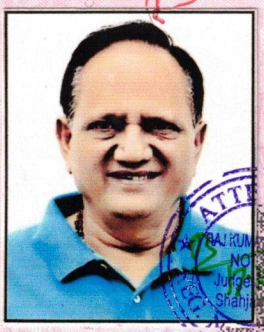
INDIA NON JUDICIAL

IN-UP31290894889605W

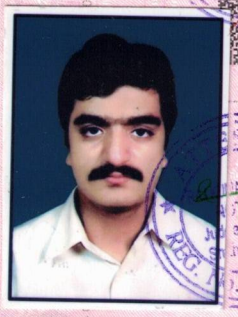
Government of Uttar Pradesh

e-Stamp

Certificate No.	:	IN-UP31290894889605W
Certificate Issued Date	:	21-Oct-2024 03:30 PM
Account Reference	:	NEWIMPACC (SV)/ up14170504/ SHAHJAHANPUR SADAR/ UP-SJH
Unique Doc. Reference	:	SUBIN-UPUP14170504595205608866 51W
Purchased by	:	PRAMOD KUMAR AGARWAL SO LATE SHANTI PRASAD AGARWAL
Description of Document	:	Article 46 Patnership
Property Description	:	FOR PARTNERSHIP DEED
Consideration Price (Rs.)	:	
First Party	:	PRAMOD KUMAR AGARWAL SO LATE SHANTI PRASAD AGARWAL
Second Party	:	RAJEEV KUMAR AGARWAL SO LATE SHANTI PRASAD AGARWAL
Stamp Duty Paid By	:	PRAMOD KUMAR AGARWAL SO LATE SHANTI PRASAD AGARWAL
Stamp Duty Amount(Rs.)	:	750 (Seven Hundred And Fifty only)







Signature.....
CC Name- Smt. Vimlesh Yadav
CC Code- UP14170504
CC Address- Moh. Bharat Dwaji
Mobile No.-9454653869,7985754879
License No. 11/2014 Tehsil & District
Shahjahanpur U.P.

Please write or type below this line

PARTNERSHIP DEED

This Deed of Partnership executed on the 21ST day of October, 2024 BY :-

1. Pramod Kumar Agarwal S/o Late Sri Shanti Prasad Agarwal, R/o Durga Mill Compound, Azizganj, Shahjahanpur, hereinafter called partner of the first part.

(Ist Party)

2. Rajeev Kumar Agarwal S/o Late Sri Shanti Prasad Agarwal, R/o 35-H , 5 B, Rampur Bagh Civil Lines, Bareilly,hereinafter called partner of the second part.

(IInd Party)

3. Hitesh Kumar Agarwal S/o Sri Kailash Narain Agarwal, R/o Durga Mill Compound, Azizganj, Shahjahanpur, hereinafter called partner of the third part.

(IIInd Party)

(Contd...2)

QE 0013256276

RAJ KUMAR VERMA
Advocate
Notary, Judge's Court, Shahjahanpur

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

NOTARY
RAJ KUMAR VERMA
Advocate
Distt. Head Quarters
Shahjahanpur
R. No. 19 (18) 2000
GOVT OF U.P. (INDIA)

(Contd…2)

4. Yogesh Kumar Agarwal S/o Sri Kailash Narain Agarwal, R/o Shree Durga Industries Compound, Azizganj, Shahjahanpur, hereinafter called partner of the fourth part.

(IVnd Party)

5. Ajay Agarwal S/o Late Sri Kishan Kumar Agarwal, R/o Shree Durga Industries Compound, Azizganj, Shahjahanpur, hereinafter called partner of the fifth part.

(Vth Party)

6. Aman Agarwal S/o Sri Pramod Kumar Agarwal, R/o Durga Mill Compound,Azizganj, Shahjahanpur, hereinafter called partner of the sixth part..

(VIth Party)

7. Shyam Agarwal S/o Sri Hitesh Kumar Agarwal, R/o Shree Durga Mill Compound, Azizganj, Shahjahanpur, hereinafter called partner of the seventh part.

