

No. 128 Date 18/10/23



Shri/Smt. Anup Kumar Sharan
who has/have identified
by..... Advocate
solemnly affirmed and Declared
before me

Mukul Kumar Sharan
Notary Public

Affidavit cum- Declaration

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

Company Name - ARCADIA HOMES

Project Name T. B. ENCLAVE

Khata No- 1011 Plot No- 745

Mauza - NAWIPUR Dist- PATNA

Sl. No	Space As per Sanctioned Map	Promoter's Share		Landowner's Share	
		Total No Of Units	Serial No Of Units (Floor Wise)	Total No Of Units	Serial No Of Units (Floor Wise)
1	Flat	11	2 BHK - 6 3 BHK - 05	09	2 BHK - 05 3 BHK - 04
2	Parking Space	13		09	
3	Shop				
4	Office Space				

In conformation of the development agreement executed by us on dated 10/11/2022 we solemnly affirm that the content of above declaration are true and correct and nothing material has been concealed by us :-

Anup Kumar
Signature of Promoter

Sushma Gupta
Signature of Landowner

अनूप कुमार
Name of Promoter

सुष्मा गुप्ता
Name of Landowner

Date -

Date -

Place -

Place -



Identify the deponent or
deponents in my presence

18/10/23

[illegible]

e-Court Fee

c-Court Fee Receipt No:

Name of the ACC/Registered User: Bihar State Co-operative Bank, SCB

Name of Applicant CIVIL COURT PATNA

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GOVERNMENT OF BIHAR GOVERNMENT OF BIHAR GOVERNMENT OF BIHAR GOVERNMENT OF BIHAR GOVERNMENT OF BIHAR

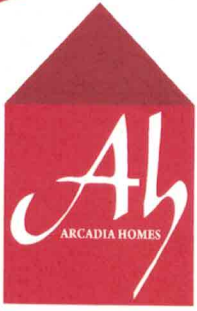
[illegible]

RECR003C231000027726BREC

OFFICE OF THE JUDICIAL OFFICER IN CHARGE OF BIHAR

1. The authenticity of this Stamp certificate should be verified at <https://enb.bihar.gov.in> or using enb.bihar Mobile App. Any discrepancy in the details of this Certificate shall be the responsibility of the user.

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Cont. : 9430906829
7061954836

ARCADIA HOMES

Ref.

Date :

Declaration of Previous Project.

I, Anup Kumar , Partner of Arcadia Homes, Address – HOUSE NO/22, SAKET VIHAR MITRA MANDAL COLONY, PHULWARI PATNA do hereby solemnly declare, undertake and state as under :-

1. Project – PANCHHI ENCLAVE

Residential

Rera Registration No- BRERAP93535-1/821/R-382/2019

Address – PLOT NO-405, KHATA NO-262, TAUZI NO-5607, BEUR, and PHULWARISHARIF.

ARCADIA HOMES

Anup Kumar
PARTNER

Corporate Office : House No.422, Saket Vihar, Mitra Mandal Colony
Anisabad, Patna-800 002



Cont. : 9430906829
7061954836

ARCADIA HOMES

Ref.

Date :

Declaration of Real Estate Agent.

I Anup Kumar , Partner of Arcadia Homes, Address – HOUSE NO⁴²²,
SAKET VIHAR MITRA MANDAL COLONY, PHULWARI PATNA Bihar, do hereby
solemnly declare as

We have no any Real Estate Agent in RERA. We are sale flat directly to
customer.

ARCADIA HOMES

Anup Kumar
PARTNER

*Corporate Office : House No.422, Saket Vihar, Mitra Mandal Colony
Anisabad, Patna-800 002*



Cont. : 9430906829
7061954836

ARCADIA HOMES

Ref.

Date :

Declaration Of Individual Capacity in Other Project .

I, Anup Kumar, Partner of Arcadia Homes, Address – HOUSE NO. 422, SAKET VIHAR MITRA MANDAL COLONY, PHULWARI PATNA do hereby solemnly declare, undertake and state as under :-

1. ANUP KUMAR - Promoter –

Arcadia Homes

Not engaged in any other
company
or Individual project.

2. SUJATA SINHA - Promoter –

Arcadia Homes

Not engaged in any other
company
or Individual project.

ARCADIA HOMES
Anup Kumar
PARTNER

Corporate Office : House No.422, Saket Vihar, Mitra Mandal Colony
Anisabad, Patna-800 002

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



नाम / Name
ARCADIA HOMES

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABHFA4421F



निगमन/गठन की तारीख
Date of Incorporation / Formation
11/02/2017

04032017

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANUP KUMAR

KRISHNA KANT PRASAD

02/01/1968

Permanent Account Number
CIUPK7597N

Anup Kumar
Signature



06012012

Anup Kumar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUJATA SINHA

PARMANAND SINHA

02/01/1978

Permanent Account Number
DWIPS3129F

Sujata Sinha

Signature



06012012



भारत सरकार
Government of India



अनूप कुमार
Anup Kumar
पिता : कृष्ण कान्त प्रसाद
Father : Krishna Kant Prasad
जन्म तिथि / DOB : 02/01/1968
पुरुष / Male



