



AFFIDAVIT CUM DECLARATION

We, the undersigned:

1. **Mr. / Ms. Chandra Bhushan Prasad Ambastha, Son of Ramchandra Prasad**, residing at Flat No. 605, Block- B , Vaishnavi Enclave, R.K. Puram, Saguna More, Danapur, P.S.- , Post :- Patna - 801503, Indian Citizen herein referred to as the **Landowner**.
2. **ASHIRWAD ENGICON PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having **CIN U45200BR2012PTC019259** and its Corporate Office— Saroj Residency, A-9, Vivekanand Marg, Opp:- Sona Apartment, Patliputra Colony, Patna- 800 013, through its Authorized Signatory and Managing Director **Sri Ajay Singh S/o Late Jag Narayan Singh**, resident of Mohalla- West Ram Krishna Nagar, Patna, District— Patna, BIHAR; India Citizen (**hereinafter referred to the COMPANY/BUILDER/ DEVELOPER,**) Company **PAN- AAKCA9641C, GSTIN 10AAKCA9641C1Z2, Mob. – 7033292801**

Do solemnly affirm and state as follows:-

1. **That** the Landowner is the lawful owner of the land situated at Mauza :- Painal, Pargana – Maner, P.S.-: Bihta, **bearing Khata No. 2330 , Khesra No. 8648 and Khata No. 2317 , Khesra No. 8647 measuring a total area of 3.125 sq. ft.**, and has entered into a development agreement with the Builder for the construction of a residential project on the said land.



Chandra Bhushan Prasad Ambastha

Shri/ Smt. Chandra Bhushan Prasad Ambastha
SI No. 641/18 Date 8/7/25
Who is identified by Sri.....
Advocate Solemnly affirmed and
declare before me.
8/7/25
D.B. KUMAR
NOTARY, PATNA

2. That under the terms of said agreement; In confirmation of the development agreement executed by us on **dated 06-02-2021 vide Deed No. 1963 Serial No. 1951 Book No. 1 Volume No. 41**, Landowner has been allotted **Flat No. 210, Tower – 2, located on the 2nd Floor, measuring 1895 sq. ft., of type 3 BHK**, as part of the constructed building/apartment project named **ASHIRWAD IOB GALAXY PHASE -2** situated at Mauza- Pinal, Pargana & Survey P.S.- Maner, Present P.S.- Bihta, District-Patna in the State of Bihar.
3. That this allotment has been made with mutual consent and understanding between both parties, and there shall be no future dispute concerning this flat allotment.
4. That this affidavit has been made truthfully and will be used as a legal declaration of the said flat allotment to the Landowner.

IN WITNESS WHEREOF, we have signed this affidavit on this ___ day of July, 2025 at Patna.

Signatures:

Landowner: *Chandra Bhatta*

Builder/Developer: *ASHIRWAD ENGICON PVT. LTD.*

Witnesses: *Managing Director*

1. *Nimesh Verma* (Nimesh Verma)
Flat no - 605, Vaishnani Enclave, R. K. Park
Dangpur Patna.

2. *Rajan Singh*
Pasa Bara, Patna



I identify the deponent as the person who has/have affirmed the contents of this affidavit.
Attest *8/7/25*

AFFIDAVIT CUM DECLARATION



We, the undersigned:

1. **Nimesh Verma, Son of Navin Kumar Verma**, residing at **C/o Chandra Bhushan Ambastha, Flat No. 605, Block- B, Vaishnavi Enclave, R.K. Puram, Saguna More, Danapur, P.S.-, Post :- Patna - 801503**, Indian Citizen herein referred to as the **Landowner**.
2. **ASHIRWAD ENGICON PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having **CIN U45200BR2012PTC019259** and its Corporate Office— Saroj Residency, A-9, Vivekanand Marg, Opp:- Sona Apartment, Patliputra Colony, Patna- 800 013, through its Authorized Signatory and Managing Director **Sri Ajay Singh S/o Late Jag Narayan Singh**, resident of Mohalla- West Ram Krishna Nagar, Patna, District- Patna, BIHAR; India Citizen (**hereinafter referred to the COMPANY/BUILDER/ DEVELOPER,**) Company **PAN- AAKCA9641C, GSTIN 10AAKCA9641C1Z2, Mob. – 7033292801**

Do solemnly affirm and state as follows:-

1. **That** the Landowner is the lawful owner of the land situated at Mauza :- Painal, Pargana – Maner, P.S.-: Bihta, **bearing Khata No. 2038, Khesra No. 8650 admeasuring area 1.033 Dismil and Khesra No. 8649 admeasuring area 1.033 Dismil therefore admeasuring total area of 2.066 Dismil (900 Sqft.),** and has entered into a development agreement with the Builder for the construction of a residential project on the said land.



Nimesh Verma
8/7/25

Sl. No. 640
8/7/25
Shri/ Smt. Nimesh Verma
Who is identified by Sri. D.B. Kumar
Advocate Solemnly affirmed and
declare before me.
8/7/25
D.B. KUMAR
NOTARY, PATNA

2. That under the terms of said agreement; In confirmation of the development agreement executed by us on **dated 10-04-2023 vide Deed No. 3436 Serial No. 3455 Book No. 1 Volume No. 56**, Landowner has been allotted **Flat No. 312 Tower – LIG, located on the 3rd Floor, measuring 1375 sq. ft., of type 2 BHK**, as part of the constructed building/apartment project named **ASHIRWAD IOB GALAXY PHASE -2** situated at Mauza- Painal, Pargana & Survey P.S.- Maner, Present P.S.- Bihta, District-Patna in the State of Bihar.
3. That this allotment has been made with mutual consent and understanding between both parties, and there shall be no future dispute concerning this flat allotment.
4. That this affidavit has been made truthfully and will be used as a legal declaration of the said flat allotment to the Landowner.

IN WITNESS WHEREOF, we have signed this affidavit on this ___ day of July, 2025 at Patna.

Signatures:

Landowner: *[Signature]*
 6/7/25
 ASHIRWAD ENGINEER PVT. LTD.

Builder/Developer: *[Signature]*
 Managing Director

Witnesses:

1. *[Signature]*
 605/B, Vaishnavi Enclave,
 K.K. Puram, Banapur
 Patna 801503.

2.

2 | Page



[Signature]
 8/7/25
 Admit

[Text]
 I declare that the above is true and correct to the best of my knowledge and belief and I have signed this affidavit in the presence of the witnesses.

AFFIDAVIT CUM DECLARATIC

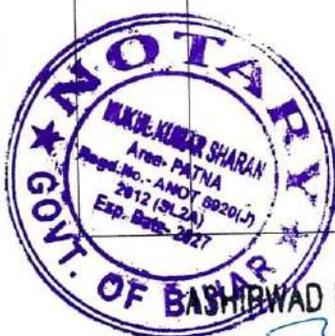
Memorandum of division of share between Promoter
available for marketing and selling



Sl.No.	Space as per Sanctioned Plan	Promoter's Share		Landowner's Share	
		Total No. of Unit	Serial No. Of Units (Floor wise)	Total No. of Unit	Serial No. Of Units (Floor wise)
<p style="font-size: small;">I, <u>Shri. Anil Kumar</u>, Advocate who has been identified by <u>Shri. Anil Kumar</u>, Advocate solemnly affirmed and Declares before me</p> <p style="font-size: small;">1. <u>Mukul Kumar Sharan</u> Notary</p>	<p>Residential Flats</p>	<p>868</p>	<p style="text-align: center;">Tower-2 :-</p> <p>Ground Floor :- G-1,G-2,G-3,G-4,G-5,G-6,G-7,G-8,G-9,G-10,G-11,G-12,G-13,G-14, G-16,G-17,G-18,G-19,G-20</p> <p>1st Floor :- 101,102,103,104,105,106,107,108,109,110,111,112,113,114,117,118,119,120</p> <p>2nd Floor :- 201,202,203,204,205,206,208,209,210,211,212,213,214,217,218,219,220</p> <p>3rd Floor :- 301,302,303,311,312,313,314,315,316,317,318,319</p> <p>4th Floor :- 401,402,403,404,405,411,412,413,414,415,416,417,418,419,420</p> <p>5th Floor 501,502,503,504,505,506,508,509,511,512,513,514,515,516,517,518,519,520</p> <p>6th Floor 601,602,603,606,607,608,609,610,611,612,613,614,615,616,617,618,619</p> <p>7th Floor 701,702,703,704,705,706,707,708,709,710,711,712,713,714,715,716,717,718,719,720</p>	<p>48</p>	<p style="text-align: center;">Tower 2 :-</p> <p>Ground Floor – G-15</p> <p>1st Floor :- 115,116</p> <p>2nd Floor :- 207, 215,216</p> <p>3rd Floor :- 304, 305,306, 307,308,309,310,320</p> <p>4th Floor :- 406, 407, 408, 409, 410</p> <p>5th Floor :- 507, 510</p> <p>6th Floor :- 604,605,620</p> <p>9th Floor :- 912</p> <p style="text-align: center;">Tower 3 :-</p> <p>3rd Floor :- 301</p> <p>7th Floor :- 703, 704, 705</p> <p>8th Floor :- 803, 804, 805</p> <p style="text-align: center;">Tower 4:-</p> <p>2nd Floor :- 201, 202, 3rd Floor :- 301</p> <p>4th Floor :- 401, 402</p> <p>6th Floor :- 601, 602</p> <p style="text-align: center;">Tower LIG :-</p> <p>1st Floor :- 112</p> <p>2nd Floor :- 203, 207</p> <p>3rd Floor – 312</p> <p>4th Floor :- 412</p> <p>5th Floor :- 501,512</p> <p>6th Floor :- 601, 612</p>

I, Shri. Anil Kumar, Advocate who has been identified by Shri. Anil Kumar, Advocate solemnly affirmed and Declares before me

Sl No. 12 Date 23/8/25



375190

Managing Director

8th Floor

801,802,803,804,805,806
807,808,809,810,811,812
813,814,815,816,817,818
819,820

9th Floor

901,902,903,904,905,906,
907,908,909,910,911,913,
914,915,916,917,918,919,
920

10th Floor

1001,1002,1003,1004,1005
1006,1007,1008,1009,1010
1011,1012,1013,1014,1015
1016,1017,1018,1019,1020

Tower-3 :-

Ground Floor :-

G-1,G-2,G-3,G-4,G-5,G-6,G-
7,G-8,G-9,G-10,G-11, G-12

1st Floor :-

101,102,103,104,105,106,
107,108,109,110,111,112

2nd Floor :-

201,202,203,204,205,206,
207, 208,209,210,211,212

3rd Floor :-

302,303,304,305,306,307
308,309,310,311,312

4th Floor :-

401,402,403,404,405,406
407,408,409,410,411,412

5th Floor

501,502,503,504,505,506,
507,508,509,510,511,512

6th Floor

601,602,603,604,605,606,
607,608,609,610,611,612

7th Floor

701,702,706,707,708,709,
710,711,712

8th Floor

801,802,806 807,808,
809,810,811,812

9th Floor

901,902,903,904,905,906,
907,908,909,910,911,912



ASHIRWAD ENGICON PVT. LTD.
Managing Director

10th Floor

1001,1002,1003,1004,1005
1006,1007,1008,1009,1010
1011,1012

Tower -4

Ground Floor :-

G-1,G-2,G-3,G-4,G-5,G-6, G-
7,G-8,G-9,G-10,G-11,
G-12

1st Floor :-

101,102,103,104,105,106,
107,108,109,110,111,112

2nd Floor :-

203,204,205,206, 207, 208,
209,210,211,212

3rd Floor :-

302,303,304,305,306,307
308,309,310,311,312

4th Floor :-

403,404,405,406,407,408,
409,410,411,412

5th Floor

501,502,503,504,505,506,
507,508,509,510,511,512

6th Floor

603,604,605,606,607,608,
609,610,611,612

7th Floor

701,702,703,704,705,706
707,708,709,710,711,712

8th Floor

801,802,803,804,805,806
807,808,809,810,811,812

9th Floor

901,902,903,904,905,906,
907,908,909,910,911,912

10th Floor

1001,1002,1003,1004,1005
1006,1007,1008,1009,1010
1011,1012

Tower - 5

Ground Floor :-

G-1,G-2,G-3,G-4,G-5,G-6, G-
7,G-8,G-9,G-10,G-11,
G-12



ASHIRWAD ENGICON PVT. LTD.
35110
Managing Director

1st Floor :-

101,102,103,104,105,106,
107,108,109,110,111,112

2nd Floor :-

201,202,203,204,205,206,
207,208,209,210,211,212

3rd Floor :-

301,302,303,304,305,306,
307,308,309,310,311,312

4th Floor :-

401,402,403,404,405,406,
407,408,409,410,411,412

5th Floor

501,502,503,504,505,506,
507,508,509,510,511,512

6th Floor

601,602,603,604,605,606,
607,608,609,610,611,612

7th Floor

701,702,703,704,705,706
707,708,709,710,711,712

8th Floor

801,802,803,804,805,806
807,808,809,810,811,812

9th Floor

901,902,903,904,905,906,
907,908,909,910,911,912

10th Floor

1001,1002,1003,1004,1005
1006,1007,1008,1009,1010

1011,1012

11th Floor

1101,1102,1103,1104,1105
1106,1107,1108,1109,1110

1111,1112

12th Floor

1201,1202,1203,1204,1205
1206,1207,1208,1209,1210

1211,1212

13th Floor

1301,1302,1303,1304,1305
1306,1307,1308,1309,1310,

1311,1312

14th Floor

1401,1402,1403,1404,1405
1406,1407,1408,1409,1410



ASHIRWAD ENGICON PVT. LTD.