(VIIth Party)

WHEREAS the above mentioned parties no. 1 to 7 have desired to start and carry on the business in the name and Style of **M/S SPKN DEVELOPERS**, at Azizganj, Shahjahanpur. The purpose of the partnership shall be as follows:-

Whereas it is deemed expedient and advisable that the terms and conditions of the partnership so constituted be reduced in writing.

Now therefore this deed of Partnership witnesseth that it is hereby mutually agreed that the said partner's shall become partners upon the following terms and conditions.

1. That the partnership business shall be carried on under the name and style of **M/S SPKN DEVELOPERS**, at Azizganj, Shahjahanpur or in any othername or names at any other place or places, as the partnersmay mutually decided from time to time.

2. That the business of the partnership shall be deemed to have commenced from 21/10/2024.

3. That the partnership shall be at "WILL"

RAJ KUMAR VERMA
Advocate
Notary, Judge's Court, Shahjahanpur

(Contd…3)

1 2 3 4 5 6 7

(Contd…3)

4. That the nature of the business to be carried by the firm shall be:-

a. To engage generally in the real estate business, to improve or develop real estate, to construct, alter, or repair buildings or structures on real state, to invest in real estate, to sell, exchange, lease and make contracts concerning real estate.

b. To enter into other partnership agreements in the capacity of a general partner or a limited partner, to become a member of a joint venture, or a participate in some other form of syndication for investment, and to buy, sell, lease, and deal in services, personal property, and real property or such other incidental and allied business etc. as the partners may mutually decided from time to time.

5. The initial Capital contribution of the partner to the partnership was consist of the following Land, which each partner were agrees to contribute.

S. NO.	NAME OF PARTNER	LAND CONTRIBUTED AGREED UPON TO PARTNERSHIP FIRM
1.	Pramod Kumar Agarwal	50% of 1/2 Share in Gata No. 4, (Measuring 0.0465 Hectare), at Navada Indepur, Shahjahanpur (0.186 Hec x 50%) x ½ Share ¼ Share in Gata No. 695,696 , &721 (Measuring 0.1905 Hectare), at Azizganj, Shahjahanpur (0.7620 Hec x 1/4 Share) Share in Gata No. 3, (Measuring 93.80 Sq. Mtr.), at Navada Indepur, Shahjahanpur (Total Area 9470 Sq. Mtr.)

NOTARY RAJ KUMAR VERMA Advocate Distt. Head Quarters Shahjahanpur R. No. 19 (16)2000 GOVT OF U.P. (INDIA)

RAJ KUMAR VERMA
Advocate
Notary, Judge's Court, Shahjahanpur

(Contd…4)

1 2 3 4 5 6 7

(Contd…4)

2. Rajeev Kumar Agarwal

¼ Share in Gata No. 695,696 &721 (Measuring 0.1905 Hectare), at Azizganj, Shahjahanpur (0.7620 Hec x 1/4 Share)

3. Hitesh Kumar Agarwal

50% of 1/2 Share in Gata No. 4, (Measuring 0.0465 Hectare), at Navada Indepur, Shahjahanpur (0.186 Hec x 50%) x ½ Share

¼ Share in Gata No. 695,696 &721, (Measuring 0.1905 Hectare), at Azizganj, Shahjahanpur (0.7620 Hec x 1/4 Share)

Share in Gata No. 3, (Measuring 93.80 Sq. Mtr.), at Navada Indepur, Shahjahanpur (Total Area 9470 Sq. Mtr.)

NOTARY GOVT OF U.P. (INDIA) RAJ KUMAR VERMA Advocate Distt. Court Quarters Shahjahanpur R. No. 19 (18)2000

4. Yogesh Kumar Agarwal

¼ Share in Gata No. 695,696 &721, (Measuring 0.1905 Hectare), at Azizganj, Shahjahanpur (0.7620 Hec x 1/4 Share)

5. Ajay Agarwal

1/4 Share in Gata No. 9, (Measuring 0.091 Hectare), at Navada Indepur, Shahjahanpur (0.364 Hec. x 1/4 Share)

RAJ KUMAR VERMA Advocate Notary, Judge's Court, Shahjahanpur

1 2 3 4 5 6 7

(Contd…5)

(Contd…5)

