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IN-UP12986111905814V

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Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Sl. No.	Description	Consideration Price (Rs.)
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First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-UP12986111905814V

: 25-Dec-2023 05:24 PM

NEWIMPACC (SV)/up14513004/ PRAYAGRAJ SADAR/ UP-AHD

: SUBIN-UPUP1451300421838311808746V

: SUNIL KUMAR KOHLI

: Article 46 Partnership

: Not Applicable

: ANIL KUMAR KOHLI

: SUNIL KUMAR KOHLI

: SUNIL KUMAR KOHLI

: 750
(Seven Hundred And Fifty only)

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IN-UP129861119058141

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Rahul Verma

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Statutory Alert.

Discrepancy Alert:

The authenticity of the Stamp certificate should be verified at www.ustramp.com or the Military Judge Adj of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website of the issuing authority, it would be the responsibility of the users of the certificate.

In the event of checking the legitimacy is on the users of the certificate.

In the event of any discrepancy please inform the Competent Authority.



DEED OF AMENDMENT IN PARTNERSHIP DEED

THIS DEED OF AMENDMENT IN PARTNERSHIP DEED is being made at Prayagraj on 26th December 2023 and executed on E-Stamp No. IN-UP12986111905814V dated 25-12-2023 between the existing partners of the firm M/S DOABA SHEET GREH: -

1. **Shri Anil Kumar Kohli aka Anil Kohli**, S/o Late Tirath Ram Kohli, presently residing at 1-B, Shambhoo Barrack, Prayagraj (AADHAR No. 7955-8688-3660) having Income Tax PAN No. ADAPK7607C: Mobile No. 8887587887 (Hereinafter referred to as the "First Party" which expression shall, unless it is repugnant to the meaning or the context thereof, shall mean and include its executor(s), nominee(s), legal representative(s) and permitted assign(s) being called the PARTY OF THE FIRST PART retiring Partner).
2. **Shri Sunil Kumar Kohli aka Sunil Kohli**, S/o Late Tirath Ram Kohli, presently residing at 170, Jayantipur, Sulem Sarai, Prayagraj (AADHAR No. 2486-1184-4514) having Income Tax PAN No. ADK9K2746C Mobile No. 9415612594 (Hereinafter referred to as the "Second Party" which expression shall, unless it is repugnant to the meaning or the context thereof, shall mean and include its executor(s), nominee(s), legal representative(s) and permitted assign(s) being called the PARTY OF THE SECOND PART continuing Partner).

1. Anil Kohli
(Retiring Partner)

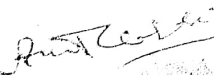
2. Sunil Kohli
(Continuing Partner)


3. Rakesh Kohli
(Continuing Partner)


3. **Shri Rakesh Kumar Kohli aka Rakesh Kohli**, S/o Late Tirath Ram Kohli, presently residing at 170, Jayantipur, Sulem Sarai, Prayagraj (AADHAR No. 7772-1408-5249) having Income Tax PAN No. ADKPK2745B Mobile No. 7753942575 (Hereinafter referred to as the "Third Party" which expression shall, unless it is repugnant to the meaning or the context thereof, shall mean and include its executor(s), nominee(s), legal representative(s) and permitted assign(s) being called the PARTY OF THE THIRD PART continuing Partner).

AND WHEREAS consequent passage of time and growing age of the partners, it has been agreed between the retiring partner and continuing partners to execute this amendment in previous partnership deed dated 15th Day of January 2021 which is registered in Bahi No. 1, Zild No. 529 on pages from 305 to 312 at serial no. 56 dated 27-01-2021. This deed of amendment in partnership deed witnesses as follows: -

1. That, the firm shall continue to be carried on by the continuing partner in partnership under the same name and style of **M/S DOABA SHEET GREH**.
2. **Shri Anil Kumar Kohli aka Anil Kohli**, S/o Late Tirath Ram Kohli, presently residing at 1-B, Shambhoo Barrack, Prayagraj (AADHAR No. 7955-8688-3660) **PARTY OF THE FIRST PART** retiring partner has expressed to retire from the said partnership firm i.e. **M/S DOABA SHEET GREH** from 01-01-2024.
3. That the Firm **M/S DOABA SHEET GREH** through its partners **Shri Anil Kumar Kohli aka Anil Kohli (PARTY OF THE FIRST PART)**, **Shri Sunil Kumar Kohli aka Sunil Kohli (PARTY OF THE SECOND PART)** and **Shri Rakesh Kumar Kohli aka Rakesh Kohli (PARTY OF THE THIRD PART)** had entered into an unregistered Indenture for Agreement for Development of Land (mentioned in PARA No. 3) executed between M/s Saidham Tirath Ramji Enclave now M/s Saidham Kohli's Avenue having PAN No. AEIFS6317J


1. Anil Kohli
(Retiring Partner)


2. Sunil Kohli
(Continuing Partner)


3. Rakesh Kohli
(Continuing Partner)

dated 05-02-2021 in which all the above partner had agreed to develop the aforesaid land in to a residential Group Housing Complex to be developed by M/s Saidham Tirath Ramji Enclave now M/s Saidham Kohli's Avenue shall continue in effect and Shri Anil Kumar Kohli aka Anil Kohli shall also be bound to follow all the terms and conditions enumerated in the aforesaid Indenture for Agreement for Development of Land dated 05-02-2021 even after retiring from this partnership firm and that balances appearing in capital account of retiring partner as on 31.12.2023 will be paid.

