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Government of Uttar Pradesh

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 Certificate Issued Date : 17-May-2023 01:28 PM
 Account Reference : NEWIMPACC (SV)/ up14104004/ MATHURA/ UP-MTH
 Unique Doc. Reference : SUBIN-UPUP1410400414978965410399V
 Purchased by : HARENDRA PRATAP SINGH
 Description of Document : Article 46 Patnership
 Property Description : NA
 Consideration Price (Rs.) :
 First Party : HARENDRA PRATAP SINGH
 Second Party : NA
 Stamp Duty Paid By : HARENDRA PRATAP SINGH
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

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RETIREMENTPARTNERSHIP DEED OF MAHARAJA REALTECH

THIS DEED of Partnership is made the 18th day of May, 2023 by and between:

1. Shri Harendra Singh alias Harendra Pratap Singh S/o Shri Maharaj Singh, aged about 39 years, R/o 86, Village Pali Dungra, Sonkh Road, Mathura-281123 (UP), presently r/o 106,107,108 Anand Lok Colony, Mathura (UP) having PAN No. AXHPS2049B, (the 'Continuing Partner'),
2. Shri Vipin Singh S/o Shri Maharaj Singh, aged about 36 years, r/o Village Pali Dungra, Sonkh Road, Mathura281123 (UP), presently R/o 106,107,108 Anand Lok Colony, Mathura (UP), having PAN No. BUFPS3834Q, (the Continuing Partner'),

[Handwritten signatures and names: Singh, Harendra Singh, Vipin Singh]

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.stamptax.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as aviliable on the website / Mobile App renders it invalid.
2. The onus of ensuring the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority

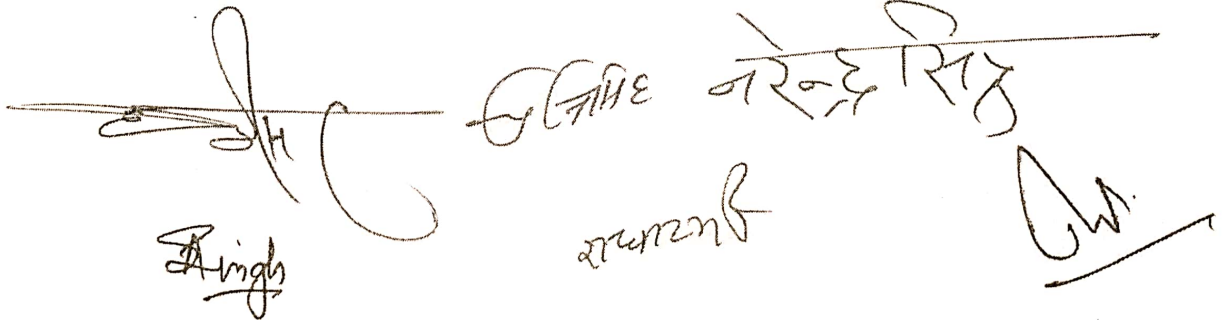


3. Shri Narendra Singh Kuntal S/o Shri Maharaj Singh, aged about 55 years, R/o Village Pali Dungra, Sonkh Road, Mathura-281123 (UP), Present R/o 106,107&108 Anand Lok, Goverdhan Road, Mathura (UP), having PAN No. AZTPK9604L, (the Continuing Partner'),
4. Shri Radharaman Singh S/o Shri Mohan Singh aged above 55 years, R/o Village : Sukhawali, Post : Sewar, Teh & Distt. Bharatpur 321303 (Rajasthan) having PAN No. CGXPS6197K (the 'retiring Partner'),
5. Shri Adarsh Kumar Singh S/o Late Shri Harpal Singh, aged above 40 years R/o Village & Post : Bhartiya, Teh : Mahavan, Distt : Mathura 281302 (U.P.) having PAN No. FBVPS2683J (the 'retiring Partner')
6. Shri Preetam Singh S/o Shri Maharaj Singh, aged about 49 years, r/o Village Pali Dungra, Sonkh Road, Mathura 281123 (UP), presently r/o 106,107,108 Anand Lok Colony, Mathura (UP) having PAN No. AXHPS2050A, (the 'Incoming Partner'),

(All of them collectively referred in this deed as partners which expression shall, unless excluded by or repugnant to the context, be deemed to include their respective legal heir/s, authorised representative/s, agent/s, and/or assignee/s).