6. Aman Agarwal

1/4 Share in Gata No. 9,
(Measuring 0.091 Hectare), at
Navada Indepur, Shahjahanpur
(0.364 Hec. x 1/4 Share)

7. Shyam Agarwal

1/4 Share in Gata No. 9,
(Measuring 0.091 Hectare), at
Navada Indepur, Shahjahanpur
(0.364 Hec. x 1/4)

1/4 Share in Gata No. 9,
(Measuring 0.091 Hectare), at
Navada Indepur, Shahjahanpur
(0.364 Hec. x 1/4)

NOTARY RAJ KUMAR VERMA Distt. Hqrs. Shahjahanpur R. No. 9/2000 GOVT OF U.P. (INDIA) 12-12-24

As required for running the partnership business was brought in or arranged by the partners hereto in such proportion and such rate of interest as was / may be agreed upon from time to time and without reference to their share in the partnership.

6. All real or personal property, including all improvements placed or located on such property, acquired by the partnership shall be owned by the partnership. Such ownership being subject to the other terms and provisions of the partnership deed. Each partner hereby expressly waives the right to require partition of any partnership property or any part of that property.

7. That the net profit of the partnership firm as per the accounts maintained by the firm after deduction of all expenses relating to trading activities and/or business of the partnership including rent, salaries and other establishment expenses as well as interest and remuneration payable to partners in accordance with this clause of the deed of the partnership shall be divided and distributed amongst the partners on the close of the accounting year in the following proportion:-

12-12-24 RAJ KUMAR VERMA Advocate Notary, Judge's Court, Shahjahanpur

1.	Pramod Kumar Agarwal	10%
2.	Rajeev Kumar Agarwal	15%
3.	Hitesh Kumar Agarwal	20%
4.	Yogesh Kumar Agarwal	20%
5.	Ajay Agarwal	15%
7.	Aman Agarwal	10%
8.	Shyam Agarwal	10%

1 2 3 4 5 6 7

(Contd…6)

(Contd…6)

The loss, if any, including loss of capital suffered in any year, shall also be apportioned in the above proportion.

8. That the necessary capital as well as further funds required for the purpose of the partnership business shall be contributed or arranged by the partners in such manner as may be mutually agreed upon by and between the partners from time to time. Interest @ 12% per annum or as may be prescribed under section 40(b)(iv) of the Income-Tax Act, 1961, or any other applicable provision as may be in force in the Income Tax assessment of the \partnership firm for the relevant accounting period shall be payable to the partners on the amount standing to the credit of the account of the partners. Such interest shall be calculated and credited to the account of each partner at the close of accounting year.

9. That the partnership business shall be managed and supervised by all the parties, and all the parties no.1 ,2,3,4,5,6 & 7 will be entitled to Salary @ Rs. 10,000/- P.M. each for the services so rendered by them.

10. That the account or accounts in the Bank or Banks in the name of the firm shall be operated by as per instruction given to Bank..

11. That the partnership shall not be liable for any personal debts of any partner nor partners can create any liability against the firm for their benefit or gains.

12. That all the partners shall be just and faithful to each other and shall render a true and correct account of all their dealings made by them for and on behalf of the partnership firm.

13. That the firm can raise/avail loan from any bank or financial institution against property of the firm and can give the guarantee or third party guarantee against loan taken by the firm or by the third party and can also mortgage the property of the firm against loan taken by the firm and by the third party.

14. That the addition or reduction of Partners in the partnership shall be made by mutual agreement in writing.

(Contd…7)

1 2 3 4 5 6 7

(Contd…7)

15. That the death or retirement of any of the partners or introduction of any new partner shall not dissolve the Partnership, or in any other way effect the continuity of the firm or business.

16. That as the nature of the business firm is dealing with the immovable properties hence it is specifically agreed between the partners that apart from the implied authority of a partner as per the provisions of Section 19 of the Indian Partnership Act, 1932, each of the present partner or any new partner entered into the partnership as per the terms of this deed shall be further entitled to act and deal on behalf of the firm and will have specific powers to deal with the property of the firm as mentioned below:

(a) That notwithstanding anything contained in Section 19(2) of the Indian Partnership Act, 1932 the authority of each partner will not be restricted to the restrictions imposed upon any partner as per the provisions of Section 19(2) of the Indian Partnership Act with regard to Clause (c), (d), (f) and (g) of the said sub-section meaning thereby that the act of the individual partner will not be restricted for the aforesaid restrictions imposed under the said sub-sections of Section 19(2) of the Indian Partnership Act.

