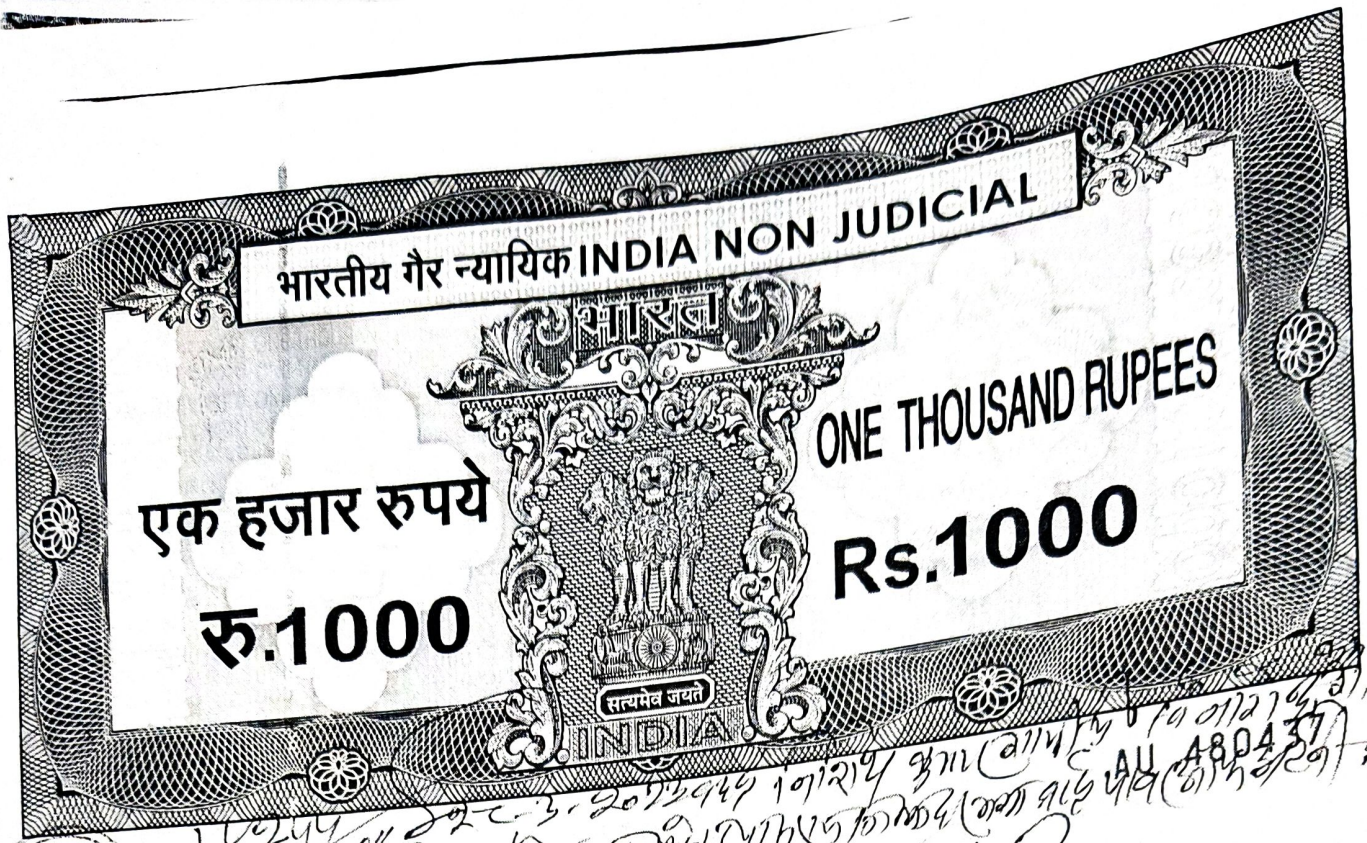


Handwritten text in Hindi:
 १००० रु. १०००
 श्री. राजकुल हंस
 मुद्रांक विभाग, वरमंडा
 द. नं. १११२/२००८
 There is also a handwritten number 'AU 480437' and some other illegible text.