325110
Managing Director

1411,1412

15th Floor

1501,1502,1503,1504,1505
1506,1507,1508,1509,1510
1511,1512

Tower – EWS

Ground Floor :-

G-1,G-2,G-3,G-4,G-5,G-6, G-
7,G-8,G-9,G-10,G-11,
G-12,G-13,G-14,G-15,G-16
G-17,G-18

1st Floor :-

101,102,103,104,105,106,
107,108,109,110,111,112
113,114,115,116,117,118

2nd Floor :-

201,202,203,204,205,206,
207,208,209,210,211,212
213,214,215,216,217,218

3rd Floor :-

301,302,303,304,305,306
307,308,309,310,311,312
313,314,315,316,317,318

4th Floor :-

401,402,403,404,405,406,
407,408, 409,410,411,412
413,414,415,416,417,418

5th Floor

501,502,503,504,505,506,
507,508,509,510,511,512
513,514,515,516,517,518

6th Floor

601,602,603,604,605,606,
607,608,609,610,611,612
613,614,615,616,617,618

7th Floor

701,702,703,704,705,706
707,708,709,710,711,712
713,714,715,716,717,718

Tower – LIG

Ground Floor :-

G-1,G-2,G-3,G-4,G-5,G-6,
G-7,G-8,G-9,G-10,G-11,
G-12



35106
Managing Director

			<p><u>1st Floor :-</u> 101,102,103,104,105,106, 107,108,109,110,111</p> <p><u>2nd Floor :-</u> 201,202,204,205,206, 208,209,210,211,212</p> <p><u>3rd Floor :-</u> 301,302,303,304,305,306 307 308,309,310,311</p> <p><u>4th Floor :-</u> 401,402,403,404,405,406, 407,408, 409,410,411,</p> <p><u>5th Floor</u> 502,503,504,505,506, 507,508,509,510,511</p> <p><u>6th Floor</u> 602,603,604,605,606, 607,608,609,610,611</p> <p><u>7th Floor</u> 701,702,703,704,705,706 707,708,709,710,711,712</p>		
2.	Shops	72	<p><u>Ground Floor :-</u> G-1,G-2,G-3,G-4,G-5,G-6,G- 7,G-8,G-9</p> <p><u>1st Floor :-</u> 101,102,103,104,105, 106, 107,108,109,</p> <p><u>2nd Floor :-</u> 201,202,203,204,205,206 207,208,209,</p> <p><u>3RD Floor</u> 301,302,303,304,305,306, 307,308,309,</p> <p><u>4th Floor</u> 401,402,403 404,405,406, 407,408,409</p> <p><u>5th Floor</u> 501,502,503,504,505,506, 507,508,509,</p> <p><u>6th Floor</u> 601,602,603 604,605,606,607,608,609</p> <p><u>7th Floor</u> 701,702,703,704,705,706 707,708,709</p>	0	NO ANY



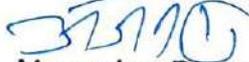
ASHIRWAD ENGICON PVT. LTD.

 Managing Director

3.	Convenience Rooms				NO ANY
4.	Plots				NO ANY
5.	Parking Space				
6.	Covered Garages	NO ANY			
7.	Office Space				
8.	Other, if any mention the name of space				
	Party Lawn				NO ANY
	Common Hall				NO ANY

In confirmation of the development agreement executed by us. We Solemnly affirm that the content of above declaration are true and correct and nothing material has been concealed by us.

ASHIRWAD ENGICON PVT. LTD.


Managing Director

Signature of Promoter / Developer



Identify the deponent w
Signed/L.T.I in my presence


Advocate

23/8/25



AFFIDAVIT CUM DECLARATION

We, the undersigned:

1. Nazra Musarrat, Wife of Md. Jawaid, residing at Nasheman Apartment, Flat No. 404, Salimpur Ahra, Gandhi Maidan, Kadamkuan, Patna, Bihar 800003, Indian Citizen herein referred to as the Landowner.
2. ASHIRWAD ENGICON PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having CIN U45200BR2012PTC019259 and its Corporate Office- Saroj Residency, A-9, Vivekanand Marg, Opp:- Sona Apartment, Patliputra Colony, Patna- 800 013, through its Authorized Signatory and Managing Director Sri Ajay Singh S/o Late Jag Narayan Singh, resident of Mohalla- West Ram Krishna Nagar, Patna, District- Patna, BIHAR; India Citizen (hereinafter referred to the COMPANY/BUILDER/ DEVELOPER,) Company PAN- AAKCA9641C, GSTIN 10AAKCA9641C1Z2, Mob. – 7033292801

Do solemnly affirm and state as follows:-

1. That the Landowner is the lawful owner of the land situated at Mauza:- Painal, Pargana – Maner, P.S.:- Bihta, bearing Khata No. 2038 , Khesra No. 8649 and Khata No. 2038 , Khesra No. 8650 measuring a total area of 3.125 *dismil*, and has entered into a development agreement with the Builder for the construction of a residential project on the said land.

Nazra Musarrat
Smt. Nazra Musarrat
Who is identified by Sri. Advocate Solemnly affirmed and declare before me.

D.B. KUMAR
Notary Public, Patna

9. No. 118 Date 25/7/25



Nazra Musarrat

ASHIRWAD ENGICON PVT. LTD.
[Signature]
Managing Director

2. That under the terms of said agreement; In confirmation of the development agreement executed by us on **dated 05-03-2022 vide Deed No. 3604 Serial No. 3643 Book No. 1 Volume No. 70**, Landowner has been allotted **Flat No. 305 , Tower – 2, located on the 3RD Floor, measuring 1895 sq. ft., of type 3 BHK**, as part of the constructed building/apartment project namely **ASHIRWAD IOB GALAXY PHASE -2** situated at Mauza- Pinal, Pargana & Survey P.S.- Maner, Present P.S.- Bihta, District-Patna in the State of Bihar.
3. That this allotment has been made with mutual consent and understanding between both parties, and there shall be no future dispute concerning this flat allotment.
4. That this affidavit has been made truthfully and will be used as a legal declaration of the said flat allotment to the Landowner.

IN WITNESS WHEREOF, we have signed this affidavit on this ___ day of July, 2025 at Patna.

Signatures: *Nazra Musarrat*

Landowner: *Nazra Musarrat*

ASHIRWAD ENGICON PVT. LTD.

Builder/Developer: *[Signature]*

Managing Director

Witnesses:

1.

2.

2 | Page

*Identify the Deponent signature
- If who has, have affirm in my
presence*
[Signature]
Advocate



2



AFFIDAVIT CUM DECLARATION

We, the undersigned:

1. **Satyendra Kumar, Son of Ram Govind Ram, residing at Ward No.5, Gwalpara, District – Madhepura, Bihar: - 852115, Indian Citizen herein referred to as the Landowner.**

2. **ASHIRWAD ENGICON PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having CIN U45200BR2012PTC019259 and its Corporate Office– Saroj Residency, A-9, Vivekanand Marg, Opp:- Sona Apartment, Patliputra Colony, Patna- 800 013, through its Authorized Signatory and Managing Director Sri Ajay Singh S/o Late Jag Narayan Singh, resident of Mohalla- West Ram Krishna Nagar, Patna, District– Patna, BIHAR; India Citizen (hereinafter referred to the COMPANY/BUILDER/ DEVELOPER,) Company PAN- AAKCA9641C, GSTIN 10AAKCA9641C1Z2, Mob. – 7033292801**

Do solemnly affirm and state as follows:-

1. **That** the Landowner is the lawful owner of the land situated at Mauza:- Painal, Pargana – Maner, P.S.:- Bihta, bearing Khata No. 2330, Plot No. 8648 , Area :- 6.25 Dismil and Khata No. 2317 , Khesra No. 8647, Area:- 6.25 Dismil i.e., Total land measuring a total area of 12.5 Dismil, and has entered into a development agreement with the Builder for the construction of a residential project on the said land.
2. That under the terms of said agreement; In confirmation of the development agreement executed by us on dated 19-10-2020 vide Deed No. 10187 Serial No. 10366 Book No. 1 Volume No. 215, Landowner has been allotted **Flat No. 704 & 705** at 7th Floor in Tower– 3, and **Flat No.**

ASHIRWAD ENGICON PVT. LTD.

(Signature)
Managing Director

Satyendra Kumar
Shri/ Smt. _____
Who is identified by _____
Advocate _____ and
declare before me.
19.8.25

D.B. KUMAR
Notary Public, Patna

19.10.2020



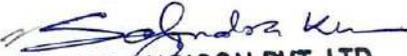
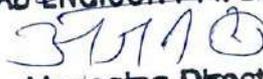
(Signature)

4

804 & 805 at 8th Floor in Tower – 3, Total 4 (Four) nos. flats allotted to the above mentioned Landowner each flat's S/B Area is of 1895 sq. ft., each are 3 BHK Type, as part of the constructed building/apartment project namely **ASHIRWAD IOB GALAXY PHASE 2** situated at Mauza-Painal, Pargana & Survey P.S.- Maner, Present P.S.- Bihta, District-Patna in the State of Bihar.

3. That this allotment has been made with mutual consent and understanding between both parties, and there shall be no future dispute concerning this flat allotment.
4. That this affidavit has been made truthfully and will be used as a legal declaration of the said flat allotment to the Landowner.

IN WITNESS WHEREOF, we have signed this affidavit on this ___ day of _____, 2025 at Patna.

Signatures: 
Landowner: 
ASHIRWAD ENGICON PVT. LTD.
Builder/Developer: 
Managing Director

Witnesses:
1. *Rajesh Kumar Ransin*
AT-Gawripur, Ward No.-08
P.O.P.S - Singleshwar, Distt.-Madhepura.
Pin - 852128

2.



