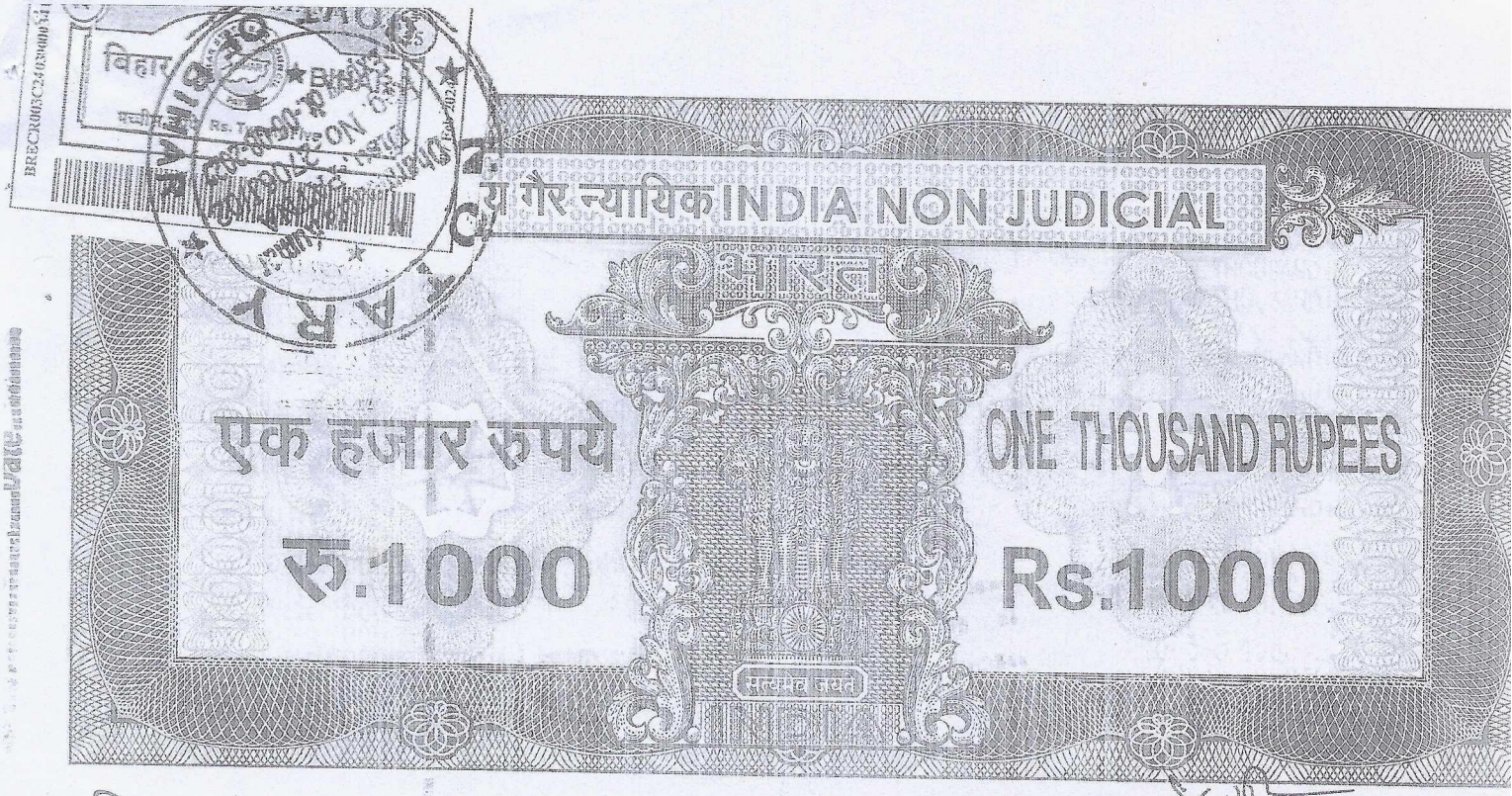

बिहार BIHAR

AS 242049

DECLARATION OF SHARE DISTRIBUTION BETWEEN LAND OWNER'S AND DEVELOPER

This declaration made on this 16-MARCH-2024 at Patna.

