



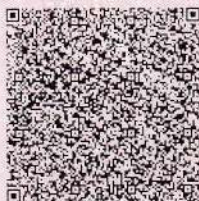
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Acc Name: Atash Jaiswal Acc Code: UP14109904
Acc Add: 1/1B M.Z.H.R. Katra, Prayagraj
Mobile: 9663704125
Licence No: 805
Tehsil & District: Sadar, Prayagraj

Certificate No. : IN-UP23492505743840T
Certificate Issued Date : 13-Jan-2021 04:36 PM
Account Reference : NEWIMPACC (SV)/ up14109804/ ALLAHABAD/ UP-AHD
Unique Doc. Reference : SUBIN-UPUP1410980439607577563727T
Purchased by : Saidham Tirath Ramji Enclave Thru R K Gupta
Description of Document : Article 46 Patnership
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : Saidham Tirath Ramji Enclave Thru R K Gupta
Second Party : NA
Stamp Duty Paid By : Saidham Tirath Ramji Enclave Thru R K Gupta
Stamp Duty Amount(Rs.) : 750
(Seven Hundred And Fifty only)



13/1/21

Please write or type below this line.

Sai Dham Tirath Ramji Enclave
Partner

Sai Dham Tirath Ramji Enclave
Partner

Sai Dham Tirath Ramji Enclave
Partner

RS 0003986505

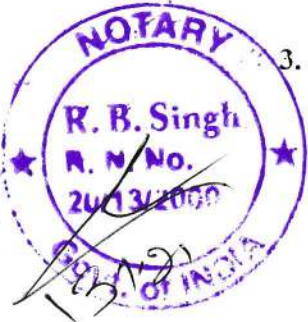
Statutory Alert

1. The authenticity of this stamp certificate should be verified at www.shikharstamp.com or using e-Stamp Mobile App of Shikhar Stamp.
2. Any discrepancy in the details of the Certificate and/or available on the website / Mobile app renders it invalid.
3. In case of checking the legitimacy in any of the users of the certificate.
4. In case of any discrepancy, please inform the Competent Authority.

PARTNERSHIP DEED

THIS DEED OF PARTNERSHIP made at Allahabad on the 13th day of January, 2021 on E Stamp No. IN-UP23492505743840T dated 13-01-2021 of Rs. 750/- (Rs. Seven Hundred Fifty only) for stamp duty payable under Article 46 Partnership as per the stamp Act by and between: -

1. **Shri Rajesh Kumar Gupta** (AADHAR No. 4643-4162-7587, PAN No. CWXPG4727P, MOB No. 9415218553 & OCCUPATION: Business) S/o Shri Rajendra Prasad Gupta, R/o 21/19 Mayo Road, Prayagraj (hereinafter referred to as the "First Party" which expression shall, unless it be 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 the **PARTY OF THE FIRST PART.**
2. **Shri Raj Rajeshwar Gupta** (AADHAR No. 2150-6455-5421, PAN No. BTRPG0058D, MOB No. 8756612732 & OCCUPATION: Business) s/o Shri Rajesh Kumar Gupta r/o 21/19, Mayo Road Prayagraj. (hereinafter referred to as the "Second Party" which expression shall, unless it be 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 the **PARTY OF THE SECOND PART.**
3. **Smt. Nupur Gupta** (AADHAR No. 5571-5701-7532, PAN No. ACTPG9508J, MOB No. 9453026484 & OCCUPATION: Business) w/o Shri Rajesh Kumar Gupta r/o 21/19 Mayo Road, Prayagraj (hereinafter referred to as the "Third Party" which expression shall, unless it be 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 the **PARTY OF THE THIRD PART.**



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Yasharth Shukla

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4. **Shri Yasharth Shukla (AADHAR No. 2256-8729-1731, PAN No. FJZPS3742E, MOB No. 9670777771 & OCCUPATION: Business) s/o Shri Pradeep Kumar Shukla r/o 17, Beli Road, Prayagraj (hereinafter referred to as the "Fourth Party" which expression shall, unless it be 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 the **PARTY OF THE FOURTH PART.****

THAT ALL OF THE ABOVE named shall become Partners and all the parties of the First part to Fourth part shall be Designated Partners on execution of this Partnership deed to carry on partnership business as a Partnership Firm registered under The Indian Partnership Act of 1932 with a view to sharing profits/losses, if any, and wish to record and set out the detailed terms and conditions as appearing hereinafter in this deed.

INTERPRETATION

In this deed unless the context otherwise requires: -

“Accounting Year” means the financial year.

“Act” or “The Indian Partnership Act” means The Indian Partnership Act, 1932.


“Business” includes every trade, profession, service and occupation.

“Change” means a change in the constitution of the body of Partners or Designated Partners other than their admission afresh.

“Designated Partners” mean partners of 1st part to 4th part designated as such.

“Partnership Firm” means the partnership formed pursuant to this Partnership Firm Agreement.

“Partnership Firm Agreement” means this Agreement or any supplement thereof determining the mutual rights and duties of the partners and their rights and duties in relation to the Partnership Firm.




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“Partner” means any person who becomes a partner in the Partnership Firm in accordance with the Partnership Firm Agreement.

“He” includes “she” or vice versa.

1. **Object** - The main object of the partnership firm shall be: -

- A. To construct and develop multistoried residential/commercial complex on area of land obtained by either developer agreement or purchased or contributed by the partners as their capital contribution and sale of such constructed flats/shops,
- B. To purchase, acquire, construct, develop and build plot of land, residential complexes and / or commercial complexes.
- C. To do any other business as are incidental to the aforesaid businesses.

