



उत्तर प्रदेश UTTAR PRADESH

T 569481

DEED OF PARTNERSHIP

THE DEED of Partnership is made this 1<sup>st</sup> day of 20 May 2015 by and between:

1. Shri Harendra Pratap Singh alias Harendra Singh, aged above 31 years, R/O Village Pali Dungra, Sonkh Road, Mathura 281123 (U.P.) (hereinafter referred to as the 'First Partner')
2. Shri Vipin Singh S/o Shri Maharaj Singh, aged above 29 years, R/O Village Pali Dungra, Sonkh Road, Mathura 281123 (U.P.) (hereinafter referred to as the 'Second Partner')
3. Shri Narendra Singh S/o Shri Maharaj Singh, aged above 43 years, R/O Village Pali Dungra, Sonkh Road, Mathura 281123 (U.P.) (hereinafter referred to as the 'Third Partner')
4. Shri Radharaman Singh S/o Shri Mohan Singh, aged above 46 years, R/O Village-Sukhawali, Post-Sewar Teh&Distt. Bharatpur 321303 (Rajsthan) (hereinafter referred to as the 'Fourth Partner')
5. Shri Adarsh Kumar Singh S/o Late Shri Harpal Singh, aged above 33 years, R/O Village&Post-Bhartiya, Teh. Mahawan, Distt. Mathura 281302 (U.P.) (hereinafter referred to as the 'Fifth 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)





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CL 121545

WHEREAS all the parties to the deed are desirous of a running business under the name and style of **Maharaja Realtech** and hence the parties have today agreed to commence a business in partnership and accordingly, in order to avoid any dispute or misunderstanding in regard to their partnership business, all the aforesaid parties have decided to reduce the terms and conditions of partnership business in writing.

NOW THE DEED OF PARTNERSHIP WITNESSETH AS UNDER

1. That the business of this partnership shall be carried on under the name and style of **MAHARAJA REALTECH** or under such other name or names as the partners may decide mutually. Under the constitution and umbrella of this partnership, this firm will may have various units/divisions handling independent business activities.
2. That the principal place of business shall be 2 Flour, Maharaja Complex Sonkh Road Near Mandi Samiti, Mathura-281123 (U.P.) or at such other place or places as the partnership mutually decide.
3. That the business of this partnership shall be deemed to have commenced on and from the first working hour of 20<sup>th</sup> May 2015.
4. That the business of this partnership shall be that of dealing in real estate (sale and purchase, development of land and building). Besides this the partners are at liberty to start any other line of business under this name of firm or under any other trade name as per their mutual agreement.
5. All the partners shall bring in the capital as and when required.





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CL 121546

6. That the partners may also arrange funds from banks, financial institutions, or other sources, if so required. The land and property mentioned below may be used as security/mortgage against the finances procured, if the need so arises.

7. Remuneration to partners

This is agreed by and between the parties hereto that first partner shall devote their firm 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 upto  
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 that the amount of book profits it self

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/-

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# भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

## उत्तर प्रदेश UTTAR PRADESH

AW 776130


Explanation For the purposes of this clause the expression "Book Profit shall means the "Block 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.

8. Such total remuneration shall be paid to the partners in the following ratio. The remuneration payable to the working partners as above shall be credited to this respective account of ascertainment of book profit.
- |                               |      |
|-------------------------------|------|
| a. Shri Harendra Pratap Singh | -30% |
| b. Shri Vipin Singh           | -20% |
| c. Shri Narendra Singh        | -20% |
| d. Shri Radharaman Singh      | -15% |
| e. Shri Adarsh Kumar Singh    | -15% |
9. 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 | -30% |
| b. Shri Vipin Singh           | -20% |
| c. Shri Narendra Singh        | -20% |
| d. Shri Radharaman Singh      | -15% |
| e. Shri Adarsh Kumar Singh    | -15% |