District Registry Office, Darbhanga

Misc.Token No.-11901 Year -2023

for the year: 2023

Following Stamp and Fees has been realised for document having Serial No.: 17

STAMP PAID

FEE PAID					
A	- 0	G	- 0	L(I)	- 0
B	- 0	G(a)	- 0	L(II)	- 0
C	- 0	H1(a)	- 0	L(III)	- 0
D	- 0	H1(b)	- 0	M(b)	- 0
DD	- 0	H2	- 0	N(a)	- 0
E	- 0	I	- 0	O	- 0
F(i)	- 0	J1	- 0	P	- 0
F(ii)	- 0	K1(a)	- 0	LLR	- 0
F(iii)	- 0	K1(b)	- 0	P.Fee	- 0
F(iv)	- 0	K1(c)	- 0		

Challan/Paper: 1000

Treasury Challan: 0

TOTAL: 1000

Scan Fee: 0

Total Fee Paid: 1000

Date: 29/03/2023

Registering Officer



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

SUB REGISTRAR-II

27 MAR 2023

Basai Darapur, New Delhi-110027

Certificate No.	: IN-DL81561210828466V
Certificate Issued Date	: 27-Mar-2023 02:11 PM
Account Reference	: IMPACC (IV)/ dl787703/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL81561210828466V
Purchased by	: MANOJ GAMI
Description of Document	: Article 48 Power of attorney -SPA
Property Description	: PLOT NO. 1354, KHATA NO. 151, MAUZA-GOVINDPUR THANA- LAHERIASARAI, ANCHAL BAHADURPUR DISTRICT DARBHANGA
Consideration Price (Rs.)	: 0 (Zero)
First Party	: MANOJ GAMI
Second Party	: NISHITH KUMAR GAMI
Stamp Duty Paid By	: MANOJ GAMI
Stamp Duty Amount(Rs.)	: 20 (Twenty only)

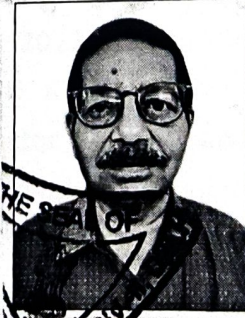
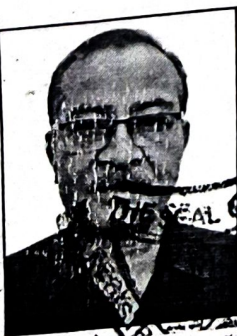
LOCKED



Please write or type below this line

A/N 4246-8732-2533

A/N 4000-9883-853



Statutory Alert: This Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp 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.

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT THAT BY THIS SPECIAL POWER OF ATTORNEY, I, Manoj Gami, son of Late Nagendra Kumar Gami, aged 59 years, resident of V-317, 2nd Floor, V-Block, Rajouri Garden, New Delhi, 110027 do hereby appoint, constitute, nominate and authorize **Shri Nishith Kumar Gami**, son of Late Nagendra Kumar Gami, resident of P.O. D.M.C, Benta Chowk, Laheria Sarai, Darbhanga, Bihar- 846003 as my lawful attorney (Hereinafter referred to as "Attorney") for me and on my behalf to appear for me and represent me for the signing and executing of the Development Agreement as detailed below.

Whereas the said Development Agreement is to be executed BETWEEN Sri Nitish Gami, Shri Manoj Gami, Shri Harendra Gami, Shri Bimal Kumar Gami, Sri Nirrnai Kumar Gami, Mosmat Darbhangatri Devi W/o Shri Om Prakash Gami, Smt. Mala Devi W/o Sri Jay Prakash Gami, Shri Pradeep Kumar Gami S/o Late Ramavtar Gami, Mosmat Godaveri Devi, Mosmat Mira Devi W/o Late Syam Kumar Gami, Sri Rajesh Kumar Gami, Sri Ramesh Kumar Gami (Hereinafter referred to as "OWNERS")

AND

M/s ROUNAK HOMES PRIVATE LIMITED, a company registered under Indian Companies Act, 2013 having its registered office at I-26, Road No.-2, Sri Krishna Nagar, District-Patna represented through its Director **Sri Anjani Kumar Sinha** S/o Late Devendra Mohan Prasad resident of L-26, Road No.-2, Srikrishna Nagar, District-

Manoj Kumar Gami

S No.

