

FORM-XIII
CERTIFICATE FOR OCCUPANCY
BYE LAWS NO-16(I), 16 (3)

The development of land/work of erection, re - erection or for material alteration undertaken with respect of plot No (CS 85, 80 (N) 58, 61 (O) (MSP).....
Khata No- 778, 999 (N) 115, 201 (O) Village Bailubigha Mohalla Bodhgaya
-----Ward 09----- of Municipal corporation/Municipal Council/ Nagar
Panchayat/ Metropolitan area/Planning area under Bodhgaya.....Planning Authorities/or
Planning Scheme notified under Bihar Urban Planning and Development Act 2012 vide
approval no- 1152-----dated 19/11/18-----has been completed under the supervision of -----
----- Competent Technical person (Name Brijesh-----Empanelment no BUND/Eng/07/2016-17
Kumar-----as
per the notice of completion submitted on the date 05/10/22-----on inspection it is
observed that the development of land/erection, re-erection or alteration undertaken with
respect to above plot (S) conform / do not conform the approved plan and the condition
impose vide No- 1152-----Dated 19/11/18-----the development of land/building is permitted (
temporary occupancy/ occupancy) for occupancy subject to the following.

- 1- Parking space shows in approved plan----- shall be left and no other part of it will be used for any other purpose.
- 2- There shall not be any further addition/alteration to the building without prior Approval of Authority.
- 3- The Applicant and the structure Engineer are responsible for the structure safety of building.
- 4- The certificate can't be construed as evidence in respect of right title interest of plot.



Memo.....1006

Date 01.10.22

Executive officer
Nagar Parishad, Bodhgaya

Kundan
01/10/22

Copy forwarded along with one set of Completion plan duly certified to Sri Satyendra Kumar

S/o- Sri Rambhajan Prasad, Director- Vastu Vastaya Builder Pvt. Ltd.

11. Sri Niraj Nischal, S/o- Late Ganes Singh, Bodhgaya. (S.K. Palace - Bodhgaya.)

VASTU VASTAYA BUILDERS PVT. LTD.

Satish Kumar

DIRECTOR

DIRECTOR

Executive officer
Nagar Parishad, Bodhgaya

Kundan
01/10/22

FORM-XIII
CERTIFICATE FOR OCCUPANCY
BYE LAWS NO-16(I), 16 (3)

The development of land/work of erection, re - erection or for material alteration undertaken with respect of plot No (CS 1036).....(MSP).....
Khata No- 629-----Village- Baishubigha-----Mohalla- Bodhgaya
-----Ward- 09----- of Municipal corporation/Municipal Council/ Nagar
Panchayat/ Metropolitan area/Planning area under.....Planning Authorities/or
Planning Scheme notified under Bihar Urban Planning and Development Act 2012 vide
approval no- 1221 dated- 11.12.18 has been completed under the supervision of -----
----- Competent Technical person (Name Bralesh Kumar Empanelment no- BLNPI/Enq/07/2016-1 as
per the notice of completion submitted on the date- 05.08.22 on inspection it is
observed that the development of land/erection, re-erection or alteration undertaken with
respect to above plot (S) conform / do not conform the approved plan and the condition
impose vide No- 1221 Dated- 11.12.18 the development of land/building is permitted (
temporary occupancy/ occupancy) for occupancy subject to the following.

- 1- Parking space shows in approved plan----- shall be left and no other part of it will be used for any other purpose.
- 2- There shall not be any further addition/alteration to the building without prior Approval of Authority.
- 3- The Applicant and the structure Engineer are responsible for the structure safety of building.
- 4- The certificate can't be construed as evidence in respect of right title interest of plot.



Memo... 1005

Date... 01.10.22

Executive officer
Nagar Parishad, Bodhgaya

Ximdon
01/10/22

Copy forwarded along with one set of Completion plan duly certified to Sri Satyendra Kumar.