2. **Name** - The name & style of partnership business shall be “SAIDHAM TIRATH RAMJI ENCLAVE”

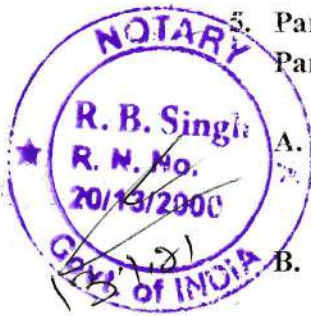
The Partnership Firm may change its name, subject to the approval of the concerned authorities, for which consent of all its designated partners would be required.

3. **Place** - The principal office of the firm shall be at **12/16, Mayo Road, Allahabad-211001**, which may be further, changed with the mutual consent of designated partners from time to time.

The Partnership Firm may, in addition to the principal Office address, declare any other address as its address for service of documents, for which consent of all the designated partners shall be required.

4. **Term of Partnership Firm** - the Partnership shall commence from **01-01-2021** and shall continue to operate thereafter until termination of this agreement by consent of all the Partners.


5. **Partnership Firm Capital, Partners' Contribution, Liability and Admission of Partners** -




A. That the capital shall be contributed by each partner to this deed as and when required and to that extent mutually agreed and the initial capital of the firm shall be **1,00,000.00**.

B. There shall be no limit on the number of partners to be admitted at any time and from time to time by changing the provisions of this Partnership Firm Agreement,


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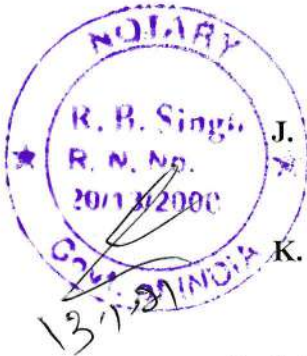

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if necessary, and as required, subject to its acceptance by all the designated partners at a meeting or otherwise confirmed in writing.

- C. A separate capital account shall be maintained for each Partner.
 - D. If at any time after the commencement of the Partnership as the Partnership Firm any further capital shall be required for the purposes of the Partnership Firm, the same shall be additionally contributed by the Partners as mutually agreed upon between partners.
 - E. Loans, if any, advanced or deemed as advanced, by the partners to the Partnership Firm may be convertible into their respective capital contribution if mutually agreed upon between partners.
 - F. The obligations of a Partner to contribute (i) money or (ii) other property or benefit or to perform services to the Partnership Firm under this Agreement shall be a debt due from him to the Partnership Firm.
 - G. This Partnership Firm agreement along with the Partnership Firm's Certificate of Registration should be laid before a special general meeting of the Partners to be held within 30 days of the Partnership Firm's registration, and it shall be the responsibility of the two Designated Partners of the Partnership Firm to comply with the same.
 - H. After the Partnership Firm's registration, it may reimburse the Promoters-Partners the costs of promotion and registration, legal fees, cost of printing and stamp duties and all other direct costs at actual according to the account rendered to the Partnership Firm by the Promoter-Partners, with the approval of the general meeting of Partners mentioned above.
 - I. The Partnership Firm shall have a Common Seal and it shall be laid before and adopted at the general meeting mentioned above. The Common Seal shall be affixed to any document or contract with the approval of and in the presence of at least two of the Designated Partners of the Partnership Firm, on each occasion.
 - J. All the assets owned by or belonging to the Partnership Firm shall be the property of the Partnership Firm and no partner shall be entitled to use for himself any such property otherwise than as a client or customer.
 - K. No resolution or decision carried by a Partners or majority of Partners of Partnership Firm shall be valid and to be given effect to unless it includes consent of all the Partners being the original Parties hereto.
6. **Interest on Capital** - The firm shall pay simple interest to the partners on the capital standing to the credit of each partner in the firm @12% per annum as provided in section 40(b) (IV) of Income Tax Act. Provided that the above rate of interest will be revisable from time to time in the interest of the partnership.



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7. **Business transactions of Partner with Partnership Firm-** A partner may lend money to and transact other business with the Partnership Firm and in that behalf the Partners shall have the same rights and obligations with respect to the loans or other business transactions as a person who is not a partner.
8. **Profits /Losses sharing ratio** - Profits /Losses of the partnership business in each financial year shall be shared between and borne by the Partners in following ratio: -

1 st party	30.00%
2 nd party	25.00%
3 rd party	25.00%
4 th party	20.00%

In case of profits the same shall be credited to the capital accounts of the Partners and in case of losses the same shall be debited to their respective capital accounts.

9. **Partners' Drawings** - Each Partner may draw from the credit balance of his capital account any sum of money not exceeding the amount standing to the credit of his capital account.

10. **Books of Accounts** -

- A. All funds of the Partnership business shall be deposited in its name in such banking account or accounts, as shall be determined by the Designated Partners from time to time. All withdrawals are to be made by cheques as agreed among the designated partners from time to time.
- B. All necessary books of account and other papers relating to the affairs of the Partnership Firm shall be maintained and ensured by the designated partners for the time being to be kept at the principal place of business of the Partnership firm or at such other place or places as mutually agreed upon by the designated Partners. The same shall be regularly maintained on accrual basis and according to double entry system of accounting with all books duly posted with entries arising from day to day up to date on any day so as to give a true and fair view of the state of affairs of the Partnership Firm. Such books of account shall not be removed from the designated place of business without the consent of all the designated Partners. Each Partner shall have access to and be entitled for taking a copy or an extract of any books of account or related papers of the Partnership Firm or folio thereof during the working hours on each working day of the week.