4920

Date 27/03/2023 11:32:29AM

Deed Name		Deed Related Detail	
POWER OF ATTORNEY		SPA	
Land Detail			
Tehsil/Sub Tehsil SR II Basai Darapur			
Village/City	Others	Building Type	
Place (Segment)	Others		
Property Type Residential			
Property Address House No. NO. 1354 KHATA NO.151, MAUZA-GOVINDPUR, Road No.1, Others			
Area of Property	541.00	0.00	0.00
Money Related Detail			
Consideration Amount	Rupees	Stamp Duty Paid 20.00 Rupees	
Value of Registration Fee	1,000.00 Rupees	Pasting Fee 100.00 Rupees	

This document of POWER OF ATTORNEY SPA

Presented by: Sh/Smt.

MANOJ GAMI

S/o, W/o

LATE NAGENDRA KUMAR GAMI

R/o

V-317 2ND FLOOR, V-BLOCK, RAJOURI

in the office of the Sub Registrar, Delhi this 27/03/2023 12:00:00AM day Monday between the hours of

Signature of Presenter

Registrar/Sub Registrar
SR II Basai Darapur
Delhi/New Delhi

Execution admitted by the said: Shri / Ms.

MANOJ GAMI

and Shri / Ms.

NISHITH KUMAR GAMI

Who is/are identified by Shri/Smt./Mr. DEEPAK JAIN S/o W/o D/o SH. BABU RAM JAIN R/o GH-8/258 PASCHIM VIHAR ND

and Shri/Smt./Km PRADEEP KUMAR S/o W/o D/o SH. RAM GOPAL R/o GH-6/104 PASCHIM VIHAR ND

(Marginal Witness). Witness No. II is known to me.

Contents of the document explained to the parties who understand the conditions and admit their correct hand thumb impression of the executant has been affixed in my presence.
Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence.

Date 27/03/2023 16:01:51

Revenue Department NCT of Delhi

DORIS

NIC-DSU

Patna Nationality- Indian (Hereinafter referred to and called as the **DEVELOPER** which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its Partners, Successors-in-Office, legal heirs/heirless, executors, administrators, legal representatives and assigns) (The said Agreement hereinafter will be referred to as the "**Development Agreement**" which is attached to this Special Power of Attorney).

AND WHEREAS the Owners are legal and rightful owners of land measuring an area Decimal equivalent to 6541 Sq ft. of Khata No.-151 and Plot No-1354 situated at Mauza-Govindpur, Thana-Laheriasarai, Anchal Bahadurpur, District-Darbhanga within the jurisdiction of Sub and Sadar Registry office and District-Darbhanga and within the limits of Darbhanga Nagar Parishad by **way of inheritance** which was Originally recorded in the name of Sri Gowardhan Gami, Rajendra Gami S/o Late Gowardhan Gami and Harendra Kumar Gami. Dharendra Kumar Gami and others in Survey Khatiyon and **the said Shri Manoj Gami owns an undivided share in said property.**

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that I, the said Shri Manoj Gami authorize the Attorney to do all things necessary for the proper execution of the Development Agreement.

The Attorney may also appear for me and represent me for the Registration of the Development Agreement to be signed on 29.03.2023 and do all things necessary for the registration of the Development Agreement.

Manoj Kumar Gami

The Attorney may represent me in any legal or administrative proceeding required to be taken in accordance with the terms of the Development Agreement in a case where a dispute arises.

I, the said Shri Manoj Gami do hereby agree and declare that all acts, deeds and things done, executed or performed by the said Shri Nitish Gami shall be valid and binding on me to all intents and purposes as if done by me personally which I hereby undertake to ratify and confirm whenever required.

