

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये  
रु.1000

ONE THOUSAND RUPEES  
Rs.1000



बिहार BIHAR

Sl. No. 17515 Date 31/1/23 Rs. 1000/- Sheet AT 374985  
Name दिनेश - कृष्ण - गुप्ता  
Address (ह. न. बिहार - 801 - 44)

Dinesh Kr. Gupta  
Stamp Vender, Collectorate Patna  
LN.51/87

Sl. No. 27 Date 23/01/2023



रु 1000/-  
18-1-23

**SHARE DISTRIBUTION**

This Share Distribution is made and entered on this 18<sup>th</sup> Day of January, 2023 (Two Thousand Twenty Three) of the Christian era.

**BETWEEN**

MR. HARINANDAN PANDEY, Son of Late Kedar Nath Pandey, resident of Ojhawalia, P.S. - Brahmpur, P.O. - Parasia, District - Buxar in the State of Bihar at presently residing at Road No.-1, Mahesh Nagar, P.O.- Keshari Nagar, P.S.- Patliputra, Town and District-Patna in the State of Bihar, PIN-800024, Nationality-Indian, referred to as the "LAND OWNER" (which expression shall unless repugnant to the context or meaning there of be deemed to mean and include her heirs, executors, administrators, successors-in-interest and permitted assigns).

For Tribhuvan Awasth Pvt. Ltd.  
Managing Director  
15/01/23

*Shree Tribhuvan.*

ARBIND KUMAR NOTARY, PATNA (BIHAR) INDIA

which is Executed by *Pranisham Pandey*  
in Favor of *Anil Kumar Raman*

under Rule of Notaries Act 1952 and Notary Rule 1956  
Indently by *K.M. Gandhi Advocate*

This Day Month Year

ARBIND KUMAR  
NOTARY, PATNA (BIHAR) INDIA

*23/11/23*

*Page five (5)  
Page*



*11/23*



*5/11/23*



AND

TRIBHUVAN AWAS PVT. LTD., a Company Incorporated under the provisions of the Companies Act, 1956, Vide CIN - U70100BR2007PTC013168, having its Registered Office at 111, Ashoka Place, Exhibition Road, P.S. - Gandhi Maidan, Town and District - Patna in the State of Bihar, PIN-800001, through its Managing Director MR. ANIL KUMAR RANJAN, Son of Late Jagdish Prasad, resident of Flat No- 401, Rameshwaram Apartment, Shakti Path, West Patel Nagar, P.S. - Shastri Nagar, Town and District - Patna in the State of Bihar, PIN-800023, hereinafter referred to as the "PROMOTER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest and permitted assigns).

WHEREAS, the aforesaid Promoter is a company having its primary objective to buy, sell, develop and deal in Land and Building including commercial and residential Apartments, Landscape, Colony, Duplex, Triplex, Malls etc. and to carry on business of building/s, contractors of all types of construction for its respective Purchasers/s.

AND WHEREAS, to achieve the above objective the Promoter entered into a registered Development Agreement Dated 25-10-2021 with aforesaid land owner Mr. Harinandan Pandey, Son of Late. Kedar Nath Pandey, resident of Ojhawalia, P.S. - Brahmpur, P.O. - Parasia, District - Buxar in the State of Bihar at presently residing at Road No.-1, Mahesh Nagar, P.O.- Keshari Nagar, P.S.-Patliputra, Town and District-Patna in the State of Bihar, PIN-800024 with respect to the land measuring an area of 7840 Approx. (Seven Thousand Eight Hundred Forty) Square Feet equivalent to 18 Decimals, Situated at Mauza - Jamsaut, commonly known as Mohalla - New A.G.Colony, Survey Thana - Danapur, presently P.S. - Danapur, District - Patna in the State of Bihar, under Thana No. 30, Tauzi No. 5456, Khata No. 161, Part of C.S. Plot No. 2084 within the Jurisdiction of Sub Registry Office - Danapur and District Registry Office - Patna the document of the said Development Agreement has been registered as Deed No. 15793, Book No.1, Volume No.315 on Pages 1 to 17, CD No. 49/Year 2021, Token No. 16199/2021, Serial No. 15979 registered at District Registry Office, Patna in the State of Bihar.

*Handwritten:* एन ३ ऑर ५१३५ -  
18.1.23

AND WHEREAS, in pursuance of the aforesaid registered Development Agreement Promoter prepared a scheme for construction of a multistoried building known as "HARI ENCLAVE" of comprising several Apartments, flats, parking spaces etc. over the said land.

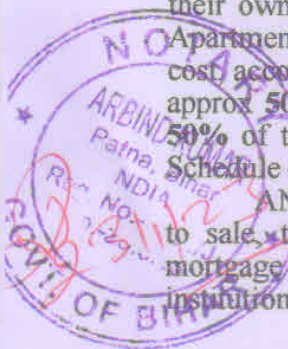
AND WHEREAS, the Promoter has obtained the sanction of the multistoried building on the said land Sanctioned by Patna Metropolitan Area Authority, Patna Metropolitan Area Authority vide its Plan Case No. PMAA/PRN/JAMSAUT/DANA PUR/G+04/44/2022 Dated 06-07-2022.