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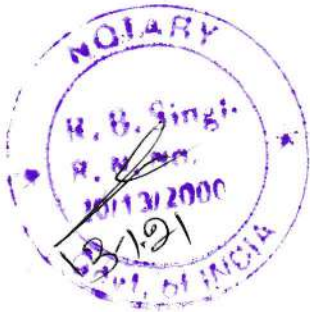
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- 11. Annual Statements of Account and Solvency** - The Designated Partners of the Partnership Firm shall, within a period of six months from the end of each financial year, prepare the Annual Statements of Accounts and Solvency for the end of each financial year i.e., 31st March of each year as at its last day and the same shall be signed by each Partner in addition to the signing thereof by the Designated Partners of the Partnership Firm as required in token of his being bound thereby. If, in the event, any Partner fails to sign captioned statement due to any reason beyond his/her control /refuses to sign the Annual Statements of Accounts and Solvency giving no valid reason, a copy of the same shall be given to him by hand/posted to him by Registered Post Acknowledgement Due to his last known address as supplied by him to the Partnership Firm, and same shall be deemed to have been signed by him on the date of such receipt/posting.
- 12. Audit** - The Statement of Accounts and Solvency of the Partnership Firm made each year shall be audited by a qualified Chartered Accountant in practice. It shall be the responsibility of the Designated Partners of the Partnership Firm to comply with the requirements in every respect. An auditor or auditors of a Partnership Firm shall not take office until any previous auditor or auditors, if any, ceases to hold office.
- 13. Remuneration to Partners** - The Designated Partners will be entitled to such remuneration, salary, bonus or commission in the form of remuneration by whatever name called for taking part in the business and affairs and day-to-day running of the business of the Partnership Firm as mutually agreed to between and amongst the Partners but the same shall not exceed the limits as laid down under the Income Tax Act, 1961 and the rules made there under.
- 14. Management of the Partnership Firm -**

a. Partners of the Partnership Firm other than designated partners shall be Sleeping partners. The right of the sleeping partner to participate in the management of the Partnership Firm shall be as provided in this Agreement and otherwise it is restricted to:

- Ratification of this Partnership Firm Partnership Agreement or any supplement thereof.
- Ratification of any act done by promoters prior to this partnership agreement.
- Acceptance of Annual Accounts and Solvency and the Auditor's Report thereon.
- Indemnify any loss or any liability which may occur to the firm.
- Change of business.



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- b. The Designated Partners appointed by the Partnership Firm shall be responsible both for business management in its entirety and compliance management under this agreement. The management of the Partnership Firm shall be carried on jointly by the Designated Partners and who shall be answerable for the doing of all acts, matters and things as are required to be done by the Partnership Firm in respect of compliance of the terms and conditions of this agreement.
- c. Every Partner appointed as a Designated Partner with the consent of all Designated Partners being the original parties as stated above shall be entitled to take part in the management of the Partnership Firm.
- d. Any matter or issue relating to the Partnership Firm shall be decided with the consent of all the Designated Partners.
- e. Banking arrangements for the Partnership Firm shall be unanimously decided by the Designated Partners at any time and from time to time, ensuring that all moneys received subject to requirements of the current expenses, by way of Cheque, drafts or other pay orders shall be promptly paid into the Partnership Firm's banking account.
- f. Each Partner shall render true accounts and full information of all things affecting the Partnership Firm to the Designated Partner(s) and on request to any partner or his legal representative.
- g. All decisions of the Partners shall be taken at meetings called by a notice in writing or by circular resolutions in cases of urgency. Meetings in which all partners are entitled to participate and to deliberate and decide on the matters specified above shall be called general meetings, and the meetings of the Designated Partners shall be called Executive Meetings. The provisions as are applicable to calling, holding and conducting/adjourning etc., of general meeting and board meetings and keeping of minutes of such meetings, shall apply respectively to the said two kinds of meetings, excluding the special resolutions, requisitioned resolutions, special notices, special business and explanatory statements, requisitioned meetings and default meetings and the related jurisdiction as well as powers of the Court/Tribunal/Central Government conferred under the said Act. Every such meeting shall be called by any Designated Partner on the basis of a decision of the Executive Meeting or by a circular resolution passed by all Designated Partners in any exigency.
- h. A resolution circulated in writing and signed by all the Designated Partners depending upon whether it is a business to be transacted at a General Meeting or Executive Meeting, including the Partners who are the original Parties to this Agreement in every case, shall be deemed to be duly passed, the date of passing of such circular resolution being the date of the signature of the person signing last.



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- 15. Performance of work by Partner** - If at any time any work for the Partnership Firm is to be done under this Agreement or any Supplement thereto by any partner, it may be done by any of his relative or other agent or servant engaged by such Partner competent to do the work on condition that any payment in that behalf shall be to the account of the Partner concerned entailing nothing to be borne by the Partnership Firm. Where such a Partner fails to perform such work contracted by him with the Partnership Firm, any other Partner may do the same instead or have it done by persons competent to do the work and engaged as his agents additionally to do such work, if any, contracted by him on his own account with the Partnership Firm, at the cost of Partnership Firm. There is nothing contained in this Para to enable a Designated Partner to assign his responsibility to anyone being an outsider to interfere in the business management of the Partnership Firm entrusted to or undertaken by him.
- 16. Designated Partner's attention to business**- The Partners being the original Parties hereto and other Partners appointed as Designated Partners of the Partnership Firm shall at all times -

- Protect the property and assets of the Partnership Firm
- Devote the whole of their attention to the said partnership business diligently and faithfully by employing themselves in it and carry on the business for the greatest advantage of the partnership.
- Punctually pay their separate debts to the Partnership Firm, if any, and duly indemnify the Partnership Firm or other Partners towards charges, expenses or costs incurred to protect the assets of the Partnership Firm against any failure to do so; and
- Upon every reasonable request, inform the other Partners of all letters, writings and other things which shall come to their hands or knowledge concerning the business of the Partnership Firm.