(b) That the partners of the firm do hereby contract between themselves to extend the implied authority of all the partners as per the provisions of Section 20 of the Indian Partnership Act and all acts and deeds done by the individual partner in the name of the firm shall be binding upon the firm irrespective of the restrictions imposed under Section 19(2) of the Indian Partnership Act.

(c) That any act of the partner will bind the firm as per the provisions of Section 22 of the Indian Partnership Act and every partner will be entitled to sign on any deed on behalf of the firm in the name of the firm, however, the firm will not be liable for any wrongful act of the partner as provided under Section 26 of the Indian Partnership Act, 1932.

17. That in case any partner wishes to retire from the Partnership it shall be, unless otherwise agreed upon , necessary from him or her to give the other partners a notice in writing of at least one month of his or her intention to retire and the retirement of the said partner shall be effective with date of service of notice there of .

18. That in respect of matter not specifically provided by this deed, the parties agree to be governed by the Provisions of the Indian Partnership Act, 1932 however it is clarified that the rights and the liabilities of the partners will be as per the terms of partnership deed as mentioned above in this deed.

NOTARY RAJ KUMAR VERMA Advocate Distt. Judge's Court Shahjahanpur R. No. 19 (18)/2000 OF U.P. (INDIA)

RAJ KUMAR VERMA
Advocate
Notary, Judge's Court, Shahjahanpur

1 2 3 4 5 6 7

(Contd…8)

19. That this deed of partnership will also be get registered before the competent authority under the provisions of Indian Registration Act and for the aforesaid purpose the Capital of the deed is fixed at Rs. 1,24,13,748.33, the amount of the contribution of the property of the partner's which has been contributed by them, and stamp duty of Rs. 700/- is being paid as per the Article 46 A (b) of the Schedule I-B of the Indian Stamp Act.

20. That the firm will also be got registered as per the provisions of Chapter VII the Indian Partnership Act, 1932 with the competent authority notified by the State Government.

IN WITNESSES WHERE OF the parties here to have here into set and subscribed their respective hands and seal the day and the year first above written.

WITNESSES

1. Prateek Saxena S/O Late Shri Vineet Saxena Mohalla Khirni Bagh Behind Tail Shahjahanpur 242001

2. Ajay Kumar Gupta S/O Shri Shyam Prakash Gupta Anand Puram Colony Shahjahanpur 242001.

PARTNERS

1. Pramod Kumar Agarwal
2. Rajeev Kumar Agarwal
3. Hitesh Kumar Agarwal
4. Yogesh Kumar Agarwal
5. Ajay Agarwal
6. Aman Agarwal
7. Shyam Agarwal

NOTARY GOVT OF U.P. (INDIA) RAJ KUMAR VERMA Advocate Shahjahanpur R. No. 19 (18)/2000

I Raj Kumar Verma Advocate Notary (duly authorised & appointed under the Notaries Act 1952) and Practicing at Shahjahanpur (U.P.) india certify that this Partnership Deed was presented to day the 17 day of 12 year 2021 at 3 pm by the executants/executents who who wear identified by ... this document was explained to the executant/executants who voluntarily admitted its execution in favour of ... So, I attest/verify/authenticate the execution of the document.