5519 0841 6693

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:

एच.422, साकेत विहार, मित्र मंडल
कॉलोनी, फुलवारी, पटना, अनिसाबाद,
बिहार, 800002

Address:

h.422, saket vihar, mitra mandal
colony, Phulwari, Patna,
Anisabad, Bihar, 800002

5519 0841 6693



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Anup Kumar



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: W/O अनूप कुमार, ४२२,
मित्रमंडल कॉलोनी साकेत विहार, पटना,
अनिसाबाद, बिहार, 800002

Address: W/O Anup Kumar, 422,
mitramandal colony saket vihar,
Patna, Anisabad, Bihar, 800002

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1800 180 1947

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P.O. Box No. 1947,
Bengaluru-560 001



भारत सरकार
GOVERNMENT OF INDIA



सुजाता सिन्हा
Sujata Sinha

जन्म वर्ष / Year of Birth : 1978
महिला / Female



5146 0684 3501

आधार — आम आदमी का अधिकार

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



बिहार BIHAR

क्रम संख्या 307 तिथि 8/4/2023 मूल्य 1000/- सीट संख्या ANI 491359

क्रेता का नाम श्री सुशमा गुप्ता

पता 15/4/2023

ला० न०-56/90.

सिद्धनाथ गुप्ता
मुद्रांक बिक्रेता
अनुपमंडल कार्यालय पटना सदर, परिसर

SHARE DIVISION

Between Land Owner and Builder
made on this 28th day of August, 2023

BETWEEN

- (I) SMT. SUSHMA GUPTA, Wife of Sri Om Prakash Gupta,
(II) SMT. SUNITA KUMAR @ SUNITA GUPTA, Wife of Sri Sudhir Kumar and Daughter of Jagdish Narayan Gupta,
(III) SMT. PRATIBHA GUPTA, Wife of Late Dr. Pravin Prakash Gupta and Daughter of Jagdish Narayan Gupta,
(IV) SMT. SANGEETA KUMAR @ SANGEETA GUPTA, Wife of Sri Sushil Kumar and Daughter of Jagdish Narayan Gupta, all are Resident of Mohalla-

For ARCADIA HOMES
Sangeeta Kumar
PARTNER

For ARCADIA HOMES
Sujata Sinha
PARTNER

Pratibha Gupta

Sushma Gupta

Sangeeta Kumar

Mithapur, P.O.-G.P.O., P.S.-Jakkanpur, Town and District-Patna, Pin.-800001, in the State of Bihar, Indian Citizens, hereinafter called the "LAND OWNERS of the FIRST PART.

PAN-(I) ACHPG6799F

Mobile No.-9430223841.

PAN-(II) AMZPK0431A

Mobile No.-9301075599.

PAN-(III) ADNPG6894L

Mobile No.-7250247397.

PAN-(IV) AFRPK0638Q

Mobile No.-8877115558

AND

ARCADIA HOMES, a company registered under Indian Partnership Act, 1932 having its Registration No.F000115/2018 and having its registered office at House No.422, Saket Vihar, Mitramandal Colony, Anisabad, District-Patna, in the State of Bihar, Represented through its Partner (I) **SRI ANUP KUMAR** Son of Sri Krishna Kant Prasad, (II) **SMT. SUJATA SINHA** Wife of Sri Anup Kumar, Resident of House No.422, Saket Vihar, Mitramandal Colony, Anisabad, District-Patna, in the State of Bihar, Indian Citizen, hereinafter called the **BUILDER/ DEVELOPER** of the **SECOND PART.**

PAN-ABHFA4421F.

Mobile No.-9430906829.

AND WHEREAS, the Land Owner of the First Part had entered into a Registered Development Agreement dated-**10.11.2022**, entered in Book No.-1, Volume No.- **369**, Page Nos.- **471** to **486**, C.D. No.-57, Deed No.-16406, Serial No.-17528, Token No.-18009, Registered at District Registration Office, Patna with the Developer/Builder of the Second Part, in respect of the total land measuring an area of approximately **24.5224 Decimals i.e. 10680 Sq.ft.**, Situated at Branch Road of Mohalla-**Saket Vihar**, Mauza-Nawipur (Phulwari), P.S.-Phulwari, Sub Registration Office Phulwarisharif, Sadar Registration office and District-Patna, in the state of Bihar, more fully described in Schedule-A of this deed, for the purpose of the construction of a Multistoried Residential building named "**J.B. ENCLAVE**", comprising of various flats, car parking spaces etc. In the lieu of Development

Sujata Kumar

For ARCADIA HOMES
Sujata Sinha
PARTNER

Praniba Gupta

For ARCADIA HOMES
Anup Kumar
PARTNER

Sushma Gupta

Gangeeta Kumar

Cost, the Developer/Vendor is Deliver possession to the land owner constructed area **24.5224 Decimals i.e. 10680 Sq.ft.** only.