I, 1. Sri Krishna Prasad Rai, 2. Sri Panchi Rai, 3. Sri Sharma Rai, son of late Ramgati Rai, 4. Sri Manohar Rai, S/o-Late Ramrup Rai, resident of Mohalla/Village – House No-152, Near-Mahavir Mandir, Mahuabagh, P.S. – Rupashpur, District – Patna, Bihar; Nationality -- Indian (hereinafter called land owners) do hereby so ~~mutually~~ affirm and state as follows :-

TANISHA HOUSING PVT. LTD.
Director

TANISHA HOUSING PVT. LTD
Director

1. That I have entered into a Development Agreement with the developer M/S Tanisha Housing Pvt. Ltd. a company under the Indian Companies Act-1956, & Registration No-**CIN-U70109WB-2011 PTC167927 & PAN NO-AAECT0531V** having its Registered Office

At- 5, Palmar Bazar Road, Kolkata, West Bengal-700015, through its Director **Sri Sanjay Kumar**, S/o-Sri Rameshwar Prasad, R/o-Flat No-401, Surya Inclave, East-Lohanipur, P.s-Kadamkuan, Dist-Patna, Indian Citizen on the basis of conversion to built a multistoried building on – Mauza-Dhanaut Tola Mahuabagh, Survey Plot No.- 2486, Khata No.- 80, Thana No. : 20, Jamabandi No-482 & 460 and area of 22 Dismil in total @ 50% land owners and 50 % Developer aforesaid. The Development agreement made on **22/01/2019**, Deed No : **4609**, Tokan No :- **763/2019**, Serial No-**734**, Circle-**Danapur**.

2. Name of the Building – **Saraswati Ramrup Enclave**.

3. That the distribution Flat wise among the owners and developer as follows :-

(A) Developer's (Builder) Share Area Details:-
Ground Floor in 10 Parking.

➢ First Floor	-	Flat Area
Flat No-101	-	1015 Sq.ft
Flat No-102	-	1015 Sq.ft
Flat No-104	-	1125 Sq.ft
➢ Second Floor	-	Flat Area
Flat No-201	-	1110 Sq.ft
Flat No-202	-	1110 Sq.ft
Flat No-203	-	915 Sq.ft

TANISHA HOUSING PVT. LTD.
Director

TANISHA HOUSING PVT. LTD.
Director

NOTARY GOVT. OF BIHAR

➢ Third Floor - Flat Area

Flat No-302	-	1110 Sq.ft
Flat No-303	-	915 Sq.ft
Flat No-305	-	1110 Sq.ft
Flat No-306	-	780 Sq.ft

(B) Land Owner Share Area Details :-

(i) Party 1 :- Sri Manohar Rai

➢ Ground Floor- 4 Parking

➢ First Floor – Flat Area

Flat No-105 - 1015 Sq.ft

➢ Second Floor- Flat Area

Flat No-204 - 1220 Sq.ft

Flat No-205 - 1110 Sq.ft

➢ Third Floor- Flat Area

Flat No-304 - 1220 Sq.ft

(ii) Party 2 :- Sri Krishna Prasad Rai, Sri Panchi Rai, Sri Sharma Rai, S/O-late Ramgati Rai :-

➢ Ground Floor- 5 Parking

➢ Ground Floor- Flat Area

Flat No-01 - 816 Sq.ft

➢ First Floor- Flat Area

Flat No-103 - 915 Sq.ft

Flat No-106 - 760 Sq.ft

➢ Second Fllor - Flat Area

Flat No-206 - 782 Sq.ft

➢ Third Floor - Flat Area

Flat No-301 - 1110 Sq.ft

TANISHA HOUSING PVT. LTD.

Director

TANISHA HOUSING PVT. LTD.

NOTARY GOVT. OF BIHAR

Shri ... who is identified by Shri ... Advocate solemnly affirmed ... before me

Dharmendra Kumar
Notary Public (Patna)

That it is further stated that the Land owner and builder / Buyers from the share of the land owners as well as the Developer shall also be entitled to apply for and obtain loans from any financial / Banking Institution and other financial institution, by creating and equitable mortgage, Sale and lease against own share including their undivided proportional share in the common areas common facilities etc.

5. That there is no objection from Land owner for distribution of the aforesaid Floor / flats. The distribution is executed from his fresh will and mind.

6. That all the legal heirs and representative have no objection to execute this distribution of share agreement.

7. That the developer and the land owner will not make any claim in the share of each other.

8. That this agreement / deed has been read over and understood by both the parties and they have put their signature on this deed in presence of the witnesses with full satisfaction.

L.T.I

TANISHA HOUSING PVT. LTD.

Director

Witnesses:-

1. Vimal Kr Mahto
S/o Bindeshwar Mahto
Ashok Nagar
Patna-20

2. Vikrawal Kumar
S/o Ram Kumar Jha
Ashok Nagar
Patna-20

Signature of Land Owners

L.T.I

Signature of Developer

TANISHA HOUSING PVT. LTD.

Director

I identify the Deponent Signature/L.T.I who has signed in my presence