In witness whereof, I have signed this Special Power of Attorney on this ____ day of March of 2023

Witnesses

a. Shri Deepak Jain.

s/o Sh. Babu Ram Jain

r/o GH-8/258 Paschim Vihar N.D-

110087 A.No 6443-0313-7885

b. Shri PRASEE PRUMAR,

s/o Sh. Ram Gopal

r/o SH-6/104, PASCHIM VIHAR

N.D. 110087 A.No 2656-4839-5136

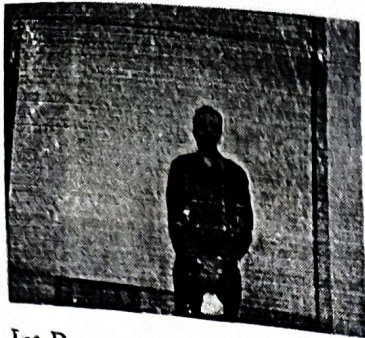
Manoj kumar Gami

Sd- Executant

Reg. No.
728

Reg. Year
2023-2024

Book No.
4



Ist Party

Ist Party

MANOJ GAMI

IInd Party

IInd Party

NISHITH KUMAR GAMI

Witness

DEEPAK JAIN, PRADEEP KUMAR



Witness

Certificate (Section 60)

Registration No.728 in Book No.4 Vol No 14,027
on page 30 to 33 on this date 27/03/2023 5:25:51PM
and left thumb impressions has/have been taken in my presence.