Identify the deponent's signature LTR
who he/she have affixed to this affidavit

AC/9008/19/8/25

5

BRECR003C250800025983BRECR003C250800025983BRECR003C250800025983BRECR003C250800025983BRECR003C250800025983BRECR003C250800025983BRECR003C250800025983BRECR003C250800025983BRECR003C250800025983BRECR003C250800025983



INDIA JUDICIAL Government of Bihar

e-Court Fee

BRECR003C250800025983BRECR003C250800025983BRECR003C250800025983BRECR003C250800025983BRECR003C250800025983BRECR003C250800025983BRECR003C250800025983BRECR003C250800025983BRECR003C250800025983BRECR003C250800025983

e-Court Fee Receipt No.: BRECR003C250800025983
Date & Time: 11-Aug-2025 01:14 PM
Name of the ACC/Registered User: Bihar State Co-operative Bank, SCB
Location: Civil Court Patna
Name of Applicant: CIVIL COURT PATNA
e-Court Fee Amount: 100 (One Hundred Rupees Only)



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Statutory Alert:

- The authenticity of this Stamp certificate should be verified at <https://enibandhan.bihar.gov.in> or using enibandhan Mobile App.
- Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

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AFFIDAVIT CUM DECLARAT



We, the undersigned:

- Rajesh Kumar Ranjan, Son of Upendra Prasad Gupta**, residing at **Block Marg Gauripur, Ward No. 8, Singheshwar, District :- Madhepura , Bihar- 852128**, Indian Citizen herein referred to as the **Landowner**.
- ASHIRWAD ENGICON PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having **CIN U45200BR2012PTC019259** and its Corporate Office– Saroj Residency, A-9, Vivekanand Marg, Opp:- Sona Apartment, Patliputra Colony, Patna- 800 013, through its Authorized Signatory and Managing Director **Sri Ajay Singh S/o Late Jag Narayan Singh**, resident of Mohalla- West Ram Krishna Nagar, Patna, District– Patna, BIHAR; India Citizen (**hereinafter referred to the COMPANY/BUILDER/ DEVELOPER,**) Company **PAN- AAKCA9641C, GSTIN 10AAKCA9641C1Z2, Mob. – 7033292801**

Do solemnly affirm and state as follows:-

- That** the Landowner is the lawful owner of the land situated at Mauza:- Painal, Pargana – Maner, P.S.:- Bihta, **bearing Khata No. 2330, Plot No. 8648 , Area :- 3.125 Dismil and Khata No. 2317 , Khesra No. 8647, Area:- 3.125 Dismil i.e., Total land measuring a total area of 6.25 Dismil**, and has entered into a development agreement with the Builder for the construction of a residential project on the said land.
- That under the terms of said agreement; In confirmation of the development agreement executed by us on **dated 19-10-2020 vide Deed No. 10186 Serial No. 10365 Book No. 1 Volume No. 215**, Landowner has been allotted **Flat No. 703 at 7th Floor in Tower– 3, & Flat No. 803 at 8th**

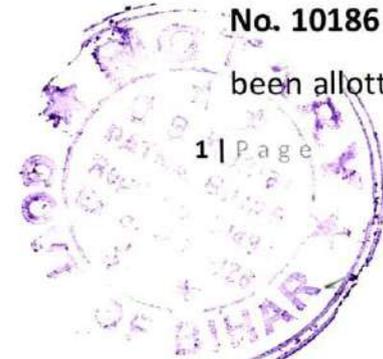
ASHIRWAD ENGICON PVT. LTD
[Signature]
Managing Director

Rajesh Kumar Ranjan

Rajesh Kumar Ranjan
Shri/ Smt. Who is declared and Advocate for the purpose of declare before

19.8.25

19.8.25
Date



(7)

Floor in Tower – 3, Total 2 (Two) nos. flats allotted to the above mentioned Landowner each flat's S/B Area is of 1895 sq. ft., each are 3 BHK Type, as part of the constructed building/apartment project namely ASHIRWAD IOB GALAXY PHASE 2 situated at Mauza- Painal, Pargana & Survey P.S.- Maner, Present P.S.- Bihta, District-Patna in the State of Bihar.

3. That this allotment has been made with mutual consent and understanding between both parties, and there shall be no future dispute concerning this flat allotment.
4. That this affidavit has been made truthfully and will be used as a legal declaration of the said flat allotment to the Landowner.

IN WITNESS WHEREOF, we have signed this affidavit on this ___ day of _____, 2025 at Patna.

Signatures: → *Rajesh Kumar Ransan*

Landowner: → *Rajesh Kumar Ransan*

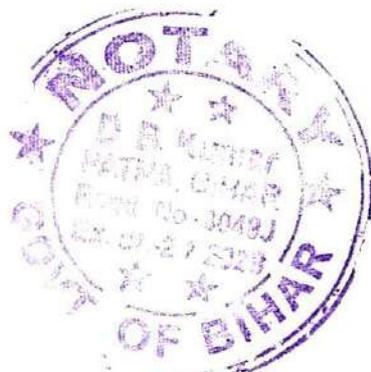
Builder/Developer: ASHIRWAD ENGICON PVT. LTD.

[Signature]
Managing Director

Witnesses:

1. *[Signature]*
At. Po. - Gwalpura
P.M. - Madhepur.

2.



Identify the document's signature & the who has done it in my presence
[Signature]
Attested 19/8/25

5

AFFIDAVIT CUM DECLARATION



We, the undersigned:

1. **HEMA KUMARI**, Wife of **Awadhesh Kumar Sinha**, residing at **Mangalam Apartment, Friend's Colony, Near St. Mary School, Ashiana Digha Road, Patna – 800 025**, Indian Citizen herein referred to as the **Landowner**.

ASHIRWAD ENGICON PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having **CIN U45200BR2012PTC019259** and its Corporate Office– Saroj Residency, A-9, Vivekanand Marg, Opp:- Sona Apartment, Patliputra Colony, Patna- 800 013, through its Authorized Signatory and Managing Director **Sri Ajay Singh S/o Late Jag Narayan Singh**, resident of Mohalla- West Ram Krishna Nagar, Patna, District– Patna, BIHAR; India Citizen (**hereinafter referred to the COMPANY/BUILDER/ DEVELOPER,**) Company **PAN- AAKCA9641C, GSTIN 10AAKCA9641C1Z2, Mob. – 7033292801**

Do solemnly affirm and state as follows:-

1. **That** the Landowner is the lawful owner of the land situated at **Mauza:- Painal, Pargana – Maner, P.S.:- Bihta, bearing Khata No. 2330 , Khesra No. 8648 and Khata No. 2317 , Khesra No. 8647 measuring a total area of 3.125 Dismil., and has entered into a development agreement with the Builder for the construction of a residential project on the said land.**

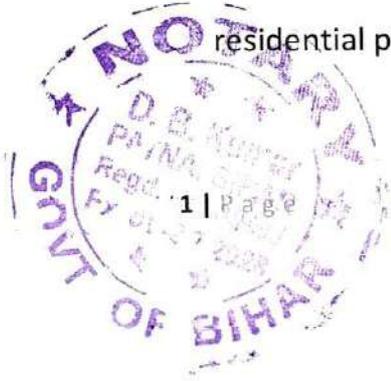
Hema Kumari

ASHIRWAD ENGICON PVT. LTD.
[Signature]
Managing Director

*Shri/ Smt. Hema Kumari
Who is Identified by
Advocate [Signature] affirmed and
declare before me,
19.8.25*

*D.B. KUMAR
Notary Public, Patna*

Case No. 317 Date: 19.8.25



10

2. That under the terms of said agreement; In confirmation of the development agreement executed by us on **dated 16-03-2021 vide Deed No. 4836 Serial No. 2993 Book No. 1 Volume No. 100**, Landowner has been allotted **Flat No. 301 , Tower – 4, located on the 3rd Floor , flat's S/B Area is 1995 sq. ft., 3 BHK Type**, as part of the constructed building/apartment project namely **ASHIRWAD IOB GALAXY PHASE -2** situated at Mauza- Painal, Pargana & Survey P.S.- Maner, Present P.S.- Bihta, District-Patna in the State of Bihar.
3. That this allotment has been made with mutual consent and understanding between both parties, and there shall be no future dispute concerning this flat allotment.
4. That this affidavit has been made truthfully and will be used as a legal declaration of the said flat allotment to the Landowner.

IN WITNESS WHEREOF, we have signed this affidavit on this ___ day of July, 2025 at Patna.

Signatures:

Hema Kumari

Landowner:

ASHIRWAD ENGICON PVT. LTD.

Builder/Developer:

[Signature]
Managing Director

Witnesses:

1.

2.

NOTARY
D. B. KUMAR
PATNA, BIHAR
Regd. No. 3049J
Ex. dt. 27/2/28

Identify the deponent's signature L.I.
who has/have signed in my presence

[Signature]
Advocate 9/8/25

AFFIDAVIT CUM DEC



We, the undersigned:

1. **SWETA KUMARI, Wife of Praveen Kumar, residing at Village: - Chapra Colony, New Jakkanpur, Patna, Bihar - 800001, Indian Citizen herein referred to as the Landowner.**

2. **ASHIRWAD ENGICON PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having CIN U45200BR2012PTC019259 and its Corporate Office- Saroj Residency, A-9, Vivekanand Marg, Opp:- Sona Apartment, Patliputra Colony, Patna- 800 013, through its Authorized Signatory and Managing Director Sri Ajay Singh S/o Late Jag Narayan Singh, resident of Mohalla- West Ram Krishna Nagar, Patna, District- Patna, BIHAR; India Citizen (hereinafter referred to the COMPANY/BUILDER/ DEVELOPER,) Company PAN- AAKCA9641C, GSTIN 10AAKCA9641C1Z2, Mob. - 7033292801**

Do solemnly affirm and state as follows:-

1. **That** the Landowner is the lawful owner of the land situated at Mauza:- Painal, Pargana - Maner, P.S.:- Bihta, bearing Khata No. 2330, Plot No. 8648 , Area :- 8.2895 Dismil and Khata No. 2317 , Khesra No. 8647, Area:- 10.2895 Dismil i.e., Total land measuring a total area of 18.579 Dismil, and has entered into a development agreement with the Builder for the construction of a residential project on the said land.
2. That under the terms of said agreement; In confirmation of the development agreement executed by us on dated 16-03-2021 vide Deed No. 4839 Serial No. 2981 Book No. 1 Volume No. 100, Landowner has been allotted given below mentioned Residential Flats:-



Sweta Kumari
श्वेता कुमारी

ASHIRWAD ENGICON PVT. LTD.
Ajay Singh
Managing Director

Shri/ Smt. Sweta Kumari
Who is identified by Sr. Advocate Solemnly affirmed and declare before me.
19.8.25

Sl No. 316 Date 19/8/25

Sl. No.	Flat No.	Type	S/B Area (in Sqft.)	Block	Floor
1.	201	3 BHK	1995	Tower-4	2 nd Floor
2.	202	3 BHK	2195	Tower-4	2 nd Floor
3.	401	3 BHK	1995	Tower-4	4 th Floor
4.	402	3 BHK	2195	Tower-4	4 th Floor
5.	601	3 BHK	1995	Tower-4	6 th Floor
6.	602	3 BHK	2195	Tower-4	6 th Floor

as part of the constructed building/apartment project namely **ASHIRWAD IOB GALAXY PHASE -2** situated at Mauza- Painal, Pargana & Survey P.S.- Maner, Present P.S.- Bihta, District-Patna in the State of Bihar.

3. That this allotment has been made with mutual consent and understanding between both parties, and there shall be no future dispute concerning this flat allotment.
4. That this affidavit has been made truthfully and will be used as a legal declaration of the said flat allotment to the Landowner.

IN WITNESS WHEREOF, we have signed this affidavit on this ___ day of August, 2025 at Patna.

Signatures: *Sueta Kumari* श्वेता कुमारी

Landowner: *Sueta Kumari*
ASHIRWAD ENGICON PVT. LTD.

Builder/Developer: *373170*

Witnesses: **Managing Director**

1. *प्रवीण कुमार*
 द्वपरा किलोनी, न्यु अक्कनपुर, पटना-800001, बिहार.

2.



I being the deponent's signature of the above mentioned person who has/have affixed in my presence.

(Signature) 19/8/25

7



AFFIDAVIT CUM DE

We, the undersigned:

1. **PUJA KUMARI, Wife of Abhineet Kumar Singh, residing at 4th and 5th Floor Dukhan Ram Plaza, Exhibition Road, P.S.:- Gandhi Maidan, Patna , Indian Citizen herein referred to as the Landowner.**

2. **ASHIRWAD ENGICON PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having CIN U45200BR2012PTC019259 and its Corporate Office– Saroj Residency, A-9, Vivekanand Marg, Opp:- Sona Apartment, Patliputra Colony, Patna- 800 013, through its Authorized Signatory and Managing Director Sri Ajay Singh S/o Late Jag Narayan Singh, resident of Mohalla- West Ram Krishna Nagar, Patna, District– Patna, BIHAR; India Citizen (hereinafter referred to the COMPANY/BUILDER/ DEVELOPER,) Company PAN- AAKCA9641C, GSTIN 10AAKCA9641C1Z2, Mob. – 7033292801**

Do solemnly affirm and state as follows:-

1. **That** the Landowner is the lawful owner of the land situated at Mauza:- Painal, Pargana – Maner, P.S.:- Bihta, bearing Khata No. 2038 , Khesra No. 8649 and Khata No. 2038 , Khesra No. 8650 measuring a total area of 2000 sq. ft., and has entered into a development agreement with the Builder for the construction of a residential project on the said land.