- 17. Number of Designated Partners** - The maximum number of Designated Partners appointed for the Partnership Firm shall be such as mutually agreed upon by the Partners being the original Parties hereto or as decided by the Designated Partners of the Partnership Firm unanimously at any time and from time to time.

- 18. Transfer or Assignment of share of Capital contribution by Partners** - No Partner shall without the consent in writing of all the designated Partners transfer, assign or




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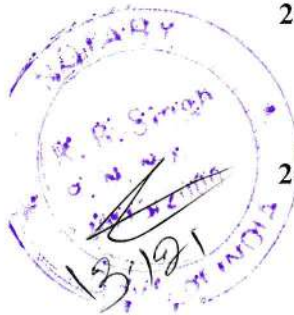



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mortgage his share of interest in the Partnership Firm by way of a share of the profits / losses of the Partnership Firm.


- 19. Death or Voluntary Retirement of Partner** - In case of death of any partner, the eldest legal heir or the nominated legal heir of the deceased partner shall be entitled to the rights and shall become a partner in the firm automatically. The partnership will be continued and will not stand dissolved. Further, any partner wishing to retire may do so by giving at least one month's notice to the remaining partners and on such date the firm may not be treated as dissolved and his account will be settled mutually.
- 20. Representative of deceased or retired Partner** - At the discretion of the remaining designated partners, the nominee or representative of the deceased or retired Partner may be admitted as a sleeping Partner against retention of the dues to the former Partner by the Partnership Firm. In no case such persons shall have the power to interfere in the management or conduct of the Partnership Firm's business by virtue of anything done by the Partner who had exited and whom he is representing.
- 21. Expulsion of Partner** - This provision of this Agreement shall operate as an express agreement of the Partners: a Partner may be expelled by a unanimous decision of the partners, save in good faith and in the interest of the partnership business only after a show-cause notice in writing is served on that Partner or Designated Partner giving 7 days' time for his response; and in that event the Partner be expelled shall be entitled to the benefits of a retiring Partner and be liable to the same obligations applicable to a retiring Partner in accordance with the provisions of this Agreement in that behalf.
- 22. Contracting on behalf of the Partnership Firm** - All contracts either by way of placement of orders for supplies or otherwise to the Partnership Firm shall be carried out only by the Designated Partners in the manner as mutually agreed upon between them at any time and from time to time.
- 23. Giving Credit** - No Partner shall lend money or give credit to or have any dealings on behalf of the Partnership Firm with any person or Company or other entity whose creditworthiness is doubtful and who is forbidden due to former crises of confidence confronted by the Partnership Firm in dealing with him or it.
- 24. Acts forbidden** - Without the consent given in writing of the all of the designated Partners, no Partner while he is a Partner for the time being of the Partnership Firm shall-


- Transfer, assign or otherwise encumber his share in the assets or profits of the Partnership Firm;



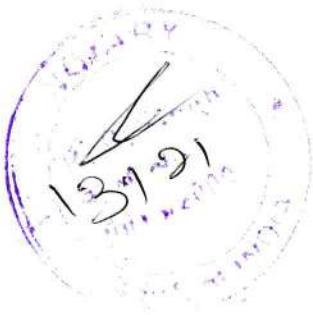

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- Take any apprentice or hire or dismiss (except in cases of gross misconduct) any servant or agent of the Partnership Firm;
- Lend any money or deliver upon credit any of the goods of the Partnership Firm to any person or persons whom the other Partners shall have previously in writing forbidden to trust;
- Give any unauthorized security or promise for the payment of money on account on behalf of the Partnership Firm.
- Secure unauthorized surety or guarantee for anyone encumbering or otherwise charging or pledging the properties of the Partnership Firm.
- Draw or accept or endorse unauthorized any bill of exchange or promissory note on Partnership Firm's account;
- Remit the whole or part of any debt due to the Partnership Firm;
- Lease, sell, pledge or do other disposition of any of the Partnership Firm's property otherwise than in the ordinary course of business;
- Commit to buy or buy any immovable property for the Partnership Firm;
- Do any act or omission rendering the Partnership Firm liable to be wound up by the tribunal;
- Share business secrets of the Partnership Firm with outsiders, except in accordance with and in compliance of any statute or law;
- Derive profits from any transaction of the Partnership Firm or from the use of its name, resources or assets or business connection by carrying on a business of the nature as competes with that of the Partnership Firm, and remain without accounting for the same to the Partnership Firm;
- Submit a dispute relating to the Partnership Firm's business to arbitration;
- Open a banking account on behalf of the Partnership Firm in his own name;
- Commit to compromise or relinquish any claim in whole or in part of the Partnership Firm;



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- Withdraw a suit filed on behalf of the Partnership Firm;
- Admit any liability in a suit or proceeding against the Partnership Firm;

25. Indemnification - Every partner shall indemnify the Partnership Firm for any loss caused to it by his fraud in the conduct of the business of the Partnership Firm. It is a condition of this Agreement that the Partnership Firm shall indemnify every designated Partner in respect of payments made in the ordinary and proper conduct of the business of the Partnership Firm and/or in or about anything necessarily done for the preservation of the business or property of the Partnership Firm.

26. Notice-

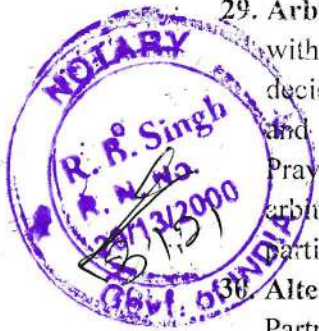
- A.** To the Partnership Firm - Any notice by the Partners to the Partnership Firm may be given by addressing to the Partnership Firm and leaving it at the registered office of the Partnership Firm.
- B.** To a Partner - Any notice to a Partner shall have been sufficiently given by the Partnership Firm by leaving it addressed to the Partner at the registered office of the Partnership Firm or by sending the same by registered post to his usual or last known address.