day Monday

Date 27/03/2023 17:26:38


Sub Registrar
SR II Basai Darapur
New Delhi/Delhi



2389151300728

Revenue Department NCT of Delhi

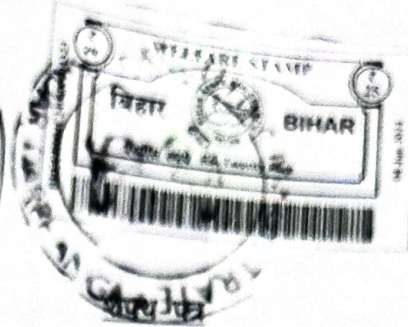
DORIS

NIC-DSU

कार्यपालक दंडाधिकारी,
प्रभारी शपथ - पत्र, दरभंगा।

18166

8/06/24

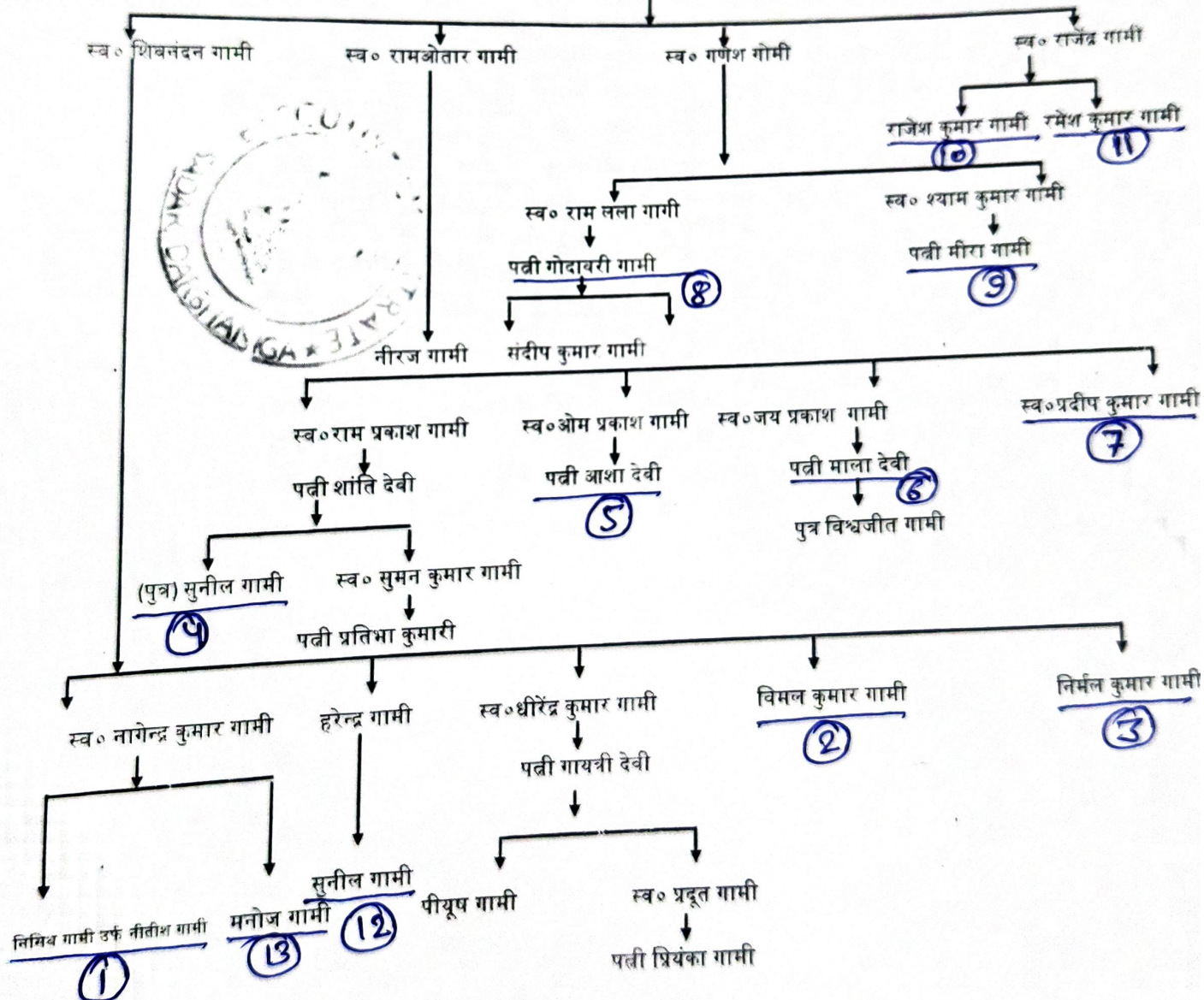


मैं, विश्वजीत कुमार गामी, उम्र 48 वर्ष, पिता स्व० जय प्रकाश गामी, मुहल्ला शाहगंज बेता, बी. आई. पी. रोड, निपर पुर्को
लैंक धाना लहेड़ियासराय, जिला दरभंगा शपथ पूर्वक त्थान करता हूँ-

1. यह कि मैं उपरोक्त पते का स्थायी निवासी हूँ।
2. यह कि जमाबन्दी सं०- 217/580 एवं कंप्यूटर जमाबन्दी नं०-195118900135420 शिवनंदन गामी वगैरह के नाम से चल रहा है।
3. यह कि मेरे परबाबा गोवर्धन गामी उर्फ बिलट गामी थे जिनके चार पुत्र क्रमशः स्व० शिवनंदन गामी, स्व० राम ओतार गामी, स्व० गणेश गामी एवं स्व० राजेन्द्र गामी थे। जिसका वंशावली इस प्रकार है-

वंशावली

गोवर्धन गामी उर्फ (बिलट गामी)



4. यह कि मेरे परिवार में अभी बटवारा नहीं हुआ है, आगे भी बटवारा नहीं होगी।
5. यह कि मुझे हम सभी सदस्यगणों के नाम से अंचल कार्यालय, बहादुरपुर से जमाबंदी कायम करवाना है।
6. यह कि उपरोक्त बातें मेरी जानकारी में सही वो सत्य हैं।



उपस्थित
 विजयजीर कुमार
 Identified by the deponent
 who has signed in my
 presence,
 Md. Kalimullah
 Adv
 08/06/24

Sr / Smt. विजयजीर कुमार
 Identified by Sri. [Signature]
 Advocate, Sadar, Darbhanga
 Declared by

08/06/24
 EXECUTIVE MAGISTRATE
 SADAR, DARBHANGA
 08/06/24