AND WHEREAS, in Continuation of the aforesaid Development Agreement Dated 25-10-2021 it is now essential that the Apartments, flats, parking spaces etc. in the share of aforesaid Land owner and the Promoter be identified. Accordingly following identification is being made.

AND WHEREAS, the Promoter has contracting a multistoried building at their own cost in the name and style of "HARI ENCLAVE" comprising several Apartments, flats, parking spaces etc. over the said land and in lieu of Development cost according to aforesaid registered development, the Promoter was entitled to get approx 50% of the total area fully described in Schedule - I of this deed whereas 50% of the area was to be given to the aforesaid Land owner fully described in Schedule - II of this deed.

AND WHEREAS, the aforesaid Land owner and Promoter shall be entitled to sale, transfer or enter into agreement for sale or any other agreement/s or mortgage their respective shares directly to its prospective Buyer/s or any financial institutions.

For Tribhuvan Awas Pvt. Ltd.  
*Handwritten:* Anil Kumar Ranjan  
18/01/23  
Managing Director



SCHEDULE - I

As per Registered Development Agreement Share of Promoter

Apartment / Unit No.	Floor	Carpet Area of the Apartment / Unit	Carpet Area of the Exclusive Balcony	Built-up Area	Location of Apartments /Units	Parking No. at Ground Floor
101	First Floor	967.10 Sft.	102.42 Sft.	1123 Sft.	North East Corner.	101
104	First Floor	959.79 Sft.	102.42 Sft.	1115 Sft.	North West Corner.	104
202	Second Floor	992.50 Sft.	109.31 Sft.	1156 Sft.	South East Corner.	202
203	Second Floor	999.06 Sft.	109.20 Sft.	1163 Sft.	South West Corner.	203
301	Third Floor	967.10 Sft.	102.42 Sft.	1123 Sft.	North East Corner.	301
304	Third Floor	959.79 Sft.	102.42 Sft.	1115 Sft.	North West Corner.	304
402	Forth Floor	992.50 Sft.	109.31 Sft.	1156 Sft.	South East Corner.	402
403	Forth Floor	999.06 Sft.	109.20 Sft.	1163 Sft.	South West Corner.	403
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--	--	--	--	--	--	Half of Parking No. P-01



For Tribhuvan Awasthi Pvt. Ltd.

*Ashwini*  
18/01/23  
Managing Director

श्री अश्विनी कुमार  
18.1.23

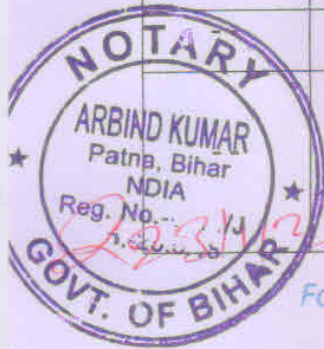


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**SCHEDULE - II**

**As per Registered Development Agreement Share of Land Owner**

Apartment / Unit No.	Floor	Carpet Area of the Apartment / Unit	Carpet Area of the Exclusive Balcony	Built-up Area	Location of Apartments / Units	Parking No. at Ground Floor
102	First Floor	992.50 Sft.	109.31 Sft.	1156 Sft.	South East Corner.	102
103	First Floor	999.06 Sft.	109.20 Sft.	1163 Sft.	South West Corner.	103
201	Second Floor	967.10 Sft.	102.42 Sft.	1123 Sft.	North East Corner.	201
204	Second Floor	959.79 Sft.	102.42 Sft.	1115 Sft.	North West Corner.	204
302	Third Floor	992.50 Sft.	109.31 Sft.	1156 Sft.	South East Corner.	302
303	Third Floor	999.06 Sft.	109.20 Sft.	1163 Sft.	South West Corner.	303
401	Forth Floor	967.10 Sft.	102.42 Sft.	1123 Sft.	North East Corner.	401
404	Forth Floor	959.79 Sft.	102.42 Sft.	1115 Sft.	North West Corner.	404
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--	--	--	--	--	--	Half of Parking No.P-01



For Tribhuvan Awasthi Pvt. Ltd.

*Arbind Kumar*  
18/01/23  
Managing Director

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18.1.23

IN WITNESS WHEREOF, the above named Land owner and the Promoter have put their respective signatures on this Share Distribution without any undue influence, pressure or coercion, out of free will after going through the contents of the documents and fully understanding the contents thereof, on this 18<sup>th</sup> Day of January, 2023 in presence of the below noted attesting witnesses.

WITNESSES:

1. *[Signature]*

RATSEEL KAMDAN SINGH  
1712 RAM YASH SINGH  
H.N. 47, SBI Colony (LD)  
DIHNA PATNA-800011  
PH-6204374250

*[Signature]*  
18.1.23

SIGNATURE OF THE LAND OWNER

2.

*[Signature]*  
PAVITRA BANDJAU DAS  
c/o Parimal Bonalnu Das  
201, Rameshwaram Apts  
Shakti Path, West Paternagar  
PO-Shashingon, Patna-23

For Tribhuvan Awaz Pvt. Ltd

*[Signature]*  
18/01/23  
Managing Director

SIGNATURE OF THE PROMOTER



I, identified the deponent who has signature in my presence.

*[Signature]*  
18/01/23  
Advocate  
A-5826/99.