27. Partners and Partnership Firm to ratify this agreement to be bound - This Agreement shall become valid to bind the Partnership Firm on its Registration, on its being ratified by all of its partners both for themselves and on behalf of the Partnership Firm.

28. Ratification of Pre-Registration contracts/acts - All contracts entered into prior to execution of this agreement/deed with the third parties by the promoters of this Partnership Firm or between the partners themselves concerning the business of this Partnership Firm shall be ratified by the Partners on the Registration of this Partnership Firm and become binding on it.

29. Arbitration - All disputes, differences or disagreements arising out of or in connection with or in relation to this deed, which cannot be amicably settled, shall be finally decided by arbitration to be held in accordance with the provisions of the Arbitration and Conciliation Act, 1996. The venue of arbitration shall be Allahabad now Prayagraj, or such other place as may be mutually agreed between the Parties. The arbitration shall take place before Sole arbitrator to be mutually appointed by the parties.

30. Alteration or Amendment - No alteration to or amendment or change in this Partnership Firm Agreement including any change of business of the Partnership Firm shall be valid unless it is reduced to writing as a Supplement to this Agreement duly



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accepted by every Partner of the Partnership firm by himself or his legal representative(s), as on the relevant date of alteration, amendment or change.

31. Supplementary Deeds - The Parties may agree to execute supplementary MOU/ deed pursuant to Execution of this deed, as and when necessary and the contents of such Supplementary MOU/ deed will be read as part and parcel of this deed and shall be binding on all parties

32. Entire agreement, Severability & Waiver -

- A. The foregoing constitutes the entire agreement between the Parties hereto on the subject-matter.
- B. If any part of this Agreement is held by any Court or Authority of competent jurisdiction as illegal, void or without effect, it shall be limited to that extent and be binding on all parties hereto at the relevant time as a severable part hereof with nothing to affect the rest of this Agreement.
- C. That for all other matters not provided for, the provisions of The Indian Partnership Act, 1932 shall apply.

In witness whereof the aforesaid all parties to this deed do hereby put their signatures and execute this deed of partnership on the day and date first mentioned above at Allahabad.

Sai Dham Tirath Ramji Enclave

[Signature]
Partner

Sai Dham Tirath Ramji Enclave

[Signature]
Partner

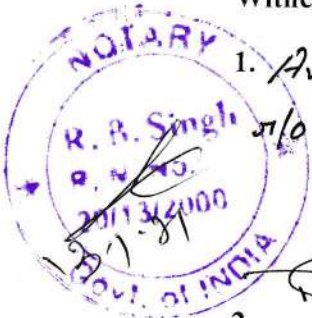
Sai Dham Tirath Ramji Enclave

[Signature]
Partner

Sai Dham Tirath Ramji Enclave

[Signature]
Partner

Witness:



1. Avinash Jaiswal s/o Shri Prem Jaiswal
H/o 427 Old Katra Prayagraj

2. Devesh Kumar Srivastava
s/o Late Chandan Kumar Srivastava
H/o 201 P.R.M., Kalindipuram, Prayagraj

(Rajesh Kumar Gupta)

[Signature]
(Nupur Gupta)

(Nupur Gupta)

[Signature]
(Raj Rajeshwar Gupta)

[Signature]
(Yasharth Shukla)

which is hereby verified and attested

R.B. Singh
Advocate Notary
Prayagraj

12/12/11



फर्म निबन्धक, उत्तर प्रदेश के कार्यालय में

सर्वश्री मेसर्स/ **M/S SAIDHAM TIRATH RAMJI ENCLAVE**

12 16 Mayo Road Shiv Ram Das Gulati Marg Prayagraj 211001, Prayagraj, 211001

के मामले में, मैं _____

एतद्वारा प्रमाणित करता हूं कि निम्नांकित लेख्य, 1932 के इंडियन पार्टनरशिप ऐक्ट संख्या 9 के उपबन्धों के अनुसरण में आज दिन यथा विधि निविष्ट और निबद्ध किये गये हैं।

फर्म के ब्योरों का विवरण-पत्र (फार्म 1)

मेरे हस्ताक्षर और मुहर से आज के दिनांक **04/02/2021** को दिया गया।



**Digitally Signed By
(RAJESH KUMAR MISHRA)**

608A9D61F1F83DCF980516FD56CC02BF7593A5DD

Date: 04/02/2021 5:13:38 PM, Location: Prayagraj.

फर्म निबन्धक

उत्तर प्रदेश।

शुल्क ₹0: 5000.00

संख्या : 02077/2020-2021

पंजीकरण संख्या: ALL/0008504

दिनांक : 04/02/2021

Rajesh Kumar Gupta, साझेदार/Partner

मेसर्स/ M/S SAIDHAM TIRATH RAMJI ENCLAVE

12 16 Mayo Road Shiv Ram Das Gulati Marg Prayagraj 211001, Prayagraj, 211001

को उनके पत्र-संख्या _____ दिनांक 14/01/2021 के संदर्भ में प्रेषित



**Digitally Signed By
(RAJESH KUMAR MISHRA)**

608A9D61F1F83DCF980516FD56CC02BF7593A5DD

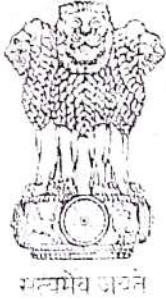
Date: 04/02/2021 5:13:38 PM, Location: Prayagraj.