17-12-021

RAJ KUMAR VERMA Advocate Notary, Judge's Court, Shahjahanpur

17 DEC 2021

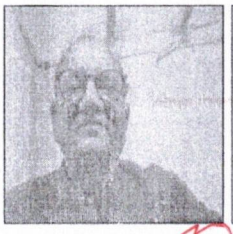
Raj Kumar Verma Advocate Reg. No. 5233/85 Civil Court Compound SHAHJAHANPUR

आवेदन सं०: 202400795025040

भागीदारी विलेख

बही स०: 4 रजिस्ट्रेशन स०: 179 वर्ष: 2024

प्रतिफल- 0 स्टाम्प शुल्क- 750 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 60 योग : 160



श्री प्रमोद कुमार अग्रवाल ,
पुत्र श्री स्व० शान्ती प्रसाद अग्रवाल
व्यवसाय : अन्य
निवासी: दुर्गा मील कम्पाउन्ड अजीजगंज शाहजहांपुर

ने यह लेखपत्र इस कार्यालय में दिनाँक 20/12/2024 एवं 12:34:16 PM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अरूण कुमार गुप्ता
उप निबंधक :सदर
शाहजहांपुर
20/12/2024

हरीश यादव .
निबंधक लिपिक
20/12/2024

प्रिंट करें

आवेदन सं०: 202400795025040

बही स०: 4 रजिस्ट्रेशन स०: 179 वर्ष: 2024

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

भागीदार: 1

श्री प्रमोद कुमार अग्रवाल, पुत्र श्री स्व० शान्ती प्रसाद अग्रवाल

निवासी: दुर्गा मील कम्पाउन्ड अजीजगंज शाहजहांपुर

व्यवसाय: अन्य

भागीदार: 2

श्री राजीव कुमार अग्रवाल, पुत्र श्री स्व० शान्ती प्रसाद अग्रवाल

निवासी: रामपुर बाल सिविल लाइन बरेली

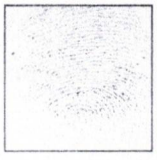
व्यवसाय: अन्य

भागीदार: 3

श्री हितेश कुमार अग्रवाल, पुत्र श्री कैलाश नारायन अग्रवाल

निवासी: दुर्गा मील कम्पाउन्ड अजीजगंज शाहजहांपुर

व्यवसाय: अन्य

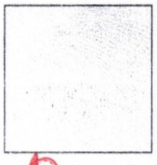


भागीदार: 4

श्री योगेश कुमार अग्रवाल, पुत्र श्री कैलाश नारायन अग्रवाल

निवासी: दुर्गा मील कम्पाउन्ड अजीजगंज शाहजहांपुर

व्यवसाय: अन्य



भागीदार: 5

श्री अजय अग्रवाल, पुत्र श्री किशन कुमार अग्रवाल

निवासी: दुर्गा मील कम्पाउन्ड अजीजगंज शाहजहांपुर

व्यवसाय: अन्य

भागीदार: 6

श्री अमन अग्रवाल, पुत्र श्री प्रमोद कुमार अग्रवाल

निवासी: श्री दुर्गा मील कम्पाउन्ड अजीजगंज शाहजहांपुर

व्यवसाय: अन्य

भागीदार: 7

श्री श्याम अग्रवाल, पुत्र श्री हितेश कुमार अग्रवाल

निवासी: श्री दुर्गा मील कम्पाउन्ड अजीजगंज शाहजहांपुर

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : 1

श्री प्रतीक सक्सेना, पुत्र श्री विनीत सक्सेना

निवासी: मो० खिरनीबाग शाहजहापुर

व्यवसाय: अन्य

पहचानकर्ता : 2

श्री अजय कुमार गुप्ता, पुत्र श्री श्याम प्रकाश गुप्ता

निवासी: आनन्दपुरम कालोनी शाहजहांपुर

व्यवसाय: अन्य

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अरूण कुमार गुप्ता
उप निबंधक : सदर
शाहजहांपुर
20/12/2024

ने की । प्रत्यक्षत:भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए है ।
टिप्पणी :

हरीश यादव .
निबंधक लिपिक शाहजहांपुर
20/12/2024

प्रिंट करें

उप निबन्धक सदर, जिला गाजियाबाद

सत्यमेव जयते

उ० प्र०

आवेदन सं०: 202400795025040

बही संख्या 4 जिल्द संख्या 130 के पृष्ठ 221 से 240 तक क्रमांक 179 पर दिनाँक 20/12/2024 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अरूण कुमार गुप्ता
उप निबंधक : सदर
शाहजहांपुर
20/12/2024

प्रिंट करें

उप निबन्धक सदर, जिला शाहजहाँपुर
उ० प्र०