2. **That** under the terms of said agreement; In confirmation of the development agreement executed by us on dated 28-04-2023 vide

ASHIRWAD ENGICON PVT. LTD.
[Signature]
Managing Director

[Signature]



Shri/ Smt. **PUJA KUMARI**
Who is identified by Sri. **D.B. KUMAR**
Advocate Solemnly affirmed and
declare before me.

D.B. KUMAR
Notary Public, Patna

S.No. 115
Date 25/7/23

Deed No. 3968 Serial No. 4058 Book No. 1 Volume No. 65, Landowner has been allotted Flat No. 501 & 612, Tower – LIG, located on the 5TH Floor and 6th Floor respectively, each flats measuring 1375 sq. ft., of type 2 BHK, as part of the constructed building/apartment project namely **ASHIRWAD IOB GALAXY PHASE - 2** situated at Mauza- Painal, Pargana & Survey P.S.- Maner, Present P.S.- Bihta, District-Patna in the State of Bihar.

3. That this allotment has been made with mutual consent and understanding between both parties, and there shall be no future dispute concerning this flat allotment.
4. That this affidavit has been made truthfully and will be used as a legal declaration of the said flat allotment to the Landowner.

IN WITNESS WHEREOF, we have signed this affidavit on this ___ day of July, 2025 at Patna.

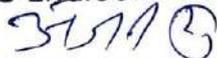
Signatures:



Landowner:

ASHIRWAD ENGICON PVT. LTD.

Builder/Developer:



Managing Director

Witnesses:

1. **Abhinav Kumar Singh,**
4th Street, Anantpur, Doranda
Ranchi, 834002

2.

Identify the Dependent signature
I, who has, have affirm to the
presence
Advocate




8



AFFIDAVIT CUM DECLARATION

We, the undersigned:

1. **Md. Jawaid, Son of Saleh**, residing at **Nasheman Apartment, Flat No. 404, Salimpur Ahra, Gandhi Maidan, Kadamkuan, Patna, Bihar 800003**, Indian Citizen herein referred to as the **Landowner**.

ASHIRWAD ENGICON PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having **CIN U45200BR2012PTC019259** and its Corporate Office- Saroj Residency, A-9, Vivekanand Marg, Opp:- Sona Apartment, Patliputra Colony, Patna- 800 013, through its Authorized Signatory and Managing Director **Sri Ajay Singh S/o Late Jag Narayan Singh**, resident of Mohalla- West Ram Krishna Nagar, Patna, District- Patna, BIHAR; India Citizen (**hereinafter referred to the COMPANY/BUILDER/ DEVELOPER,**) Company **PAN- AAKCA9641C, GSTIN 10AAKCA9641C1Z2, Mob. - 7033292801**

Do solemnly affirm and state as follows:-

1. **That** the Landowner is the lawful owner of the land situated at Mauza:- Pinal, Pargana – Maner, P.S.:- Bihta, **bearing Khata No. 2038, Khesra No. 8649 and Khata No. 2038, Khesra No. 8650** measuring a total area of **3.125 dismil**, and has entered into a development agreement with the Builder for the construction of a residential project on the said land.
2. **That** under the terms of said agreement; In confirmation of the development agreement executed by us on **dated 05-03-2022** vide



ASHIRWAD ENGICON PVT. LTD.
Managing Director

Md. Jawaid

Shri/ Smt. *Md. Jawaid*
Who is identified by Sri. *D.B. Kumar*
Advocate Solemnly affirmed and
declare before me.

D.B. KUMAR
Notary Public, Patna

Sl. No. 109 Date 25/3/22

Deed No. 3605 Serial No. 3644 Book No. 1 Volume No. 70, Landowner has been allotted Flat No. 304 , Tower – 2, located on the 3RD Floor, measuring 1895 sq. ft., of type 3 BHK, as part of the constructed building/apartment project name **ASHIRWAD IOB GALAXY PHASE -2** situated at Mauza- Painal, Pargana & Survey P.S.- Maner, Present P.S.- Bihta, District-Patna in the State of Bihar.

3. That this allotment has been made with mutual consent and understanding between both parties, and there shall be no future dispute concerning this flat allotment.
4. That this affidavit has been made truthfully and will be used as a legal declaration of the said flat allotment to the Landowner.

IN WITNESS WHEREOF, we have signed this affidavit on this ___ day of July, 2025 at Patna.

Signatures: *Mr. Jawaid*

Landowner: *Mr. Jawaid*

Builder/Developer: **ASHIRWAD ENGICON PVT. LTD.**
[Signature]

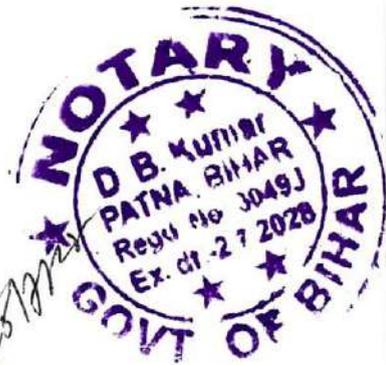
Managing Director

Witnesses:

1.

2.

Identify the Dependent signature
TI who has, have affirm in the
presence
[Signature]
Advocate



9

AFFIDAVIT CUM DECLAR



We, the undersigned:

1. **Md. Jawaid, Son of Saleh**, residing at **Nasheman Apartment, Flat No. 404, Salimpur Ahra, Gandhi Maidan, Kadamkuan, Patna, Bihar 800003**, Indian Citizen herein referred to as the **Landowner**.
2. **ASHIRWAD ENGICON PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having **CIN U45200BR2012PTC019259** and its Corporate Office– Saroj Residency, A-9, Vivekanand Marg, Opp:- Sona Apartment, Patliputra Colony, Patna- 800 013, through its Authorized Signatory and Managing Director **Sri Ajay Singh S/o Late Jag Narayan Singh**, resident of Mohalla- West Ram Krishna Nagar, Patna, District– Patna, BIHAR; India Citizen (**hereinafter referred to the COMPANY/BUILDER/ DEVELOPER,**) Company **PAN- AAKCA9641C, GSTIN 10AAKCA9641C1Z2, Mob. – 7033292801**

D.B. KUMAR
Notary Public, Patna

Shri/ Smt. **Md. Jawaid**
Who is identified by Sri. **D.B. Kumar**
Advocate Solemnly affirmed and
declare before me. **02/5/2025**

Do solemnly affirm and state as follows:-

1. That the Landowner is the lawful owner of the land situated at Mauza:- Painal, Pargana – Maner, P.S.:- Bihta, **bearing Khata No. 2038 , Khesra No. 8649 and Khata No. 2038 , Khesra No. 8650** measuring a total area of **1.5625 dismil**, and has entered into a development agreement with the Builder for the construction of a residential project on the said land.
2. That under the terms of said agreement; In confirmation of the development agreement executed by us on **dated 05-03-2022 vide**

Sl. No. **108** Date **25/2/25**



ASHIRWAD ENGICON PVT. LTD.
Md. Jawaid
Managing Director

22

Deed No. 9839 Serial No. 9953 Book No. 1 Volume No. 195, Landowner has been allotted Flat No. 512, Tower – LIG, located on the 5TH Floor, measuring 1355 sq. ft., of type 2 BHK, as part of the constructed building/apartment project namely **ASHIRWAD IOB GALAXY PHASE -2** situated at Mauza- Pinal, Pargana & Survey P.S.- Maner, Present P.S.- Bihta, District-Patna in the State of Bihar.

3. That this allotment has been made with mutual consent and understanding between both parties, and there shall be no future dispute concerning this flat allotment.
4. That this affidavit has been made truthfully and will be used as a legal declaration of the said flat allotment to the Landowner.

IN WITNESS WHEREOF, we have signed this affidavit on this ___ day of July, 2025 at Patna.

Signatures: *Md. Jawaid*
Landowner: *Md. Jawaid*
ASHIRWAD ENGICON PVT. LTD
Builder/Developer: *[Signature]*
Managing Director

Witnesses:

1.

2.



2 | Page

Identify the Deponent signature
[] who has have affirm to me
Advocate
[Signature] 25/7/25

10

AFFIDAVIT CUM DECLARATIO



We, the undersigned:

1. **DILEEP KUMAR SINGH**, Son of Late Ragho Singh, residing at **Chandedih, Baisa, P.S. :- Punpun, Chandedih, District :- Patna, Bihar, - 804453**, Indian Citizen herein referred to as the **Landowner**.

2. **ASHIRWAD ENGICON PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having **CIN U45200BR2012PTC019259** and its Corporate Office- Saroj Residency, A-9, Vivekanand Marg, Opp:- Sona Apartment, Patliputra Colony, Patna- 800 013, through its Authorized Signatory and Managing Director **Sri Ajay Singh S/o Late Jag Narayan Singh**, resident of Mohalla- West Ram Krishna Nagar, Patna, District- Patna, BIHAR; India Citizen (**hereinafter referred to the COMPANY/BUILDER/ DEVELOPER,**) Company **PAN- AAKCA9641C, GSTIN 10AAKCA9641C1Z2, Mob. – 7033292801**

Do solemnly affirm and state as follows:-

1. **That** the Landowner is the lawful owner of the land situated at Mauza:- Painal, Pargana – Maner, P.S.:- Bihta, **bearing Khata No. 2038 , Khesra No. 8649 , Khata No. 2038 , Khesra No. 8650 and Khata No. 2309 , Khesra No. 8646** measuring a total area of **6.25 Dismil**, and has entered into a development agreement with the Builder for the construction of a residential project on the said land.
2. That under the terms of said agreement; In confirmation of the development agreement executed by us on **dated 13-03-2023 vide**

Dileep Kumar Singh
Who is in possession of the land and
Advocate Saroj Singh and
I, *19.8.25*
D.B. KUMAR
Notary Public, Patna
declare before me.

19.8.25
Date: *19.8.25*



दिलीप कुमार सिंह

ASHIRWAD ENGICON PVT. LTD.
[Signature]
Managing Director

25

Deed No. 2182 Serial No. 2198 Book No. 1 Volume No. 36, Landowner has been allotted Flat No. 410 , Tower – 2, located on the 4th Floor, Flat No. 510 , Tower – 2, located on the 5th Floor and Flat No. 320, Tower – 2, located on the 3th Floor each flat's S/B Area is 1895 sq. ft., each are 3 BHK Type, as part of the constructed building/apartment project namely **ASHIRWAD IOB GALAXY PHASE - 2** situated at Mauza- Painal, Pargana & Survey P.S.- Maner, Present P.S.- Bihta, District-Patna in the State of Bihar.

3. That this allotment has been made with mutual consent and understanding between both parties, and there shall be no future dispute concerning this flat allotment.
4. That this affidavit has been made truthfully and will be used as a legal declaration of the said flat allotment to the Landowner.

IN WITNESS WHEREOF, we have signed this affidavit on this ___ day of July, 2025 at Patna.

Signatures: = दिलीप कुमार सिंह

Landowner: दिलीप कुमार सिंह

Builder/Developer: **ASHIRWAD ENGICON PVT. LTD.**

(Signature)
Managing Director

Witnesses:

1.

2.

2 | Page



I Identify the deponent's signature L.T.L.
who has/have affixed in my presence

(Signature)
Advocate 19/8/25

11

AFFIDAVIT CUM DECLARATION



We, the undersigned:

1. ARCHANA PANDEY, Wife of GOPAL PANDEY, residing at A/61 Police Colony, Anisabad, P.S.: - Gardanibagh, District: - Patna, Pincode – 800 002, PAN: - AQJP4892N, Indian Citizen herein referred to as the Landowner. Contact No. : - 9835434703.
2. ASHIRWAD ENGICON PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having CIN U45200BR2012PTC019259 and its Corporate Office– Saroj Residency, A-9, Vivekanand Marg, Opp:- Sona Apartment, Patliputra Colony, Patna- 800 013, through its Authorized Signatory and Managing Director Sri Ajay Singh S/o Late Jag Narayan Singh, resident of Mohalla- West Ram Krishna Nagar, Patna, District– Patna, BIHAR; India Citizen (hereinafter referred to the COMPANY/BUILDER/ DEVELOPER,) Company PAN- AAKCA9641C, GSTIN 10AAKCA9641C1Z2, Mob. – 7033292801

Do solemnly affirm and state as follows:-

1. That the Landowner is the lawful owner of the land situated at Mauza:- Painal, Pargana – Maner, P.S.: - Bihta, bearing Khata No. 2038 , Khesra No. 8649 and Khata No. 2038 , Khesra No. 8650 measuring a total area of 1361 Sqft (3.125 Dismil)., and has entered into a development agreement with the Builder for the construction of a residential project on the said land.