फर्म निबन्धक

उत्तर प्रदेश।

586/21 IV *Ami Goma*

G. N. Singh Salendra Prakash Sinhashtava
REG. No. 57/13, Subhiksha-Prayagraj
REG. Code: UP/14148904, License No. 546
Jehsi District-Sadar, Prayagraj



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP81303830973101T
Certificate Issued Date	: 08-Jun-2021 05:10 PM
Account Reference	: NEWIMPACC (SV)/ up14148904/ PRAYAGRAJ SADAR/ UP-AHD
Unique Doc. Reference	: SUBIN-UPUP1414890450391015739368T
Purchased by	: SAIDHAM KOHLIS AVENUE
Description of Document	: Article 46 Patnership
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: SAIDHAM KOHLIS AVENUE
Second Party	: Not Applicable
Stamp Duty Paid By	: SAIDHAM KOHLIS AVENUE
Stamp Duty Amount(Rs.)	: 750 (Seven Hundred And Fifty only)



.....Please write or type below this line.....

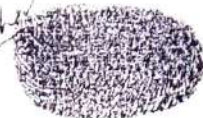


Nupur Gupta



Sami Agam

for



0000957724



All Photos Attested

AMENDMENT PARTNERSHIP DEED

THIS DEED OF AMENDMENT IN PARTNERSHIP DEED is being made at Prayagraj on this 27th day of October, 2021 and printed on E-Stamp No. IN-UP81303830973101T dated 08-06-2021.

BETWEEN

1. Shri Rajesh Kumar Gupta (AADHAR No. 4643-4162-7587, PAN No. CWXPG4727P, MOB No. 9415218553 & OCCUPATION: Business) S/o Shri Rajendra Prasad Gupta, No. 21/19 Mayo Road, Prayagraj. (Hereinafter referred to as the "First Party" which expression shall, unless it be 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 the **PARTY OF THE FIRST PART CONTINUING PARTNER.**

Rajesh Kumar Gupta
Rajesh Kumar Gupta
(Continuing Partner)

Raj Rajeshwar Gupta
Raj Rajeshwar Gupta
(Continuing Partner)


Smt. Nupur Gupta
Smt. Nupur Gupta
(Continuing Partner)


Yasharth Shukla
Yasharth Shukla
(Continuing Partner)

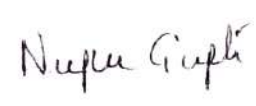
Sonu Agrawal
Sonu Agrawal
(Joining Partner)

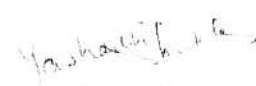
Arpit Jauhari
Arpit Jauhari
(Joining Partner)

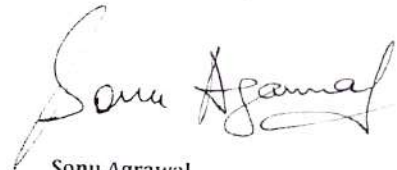
2. **Shri Raj Rajeshwar Gupta** (AADHAR No. 2150-6455-5421, PAN No. BTRPG0058D, MOB No. 8756612732 & OCCUPATION: Business) S/o Shri Rajesh Kumar Gupta R/o 21/19 Mayo Road, Prayagraj. (Hereinafter referred to as the "Second Party" which expression shall, unless it be repugnant to the meaning or the context thereof, shall mean and include its executor(s), nominee(s), legal representative(s) and permitted assign(s) being the **PARTY OF THE SECOND PART CONTINUING PARTNER**).
3. **Smt. Nupur Gupta** (AADHAR No. 5571-5701-7532, PAN No. ACTPG9508J, MOB No. 9453026484 & OCCUPATION: Business) w/o Shri R. K. Gupta r/o 21/19, Mayo Road Prayagraj. (Hereinafter referred to as the "Third Party" which expression shall, unless it be 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 the **PARTY OF THE THIRD PART CONTINUING PARTNER**).
4. **Shri Yasharth Shukla** (AADHAR No. 2256-8729-1731, PAN No. BJZPS3742E, MOB No. 9670777771 & OCCUPATION: Business) S/o Shri Pradeep Kumar Shukla R/o 17, Beli Road, New Katra, Prayagraj. (Hereinafter referred to as the "Fourth Party" which expression shall, unless it be 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 the **PARTY OF THE FOURTH PART CONTINUING PARTNER**).
5. **Smt. Sonu Agrawal** (AADHAR No. 8727-6793-7572, PAN No. ACHPA5906, MOB No. 9415253991 & OCCUPATION: Business) W/o Shri Pankaj Agrawal R/o A-30, Lotus Apartment, Civil Lines, Prayagraj. (Hereinafter referred to as the "Fifth Party" which expression shall, unless it be 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 the **PARTY OF THE FIFTH PART JOINING PARTNER**).
6. **Shri Arpit Jauhari** (AADHAR No. 5462-4915-0289, PAN No. AQDPJ2129A, MOB No. 8505988862 & OCCUPATION: Service) S/o Shri Anoop Jauhari R/o 1704A, B Wing, Enchante New Cuffe, Parade Wadala Truck Terminal, Dist. Mumbai City, Maharashtra- 400037. (Hereinafter referred to as the "Sixth Party" which expression shall, unless it be repugnant to the meaning or the context thereof, shall mean and include its



Rajesh Kumar Gupta
(Continuing Partner)


Raj Rajeshwar Gupta
(Continuing Partner)


Smt. Nupur Gupta
(Continuing Partner)


Yasharth Shukla
(Continuing Partner)


Sonu Agrawal
(Joining Partner)


Arpit Jauhari
(Joining Partner)