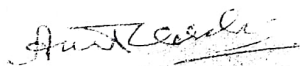
4. That, Clause 2 of the previous deed of partnership shall be substituted by the following:

"The Profit/Loss of the firm as determined after charging all the expenses of the business (including interest and remuneration as are payable to the parties hereto in terms of the provisions contained hereinabove shall be allocated amongst /borne by the parties in the following) shall be shared by the continuing partners as under:

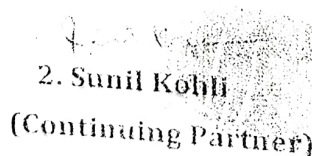
Sl.No.	Name of Continuing Partner	Share in Profit/Loss
1.	Sunil Kohli	50.625%
2.	Rakesh Kohli	49.375%

In case of profits/loss, the same shall be credited to their respective capital accounts and in case of losses, the same shall be debited to their respective accounts in the ratio given above."

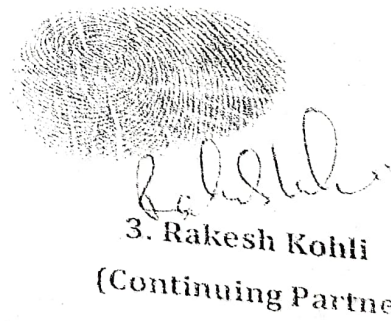
Further, the partners wish to record and set out following additional terms and conditions to the previous partnership deed dated 15-01-2021 which they mutually agreed earlier to incorporate in the deed and the same shall be deemed to have been originally incorporated therein.



1. Anil Kohli
(Retiring Partner)

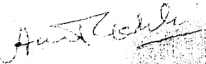


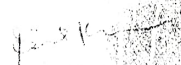
2. Sunil Kohli
(Continuing Partner)

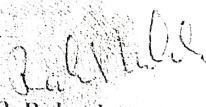


3. Rakesh Kohli
(Continuing Partner)

5. That the Continuing partner(s) shall be entitled to take advance from the firm as and when required. The firm shall give advance to the continuing partner(s) on the terms and conditions which should not be prejudicial to the interest of the firm.
6. The firm can give authorization to any partner for any special or general work on behalf of the firm and any act done bona fide and within the term of the authorization shall be binding of the firm.
7. Retirement, insolvency or death of any partner(s) will not ipso-facto dissolve the firm. The remaining partner(s) will continue to carry on the business in partnership with such change or changes as they may agree upon and they may operate bank accounts(s) and receive and make payment in respect of partnership assets, funds etc.
8. No continue partner are entitled to sell, assigns subject to change or lien or otherwise encumber his/her right or interest in the partnership firm without prior consent of the other continue partner(s).
9. If any partner accepts any deposit/advance on behalf of the firm or pays amount on behalf of the firm, he/they shall bring the same transaction to the knowledge of the firm and the firm shall account for the same accordingly. The majority of partners can ratify the act of the partner(s), if deemed fit in the interest of partnership.
10. Any term(s)/clause(s) of the partnership provided herein or in original partnership deed can be amended or varied by a regular addendum on a regular stamp paper or by a resolution in writing signed by all the parties hereto without executing any


1. Anil Kohli
(Retiring Partner)


2. Sunil Kohli
(Continuing Partner)


3. Rakesh Kohli
(Continuing Partner)

fresh deed of partnership. Any such resolution or addendum signed by all the parties hereto shall be binding on all the parties concerned.

IN WITNESS WHEREOF the parties hereto have respectively set and subscribed their respective hands on this deed of amendment in partnership deed on date mentioned above before the attesting witnesses.

WITNESSES: -

1. *Prakash Jaiswal s/o Shri Bhanu Jaiswal*
 Add - 427 Old Khatwa Prayagraj
 Mob No - 7617017556
 Occupation - Job
 Voter ID No - 4401404888
Prakash
2. *Tanuj Kohli s/o Shri Rakesh Kohli*
 Add - 170, Jagantipur, Sulem Sarai, Prayagraj
 Occupation - Business
 Mobile No - 8957109356
Tanuj

Drafted By *[Signature]* : Manu Srivastava (Advocate)

Typed By *[Signature]* : Ashutosh Kumar Srivastava

[Signature]
 1. Anil Kohli
 (Retiring Partner)

[Signature]
 2. Sunil Kohli
 (Continuing Partner)

[Signature]
 3. Rakesh Kohli
 (Continuing Partner)