Archana Pandey
who has been identified
by *Advocate*
solemnly affirmed and declare
before me

4238ks
Mukul Kumar Sharan
Notary Patna

Sl. No. 11 Date 23/8/25



Archana Pandey

ASHIRWAD ENGICON PVT. LTD.
32123
Managing Director

2. That under the terms of said agreement; In confirmation of the development agreement executed by us on dated 28-12-2021 vide Deed No. 18985 Serial No. 19230 Book No. 1 Volume No. 381, Landowner has been allotted Flat No. 301, Tower – 3, located on the 3RD Floor, measuring 1995 sq. ft., of type 3 BHK, as part of the constructed building/apartment project namely ASHIRWAD IOB GALAXY PHASE -2 situated at Mauza- Painal, Pargana & Survey P.S.- Maner, Present P.S.- Bihta, District-Patna in the State of Bihar.
3. That this allotment has been made with mutual consent and understanding between both parties, and there shall be no future dispute concerning this flat allotment.
4. That this affidavit has been made truthfully and will be used as a legal declaration of the said flat allotment to the Landowner.

IN WITNESS WHEREOF, we have signed this affidavit on this ___ day of August, 2025 at Patna.

Signatures: Aschance Pandey

Landowner:

Builder/Developer: **ASHIRWAD ENGICON PVT. LTD.**
35720
Managing Director

Witnesses:

1.



**Identify the deponent w.
Signed/L.T.I in my presence**

P
Artno.: 23/8/25

12

AFFIDAVIT CUM DECLARATION



We, the undersigned:

1. **USHA DEVI** Wife of Mahavir Singh & Mahavir Singh S/o Late Baikunth Nath Singh residing at Flat No. 101, C- Block, Asu Enclave , Arah Garden Road, Jagdeo Path, Rukanpura, Post:- B.V. College, District :- Patna, Bihar :- 800014, Indian Citizen herein referred to as the **Landowner**.

D.B. KUMAR
Notary Public, Patna

ASHIRWAD ENGICON PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having **CIN U45200BR2012PTC019259** and its Corporate Office- Saroj Residency, A-9, Vivekanand Marg, Opp:- Sona Apartment, Patliputra Colony, Patna- 800 013, through its Authorized Signatory and Managing Director **Sri Ajay Singh** S/o Late Jag Narayan Singh, resident of Mohalla- West Ram Krishna Nagar, Patna, District- Patna, BIHAR; India Citizen (hereinafter referred to the **COMPANY/BUILDER/ DEVELOPER**.) Company PAN- **AAKCA9641C**, GSTIN **10AAKCA9641C1Z2**, Mob. – **7033292801**

Do solemnly affirm and state as follows:-

1. **That** the Landowner is the lawful owner of the land situated at Mauza:- Painal, Pargana – Maner, P.S.:- Bihta, bearing Khata No. **2038** , Khesra No. **8650** and Khata No. **2038** , Khesra No. **8649** measuring a total area of **3.125 Dismil.**, and has entered into a development agreement with the Builder for the construction of a residential project on the said land.

ASHIRWAD ENGICON PVT. LTD.

Managing Director



(Signature)

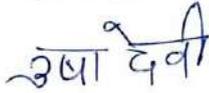
Shri/ Smt. **Usha Devi**
Who is identified by **S. D. K. S.**
Advocate Solemnly affirmed and
declare before me.
19.8.25

U No. 320 Date **19/8/25**

उषा देवी

2. That under the terms of said agreement; In confirmation of the development agreement executed by us on **dated 10-04-2023 vide Deed No. 3435 Serial No. 3454 Book No. 1 Volume No. 56**, Landowner has been allotted **Flat No. 912 , Tower – 2, located on the 9th Floor , Flat's S/B Area is 1995 sq. ft., 3 BHK Type**, as part of the constructed building/apartment project namely **ASHIRWAD IOB GALAXY PHASE -2** situated at Mauza- Painal, Pargana & Survey P.S.- Maner, Present P.S.- Bihta, District-Patna in the State of Bihar.
3. That this allotment has been made with mutual consent and understanding between both parties, and there shall be no future dispute concerning this flat allotment.
4. That this affidavit has been made truthfully and will be used as a legal declaration of the said flat allotment to the Landowner.

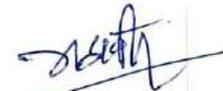
IN WITNESS WHEREOF, we have signed this affidavit on this 9th day of August, 2025 at Patna.

Signatures: 

Landowner: **USHA DEVI**

Builder/Developer: **ASHIRWAD ENGICON PVT. LTD.**

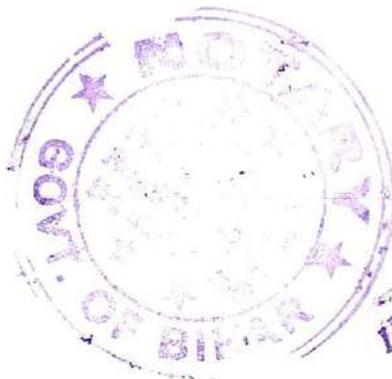
Witnesses: 
Managing Director


MAHAVIR SINGH

1.

2.

2 | Page



I Identify the deponent's signature L.T.L. who has/have affixed in my presence.


Advocate 19/8/25

13

AFFIDAVIT CUM DECLARATION



We, the undersigned:

Smt. Isha Pandey
who has been identified
by *Mukul Kumar Sharan*
Advocate
solemnly affirmed and declares
before me

23/8/25
Mukul Kumar Sharan
Notary Patna

1. IKSHA PANDEY, Daughter of GOPAL PANDEY, residing at A/61 Poin
Colony, Anisabad, P.S.- Gardanibagh, District: - Patna, Pincode -
800 002, PAN :- ADIPI4642M, Indian Citizen herein referred to as the
Landowner. Contact No. :- 7795831339.

2. ASHIRWAD ENGICON PRIVATE LIMITED, a company incorporated
under the Companies Act, 1956, having CIN
U45200BR2012PTC019259 and its Corporate Office- Saroj
Residency, A-9, Vivekanand Marg, Opp:- Sona Apartment, Patliputra
Colony, Patna- 800 013, through its Authorized Signatory and
Managing Director Sri Ajay Singh S/o Late Jag Narayan Singh,
resident of Mohalla- West Ram Krishna Nagar, Patna, District- Patna,
BIHAR; India Citizen (hereinafter referred to the
COMPANY/BUILDER/ DEVELOPER,) Company PAN- AAKCA9641C,
GSTIN 10AAKCA9641C1Z2, Mob. - 7033292801

Do solemnly affirm and state as follows:-

1. That the Landowner is the lawful owner of the land situated at
Mauza:- Painal, Pargana - Maner, P.S.- Bihta, bearing Khata No.
2038 , Khesra No. 8649 and Khata No. 2038 , Khesra No. 8650
measuring a total area of 1000 Sqft (2.296 Dismil)., and has entered
into a development agreement with the Builder for the construction
of a residential project on the said land.



Isha Pandey

ASHIRWAD ENGICON PVT. LTD.
37570
Managing Director

2. That under the terms of said agreement; In confirmation of the development agreement executed by us on dated 28-12-2021 vide Deed No. 18984 Serial No. 19229 Book No. 1 Volume No. 381, Landowner has been allotted Flat No. 207 , Tower – LIG, located on the 2ND Floor, measuring 1355 sq. ft., of type 2 BHK, as part of the constructed building/apartment project namely **ASHIRWAD IOB GALAXY PHASE -2** situated at Mauza- Painal, Pargana & Survey P.S.- Maner, Present P.S.- Bihta, District-Patna in the State of Bihar.
3. That this allotment has been made with mutual consent and understanding between both parties, and there shall be no future dispute concerning this flat allotment.
4. That this affidavit has been made truthfully and will be used as a legal declaration of the said flat allotment to the Landowner.

IN WITNESS WHEREOF, we have signed this affidavit on this ___ day of August, 2025 at Patna.

Signatures: *Shobha Pandey*

Landowner:

Builder/Developer:

ASHIRWAD ENGICON PVT. LTD.
32/8/25
Managing Director

Witnesses:

1.



Identify the deponent w
Signed/L.T.I in my presence

Advocate
23/8/25

14

AFFIDAVIT CUM DECLARATION



We, the undersigned:

1. Swarnalata Sinha Wife of Rakesh Kumar , residing at Moh- Chand Choura khawa Gali Gaya, Post :- Chand Choura, P.S.:- Civil Line Gaya

District :- Patna, Pincode :- 803001 , Indian Citizen herein referred to as the Landowner.

2. **ASHIRWAD ENGICON PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having **CIN U45200BR2012PTC019259** and its Corporate Office– Saroj Residency, A-9, Vivekanand Marg, Opp:- Sona Apartment, Patliputra Colony, Patna- 800 013, through its Authorized Signatory and Managing Director **Sri Ajay Singh S/o Late Jag Narayan Singh**, resident of Mohalla- West Ram Krishna Nagar, Patna, District– Patna, BIHAR; India Citizen (hereinafter referred to the **COMPANY/BUILDER/ DEVELOPER,**) Company PAN- **AAKCA9641C**, GSTIN **10AAKCA9641C1Z2**, Mob. – **7033292801**

Do solemnly affirm and state as follows:-

1. **That** the Landowner is the lawful owner of the land situated at Mauza:- Painal, Pargana – Maner, P.S.:- Bihta, bearing Khata No. 2038 , Khesra No. 8649 and Khata No. 2038 , Khesra No. 8650 measuring a total area of 900 sq. ft. (2.066 Dismil), and has entered into a development agreement with the Builder for the construction of a residential project on the said land.

Shri/ Smt. Swarnalata Sinha
Who is identified by Sri.....
Advocate Solemnly affirmed and
declare before me.

D.B. KUMAR
Notary Public, Patna

Sr. No. 112 Date 25/7/22



Swarnalata Sinha.

ASHIRWAD ENGICON PVT. LTD.
Managing Director

39

2. That under the terms of said agreement; In confirmation of the development agreement executed by us on **dated 10-04-2023 vide Deed No. 3437 Serial No. 3456 Book No. 1 Volume No. 56**, Landowner has been allotted **Flat No. 407 , Tower – 2, located on the 4th Floor, measuring 1895 sq. ft., of type 3 BHK**, as part of the constructed building/apartment project namely **ASHIRWAD IOB GALAXY PHASE -2** situated at Mauza- Pinal, Pargana & Survey P.S.- Maner, Present P.S.- Bihta, District-Patna in the State of Bihar.
3. That this allotment has been made with mutual consent and understanding between both parties, and there shall be no future dispute concerning this flat allotment.
4. That this affidavit has been made truthfully and will be used as a legal declaration of the said flat allotment to the Landowner.

IN WITNESS WHEREOF, we have signed this affidavit on this ___ day of July, 2025 at Patna.

Signatures:

Landowner: *Swarnalata Sinha.*

ASHIRWAD ENGICON PVT. LTD.

Builder/Developer: *[Signature]*

Managing Director

Witnesses:

1. *AMIT KUMAR SINHA (Amit Kumar Sinha)*
S/O UMESH KUMAR SINHA
ADD- POUSH VATIKA APARTMENT, 70 FEET, IOCL ROAD, PATNA-02
2. *Umesh Kumar Sinha.*
8/0 Late Nand Kishore Narayan Sinha.
Benawa Par, Post PS Barh (Patna)

2 | Page

*Identify the Dependent signatory
TI who has have affirm in the
presence*

[Signature]
Advocate

22

AFFIDAVIT CUM DECLARATION



We, the undersigned:

1. Alka Srivastava, Wife of Nishesh Verma , residing at Flat No. 204 Block- E , Dream Jewel Apartment, R.K. Puram, Saguna More, Danapur, Patna – 801503, Indian Citizen herein referred to as the Landowner.

