

4. Shri Narendra Singh Kuntal S/o Shri Maharaj Singh, aged about 55 years, R/o Village Pali Dungra, Sonkh Road, Mathura-281123 (UP), Presently R/o Maharaja House, 106,107 & 108 Goverdhan Road, Mathura (the 'Continuing Partner'),
5. Shri Maharaj Singh S/o Late Shri Ram Singh, aged about 86 years, R/o Village Pali Dungra, Sonkh Road, Mathura-281123 (UP)), Presently R/o Maharaja House, 106,107 & 108 Goverdhan Road, Mathura (the 'Continuing Partner')
6. Smt. Laxmi Devi W/o Preetam Singh, aged about 51, R/o Vill: Pali Dungra, Mathura, 281001(U.P)), Presently R/o Maharaja House, 106,107 & 108 Goverdhan Road, Mathura (the 'Continuing Partner');
7. Smt. Ankita Singh W/o Shri Harendra Pratap Singh, aged about 32 years, R/o Village Pali Dungra, Sonkh Road, Mathura-281001 (UP)), Presently R/o Maharaja House, 106,107 & 108 Goverdhan Road, Mathura (the 'Continuing Partner'),
8. Smt. Archana W/o Vipin Singh, aged about 31, R/o Village Pali Dungra, Sonkh Road, Mathura-281123 (UP)), Presently R/o Maharaja House, 106,107 & 108 Goverdhan Road, Mathura (the 'Continuing Partner')
9. Maharaja Infrabuild Pvt Ltd, having its registered office at village Pali Dungra, Sonkh Road, Mathura-281123 (UP), Company identification no. U45400UP2010PTC040787 (the 'Continuing Partner'): represented through its director Shri Harendra Pratap Singh (DIN 2143141) R/o Maharaja House, 106,107 & 108 Goverdhan Road, Mathura
10. Smt. Manju Devi W/o Narendra Singh aged about 47 Years, R/o Village Pali Dungra, Sonkh Road, Mathura-281123 (UP)), Presently R/o Maharaja House, 106,107 & 108 Goverdhan Road, Mathura (the 'Continuing Partner')
11. Archana D/o Narendra Singh aged about 26 Years, R/o Maharaja House, 106,107 & 108 Goverdhan Road, Mathura (the 'Continuing Partner')
12. Anita Kumari D/o Narendra Singh aged about 26 Years, R/o Maharaja House, 106,107 & 108 Goverdhan Road, Mathura (the 'Continuing Partner')
13. Shri Gaurav Singh S/o Narendra Singh aged about 21 Years, R/o Village Pali Dungra, Sonkh Road, Mathura-281123 (UP)), Presently R/o Maharaja House, 106,107 & 108 Goverdhan Road, Mathura (the 'Continuing Partner')
14. Smt Har Nandi W/o Shri Maharaj Singh, aged about 80 years, R/o Village Pali Dungra, Sonkh Road, Mathura-281123 (UP), Presently R/o Maharaja House, 106,107 & 108 Goverdhan Road, Mathura (the 'Continuing Partner'), and
15. Smt. Tanu Singh W/o Swaroop Singh aged about 39 Years, R/o Village Pali Dungra, Sonkh Road, Mathura-281123 (UP)), Presently R/o Maharaja House, 106,107 & 108 Goverdhan Road, Mathura (the 'Continuing Partner').
16. M/s Harendra Pratap Singh Buildtech LLP. Having its registered office at 1, Maharaja Complex, Mahendra Nagar, Sonkh Road, Mathura -281004 through its designated partner Shri Harendra pratap singh alias Harendra Singh R/o Maharaja House, 106,107 & 108 Goverdhan Road, Mathura (the 'Incoming Partner')

(The Parties at serial 1 to 15 are called 'continuing partners' and Parties at serial 16 are called 'incoming Partner. All of them collectively referred to in this Deed as Partners, which term, unless excluded by or inconsistent with the context, includes their respective legal heirs, assigns, representatives and/or assignees).