S/o - Sri Ram bhagon prasad, Director - Vastu Vastaya Builders Pvt. Ltd.
11. Sri Nirmal Yadav, S/o - Late Sukhdeo Yadav, Moh - Baishubigha,
P.O + P.S - Bodhgaya, Distt - Gaya. (Maitikunj, Bodh-
Gaya)

Executive officer
Nagar Parishad, Bodhgaya

VASTU VASTAYA BUILDERS PVT. LTD.

Ximdon
DIRECTOR

DIRECTOR

Ximdon
01/10/22

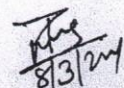
FORM-XIII
CERTIFICATE FOR OCCUPANCY
BYE LAWS NO.-16(1), 16(3)
Provisional

The development of land/work of erection, re-erection or for material alteration undertaken with respect of Plot No (CS) Plot No 239 (o) 316 (N) (MSP)..... Khata No-23 (o) 419 (N) Holding No. Village.....Mohalla-Mastipur, Ward No- 11 of Municipal Corporations/ Municipal Council/ Nagar Panchayats/ Metropolitan area/ Planning Area under Bodhgaya Planning Authority/ Gram Panchayat areas covered under Bodhgaya Development Plan/ Planning Authorities/ or Planning Scheme notified under Bihar Urban Planning and Development Act 2012 vide approval no 1004 dated 28-06-2016 has been completed under the supervision of Brajesh Kumar Competent Technical Person (Name- Brajesh Kumar, Empanelment no.- BGNP/ENG/07/2016-17) as per the notice of completion submitted on the date..... . On inspection it is observed that the development of land/ erection, re-erection or alteration undertaken with respect to above plot(s) conform/ do not conform the approved plan and the conditions imposed vide letter No-1004 dt-28-06-2016 The development of land/building is permitted (temporary occupancy/occupancy) for occupancy subject to the following.

- 1- Parking Space shows in approved plan 1086.89 M² shall be left and no other part of it will be used for any other purpose.
- 2- There shall not be any further addition/Alteration to the building without prior approval of Authority.
- 3- The Applicant and the Structure Engineer are responsible for the structure safety of building.
- 4- This certificate can't be construed as evidence in respect of right title interest of plot.

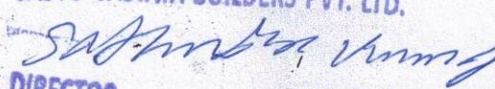
Memo....188

Date...09.03.21

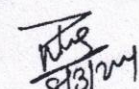

Executive Officer
Nagar Panchayat, bodhgaya

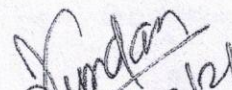
Copy forwarded along with one set of completion plan duly certified to Director-Vastu Vastaya Builder, Pvt. Ltd., Sri Satyendra Kumar, S/o- Sri Rambhajan prasad Bodhgaya.

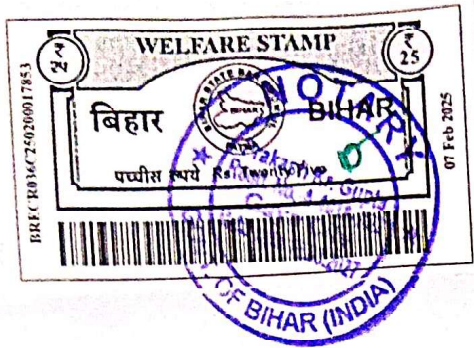
VASTU VASTAYA BUILDERS PVT. LTD.


DIRECTOR

DIRECTOR


Executive Officer
Nagar Panchayat, bodhgaya


08/03/21

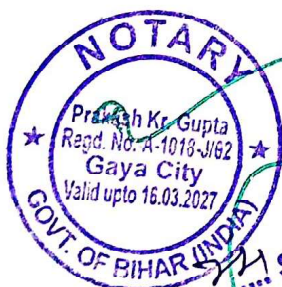


AFFIDAVIT

PRADEEP KUMAR, aged about 67 years, Son of Late Gopal Prasad, resident of at Mesco, Katari Hill Road, Gaya, PS Rampur Town and District Gaya 823001, Bihar, having Aadhaar No. 9702 5873 4114, PAN: AEIPK2977E. CITIZENS OF INDIA (AS DESCRIBED UNDER DEVELOPMENT AGREEMENT VIDE DEED No 22270 DATED 13.09.2024 do hereby solemnly affirm and state as follows:-

