NOTARY RAMANUJ PRASAD Distt. PATNA Reg. No.-6[illegible]3/2022 Ex. Dt. [illegible]

WELFARE STAMP बिहार BIHAR Rs. Twenty Five 16 Apr 2024

Affidavit with declaration

Memorandum of division of share between Promoter and landowner Available for marketing and selling.

RAMANUJ PRASAD Notary Public, Patna

ROUNAK HOMES PRIVATE LIMITED, (CIN-U45400BR2008PTC013384),a company incorporated under the provision of the companies act,[1956or 2013, as the case may be) having its Registered Office at **L/26, ROAD NO.- 2, SRI KRISHNA NAGAR, P.S.- BUDHA COLONY, PATNA, BIHAR- 800001.** and its corporate office at **L/26, ROAD NO.- 2, SRI KRISHNA NAGAR, P.S.- BUDHA COLONY, PATNA, BIHAR- 800001.** (PAN- AAECR1016J) represented by its authorized signatory **SRI ANJANI KUMAR SINHA, (AADHAR –623578536056) S/o LATE DEVENDRA MOHAN PRASAD R/o L/26, ROAD NO.-2 SRI KRISHNA NAGAR, P.S- BUDHA COLONY, PATNA, BIHAR -80001, hereinafter called the BUILDER/DEVELOPER of the SECOND PART.**

And Whereas, The Land Owners of the First part had entered into a Registered Development Agreement dated- 29th March 2023 entered into vide deed no.- 4831, dated- 29/03/2023 Serial no.- 4888 Book no.- 1, Volume no.- 76 registered at the office of the Sub-Registrar; Darbhanga with the Developer/Builder of the SECOND PART in respect of the total land measuring an area of 15.04 decimal (4.75 Katha) and 6541 square feet situated at **Plot no. – 1354, khata no- 151, tauzi no- 1600, mouza- Govindpur, Thana no.- 490, PS- Laheriasarai, Ward no.- 43, /35 Holding No.- 851/251, P.S.- district- Darbhanga. Which is within the jurisdiction of Sub and Sadar Registry office and District- Darbhanga and within the limits of Darbhanga Nagar Nigam the is bounded a follows:-**

BOUNDARY (TOTAL LAND)

NORTH : Late Dhirendra Kumar Gami & Late Om Prakash Gami

SOUTH : Sri Birendra Kumar Singh and others

EAST : Private Rasta Late Ram Avtar Gami

WEST : V.I.P. Road.

Thereafter, the First and the Second Part have hereby decided to officially distribute the constructed Flats in the Multi-storeyed Comercial/ Residential building, "GAMI CENTER" between themselves, as per the legal necessities and terms and conditions of the Development agreement executed between the First and Second Part, on dated-29th March 2023.

NOTARY RAMANUJ PRASAD Distt. PATNA Reg. No.-6[illegible]2022 Ex. Dt. [illegible] GOVT. OF BIHAR

That the Land owners and Developer also decided to divide their shares which details are hereunder:-

		Parmoter's Share		Landowner's Shares	
Sr .no	Space as per Sanction Map	Total No of unites	Serial No of units. (Floor wise)	Total No of unit	Serial No of units. (Floor wise)
1	Doctor Chamber's	15	2nd Floor 8 (201/202/203/ 204/205/206/207/208) 2nd Floor Sq.ft of Unit (201 -510 sqft, 202 – 373 sqft, 203-377 sq.ft 204-356 sq.ft, 205- 581 sqft, 206 -482 sq.ft, 207 -446 sq.ft, 208 -608 sq.ft) 3rd Floor (301/302/303/ 304/305/306/ 308) 3rd Floor Sq.ft of Unit (301 -510 sq.ft, 302 – 373 sq.ft, 303-377 sq.ft 304-356 sq.ft, 305- 581 sq.ft, 306 -482 sq.ft, 308 -608 sq.ft)	1	307 (307 -446 sq.ft,)
2	Flat	-	-	6	4th Floor (401/402/403/ 404/405/406) 4th Floor Sq.ft of Unit (401 -836 sq.ft, 402 – 636 sq.ft, 403- 780 sq.ft, 404- 454 sq.ft, 405- 484 sq.ft, 406 -768 sq.ft,)
3	Commercial Hall	-	-	2	1+1 Ground Floor + first floor (2785 sq.ft / 3602 sq.ft)
4	Plots	-	-	-	-
5	Parking Space	4	4 (Basement)	6	6 (Basement)
6	Covered Garages	-	-	-	-
7	Office Space	-	-	-	-
	Others, If any mention the name of space	-	-	-	-

NOTARY GOVT. RAJARHI PRASAD PATNA Regd. No. Distt. Regd. Ex. Off.