ASHIRWAD ENGICON PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having CIN U45200BR2012PTC019259 and its Corporate Office– Saroj Residency, A-9, Vivekanand Marg, Opp:- Sona Apartment, Patliputra Colony, Patna- 800 013, through its Authorized Signatory and Managing Director Sri Ajay Singh S/o Late Jag Narayan Singh, resident of Mohalla- West Ram Krishna Nagar, Patna, District– Patna, BIHAR; India Citizen (hereinafter referred to the COMPANY/BUILDER/ DEVELOPER,) Company PAN- AAKCA9641C, GSTIN 10AAKCA9641C1Z2, Mob. – 7033292801

Do solemnly affirm and state as follows:-

1. That the Landowner is the lawful owner of the land situated at Mauza :- Painal, Pargana – Maner, P.S.:- Bihta, bearing Khata No. 2038 , Khesra No. 8650 admeasuring area 1.033 Dismil and Khesra No. 8649 admeasuring area 1.033 Dismil therefore admeasuring total area of 2.066 Dismil (900 Sqft.), and has entered into a development agreement with the Builder for the construction of a residential project on the said land.

Alka Srivastava
who has been identified
by *Mukul Kumar Sharan*
Notary Public
solemnly affirmed and Declared
before me

Sl No. 15 Date 23/8/25



ASHIRWAD ENGICON PVT. LTD.
[Signature]
Managing Director

2. That under the terms of said agreement; In confirmation of the development agreement executed by us on **dated 10-04-2023 vide Deed No. 3433 Serial No. 3452 Book No. 1 Volume No. 56**, Landowner has been allotted **Flat No. 112 Tower – LIG, located on the 1st Floor, measuring 1375 sq. ft., of type 2 BHK**, as part of the constructed building/apartment project named **ASHIRWAD IOB GALAXY PHASE -2** situated at Mauza- Painal, Pargana & Survey P.S.- Maner, Present P.S.- Bihta, District-Patna in the State of Bihar.
3. That this allotment has been made with mutual consent and understanding between both parties, and there shall be no future dispute concerning this flat allotment.
4. That this affidavit has been made truthfully and will be used as a legal declaration of the said flat allotment to the Landowner.

IN WITNESS WHEREOF, we have signed this affidavit on this ___ day of July, 2025 at Patna.

Signatures:

Landowner: *Alka Srivastava*

Builder/Developer: **ASHIRWAD ENGICON PVT. LTD.**
[Signature]
Managing Director

Witnesses:

1.



**Identify the deponent w
Signed/L.T.I in my presence**

[Signature]
23/8/25

23

AFFIDAVIT CUM DECLARATION



We, the undersigned:

1. **Nimesh Verma, Son of Navin Kumar Verma** , residing at **C/o Chandra Bhushan Ambastha, Flat No. 605, Block- B , Vaishnavi Enclave, R.K. Puram, Saguna More, Danapur, P.S.- , Post :- Patna - 801503**, Indian Citizen herein referred to as the **Landowner**.
2. **ASHIRWAD ENGICON PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having **CIN U45200BR2012PTC019259** and its Corporate Office— Saroj Residency, A-9, Vivekanand Marg, Opp:- Sona Apartment, Patliputra Colony, Patna- 800 013, through its Authorized Signatory and Managing Director **Sri Ajay Singh S/o Late Jag Narayan Singh**, resident of Mohalla- West Ram Krishna Nagar, Patna, District— Patna, BIHAR; India Citizen (hereinafter referred to the **COMPANY/BUILDER/ DEVELOPER,**) Company **PAN- AAKCA9641C, GSTIN 10AAKCA9641C1Z2, Mob. – 7033292801**

Do solemnly affirm and state as follows:-

1. **That** the Landowner is the lawful owner of the land situated at Mauza :- Painal, Pargana – Maner, P.S.-: Bihta, **bearing Khata No. 2038 , Khesra No. 8650 admeasuring area 1.033 Dismil and Khesra No. 8649 admeasuring area 1.033 Dismil therefore admeasuring total area of 2.066 Dismil (900 Sqft.),** and has entered into a development agreement with the Builder for the construction of a residential project on the said land.

Shri/ Smt. Nimesh Verma
Who is identified by Sri. D. B. Kumar
Advocate Solemnly affirmed and declare before me.

8/7/25

D.B. KUMAR
NOTARY, PATNA



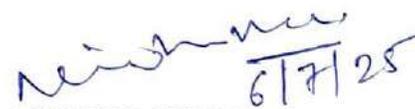
Nimesh Verma
8/7/25

ASHIRWAD ENGICON PVT. LTD.
Sri Ajay Singh
Managing Director

2. That under the terms of said agreement; In confirmation of the development agreement executed by us on **dated 10-04-2023 vide Deed No. 3436 Serial No. 3455 Book No. 1 Volume No. 56**, Landowner has been allotted **Flat No. 312 Tower – LIG, located on the 3rd Floor, measuring 1375 sq. ft., of type 2 BHK**, as part of the constructed building/apartment project name **ASHIRWAD IOB GALAXY PHASE -2** situated at Mauza- Pinal, Pargana & Survey P.S.- Maner, Present P.S.- Bihta, District-Patna in the State of Bihar.
3. That this allotment has been made with mutual consent and understanding between both parties, and there shall be no future dispute concerning this flat allotment.
4. That this affidavit has been made truthfully and will be used as a legal declaration of the said flat allotment to the Landowner.

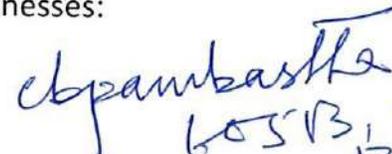
IN WITNESS WHEREOF, we have signed this affidavit on this ___ day of July, 2025 at Patna.

Signatures:

Landowner: 
ASHIRWAD ENGINEER PVT. LTD.

Builder/Developer: 
Managing Director

Witnesses:

1. 
605B, Vaishnavi Enclave,
R.K. Puram, Banapur
Patna 801503.

2.

2 | Page




8/7/25
Adopt

Notary Public for the State of Bihar
E.T.I. who has/have affixed an
presence.

25



AFFIDAVIT CUM DECLARATION

We, the undersigned:

1. **MAMTA KUMARI, Wife of Arun Kumar, residing at Bishunpur, Post :- Mirzapur Banduar, P.S.:- Begusarai, District:- Begusarai , Bihar- 851129, Indian Citizen herein referred to as the Landowner.**

Mamta Kumari
Shriy Simu...
Who is Identified by S.N. ...
Advocate Solemnly affirmed and declare before me.
19.8.25

D.B. KUMAR
Notary Public, Patna

ASHIRWAD ENGICON PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having CIN U45200BR2012PTC019259 and its Corporate Office- Saroj Residency, A-9, Vivekanand Marg, Opp:- Sona Apartment, Patliputra Colony, Patna- 800 013, through its Authorized Signatory and Managing Director Sri Ajay Singh S/o Late Jag Narayan Singh, resident of Mohalla- West Ram Krishna Nagar, Patna, District- Patna, BIHAR; India Citizen (hereinafter referred to the COMPANY/BUILDER/ DEVELOPER,) Company PAN- AAKCA9641C, GSTIN 10AAKCA9641C1Z2, Mob. - 7033292801

Do solemnly affirm and state as follows:-

1. **That** the Landowner is the lawful owner of the land situated at Mauza:- Painal, Pargana – Maner, P.S.:- Bihta, **bearing Khata No. 2038 , Khesra No. 8649 and Khata No. 2038 , Khesra No. 8650 measuring a total area of 3.125 Dismil., and has entered into a development agreement with the Builder for the construction of a residential project on the said land.**
2. That under the terms of said agreement; In confirmation of the development agreement executed by us on **dated 03-06-2022 vide**

CV No. 822 Dated 19/8/25



1 | Page
ASHIRWAD ENGICON PVT. LTD.
31/8/25
Managing Director

Mamta Kumari

67

Deed No. 9840 Serial No. 9954 Book No. 1 Volume No. 195, Landowner has been allotted Flat No. 507 , Tower – 2, located on the 5th Floor, measuring 1895 sq. ft., of type 3 BHK, as part of the constructed building/apartment project namely **ASHIRWAD IOB GALAXY PHASE -2** situated at Mauza- Painal, Pargana & Survey P.S.- Maner, Present P.S.- Bihta, District-Patna in the State of Bihar.

3. That this allotment has been made with mutual consent and understanding between both parties, and there shall be no future dispute concerning this flat allotment.
4. That this affidavit has been made truthfully and will be used as a legal declaration of the said flat allotment to the Landowner.

IN WITNESS WHEREOF, we have signed this affidavit on this ___ day of August, 2025 at Patna.

Signatures: *Mamta Kumari*

Landowner: *Mamta Kumari*

ASHIRWAD ENGICON PVT. LTD.
Builder/Developer: *35170*
Managing Director

Witnesses:

1.

2.



*I identify the deponent's signature and
I have/have affirm in my presence*

Advocate 19/8/25

AFFIDAVIT CUM DECLARATION



We, the undersigned:

1. **ANKIT RAJ**, Son of **Birendra Kumar**, residing at **Village: - Bela, Post:- Neora, P.S.:- Bihta, District: - Patna, State :- Bihar - 800013**, Indian Citizen herein referred to as the **Landowner**.

Shri Ankit Raj who has been identified by Advocate solemnly affirmed and Declare before me

23/8/25 Mukul Kumar Sharan Notary Patna

ASHIRWAD ENGICON PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having **CIN 45200BR2012PTC019259** and its Corporate Office— Saroj Residency, A-9, Vivekanand Marg, Opp:- Sona Apartment, Patliputra Colony, Patna- 800 013, through its Authorized Signatory and Managing Director **Sri Ajay Singh S/o Late Jag Narayan Singh**, resident of Mohalla- West Ram Krishna Nagar, Patna, District— Patna, BIHAR; India Citizen (**hereinafter referred to the COMPANY/BUILDER/ DEVELOPER,**) Company **PAN- AAKCA9641C, GSTIN 10AAKCA9641C1Z2, Mob. – 7033292801**

Do solemnly affirm and state as follows:-

1. **That** the Landowner is the lawful owner of the land situated at Mauza:- Painal, Pargana – Maner, P.S.:- Bihta, bearing **Khata No. 2317 , Khesra No. 8385 , land measuring a total area of 28 Dismil**, and has entered into a development agreement with the Builder for the construction of a residential project on the said land.
2. That under the terms of said agreement; In confirmation of the development agreement executed by us on **dated 28-03-2023 vide Deed No. 5109 Serial No. 5435 Book No. 1 Volume No. 117,**



ASHIRWAD ENGICON PVT. LTD.
(Signature)
Managing Director

SI No. 14 Date 23/8/25

Landowner has been allotted **Flat No. G-15** at Ground Floor in Tower- 2, , **Flat No. 115 & 116** at 1st Floor in Tower – 2, and **Flat No. 215 & 216** at 2nd Floor in Tower – 2, Total 5 (Five) nos. flats allotted to the above mentioned Landowner each flat's S/B Area is of 1895 sq. ft., each are 3 BHK Type, as part of the constructed building/apartment project namely **ASHIRWAD IOB GALAXY PHASE - 2** situated at Mauza- Painal, Pargana & Survey P.S.- Maner, Present P.S.- Bihta, District-Patna in the State of Bihar.

3. That this allotment has been made with mutual consent and understanding between both parties, and there shall be no future dispute concerning this flat allotment.
4. That this affidavit has been made truthfully and will be used as a legal declaration of the said flat allotment to the Landowner.

IN WITNESS WHEREOF, we have signed this affidavit on this ___ day of August, 2025 at Patna.

Signatures: *Ankit Raw*

Landowner: *Ankit Raw*

Builder/Developer: *ASHIRWAD ENGICON PVT. LTD.*
SETOO
Managing Director

Witnesses:

1.



Identify the deponent &
Signed/L.T.I in my presence

Advocate

23/8/25

28



AFFIDAVIT CUM D

We, the undersigned:

1. **Arun Kumar, Son of Ramnandan Rai**, residing at **Vill- Bela, Post :- Neora, P.S. :- Bihta, District :- Patna** , Indian Citizen herein referred to as the **Landowner**.