WHEREAS the parties are carrying on the business as dealing in real estate under the name and style of **M/s Maharaja Realtors** having its registered office at, Village Pali Dungra, Sonkh Road, Mathura (UP) and corporate office at 2nd floor, Maharaja Complex, Sonkh Road, Near Mandi Samiti, Mathura (UP) upon the terms and conditions in Deed of partnership dated 25th April, 2012, 01.04.2016, 25.10.2016, 30.4.2017, 1.1.2019, 1.4.2019, 28.4.2019, 18.4.2020 and 10.6.2020, 19.6.2020, 25.6.2020, 18.9.2020, 14.10.2020, 20.08.2021 20.09.2021 10.9.2022 and 10.04.2023. The party with serial no. 16 have expressed their desire to join this partnership business.

And WHEREAS above referred parties agree to reconstitute this partnership by admitting M/s Harendra Pratap Singh Buildtech LLP. The parties deem it expedient to record the terms and conditions in writing.

Handwritten signatures and names in blue ink at the bottom of the page. The names are: **महाराज सिंह**, **लक्ष्मी Laxmi Singh**, **अंकिता**, **अरुणा**, **तनु**, and **अरुणा तनु**. There are also some illegible handwritten notes and a large signature on the right side.

Now this deed witnesses:

1. M/s Harendra pratap singh buildtech LLP joins this partnership on the closing hour of 06.05.2023.
2. The continuing and the incoming partners are entitled to carry on the business and hold the partnership assets hereto before held by the partnership firm under the name and style of Maharaja Realtors or in partnership with any other party or parties.
3. Remuneration to partners: 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 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 purpose 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 deducting of interest payable to the partners. Such total remuneration shall be paid to the partners in the following ratio. The remuneration payable to the working partners as above shall we credited to his respective account on ascertainment of book profit.

a) Shri Preetam Singh	-	25.00%
b) Shri Harendra Pratap Singh	-	25.00%
c) Shri Vipin Singh	-	25.00%
d) Shri Narendra Singh Kuntal	-	17.50%
e) Shri Maharaj Singh	-	07.50%

4. That any profit and loss of this partnership business after deduction of interest and remuneration to the partners shall be shared or born between the partners in the following proportions :

a) Shri Preetam Singh	-	12.00%
b) Shri. Harendra Pratap Singh	-	12.00%
c) Shri Vipin Singh	-	12.00%
d) Shri Narendra Singh Kuntal	-	12.00%
e) Shri. Maharaj Singh	-	5.00%
f) Smt Laxmi Devi	-	5.00%
g) Smt. Ankita Singh	-	5.00%
h) Smt. Archana	-	5.00%
i) M/S Maharaja Infrabuild Pvt Ltd	-	2.50%
j) Smt. Manju Devi	-	5.00%
k) Archana	-	5.00%
l) Anita Kumari	-	5.00%
m) Shri Gaurav Singh	-	5.00%
n) Smt. Har nandi	-	5.00%
o) Tanu Singh	-	2.50%
p) M/s Harendra Pratap Singh Buildtech LLP	-	2.00%

5. That it is agreed by and between parties here to that simple interest at the rate of 12% per annum shall be payable by the partnership on the amount standing to the credit of

महाराज सिंह

लक्ष्मी Laxmi

Ankita Singh

Archana Tanu Singh

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capital accounts of the partners. The partners, however, may voluntarily accept interest at a lesser rate than 12% per annum in any financial year. 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 the partners on amount brought into form by way of loans and deposits.

6. That the Bank account will be open and operated by single signatures of any one of partner Shri Preetam Singh, Shri Harendra Singh or Shri Vipin Singh.
7. That Shri Preetam Singh, Shri Harendra Singh OR Shri Vipin Singh partners are authorized to represent the business singly in all banks financial institutes offices and departments these three partners are further single authorized to represent and act on behalf of the firm with Central Government authority is like Income Tax Department, Service Tax Dept. and all other Departments and Authorities etc. State Government Offices like VAT, GST, Rera, 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 Vrindavan Development Authority, UP Rera, Municipal Board, Electricity Department etc. The name of the firm shall be mutated in land records.
8. Further Shri Preetam Singh, Shri Harendra Singh OR Shri Vipin Singh partners are authorized singly to execute sale and/or purchase deeds/agreement to sale/purchase of land, Plot, Villa and immovable property.
9. That the partners at serial # 16 have purchased lands in their own name wide various sale deeds and now agree to contribute the lands details of which are given below, as part of the share capital. The amount of such capital, as given below, shall be credited in their capital accounts and such lands shall be considered as firms' assets no longer belonging to individual partners. The partners will have no individual right and claims over the said land transferred to the partnership firm. This firm will have complete rights of ownership including that of constructing structures over this land and selling it to customers.