In confirmation of the development agreement executed by us on Dated 29-03-2023 we solemnly affirm that the content of above declaration are true and correct and nothing material has been concealed by us.

Signature of Promoter

For Rounak Homes Pvt. Ltd.

Director

Name of Promoter

Rounak Homes Pvt. Ltd.

Signature of Landowner/s

Name of Landowner/s

SR NO	Name of Landowner/s	Signature of Landowner/s
1	SRI. NISHIT GAMI	Nishith Kumar Gami
2	SRI. BIMAL KUMAR GAMI	Bimal Kumar Gami
3	SRI. NIRMAL KUMAR GAMI	Gami
4	SRI. SUNIL KUMAR GAMI	Sunil Kumar Gami
5	SMT. ASHA DEVI	आशा देवी
6	SMT. MALA DEVI	माला देवी
7	SRI. PRADEEP KUMAR GAMI	प्रदीप कुमार गामी
8	SMT. GODAWARI GAMI	गोदावरी गामी
9	SMT. MIRA DEVI	मीरा गामी
10	SRI. RAJESH KUMAR GAMI	Rajesh Kumar Gami
11	SRI. RAMESH KUMAR GAMI	Ramesh Kumar Gami
12	SRI. SUNIL KUMAR GAMI	सुनील कुमार गामी

Date : 19/04/2024

Palce : Patna

Date : 19/04/2024

Palce : Patna

Note : - in case there are more than an development Agreement executed by Parmoter, Separate memorandum of division od share needs to signed with each landwoners pertaining to all development Agreement(s)

I, Identify the deponent's Sri/Smt./Ku./M/s. who has/have affixed in my presence

19/04/24

Advocate

BRECR003C2404000453 53BRECR003C2404000453 53BRECR003C2404000453 53BRECR003C2404000453 53BRECR003C2404000453 53BRECR003C24

INDIA JUDICIAL

Government of Bihar

e-Court Fee

BIHARSTATECO-OPERATIVEBANK.SCBBIHARSTATECO-OPERATIVEBANK.SCBBIHARSTATECO-OPERATIVEBANK.SCBBIHARSTATECO-OPERATI

e-Court Fee Receipt No.	:	BRECR003C2404000453 53
Date & Time	:	16-Apr-2024 11:36 AM
Name of the ACC/ Registered User	:	Bihar State Co-operative Bank, SCB
Location	:	Civil Court Patna
Name of Applicant	:	ROUNAK HOMES PRIVATE LIMITED
e-Court Fee Amount	:	100 (One Hundred Rupees Only)

NOTARY GOVT. OF BIHAR

BRECR003C2404000453 53BRECR003C2404000453 53BRECR003C2404000453 53BRECR003C2404000453 53BRECR003C2404000453 53BRECR003C24

BRECR003C2404000453 53BRECR003C2404000453 53BRECR003C2404000453 53BRECR003C2404000453 53BRECR003C2404000453 53BRECR003C24

ROUNAKHOMESPRIVATELIMITEDROUNAKHOMESPRIVATELIMITEDROUNAKHOMESPRIVATELIMITEDROUNAKHOMESPRIVATELIMITEDROUNAKH

IN-BR16161

BRECR003C2404000453 53BRECR003C2404000453 53BRECR003C2404000453 53BRECR003C2404000453 53BRECR003C2404000453 53BRECR003C24

ROUNAKHOMESPRIVATELIMITEDROUNAKHOMESPRIVATELIMITEDROUNAKHOMESPRIVATELIMITEDROUNAKHOMESPRIVATELIMITEDROUNAKH

Statutory Alert:

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

ROUNAKHOMESPRIVATELIMITEDROUNAKHOMESPRIVATELIMITEDROUNAKHOMESPRIVATELIMITEDROUNAKHOMESPRIVATELIMITEDROUNAKH