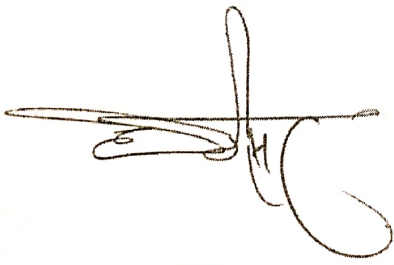
WHEREAS the parties at point No. 1 to 5 are carrying on the business of real estate activities under the name and style of M/s MAHARAJA REALTECH as per the partnership agreements dated 20.05.2015 on the terms and conditions stipulated therein. The Partners at serial # 4 to 5 have decided to retire for personal reasons and Parties at serial # 6 offer to join the partnership. All the 'Continuing Partners' have consented to the retirement and joining of the partners.
NOW THIS DEED OF PARTNERSHIP WITNESS:

1. The business of this partnership shall continue to be carried on under the name and style of Maharaja Realtech or such other name as the partners may decide.
2. This partnership shall take effect from 18.05.2023. The 'retiring partners' shall deem to retire from the firm and 'incoming partners' shall deem to join the firm on and with effect from the closing hour of 18th day of May, 2023 and the 'continuing partners' will continue as partners and the duration of the partnership business shall be 'At Will'.
3. The principal place of business of the partnership shall be Maharaja Realtech, Khasra No. 1328k, Satoha Asegarpur, Mathura (Uttar Pradesh) 281004 and/or such other places that the partners may decide.
4. The partnership shall continue the real estate business and do such other business that the partners may decide.
5. All the partners shall bring in the capital as required

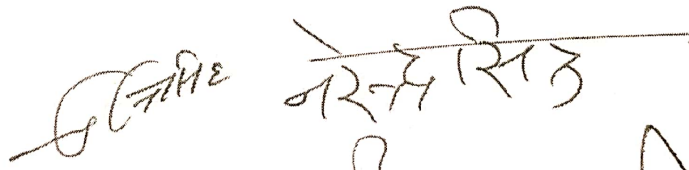


 The image shows three handwritten signatures in black ink. The first signature on the left is a stylized cursive signature, possibly of a partner. The middle signature is written in a more legible, blocky style and appears to be 'G. K. Singh'. The third signature on the right is also a stylized cursive signature. Below the first signature, the name 'Singh' is written in a simple, blocky font.

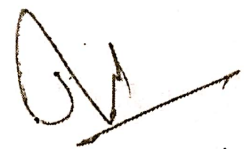
6. That the partners may also arrange funds from banks, financial institutions, or other sources, if so required. The land and property of partnership firm may be used as security/mortgage against the finances procured, if the need so arises.
7. Valuation and estimation of accounts to the mutual satisfaction of all the parties hereto have been made of all the properties, assets, credits and effect of the said business of including the goodwill and the liabilities thereof as on the 18th day of May, 2023 has been made and the amounts payable to the partners has been ascertained. The 'Continuing Partners' agree to a full and final settlement of the accounts of the Retiring Partner's in the Partnership of **Maharaja Realtech**.
8. It is also agreed by and between the parties hereto that the 'Continuing Partners' shall become the absolute owners of the all the assets, liabilities, stock in trade, property, fixtures, articles and goodwill of the said business of real estate etc.
9. The land contributed by the partners from time to time as capital to the firm is the absolute property of **Maharaja Realtech** and does not revert to the partners. If a partner ceases to be a partner of the firm, whether by death, retirement, reconstitution or otherwise, his or her interest shall be settled by payment and not by distribution of property or of the land contributed by the partners
10. In order to better enable the 'Continuing Partners' to get in and receive the Partnership estate, effects, assets and Premises the Retiring Partner hereby irrevocably appoints the 'Continuing the true and lawful attorneys of the 'Retiring Partners' in their names severally or jointly.
11. The parties hereto covenant with each other that the 'Continuing Partners' shall pay and satisfy or cause to be paid and satisfied all debts and liabilities of the Partnership on the date of the retirement of the Retiring Partners and the Retiring Partners shall have no responsibility thereafter and liability of paying and satisfying the Liabilities of any sort of the Partnership Business on the day of their retirement except that the payment of Income Tax by the Retiring Partners on account of any Income accruing to them respectively from the Partnership till the date of their retirement shall be paid and discharged by the Retiring Partners only to whomsoever it may belong and the Continuing Partners shall not be responsible for the same.
12. The Retiring Partners hereby agree and undertakes to sign, execute and do all such things in respect of further documents, deeds, acts and things as the 'Continuing



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Partners' shall reasonably require for completely and effectively carrying out this Deed of Retirement.