Following lands belonging to partners have been here by contributed as capital of the partners to the partnership and such land shall form the stock-in-trade of this partnership firm Maharaja Realtors.

The Lands contributed by Partner M/s Harendra Pratap Singh Buildtech LLP are the following:

S.No	Date Of Purchase	Khasra No.	Situation of Land	Area [In Hectares)	Transter Value (Rs)
1	25-02-19	1073	Satoha Asgarpur, The & Distt Mathura	0.03053	13,48,035/-
2	14-12-20	1075	Satoha Asgarpur, The & Distt Mathura	0.00178	67,140/-
3	08-02-21	1083	Satoha Asgarpur, The & Distt Mathura	0.72000	1,36,13,290/-
4	08-02-21	1086	Satoha Asgarpur, The & Distt Mathura	0.84120	1,13,61,928/-
5	23-07-21	1086	Satoha Asgarpur, The & Distt Mathura	0.30260	97,38,000/-
			Total	1.89611	3,61,28,393/-

10. The land contributed as capital by the partners as stock-in-trade of partnership, from time to time, are the absolute property of Maharaja Realtors and shall not revert to the

म. राजा रील्टर्स
 लक्ष्मी Singh
 Archana Taneer
 canita
 (10/12)

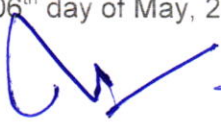
partners. If any partner leaves the firm, whether on account of death, reconstitution or otherwise, his share shall be settled in cash and not by distribution of property or the land introduced by partners.

11. The partnership is 'at will' only after completion of the project Maharaja Mansarovar and certification by issuing Completion Certificate by the competent authority. If further projects are undertaken by the firm, the partners may mutually decide to continue the partnership till the completion of such projects.

12. The partnership shall not stand dissolved on death or retirement of any partner.

13. The terms and condition of the Deed of Partnership dated 25th April, 2012, 01.04.2016, 25.10.2016, 30.4.2017, 1.1.2019, 1.4.2019, 28.4.2019, 18.4.2020 and 10.6.2020, 19.6.2020, 25.6.2020, 18.9.2020, 14.10.2020, 20.8.21, 20.09.21, 27.07.22, 10.09.2022 and 10.04.2023 shall, except in so far as the same are modified by this agreement, continue in full force and effect.

In Witness Whereof the partners hereto have set and subscribed their respective hands on the 06th day of May, 2023.


(PREETAM SINGH)
Continuing Partner


(HARENDRA SINGH)
Continuing Partner

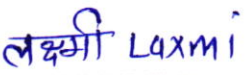

(VIPIN SINGH)
Continuing Partner


(NARENDRA SINGH)
Continuing Partner


(MAHARAJ SINGH)
Continuing Partner


(ANKITA SINGH)
Continuing Partner


(ARCHANA)
Continuing Partner


(LAXMI DEVI)
Continuing Partner

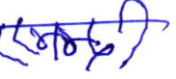

(MAHARAJA INFRABUILD PVT LTD)
Continuing Partner



(MANJU DEVI)
Continuing Partner

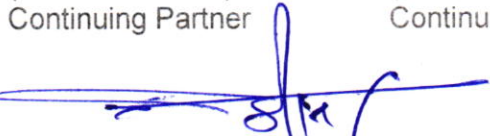

(GAURAVSINGH)
Continuing Partner


(ARCHANA)
Continuing Partner



(ANITA KUMARI)
Continuing Partner

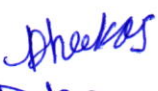

(HAR NANDI)
Continuing Partner


(TANU SINGH)
Continuing Partner


(Harendra Pratap Singh Buildtech LLP)
(Incoming Partner)

WITNESSES


Mr K P Singh Stobah
Shri Chandan Singh
VILL + PO = SONAI
(Thack Gyam)
Dist - Mathura (U.P.)
Pin 281206


Mr Dheeraj Singh
Shri Mohan Singh
VILL + PO = Mahstang
Dist - Mathura (U.P.)
Pin - 281403