1. That I am the Landowner came under the development agreement with **VASTU VASTAYA BUILDER PRIVATE LIMITED** Registered under Indian Companies act 1956 (No. 1 of 1956), with CIN no. U70102BR2014PTCO22146 office at NEAR SUJATA BYPASS, ANAND VIHAR COLONY, BODHGAYA Vide Deed No-22270 DATED 13.09.2024 for the construction of Building Apartment as per Land described under the Development Agreement.
2. That I hereby declare that I have **No Objection** over the construction on the aforesaid land described under the Development Agreement for Development & Construction work for this project till completion of this project.
3. That it is further stated here that we are on good sense of mind, give consent to the Developer namely **VASTU VASTAYA BUILDER PRIVATE LIMITED** for the construction of Multi storied commercial building/commercial malls on the Land described under the Development Agreement vide Deed No 22270 DATED 13.09.2024.
4. That I have gone through the contents of this affidavit and have fully understood the same and they are true to the best of my knowledge which I believe to be true and correct.

AUTHENTICATED BY



Book No. 1462 Date 21/5/25
Solemnly affirmed before me

Notary, Gaya (Bihar)

DEPONENT

Authorised
U/S 8 of the Notaries Act 1953
U/S 139 of C.P.C 1908
U/S 297 of Cr. PC 1973
U/S 85 of Evidence Act 1872
U/S 2 of Power of Attorney Act 1882

Identify the Dependent Executant
who has Signed in my Presence



AFFIDAVIT

1. Name of contractor :- (a) Nagina Yadav "Contractor at near bajrang bali mandir, magadh medical hospital Dist. Gaya, Bihar. Pan no. ACFPY4545F (b) Sanoj Kumar (Contractor) at village- mouniya, thana- bodhgaya, Dist. Gaya, Bihar Pan no. GTUPK8017C. And other contractor who agree to the follows.

Contractor and owner wish to entrance following contract, whereby contractor shall furnish labor and owner will provide the required tolls and associated material for building project for construction of Project **GRAND ARCADE**.

2. Company has not agent appointed.

VASTU VASTAYA BUILDER PVT. LTD.
AUTHENTICATED BY *S. S. S. S. S.*
DIRECTOR DIRECTOR



Authorised
U/S 8 of the Notaries Act 1952
U/S 139 of C.P.C 1908
U/S 297 of C. P.C 1973
U/S 85 Of Evidence Act 1872
U/S 2(2) of Power of Attorney Act 1882

Book No. 24 Sl. No. 462 Date 21/7/25
Solemnly affirmed before me

Notary, Gaya (Bihar)

Identify the Defendant Executent
who has Signed in my Presence

S. S. S. S. S.

AGARWAL & RANJAN

Chartered Accountants



B-7/47 Basement,
Safdarjung Enclave, New Delhi - 110029
☎ 011-49536999 ✉ contact@caara.co.in

To,
Real Estate Regulatory Authority,
BSBCC Building, 4th Floor, Rajbanshi Nagar, Patna- 800023

Subject: Certificate Regarding Non-Receipt of Advance from Customers

Dear Sir/Madam,

This is to certify that we have verified the books of accounts and financial records of **Vastu Vastaya Builder Private Limited**, for the project **GRAND ARCADE**, situated at **Situated Mauza- Rampur, Katari Hill Road, Plot No.- 47 (old), Khata No.- 49 (Old), Thana No.- 09, Thana- Rampur, Dist.- Gaya, Bihar 823001.**

Based on the examination of the relevant records and information provided to us, we certify that the company has not received any advance payment or booking amount from any customer/allottees for the aforementioned project.

This certificate is issued for submission to the concerned Real Estate Regulatory Authority (RERA).