13. No Person or Body Corporate may be introduced as a new Partner without the consent of all the existing Partners.

14. Remuneration to partners:

It is agreed by and between the parties hereto that all partners, shall devote their time and attention in the conduct of the affairs of the partnership business, as the circumstances and business needs may require.

The total remuneration payable to the working partners shall be worked out as under:

In case of loss or book profit up to Rs. 3,00,000/- for the year. Rs. 1,50,000/- or 90% of the books profit whichever is higher, but in no case it will be more than the amount of book profits itself.

On the balance of the book profit. The amount as calculated as per clause (i) above plus 60% of the excess over Rs. 3,00,000/-

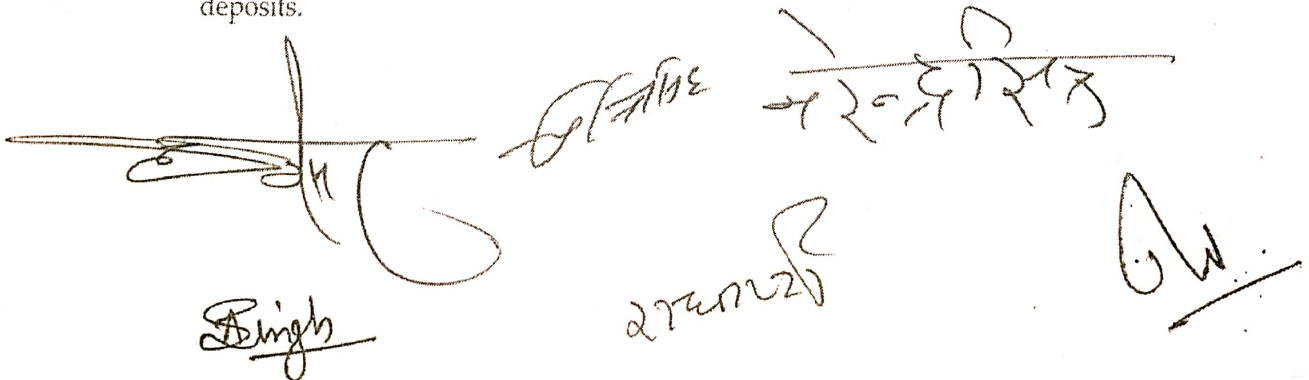
Explanation: For the purposes of this clause the expression "Book Profit" shall mean the "Book Profit" as defined in section 40(b) of Income-tax Act, 1961 or any other statutory modification or re-enactment thereof for the time being in force. The Book Profit will be the remaining profit after deduction of interest payable to the partners.

Such total remuneration shall be paid to all partners equally. The remuneration payable to the working partners as above shall be credited to their respective account on ascertainment of book profit. The partners may agree to accept a lower remuneration.

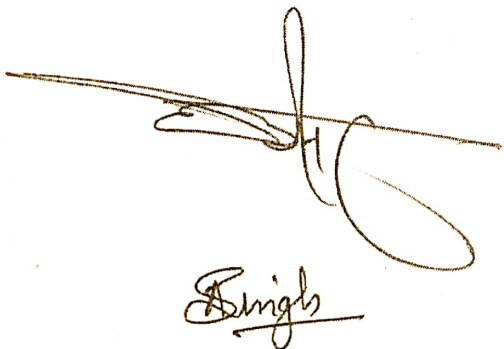
15. That any profits of this partnership business after deduction of interest and remuneration to the partners shall be shared or borne between the partners in the following proportions:

a. Shri Harendra Pratap Singh	:	25%.
b. Shri Vipin Singh	:	25%
c. Shri Narendra Singh Kuntal	:	25%
d. Shri. Preetam Singh	:	25%

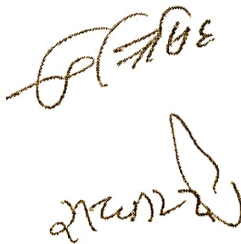
16. That it is agreed by and between parties hereto that simple interest at the rate of 12% per annum shall be payable by the partnership on the amount standing to the credit of capital accounts of the partners. The partners may decide to accept interest at a lower rate considering the profitability and liquidity position of the firm. No interest may be paid when the business suffers any loss, but such interest being cumulative, any deficiency for a year may be made up out of the profits of the succeeding years. Separate interest will be paid to partners on amounts brought into firm by way of loans and deposits.

The image shows several handwritten signatures in black ink. On the left, there is a large, stylized signature that appears to be 'Singh'. To its right, there are three more distinct signatures, each followed by a horizontal line. The signatures are written in a cursive, somewhat slanted style.