आवेदन सं०: 202100890021141

आगीदारी विलेख

बही सं०: 4

रजिस्ट्रेशन सं०: 586

वर्ष: 2021

घो. फल: 0 स्टाम्प शुल्क - 750 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 60 योग: 160

श्री राजेश कुमार गुप्ता

पु. श्री राजेश प्रसाद गुप्ता

व्यापार

निवासी: 21/19 म्यो रोड प्रयागराज



सं. यह पत्र इस कार्यालय में दिनांक 27/10/2021 एव 04:44:59 PM बजे
निर्वाह हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हसनैन अहमद प्र०

उप निबंधक सदर प्रथम

प्रयागराज

27/10/2021

अरविन्द कुमार नियमित

निबंधक लिपिक



executor(s), nominee(s), legal representative(s) and permitted assign(s) being the **PARTY OF THE SIXTH PART JOINING PARTNER**).

THAT ALL OF THE ABOVE named shall become Partners and all the parties of the First part to Sixth part shall be Designated Partners on execution of this amendment Partnership deed to carry on partnership business as a Partnership Firm registered under The Indian Partnership Act of 1932 with a view to sharing profits / losses, if any, and wish to record and set out the detailed terms and conditions as appearing hereinafter in this deed.

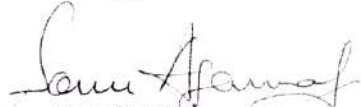
- A. WHEREAS the continuing partners had formed a partnership vide registered partnership deed dated 13-01-2021 registered in Bahi No. 4, Zild No. 529 in pages 305 to 312 at serial No. 56 dated 27-01-2021 and registered with the registrar firms and societies and having its registration No. ALL/0008504 dated 04-02-2021 to carry out the development of real estate project name & style of "SAIDHAM TIRATH RAMJI ENCLAVE.
- B. Whereas in consequence of reconstitution of the partnership and change in the firm's name it has been considered necessary to reduce to writing and place in legal form the terms and conditions on which the reconstitution of the partnership had taken place and business is being carried on with effect from 7-2-2021 and on which business is to continue henceforth.
- C. The name of the firm now has been changed and now is to be "SAIDHAM KOHLI'S AVENUE" and the partnership business shall accordingly be carried under the said name and style. The partners may however change the name of the partnership firm or can carry on business with such modification/substitution in the firm's name or any of its business as may be mutually decided by them from time to time.
- D. That consequent to the joining of two partners, it has been agreed between the continuing and joining partners to execute this amendment partnership deed and to make certain amendments of original partnership deed dated 13-01-2021. This deed of amendment in partnership deed witness as follows: -



Rajesh Kumar Gupta
(Continuing Partner)


Raj Rajeshwar Gupta
(Continuing Partner)


Smt. Nupur Gupta
(Continuing Partner)


Yasharth Shukla
(Continuing Partner)


Sonu Agrawal
(Joining Partner)


Arpit Jauhari
(Joining Partner)

आवेदन सं० 202100890021141

वर्ग सं० 1

रजिस्ट्रेशन सं० 586

वर्ष 2021

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
भागीदार: 1

श्री राजेश कुमार गुप्ता, पुत्र श्री राजेंद्र प्रसाद गुप्ता

निवासी 71 19 न्यो रोड प्रयागराज

व्यवसाय व्यापार

भागीदार: 2

Rajesh Kumar



श्री राज राजेश्वर गुप्ता, पुत्र श्री राजेश कुमार गुप्ता

निवासी 21 19 न्यो रोड प्रयागराज

व्यवसाय व्यापार

भागीदार: 3

Rajeshwar Gupta



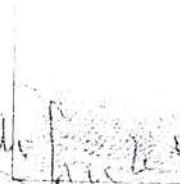
श्रीमती नूपुर गुप्ता, पत्नी श्री राजेश कुमार गुप्ता

निवासी 21 19 न्यो रोड प्रयागराज

व्यवसाय व्यापार

भागीदार: 4

Nupur Gupta



श्री यशार्थ शुक्ला, पुत्र श्री प्रदीप कुमार शुक्ला

निवासी 17 न्यो रोड न्यू कटरा प्रयागराज

व्यवसाय व्यापार

भागीदार: 5

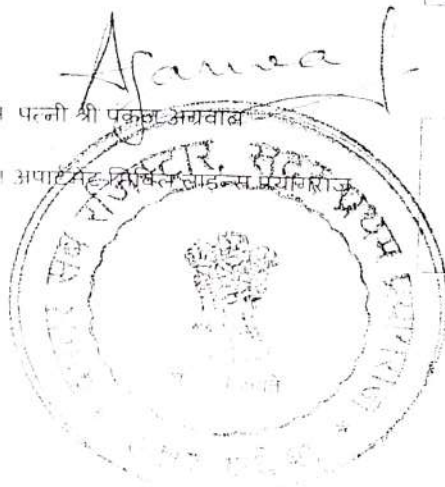


श्रीमती सुनील अग्रवाल, पत्नी श्री प्रदीप कुमार शुक्ला

निवासी ए-10 नोटरा अपार्टमेंट विपिन रोड न्यू कटरा प्रयागराज

व्यवसाय व्यापार

भागीदार: 6



1. That, the business shall continue to be carried on by the continuing partners and joining partners in partnership under the name and style of M/s. "SAIDHAM KOHLI'S AVENUE".

2. That, Clause 8 of the original deed of partnership shall be substituted by the following: -

"That the profit/Loss of the firm shall be shared by the CONTINUING AND JOINING partners as under": -

Name of continuing Partners	Share of Profit/Loss
1 st party	20.00%
2 nd party	20.00%
3 rd party	20.00%
4 th party	20.00%
5 th party	10.00%
6 th party	10.00%

In case of profits, 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."