For Agarwal & Ranjan

Chartered Accountants

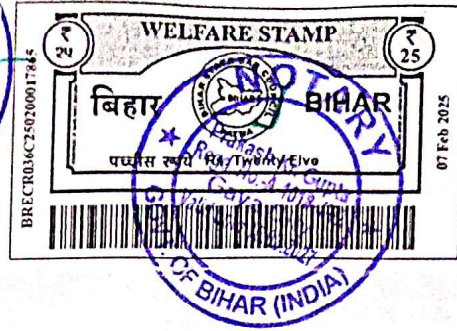
Ravi Ranjan

Membership No.: 537321

Firm Registration No. 0328974E

UDIN: 25537321BMJJGB7469





AFFIDAVIT

We Satyendra Kumar promoter/director of Vastu Vastaya Builder Private Limited declaring that there is no any advance/receipt has been taken from is customer against are current Project **GRAND ARCADE** till date.

VASTU VASTAYA BUILDER PVT. LTD.

Satendra Kumar
DIRECTOR _____ DIRECTOR

AUTHENTICATED BY



Authorised

U/S 8 of the Notaries Act 1952

U/S 139 of C.P.C 1908

U/S 297 of Cr PC 1973

U/S 35 of Evidence Act 1872

U/S 12 of Power of Attorney Act 1882

Book No. 24 Sl. No. 463 Date 21/5/25
Solemnly affirmed before me
Notary, Gaya (Bihar) 21/5/25

Identify the Deponent Executent
who has Signed in my Presence
21/5/25



प्रारूप 1
पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या: U70102BR2014PTC022146

2013 - 2014

मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स

VASTU VASTAYA BUILDER PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक तीन मार्च दो हजार बौद्ध को पटना में जारी किया जाता है।

Form 1
Certificate of Incorporation

Corporate Identity Number : U70102BR2014PTC022146

2013 - 2014

I hereby certify that VASTU VASTAYA BUILDER PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given at Patna this Third day of March Two Thousand Fourteen.

Signature valid
Digitally signed by Uttam Sitaram Patole
Date: 2014.03.03 14:03:37
GMT+05:30

Registrar of Companies, Bihar

कम्पनी रजिस्ट्रार, बिहार

*Note: The corresponding form has been approved by Uttam Sitaram Patole, Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2006.
The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता:

Mailing Address as per record available in Registrar of Companies office:

VASTU VASTAYA BUILDER PRIVATE LIMITED
SUJATA BYPASS (ANAND VIHAR), BODH GAYA,
GAYA - 824231,
Bihar, INDIA



VASTU VASTAYA BUILDERS PVT. LTD.

Signature of Director

DIRECTOR

DIRECTOR



Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number : 10AAECV7670G1ZE

1.	Legal Name	VASTU VASTAYA BUILDER PRIVATE LIMITED			
2.	Trade Name, if any	VASTU VASTAYA BUILDER PRIVATE LIMITED			
3.	Constitution of Business	Private Limited Company			
4.	Address of Principal Place of Business	0, sUJATA BYPASS ROAD, ANAND VIHAR, BODHGAYA, Gaya, Bihar, 824231			
5.	Date of Liability	01/07/2017			
6.	Period of Validity	From	01/07/2017	To	NA
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority				
Signature					
Name					
Designation					
Jurisdictional Office					
9.	Date of issue of Certificate	23/09/2017			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of the application for registration

VASTU VASTAYA BUILDERS PVT. LTD.


DIRECTOR DIRECTOR



Annexure A

GSTIN 10AAECV7670G1ZE
Legal Name VASTU VASTAYA BUILDER PRIVATE LIMITED
Trade Name, if any VASTU VASTAYA BUILDER PRIVATE LIMITED

Details of Additional Places of Business

Total Number of Additional Places of Business in the State 0

VASTU VASTAYA BUILDERS PVT. LTD.