*(Signature)* श्री नरेंद्र सिंह शर्मा

*(Signature)* Singh

10. That any loss 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 | -30% |
| b. Shri Vipin Singh           | -20% |
| c. Shri Narendra Singh        | -20% |
| d. Shri Radharaman Singh      | -15% |
| e. Shri Adarsh Kumar Singh    | -15% |
11. 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 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.
12. That the Bank Account will be opened and operated by SINGLE signatures of first two partner.
13. That first two partners are authorised to represent the business SINGLY in all Banks, Financial Institutions, Officers and Departments. First two partners are further SINGLY authorised to represent and act on behalf of the firm with Central Government Authority like Income Tax Department, Service Tax Dept and all other Departments and Authorities etc. State Government Officers like VAT, Development Authorities etc, Courts, Revenue Authorities, Registrar and Sub Registrar Offices, Pollution Control Authorities and all other Departments and Authorities etc and all local bodies like Mathura Vrindaban Development Authority, Municipal Board etc. The name of the firm shall be got mutated in land records.
14. Proper books of accounts of the partnership business shall be maintained and shall be closed on 31<sup>st</sup> March of every year.
15. The any one partner can execute contract/sale deed/any other document on behalf of the firm which shall be binding upon all the partners. Even if the partner executes the contract/sale deed/ any other document in his personal capacity .i.e. without mentioning the name of the partnership firm. It shall be considered on behalf of the firm and shall be binding upon the firm. Any one may, on behalf of the firm sign, file, withdraw or modify documents and do all such acts which may be necessary for the conduct of the business. Such acts on the part of the partners shall be binding upon the firm.

 श्री हरेन्द्र प्रताप सिंह

 Singh

16. That the partnership business shall not in any way be liable or responsible for any personal dealing of any of the partners. No partner shall assign, mortgage, or charge any part of his share in partnership business without the consent of the other partner.
17. That the partnership shall be partnership AT WILL.
18. That the mutual rights, duties and interest of the partners except those herein above expressly mentioned or subsequently agreed to or altered by virtue of this deed, shall be governed by the Indian Partnership Act, 1932 and statutory modifications thereof, or any other relevant Act for the time being in force.
19. The business shall not stand dissolved on the death or cessation of partnership of any of the partners.
20. That the partners may by their mutual consent add, amend, alter, delete, modify any of the terms and conditions of this partnership deed as may be mutually decided between them from time to time.
21. 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.

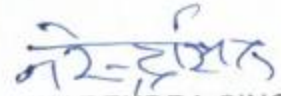
In Witness whereof the partners hereto have set and subscribed their respective hands on the 20<sup>th</sup> day of May, 2015.



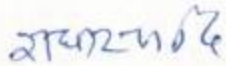
(HARENDRA PRATAP SINGH)  
First Partner



(VIPIN SINGH)  
Second Partner



(NARENDRA SINGH)  
Third Partner



(RADHARAMAN SINGH)  
Fourth Partner



(ADARSH KUM AR SINGH)  
Fifth Partner

WITNESSES

गवाह-

① राजकुमार पुत्र श्री हरेंद्र सिंह  
नि०- अहमदगला, खौर, मथुरा



गवाह

अमरसिंह S. श्री भगवान सिंह  
नि० लाली डूंगवा सोबल  
मथुरा  
अमरसिंह



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**Government of Uttar Pradesh**

**e-Stamp**

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Certificate No.	: IN-UP10216311749484V
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 Partnership
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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**RETIREMENT PARTNERSHIP DEED OF MAHARAJA REALTECH**

THIS DEED of Partnership is made the 18<sup>th</sup> 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, Mathura 281123 (UP), presently R/o 106,107,108 Anand Lok Colony, Mathura (UP), having PAN No. BUFP53834Q, (the Continuing Partner),

*(Handwritten signatures and names in Hindi: Harendra Singh, Vipin Singh, and Maharaj Singh)*

**Statutory Alert**

1. The authenticity of this Stamp certificate should be verified at [www.stamptamp.com](http://www.stamptamp.com) or using e-Stamp Mobile App of Stamp Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The intent of procuring the legitimacy is at the cost of the certificate.
4. 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 Dunga, 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, Dist : 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 Dunga, 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).