Arun Kumar
Shri/ Smt.
Who is identified by Sri.
Advocate Solemnly affirmed and
declare before me.

D.B. KUMAR
Notary Public, Patna

ASHIRWAD ENGICON PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having **CIN U45200BR2012PTC019259** and its Corporate Office- Saroj Residency, A-9, Vivekanand Marg, Opp:- Sona Apartment, Patliputra Colony, Patna- 800 013, through its Authorized Signatory and Managing Director **Sri Ajay Singh S/o Late Jag Narayan Singh**, resident of Mohalla- West Ram Krishna Nagar, Patna, District- Patna, BIHAR; India Citizen (**hereinafter referred to the COMPANY/BUILDER/ DEVELOPER,**) Company **PAN- AAKCA9641C, GSTIN 10AAKCA9641C1Z2, Mob. - 7033292801**

Do solemnly affirm and state as follows:-

1. **That** the Landowner is the lawful owner of the land situated at Mauza:- Painal, Pargana – Maner, P.S.:- Bihta, **bearing Khata No. 2038 , Khesra No. 8649 and Khata No. 2038 , Khesra No. 8650** measuring a total area of **11.71785 Dismil.**, and has entered into a development agreement with the Builder for the construction of a residential project on the said land.

2. **That** under the terms of said agreement; In confirmation of the development agreement executed by us on **dated 28-04-2023 vide**



ASHIRWAD ENGICON PVT. LTD.

[Signature]
Managing Director

[Signature]

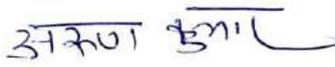
73

Deed No. 3697 Serial No. 3993 Book No. 1 Volume No. 65, Landowner has been allotted Flat No. 308, 309, 310 , Tower – 2, located on the 3rd Floor and Flat No. 408, 409, Tower – 2, located on the 4th Floor each flat's S/B Area is 1895 sq. ft., each are 3 BHK Type, as part of the constructed building/apartment project namely **ASHIRWAD IOB GALAXY PHASE -2** situated at Mauza- Painal, Pargana & Survey P.S.- Maner, Present P.S.- Bihta, District-Patna in the State of Bihar.

3. That this allotment has been made with mutual consent and understanding between both parties, and there shall be no future dispute concerning this flat allotment.
4. That this affidavit has been made truthfully and will be used as a legal declaration of the said flat allotment to the Landowner.

IN WITNESS WHEREOF, we have signed this affidavit on this ___ day of July, 2025 at Patna.

Signatures:

Landowner: 

Builder/Developer: **ASHIRWAD ENGICON PVT. LTD.**


Witnesses: **Managing Director**

1.

2.

2 | Page

Identify the Dependent signature
T.I who has have affirm in the
presence
Advocate
25/7/25



2. That under the terms of said agreement; In confirmation of the development agreement executed by us on dated 19-05-2022 vide Deed No. 8671 Serial No. 8770 Book No. 1 Volume No. 172, Landowner has been allotted Flat No. 306 , Tower – 2, located on the 3RD Floor, measuring 1895 sq. ft., of type 3 BHK, as part of the constructed building/apartment project namely **ASHIRWAD IOB GALAXY PHASE -2** situated at Mauza- Painal, Pargana & Survey P.S.- Maner, Present P.S.- Bihta, District-Patna in the State of Bihar.
3. That this allotment has been made with mutual consent and understanding between both parties, and there shall be no future dispute concerning this flat allotment.
4. That this affidavit has been made truthfully and will be used as a legal declaration of the said flat allotment to the Landowner.

IN WITNESS WHEREOF, we have signed this affidavit on this ___ day of July, 2025 at Patna.

Signatures: 1) VIJAY KUMAR 2) Sanjeet Kumar
 Landowner: VIJAY KUMAR 2) Sanjeet Kumar
ASHIRWAD ENGICON PVT. LTD.
 Builder/Developer: [Signature]
Managing Director

Witnesses:

1. [Signature]

2. _____

Identify the Dependent signatories
 - If who has, have affirm in my
 presence
 Attest
 25/7/2025



14



AFFIDAVIT CUM DEC

We, the undersigned:

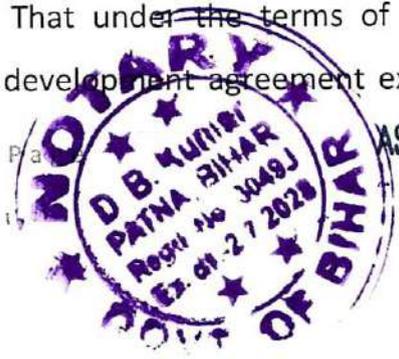
1. Prafull Kumar, Son of Dharmdeo Bhagat, residing at Vill- Murliganj, Post & P.S. :- Murliganj, District :- Madhepura, Pincode :- 852122, Indian Citizen herein referred to as the **Landowner**.

ASHIRWAD ENGICON PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having CIN **U45200BR2012PTC019259** and its Corporate Office- Saroj Residency, A-9, Vivekanand Marg, Opp:- Sona Apartment, Patliputra Colony, Patna- 800 013, through its Authorized Signatory and Managing Director **Sri Ajay Singh S/o Late Jag Narayan Singh**, resident of Mohalla- West Ram Krishna Nagar, Patna, District- Patna, BIHAR; India Citizen (**hereinafter referred to the COMPANY/BUILDER/ DEVELOPER,**) Company PAN- **AAKCA9641C**, GSTIN **10AAKCA9641C1Z2**, Mob. – **7033292801**

Do solemnly affirm and state as follows:-

1. **That** the Landowner is the lawful owner of the land situated at Mauza:- Painal, Pargana – Maner, P.S.:- Bihta, bearing Khata No. 2038 , Khesra No. 8649 and Khata No. 2038 , Khesra No. 8650 measuring a total area of **3.125** dismil., and has entered into a development agreement with the Builder for the construction of a residential project on the said land.
2. That under the terms of said agreement; In confirmation of the development agreement executed by us on **dated 19-05-2022** vide

1 | Pa



ASHIRWAD ENGICON PVT. LTD.
(Signature)
Managing Director

(Signature)
Prafull Kumar

(Handwritten)
Shri/ Smt. Prafull Kumar
Who is identified by Sri. Advocate Solemnly affirmed and declare before me.
25/7/25

(Handwritten)
No. 111 Date 25/7/25

Deed No. 8672 Serial No. 8771 Book No. 1 Volume No. 172, Landowner has been allotted Flat No. 307 , Tower – 2, located on the 3RD Floor, measuring 1895 sq. ft., of type 3 BHK, as part of the constructed building/apartment project namely **ASHIRWAD IOB GALAXY PHASE -2** situated at Mauza- Painal, Pargana & Survey P.S.- Maner, Present P.S.- Bihta, District-Patna in the State of Bihar.

3. That this allotment has been made with mutual consent and understanding between both parties, and there shall be no future dispute concerning this flat allotment.
4. That this affidavit has been made truthfully and will be used as a legal declaration of the said flat allotment to the Landowner.

IN WITNESS WHEREOF, we have signed this affidavit on this ___ day of July, 2025 at Patna.

Signatures: Prafull Kumar

Landowner: Prafull Kumar
ASHIRWAD ENGICON PVT. LTD.

Builder/Developer: [Signature]
Managing Director

Witnesses:

1. Vijay Kumar

2.



Identify the Dependent signatories
- If who has, have affirm in my
presence
Advocate

20



AFFIDAVIT CUM DEC

We, the undersigned:

1. **Mr. / Ms. Chandra Bhushan Prasad Ambastha, Son of Ramchandra Prasad, residing at Flat No. 605, Block- B , Vaishnavi Enclave, R.K. Puram, Saguna More, Danapur, P.S.:- , Post :- Patna - 801503, Indian Citizen herein referred to as the Landowner.**

2. **ASHIRWAD ENGICON PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having CIN U45200BR2012PTC019259 and its Corporate Office- Saroj Residency, A-9, Vivekanand Marg, Opp:- Sona Apartment, Patliputra Colony, Patna- 800 013, through its Authorized Signatory and Managing Director Sri Ajay Singh S/o Late Jag Narayan Singh, resident of Mohalla- West Ram Krishna Nagar, Patna, District- Patna, BIHAR; India Citizen (hereinafter referred to the COMPANY/BUILDER/ DEVELOPER,) Company PAN- AAKCA9641C, GSTIN 10AAKCA9641C1Z2, Mob. – 7033292801**

Do solemnly affirm and state as follows:-

1. **That the Landowner is the lawful owner of the land situated at Mauza :- Painal, Pargana – Maner, P.S.:- Bihta, bearing Khata No. 2330 , Khesra No. 8648 and Khata No. 2317 , Khesra No. 8647 measuring a total area of 3.125 Dismil, and has entered into a development agreement with the Builder for the construction of a residential project on the said land.**



ASHIRWAD ENGICON PVT. LTD.
375190
Managing Director

Shri/ Smt. *Ms. Chandra Bhushan Prasad Ambastha*
Who is identified by Sri. *D.B. KUMAR*
Advocate Solemnly affirmed and declare before me.

Sl. No. *117* Date *25/7/25*

55

2. That under the terms of said agreement; In confirmation of the development agreement executed by us on dated **06-02-2021** vide **Deed No. 1963 Serial No. 1951 Book No. 1 Volume No. 41**, Landowner has been allotted **Flat No. 207, Tower – 2, located on the 2nd Floor, measuring 1895 sq. ft., of type 3 BHK**, as part of the constructed building/apartment project named **ASHIRWAD IOB GALAXY PHASE -2** situated at Mauza- Painal, Pargana & Survey P.S.- Maner, Present P.S.- Bihta, District-Patna in the State of Bihar.
3. That this allotment has been made with mutual consent and understanding between both parties, and there shall be no future dispute concerning this flat allotment.
4. That this affidavit has been made truthfully and will be used as a legal declaration of the said flat allotment to the Landowner.

IN WITNESS WHEREOF, we have signed this affidavit on this ___ day of July, 2025 at Patna.

Signatures: *cbpambastha*

Landowner: *Chandra Bhushan Prasad Ambastha*

ASHIRWAD ENGICON PVT. LTD.
Builder/Developer: *35713*

Managing Director

Witnesses:

1.

2.

2 | Page

Identify the Dependent signature
- I who has, have affirm in my
presence
Advocate



AFFIDAVIT CUM DECLARATION



We, the undersigned:

1. **Nitin Verma, Son of Navin Kumar Verma** , residing at **Flat No. 304, Block- K , Patligram Society, Bajrangpuri, Patna – 800007**, Indian Citizen herein referred to as the **Landowner**.

2. **ASHIRWAD ENGICON PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having **CIN U45200BR2012PTC019259** and its Corporate Office– **Saroj Residency, A-9, Vivekanand Marg, Opp:- Sona Apartment, Patliputra Colony, Patna- 800 013**, through its Authorized Signatory and Managing Director **Sri Ajay Singh S/o Late Jag Narayan Singh**, resident of **Mohalla- West Ram Krishna Nagar, Patna, District– Patna, BIHAR; India Citizen (hereinafter referred to the COMPANY/BUILDER/ DEVELOPER,)** Company **PAN- AAKCA9641C, GSTIN 10AAKCA9641C1Z2, Mob. – 7033292801**

Do solemnly affirm and state as follows:-

1. **That** the Landowner is the lawful owner of the land situated at **Mauza :- Painal, Pargana – Maner, P.S.:- Bihta, bearing Khata No. 2038 , Khesra No. 8650 admeasuring area 1.033 Dismil and Khesra No. 8649 admeasuring area 1.033 Dismil therefore admeasuring total area of 2.066 Dismil (900 Sqft.),** and has entered into a development agreement with the Builder for the construction of a residential project on the said land.

Nitin Verma
Who is identified by *S. S. Verma*
Advocate Solemnly affirmed and declare before me.

