but after approval of sanctioned map/plan by the Motihari Municipal Corporation dated 06/11/2025 the height of the and number of the flats got increased and now the project is for B+G+5 and right, title interest, to the said extension has accrued from para1 (iii) on page 5 and 6 of the Development agreement.

That it is further pertinent to declare here that due to fire safety compliance/ NOC dated 06/06/2025 from fire department, the said Department reduced one flat from each floor i.e. from earlier decided 10 flats on each floor to 9 Flats on each floor.

In confirmation of the development agreement executed by us on dated 15/06/2024 we solemnly affirm that the content of above declaration are true and correct and nothing material has been concealed by us.

HEJAL HOMES (OPC) PRIVATE LIMITED

Manish Kumar Soni

Signature of Promotor DIRECTOR
Name of Promoter

Signature of Landowners
Name of Landowners

Date:- MOTIHARI
Place:- 06-12-2025

Date: MOTIHARI
Place:- 06-12-2025

Note: In case there are more than one Development Agreements executed by Promotor, separate memorandum of division of share needs to be signed with each Landowners's pertaining to all development agreement.

NOTARY
GOVT. OF BIHAR

General Secretary


BIHAR COURT FEE
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BRECR039C251200039001
10 Dec 2025
BIHAR COURT FEE
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10 Dec 2025
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10 Dec 2025

न्याय सर्वोच्च है
D.B.A.Motihari
MOTIHARI, PURVI CHAMPARAN
Estd. 1906

SI No.-S.R-$\frac{D}{2025}$ 28926

AFFIDAVIT (शपथ-पत्र)

NOTARY
GOVT. OF BIHAR (INDIA)
SATYA NARAYAN SINGH
AREA-E
Reg. No.
Exp. Date
10/12/25

18584
10/12/2025

जिला विधिज्ञ संघ
मोतिहारी पूर्व चम्पारण

General Secretary
D.B.A. MTH