3. That, Clause 10(A) only of the original deed of partnership shall be substituted by the following: -

- All funds of the Partnership business shall be deposited in its name "M/s. "SAIDHAM KOHLI'S AVENUE" in such banking account or accounts, as shall be determined by the Designated Partners from time to time. All withdrawals are to be made by CHEQUES/RTGS/NEFT/DD/PO as agreed among the designated partners from time to time.

4. That, Clause 14(A) only of the original deed of partnership shall be substituted by the following: -

- Partners of the Partnership Firm other than designated partners shall be Sleeping partners. The right of the sleeping partner to participate in the management of the Partnership Firm shall be as provided in this Agreement and otherwise it is restricted to:
 - Ratification of this Partnership Firm Partnership Agreement or any supplement thereof;
 - Ratification of any act done by promoters prior to this partnership agreement;
 - Acceptance of Annual Accounts and Solvency and the Auditor's Report thereon;

Rajesh Kumar Gupta
(Continuing Partner)

Raj Rajeshwar Gupta
(Continuing Partner)

Smt. Nupur Gupta
(Continuing Partner)

Yasharth Shukla
(Continuing Partner)

Sonu Agrawal
(Joining Partner)

Arpit Jauhari
(Joining Partner)



- Indemnify any loss or any liability which may occur to the firm;
- Change of business.

5. The partner(s) shall be entitled to take advance from the firm as and when required. The firm shall give advance to the partner(s) on the terms and conditions which should not be prejudicial to the interest of the firm.


6. If any partner accepts any deposit/ booking amount on behalf of the firm or pays any 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.

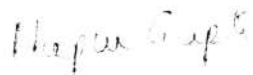
7. Any term(s)/clause(s) of the partnership provided herein or in original partnership deed can be amended or varied by a regular addendum on a regular stamp paper or by a resolution in writing signed by all the parties hereto without executing any fresh deed of partnership. Any such resolution or addendum signed by all the parties hereto shall be binding on all the parties concerned.

8. That in consideration of working partner's time and attention to the day-to-day affairs and business of partnership, the firm shall pay remuneration, salary, bonus, or commission in the form of remuneration by whatever name called to all the working partners. Provided that the remuneration payable to the working partners as mutually agreed to between and amongst the partners will be revisable from time to time in the interest of the partnership. However, the aggregate remuneration to partners shall not exceed the limit as specified under the provisions of Income Tax Act, 1961 and rules made there under. However, in case of losses or inadequacy of profits, their remuneration in aggregate does not exceed the ceiling fixed under the provisions of the Income Tax Act, 1961 and the rules made there under. In all such circumstances, the partners have right to revise the above remuneration from time to time in the interest of the partnership. The remuneration so fixed mutually will be credited to working partner's account at the end of the financial year; however, they are entitled to draw even periodically money from the firm against such remuneration.

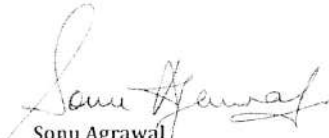
9. The Firm shall pay simple interest to the partners on the capital standing to the credit of each partner in the firm @ 9% per annum as provided in section 40(b) (IV) of income tax act and shall charge 9% interest on short capital contribution as required by the firm time to time for smooth business and contributed by the other partners. Provided that the above rate of interest will be revisable from time to time in the interest of the partnership.


Rajesh Kumar Gupta
(Continuing Partner)


Raj Rajeshwar Gupta
(Continuing Partner)


Smt. Nupur Gupta
(Continuing Partner)


Yasharth Shukla
(Continuing Partner)


Sonu Agrawal
(Joining Partner)


Arpit Jadhav
(Joining Partner)



In WITNESS WHEREOF the parties hereto have respectively set and subscribed their respective hands on this deed of retirement cum amendment partnership deed on date mentioned above, before the attesting witnesses and printed on E-Stamp No. IN-UP81303830973101T dated 08-06-2021.

WITNESSES: -

1. Avinash Jaiswal

S/o Shri Prem Jaiswal

R/o 427, Old Katra, Prayagraj.

Mob No: 7617017556

Occupation: Service

Voter Id: YYU1404888



2. Devesh Kumar Srivastava

S/o Late Chandra Kishor Srivastava

R/o, 209D/R/9M, Kalindipuram,

Prayagraj- 211011 (U.P.)

Mob No: 7991278888

Occupation: Private Service

Aadhar no. 539485178943



Drafted By

Danish Shakeel (Advocate)

Typed By

Ashutosh Kumar Srivastava

Rajesh Kumar Gupta
(Continuing Partner)

Raj Rajeshwar Gupta
(Continuing Partner)

Smt. Nupur Gupta
(Continuing Partner)

Yasharth Shukla
(Continuing Partner)

Sonu Agrawal
(Joining Partner)

Arpit Jauhari
(Joining Partner)

आवेदन सं०: 202100890021141

कृषि संख्या 1 जिनट संख्या 548 के पृष्ठ 79 से 92 तक क्रमांक 586 पर
दिनांक 7.10.20 को रजिस्ट्रार - किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सदर

हसनैन अहमद प्र०

उप निबंधक, सदर प्रथम

प्रयागराज

27.10.2021



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEIFS6317J

नाम / Name
SAIDHAM TIRATH RAMJI ENCLAVE



निगमन/गठन की तारीख
Date of Incorporation/Formation
13/01/2021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEIFS6317J

नाम / Name
SAIDHAM KOHLI'S AVENUE



02082021

निगमन/गठन की तारीख
Date of Incorporation/Formation
13/01/2021