19.8.25

D. B. KUNAR
Notary Public, Patna

No. 323, Date 19/8/25



Nitin Verma

ASHIRWAD ENGICON PVT. LTD.
3577
Managing Director

2. That under the terms of said agreement; In confirmation of the development agreement executed by us on **dated 10-04-2023 vide Deed No. 3434 Serial No. 3453 Book No. 1 Volume No. 56**, Landowner has been allotted **Flat No. 412 Tower – LIG, located on the 4th Floor, measuring 1375 sq. ft., of type 2 BHK**, as part of the constructed building/apartment project named **ASHIRWAD IOB GALAXY PHASE -2** situated at Mauza- Painal, Pargana & Survey P.S.- Maner, Present P.S.- Bihta, District-Patna in the State of Bihar.
3. That this allotment has been made with mutual consent and understanding between both parties, and there shall be no future dispute concerning this flat allotment.
4. That this affidavit has been made truthfully and will be used as a legal declaration of the said flat allotment to the Landowner.

IN WITNESS WHEREOF, we have signed this affidavit on this ___ day of July, 2025 at Patna.

Signatures: Nitin Verma

Landowner: Nitin Verma

Builder/Developer: 315110
ASHIRWAD ENGICON PVT. LTD.
Managing Director

Witnesses:

- 1.
- 2.



Identify the signatory who has signed this affidavit
W
 Advocate 19/8/25



We, the undersigned.

1. Bina Kumari Wife of Umesh Kumar Sinha, residing at Vill- Paijawa Par, Post & P.S. :- Barh, District :- Patna, Pincode :- 803213 , Indian Citizen herein referred to as the Landowner.

ASHIRWAD ENGICON PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having CIN U45200BR2012PTC019259 and its Corporate Office- Saroj Residency, A-9, Vivekanand Marg, Opp:- Sona Apartment, Patliputra Colony, Patna- 800 013, through its Authorized Signatory and Managing Director Sri Ajay Singh S/o Late Jag Narayan Singh, resident of Mohalla- West Ram Krishna Nagar, Patna, District- Patna, BIHAR; India Citizen (hereinafter referred to the COMPANY/BUILDER/ DEVELOPER,) Company PAN- AAKCA9641C, GSTIN 10AAKCA9641C1Z2, Mob. – 7033292801

Do solemnly affirm and state as follows:-

1. That the Landowner is the lawful owner of the land situated at Mauza:- Painal, Pargana – Maner, P.S.:- Bihta, bearing Khata No. 2038 , Khesra No. 8649 and Khata No. 2038 , Khesra No. 8650 measuring a total area of 1246 sq. ft. (2.8604 Dismil), and has entered into a development agreement with the Builder for the construction of a residential project on the said land.

That, under the terms of said agreement; In confirmation of the development agreement executed by us on dated 10-04-2023 vide

ASHIRWAD ENGICON PVT. LTD.
38710
Managing Director

Bina Kumari

Shri/ Smt. Bina Kumari
Who is identified by Sri. Advocate Solemnly affirmed and declare before me.

D.B. KUMAR
Notary Public, Patna

Q. No. 114 Date: 25/1/2025



Deed No. 3432 Serial No. 3451 Book No. 1 Volume No. 56,
Landowner has been allotted Flat No. 406 , Tower – 2, located on the
4th Floor, measuring 1895 sq. ft., of type 3 BHK, as part of the
constructed building/apartment project namely **ASHIRWAD IOB
GALAXY PHASE -2** situated at Mauza- Painal, Pargana & Survey P.S.-
Maner, Present P.S.- Bihta, District-Patna in the State of Bihar.

3. That this allotment has been made with mutual consent and
understanding between both parties, and there shall be no future
dispute concerning this flat allotment.

4. That this affidavit has been made truthfully and will be used as a legal
declaration of the said flat allotment to the Landowner.

IN WITNESS WHEREOF, we have signed this affidavit on this ___ day of
July, 2025 at Patna.

Signatures:

Landowner:

गीता कुमारी

ASHIRWAD ENGICON PVT. LTD.

Builder/Developer:

SV110

Managing Director

Witnesses:

AMIT KUMAR SINHA (Aunt Kumar Sinha)
S/O UMESH KUMAR SINHA
ADD- PUSH VATKA APARTMENT, 70 FEET, IOCL ROAD
PATNA- 02

2. *Rakesh Kumar*

S/O- SRI BIRBAL KUMAR

ADD- MOH- CHAND- CHOURA KHAQA GALI, GAYA-823001

POST- CHAND- CHOURA.

PS- CIVIL LINE, GAYA.

2 | Page

Identify the Dependent signature
TI who has, have affirm in my
presence

25/7/25
Advocate

16

AFFIDAVIT CUM DECLARATION



We, the undersigned:

1. Amrit Prasad, Son of Ram Kishun Mahto, residing at 116/64 Adarshnagar, Rawatpur Gaon, P.S.- Kalyanpur, District: - Kanpur, Uttar Pradesh: - 208019, Indian Citizen herein referred to as the Landowner.

Amrit Prasad who has been identified by Mukul Kumar Sharan Notary Patna solemnly affirmed and Declare before me

4/3/8/25 Mukul Kumar Sharan Notary Patna

ASHIRWAD ENGICON PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having **CIN U45200BR2012PTC019259** and its Corporate Office- Saroj Residency, A-9, Vivekanand Marg, Opp:- Sona Apartment, Patliputra Colony, Patna- 800 013, through its Authorized Signatory and Managing Director **Sri Ajay Singh S/o Late Jag Narayan Singh**, resident of Mohalla- West Ram Krishna Nagar, Patna, District- Patna, BIHAR; India Citizen (**hereinafter referred to the COMPANY/BUILDER/ DEVELOPER,**) Company **PAN- AAKCA9641C, GSTIN 10AAKCA9641C1Z2, Mob. – 7033292801**

Do solemnly affirm and state as follows:-

1. **That** the Landowner is the lawful owner of the land situated at Mauza :- Painal, Pargana – Maner, P.S.- Bihta, **bearing Khata No. 2038 , Khesra No. 8650 admeasuring area 1.148 Dismil and Khata No. 2038 , Khesra No. 8649 admeasuring area 1.148 Dismil therefore admeasuring total area of 2.296 Dismil (1000 Sqft.),** and has entered into a development agreement with the Builder for the construction of a residential project

on the said land.



ASHIRWAD ENGICON PVT. LTD.

3751121
Managing Director

2. That under the terms of said agreement; In confirmation of the development agreement executed by us on **dated 28-12-2021 vide Deed No. 18986 Serial No. 19231 Book No. 1 Volume No. 381**, Landowner has been allotted **Flat No. 203, Tower – LIG, located on the 2nd Floor, measuring 1355 sq. ft., of type 2 BHK**, as part of the constructed building/apartment project named **ASHIRWAD IOB GALAXY PHASE -2** situated at Mauza- Painal, Pargana & Survey P.S.- Maner, Present P.S.- Bihta, District-Patna in the State of Bihar.
3. That this allotment has been made with mutual consent and understanding between both parties, and there shall be no future dispute concerning this flat allotment.
4. That this affidavit has been made truthfully and will be used as a legal declaration of the said flat allotment to the Landowner.

IN WITNESS WHEREOF, we have signed this affidavit on this ___ day of August, 2025 at Patna.

Signatures:

Landowner:

Builder/Developer:

Witnesses:

1.

ASHIRWAD ENGICON PVT. LTD.
[Signature]
Managing Director



*Identify the deponent w/
Signed/L.T.I in my presence*

[Signature]
Advocate

23/8/25

12

AFFIDAVIT CUM DECLARATION



We, the undersigned:

1. (i) **Smt. Meena Devi W/o Raj Kumar Kedia** , residing at Ward No. 22 Marwari Bazar , Behind Haji Market District – Samastipur, Pincode :- 848101.Indian Citizen

(ii) **Vicky Kumar S/o Rambabu Chaudhary** residing at Ward No. 51 Sanichara More Devi Asthan Mahendru District :- Patna Both are herein referred to as the **Landowner**.

ASHIRWAD ENGICON PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having **CIN U45200BR2012PTC019259** and its Corporate Office– Saroj Residency, A-9, Vivekanand Marg, Opp:- Sona Apartment, Patliputra Colony, Patna- 800 013, through its Authorized Signatory and Managing Director **Sri Ajay Singh S/o Late Jag Narayan Singh**, resident of Mohalla- West Ram Krishna Nagar, Patna, District– Patna, BIHAR; India Citizen (**hereinafter referred to the COMPANY/BUILDER/ DEVELOPER,**) Company PAN- **AAKCA9641C**, GSTIN **10AAKCA9641C1Z2**, Mob. – **7033292801**

D.S. KUMAR
Notary Public, Patna

Shri/ Smt. **Meena Devi**
Who is identified by S. No. **1918/25**
Advocate Solely affirmed and declare before me.

19.8.25

319 Date 19/8/25

Do solemnly affirm and state as follows:-

1. **That** the Landowner is the lawful owner of the land situated at Mauza :- Painal, Pargana – Maner, P.S.:- Bihta, bearing Khata No. **2038** , Khesra No. **8650** and Khata No. **2038** , Khesra No. **8649** measuring a total area of **3.125 sq. ft.**, and has entered into a



Handwritten signature of Vicky Kumar

ASHIRWAD ENGICON PVT. LTD.

Handwritten signature of Managing Director
Managing Director

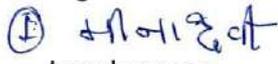
46

development agreement with the Builder for the construction of a residential project on the said land.

2. That under the terms of said agreement; In confirmation of the development agreement executed by us on **dated 05-03-2022 vide Deed No. 3606 Serial No. 3645 Book No. 1 Volume No. 70**, Landowner has been allotted **Flat No. 605, located on the 6TH Floor in Tower -2, S/B Area 1895 sq. ft., of type 3 BHK**, as part of the constructed building/apartment project.
3. That this allotment has been made with mutual consent and understanding between both parties, and there shall be no future dispute concerning this flat allotment.
4. That this affidavit has been made truthfully and will be used as a legal declaration of the said flat allotment to the Landowner.

IN WITNESS WHEREOF, we have signed this affidavit on this _ day of __, 2025 at Patna.

Signatures:

① 
Landowner:

② 

Builder/Developer: **ASHIRWAD ENGICON PVT. LTD.**

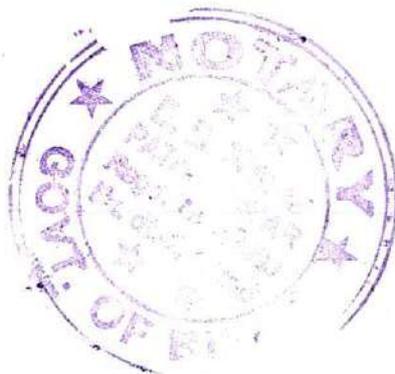
Witnesses:


Managing Director

1.

2.

2 | Page




Advocate
19/8/25

47

18



AFFIDAVIT CUM DECLAR.

We, the undersigned:

1. Vijay Kumar & Sanjeet Kumar Both are son of Kapildeo Bhagat, residing at Vill- Tekari Road, Chaudhary Tola, Post :- Mahendru, P.S. :- Sultanganj, District :- Patna, Pincode :- 800006, Indian Citizen herein referred to as the Landowner.

D.B. KUMAR
Notary Public, Patna

ASHIRWAD ENGICON PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having CIN U45200BR2012PTC019259 and its Corporate Office- Saroj Residency, A-9, Vivekanand Marg, Opp:- Sona Apartment, Patliputra Colony, Patna- 800 013, through its Authorized Signatory and Managing Director Sri Ajay Singh S/o Late Jag Narayan Singh, resident of Mohalla- West Ram Krishna Nagar, Patna, District- Patna, BIHAR; India Citizen (hereinafter referred to the COMPANY/BUILDER/ DEVELOPER,) Company PAN- AAKCA9641C, GSTIN 10AAKCA9641C1Z2, Mob. - 7033292801

Do solemnly affirm and state as follows:-

1. That the Landowner is the lawful owner of the land situated at Mauza:- Painal, Pargana - Maner, P.S.:- Bihta, bearing Khata No. 2038 , Khesra No. 8649 and Khata No. 2038 , Khesra No. 8650 measuring a total area of 3.125 dismil., and has entered into a development agreement with the Builder for the construction of a residential project on the said land.

Shri/ Smt. Vijay Kumar
Who is identified by Sri.....
Advocate Solemnly affirmed and
declare before me. 02/5/25

No. 110 Date 02/5/25



ASHIRWAD ENGICON PVT. LTD.
[Signature]
Managing Director

Vijay Kumar
Sanjeet Kumar