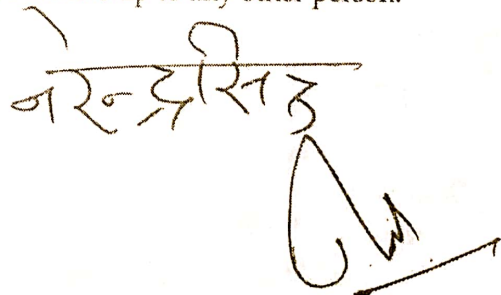
17. Bank account of the Partnership Business shall be continued with the present Bank and may further be opened with such Bank or Banks as the parties hereto may mutually agree upon from time to time and shall be operated by single signature of any one Partner.
18. That all partners are authorised to represent the business **SINGLY** in all Banks, Financial Institutions, Offices and Departments. All partners are further **SINGLY** authorized to represent and act on behalf of the firm with Central Government authorities like Income Tax Department, Service Tax Dept., and all other Departments and Authorities etc, State Government Offices like VAT/GST, Development Authorities etc, Courts, Revenue Authorities, Registrar and Sub-Registrar offices, Pollution Control Authorities, Electricity Department and all other Departments and Authorities etc and all local bodies like Development Authority, Municipal Board etc. The mutation in the name of the firm shall be got done in revenue records.
19. Proper books of accounts of the partnership business shall be maintained and shall be closed on 31st March of every year.
20. The land contributed as capital by the partners as stock in trade of partnership, from time to time, will be the absolute property of **Maharaja Realtech** and shall not revert to the partners. If any partner leaves the firm, whether on account of death, reconstitution or otherwise, his share shall be settled in cash and not by distribution of property or the land introduced by partners.
21. That the partnership shall be partnership 'AT WILL' only after completion of any running project.
22. That the partners may, with mutual consent in writing, amend, alter, change, add or delete any of the terms and conditions of the partnership deed. Such amendment, alteration, change, addition or deletion shall be effective from the date as may be decided by mutual consent of all the parties.
23. The mutual rights, obligations and interests of the partners, except those mentioned in this Deed or subsequently agreed or modified by this Deed, shall be governed by the Indian Partnership Act 1932 and its statutory amendments or any other relevant law for the time being in force.
24. Each Partner shall be just and faithful to the other Partners and shall diligently attend to the Partnership Business. No Partner shall without consent in writing of the other Partners
- a. assign or pledge his/his share and interest in the Partnership to any other person.



Handwritten signature of Singh.



Handwritten signature.



Handwritten signature.

b. lend money, give credit or have any dealings with any person whom the other Partners shall have previously forbidden him/his to trust.

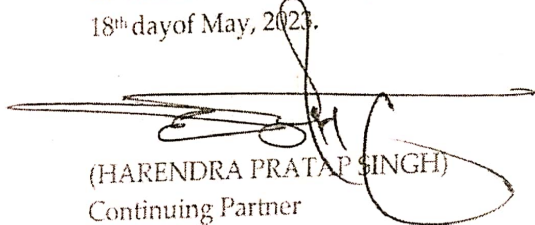
25. The partnership business will not dissolve on cessation, retirement, resignation, insolvency or death of any partner. In such an event the business of the partnership with all its assets and liabilities, shall be continued by the continuing Partner.

26. The partners shall be entitled to all the assets of the partnership firm and shall likewise be responsible for all the liabilities of the partnership firm including income tax and GST or any other taxes. It is also agreed that each partner shall be liable for his own personal liabilities.

27. All matters not provided for in this Agreement shall be decided by the Partners by mutual agreement

28. In case of difference or dispute between the partners, the matter shall be referred to Arbitrators, one to be appointed by each party whose decision shall be final and binding upon all the concerned parties as per rules and regulations mentioned in Arbitration and Reconciliation Act, 1996.

In Witness Whereof the partners hereto have set and subscribed their respective hands on the 18th day of May, 2023.


(HARENDRA PRATAAP SINGH)
Continuing Partner


(VIPIN SINGH)
Continuing Partner



(NARENDRA SINGH) KUNTAL
Continuing Partner


(RADHARAMAN SINGH)
Retiring Partner


(ADARSH KUMAR SINGH)
Retiring Partner


(PREETAM SINGH)
Incoming Partner

WITNESSES *Dheeraj*
1. *Dheeraj Chaudhary*
Sho Mahendra Singh
VILL- Mahyama
Teahil- Chhata
Dist- Mathura


2. *Late Sh. Chandan Singh*
VILL+PO SONAI
(THOCK GYAN)
Dist - Mathura (UP)
- Pin 281208