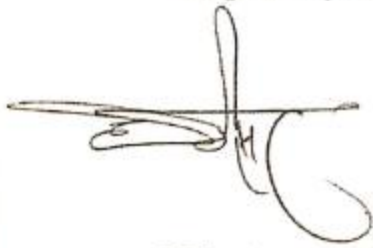
WHEREAS the parties at point No. 1 to 5 are carrying on the business of real estate activities under the name and style of M/s MAHARAJA REALTECH as per the partnership agreements dated 20.05.2015 on the terms and conditions stipulated therein. The Partners at serial # 4 to 5 have decided to retire for 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 18<sup>th</sup> 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






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 18<sup>th</sup> 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 Partners' 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/-

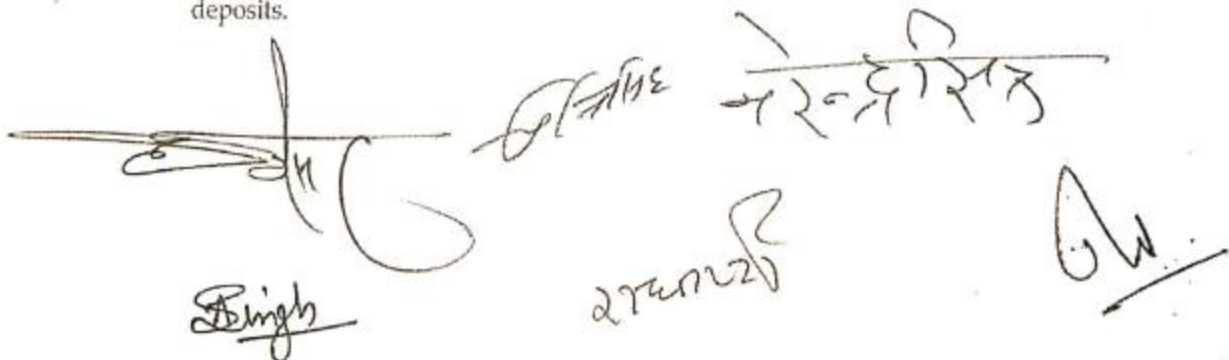
*Explanation:* For the purposes of this clause the expression "Book Profit" shall mean the "Book Profit" as defined in section 40(b) of Income-tax Act, 1961 or any other statutory modification or re-enactment thereof for the time being in force. The Book Profit will be the remaining profit after deduction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

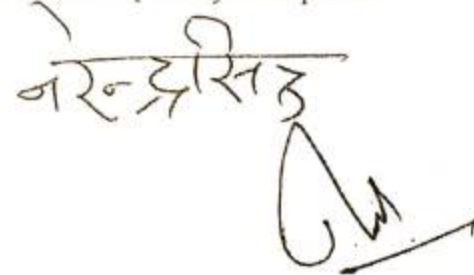
16. That it is agreed by and between parties hereto that simple interest at the rate of 12% per annum shall be payable by the partnership on the amount standing to the credit of capital accounts of the partners. The partners may decide to accept interest at a lower rate considering the profitability 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 block contains several handwritten signatures in black ink. On the left, there is a large signature that appears to be 'Singh'. In the center, there are two smaller signatures, one above the other. On the right, there is another signature. The signatures are written in a cursive 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 31<sup>st</sup> 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.

  
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- 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 18<sup>th</sup> day of May, 2021.

  
(HARENDRA PRATAP SINGH)  
Continuing Partner

  
(VIPIN SINGH)  
Continuing Partner

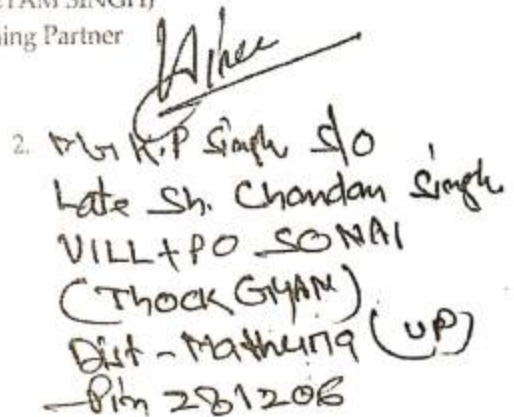
  
(NARENINDRA SINGH) KUNTAL  
Continuing Partner

  
(RADHARAMAN SINGH)  
Retiring Partner

  
(ADARSH KUMAR SINGH)  
Retiring Partner

  
(PREETAM SINGH)  
Incoming Partner

WITNESSES *Dheeraj*  
1. *Dheeraj Dhaudhary*  
*9/0 Mahendra Singh*  
*Vill- Mahzoma*  
*Tehsil- Chhota*  
*Dist- Mathura*

  
2. *Mr K.P Singh 5/0*  
*Late Sh. Chandan Singh*  
*VILL+PO SONAI*  
*(THOCK GHAN)*  
*Dist- Mathura (UP)*  
*-Pin 281206*