DIRECTOR DIRECTOR



Annexure B

GSTIN	10AAECV7670G1ZE
Legal Name	VASTU VASTAYA BUILDER PRIVATE LIMITED
Trade Name, if any	VASTU VASTAYA BUILDER PRIVATE LIMITED

Details of Managing / Whole-time Directors and Key Managerial Persons

1	Name	SATYENDRA KUMAR
	Designation/Status	DIRECTOR
	Resident of State	Bihar

VASTU VASTAYA BUILDERS PVT. LTD.

Satyendra Kumar
DIRECTOR DIRECTOR

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

VASTU VASTAYA BUILDER PRIVATE
LIMITED



03/03/2014

Permanent Account Number

AAECV7670G

28032014

VASTU VASTAYA BUILDERS PVT. LTD.

[Signature]

DIRECTOR

DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SATYENDRA KUMAR
RAM BHAJAN YADAV

31/12/1986
Permanent Account Number
AMZPK6086B

Satyendra Kumar
Signature



VASTU VASTAYA BUILDERS PVT. LTD.

Satyendra Kumar
DIRECTOR

DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RENU KUMARI

RAMDEO YADAV

01/01/1988

Permanent Account Number

BGNPK4294E

Renu Kumari

Signature



VASTU VASTAYA BUILDERS PVT. LTD.

Renu Kumari

DIRECTOR

DIRECTOR



भारत सरकार
Government of India



रेनु कुमारी
Renu Kumari
जन्म तिथि/DOB: 01/01/1988
महिला/ FEMALE



6531 9046 9819

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:

W/O: Dr Satyendra Kumar,
Sujata nivas, old viyatnam,
Sujata bypass new taridih anand
vihar Colony, Bodh Gaya, Gaya,
Bihar - 824231

पता:

अर्धांगिनी: डा सत्येन्द्र कुमार, सुजाता निवास,
पुराना वियतनाम, सुजाता बाईपास नई तरीडीह
आनंद विहार कॉलोनी, बोध गया, गया,
बिहार - 824231

6531 9046 9819

1947

help@uidai.gov.in

www.uidai.gov.in

VASTU VASTAYA BUILDERS PVT. LTD.

Renu Kumari

DIRECTOR

DIRECTOR

VASTU VASTAYA BUILDER PVT. LTD.

Renu Kumari

DIRECTOR

DIRECTOR



भारत सरकार
Government of India

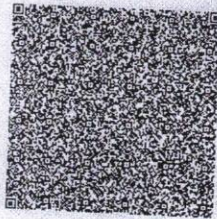
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 1335/32239/00495

Download Date: 23/06/2021

To
सत्येन्द्र कुमार
Satyendra Kumar
S/O: Rambhajan Yadav
Taridih Anand Bihar Colony, Sujata Niwas
Post Bodhgaya
Bodh Gaya
Bodhgaya
Gaya Bihar - 824231
8002797451

Issue Date: 01/09/2017



आपका आधार क्रमांक / Your Aadhaar No. :

7944 6970 2682

VID : 9140 4292 7829 8395

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



सत्येन्द्र कुमार
Satyendra Kumar
जन्म तिथि/DOB: 31/12/1986
पुरुष/ MALE

Issue Date: 01/09/2017

7944 6970 2682

VID : 9140 4292 7829 8395

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

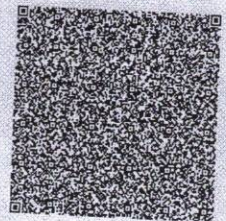


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
आत्मज: रामभजन यादव, तारीडीह आनंद बिहार कॉलोनी,
सुजाता निवास, पोस्ट बोधगया, बोध गया, गया,
बिहार - 824231

Address:
S/O: Rambhajan Yadav, Taridih Anand Bihar
Colony, Sujata Niwas, Post Bodhgaya, Bodh
Gaya, Gaya,
Bihar - 824231



7944 6970 2682

VID : 9140 4292 7829 8395

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VASTU VASTAYA BUILDERS PVT. LTD.

Satendra Kumar
DIRECTOR

DIRECTOR

VASTU VASTAYA BUILDER PVT. LTD.

Satendra Kumar
DIRECTOR

DIRECTOR