Thereafter, the First and the Second Part have hereby decided to officially distribute the constructed Flats and Car parking in the Multistoried Residential building named, "**J.B. ENCLAVE**" between themselves, as per the legal necessities and terms and conditions of the Development Agreement executed between the First and Second Part, on dated-**10.11.2022**.

Therefore, they have decided to execute this Deed of Share Division for the Flats and Parking in the said entire building known as "**J.B. ENCLAVE**" as follows:-

Share of Land Owner-(I) Smt. Sushma Gupta

<u>Flat No.</u>	<u>Floor</u>
205	Second Floor
303	Third Floor

Along with the undivided proportionate share in the land and assigned Car Parking Spaces on Ground Floor.

Share of Land Owner-(II) Smt. Sunita Kumar @ Sunita Gupta

<u>Flat No.</u>	<u>Floor</u>
106	First Floor
304	Third Floor

Along with the undivided proportionate share in the land and assigned Car Parking Spaces on Ground Floor.

Share of Land Owner-(III) Smt. Pratibha Gupta

<u>Flat No.</u>	<u>Floor</u>
101	First Floor
302	Third Floor

Along with the undivided proportionate share in the land and assigned Car Parking Spaces on Ground Floor.

Share of Land Owner-(IV) Smt. Sangeeta Kumar @ Sangeeta Gupta

<u>Flat No.</u>	<u>Floor</u>
103	First Floor
206	Second Floor

Along with the undivided proportionate share in the land and assigned Car Parking Spaces on Ground Floor.

Kumar

Sunita

For ARCADIA HOMES
Sujata Sinha
PARTNER

Pratibha Gupta

For ARCADIA HOMES
Sangeeta Kumar
PARTNER

Sushma Gupta

Sangeeta Kumar

AND WHEREAS it is decided between the land owners and the builder i.e. Flat No.-G-2 on the Ground Floor with parking space is joint share in the above land owners.

Share of Builder/Developer- Arcadia Homes

<u>Flat No.</u>	<u>Floor</u>
G-1	Ground Floor
102	First Floor
104	First Floor
105	First Floor
201	Second Floor
202	Second Floor
203	Second Floor
204	Second Floor
301	Third Floor
305	Third Floor
306	Third Floor

Along with the undivided proportionate share in the land and assigned Car Parking Spaces on Ground Floor.

The Land Owner hereby agree that :-

1. The Land Owner hereby agree to abide by the terms and conditions above mentioned and the distribution of flats, which have been decided with the mutual understanding and agreement between the First and the Second Party. They and their legal heirs have been also assured that they won't raise any type of demand and any objection for the same.

2. The Land Owners also agree to abide by the Building Laws as framed by the Flat Owner's Association of the building known as "J.B. ENCLAVE" more fully described in Schedule-A of this deed. They also concur to the Builder that they shall pay the Maintenance Charges, in their proportionate share in the building known as "J.B. ENCLAVE" as applicable over the flats in the Land Owner's share.

SCHEDULE-A

All that piece and parcel of Residential vacant land measuring an area of **24.5224 Decimals i.e. 10680 Sq.ft. approx.**, Situated at Branch Road of Mohalla-Saket Vihar (Phulwari M.V.R. Serial No.-039, Zone-3, Year-

Smriti Kumar

For ARCADIA HOMES
Sujata Sinha
PARTNER

Prashant Gupta

For ARCADIA HOMES
Anup Kumar
PARTNER

Sushma Gupta

Sangeeta Kumar

2017), Mauza-Nawipur (Phulwari), P.S.-Phulwari, Sub Registration Office Phulwarisharif, Sadar Registration office and District-Patna, in the state of Bihar, **within the limit of Nagar Parisad Phulwarisharif/ PMC/ PRDA** bearing Thana No.-35, Survey Part Plot No.-745, Khata No.-1011, Tauzi No.-5272, Society Plot Nos. B-106, B-87, B-86 and B-105 within the jurisdiction of Sub Registry Office Phulwarisharif and District Registration Office Patna Sadar, and the land is bounded as follows:-

:- BOUNDARY :-

NORTH : Awadhesh Kumar Verma and others
SOUTH : Branch Road.
EAST : Ram Pravesh Prasad.
WEST : Prasann Suman.

IN WITNESS WHEREOF, the above named LAND OWNER/ First Part and Builder/Developer/Second Part, have put their respective signature on this Share Division after going through the contents of the documents and fully understanding the implications of the transactions on this 28TH Day of August, 2023 in presence of the below noted attesting witnesses.

WITNESSES:-

1.

SIGNATURE OF THE
LAND OWNER

(i) Sushma Gupta
 (ii) Prabhakar Gupta
 (iii) Swita Kumar
 (iv) Sangeeta Kumar.

2.

SIGNATURE OF THE
BUILDER

FOR ARCADIA HOME.
 Anup Kumar
PARTNER
FOR ARCADIA HOME.
 Sujata Sinha
PARTNER