

PARTNERSHIP DEED

This deed of Partnership made on **15th day of January 2025** at Lucknow between,

1. Mr. Gauravdeep Singh (PAN BNFPS7309B) aged about 37 years S/o Mr. Gurbachan Singh, resident of House no. 162, Sector-H, sushanat Golf Cty, Lucknow-226030 hereinafter to be called the **First Party** (which expression shall include her heirs, executors, successors, legal representative and assigns); **AND**
2. Mrs. Sarabjit Kaur (PAN AAXPK4595P) aged about 60 years D/o Mr. Jajit Singh, Resident of House no. 162, Sector-H, sushanat Golf Cty, Lucknow-226030 hereinafter to be called the **Second Party** (which expression shall include her heirs, executors, successors, legal representative and assigns); **AND**
3. Mr. Gurbachan Singh (PAN ABTPS3000N) aged about 70 years S/o Mr. Kulwant Singh, resident of House no. 162, Sector-H, sushanat Golf Cty, Lucknow-226030 hereinafter to be called the **Third Party** (which expression shall include her heirs, executors, successors, legal representative and assigns); **AND**
4. M/s. N.G.K. Infraventures Private Limited (PAN AAECN8857F) through its Authorized Signatory Mr. Naginder Kahlon, Director of the Company Registered office situated at Sector-11B, Near Water Tank, Vrindavan Yojana, Rai Bareli Road, Lucknow-226029 hereinafter to be called the **Fourth Party** (which expression shall include executors, successors, legal representative and assigns)



WHEREAS the First, Second, Third & Fourth party are interested to carry on business of Contractors, Builders, Town Planners, Infrastructure Developers, Estate Developers and Engineers, Land Developers, Land Scapers, Estate Agents, Immovable property dealers and to acquire, buy, purchase, hire or otherwise lands, buildings, civil works immovable property of any tenure or any interest in the same and to erect and construct, Houses, Flats, Hotels, Restaurants, Shops, Bungalows, Kothis or civil work of every type on the land of the Firm/Partners or any other land or immovable property whether belonging to the Firm/Partners or not and to pull down, rebuild, enlarge alter and other conveniences and to deal with and improve, property of the Company or any other Immovable property in India or abroad including running of Clubs, Hotels &

F-B. Singh - Gauravdeep Singh - Sarabjit Kaur - Naginder Kahlon

Restaurants etc. and to act as an agent for purchasing, selling and letting on hire/renting, plot and houses, whether multistoried, commercial and/or residential and any other business or businesses which the Partners may decide from time to time.

AND WHEREAS the above said parties deem it proper to reduce in writing the terms and conditions orally agreed upon to avoid any dispute or misunderstanding.

NOW THIS DEED WITNESSES AND THE PARTIES HERE ON STIPULATE AND AGREE AS UNDER-

1. The Partnership business shall commence with effect from 15th day of January 2025.
2. That the Parties have mutually agreed that the business shall be carried under the name and style of **"M/s SAMRIDHI INFRAVENTURES"** or under such other name and style as may be decided or mutually agreed upon between the parties as aforesaid.
3. That the Registered office of the partnership Firm shall be situated at Flat no. B-3/604, Eldeco Elegance, Vibhuti Khand, Gomti Nagar, Lucknow-226010 (U.P.) and/or any other place or places that the partners may decide from time to time.
4. That the Capital of the firm shall be the Land of the Partners situated at Village Purseni, Mohanlalganj, Lucknow-226301 admeasuring area 15.046166 Hectare approximately, which includes Purchase Consideration, Stamp Duty, Court Fees and Advocate fees, the Value of the Land which shall be introduced into the Firm from the date of execution of this deed or such extended period as may be mutually agreed upon by the parties. In case of further requirement the partners shall contribute the Capital as may be required by the firm from time to time as per mutual agreement.
5. That the Profit & Losses of the Firm shall be divided as follows:

SL NO.	NAME	SHARE IN PROFIT / LOSS
Party no. 1	Gauravdeep Singh	30%
Party no. 2	Gurbachan Singh	30%
Party no. 3	Sarabjeet Kaur	30%
Party no. 4	N.G.K. Infraventures Pvt Ltd.	10%
	Total	100%

G.B.S.K

Gauravdeep Singh



Sarabjeet K

Najma Kahlou

6. That the parties to this deed shall devote their full time and attention to the business of the Partnership, however salary shall be paid to Partners as mutually decided among all the Partners.

7. PARTNERS DEALING:

(a) All the partners shall remain faithful to such other and work in interest of the Firm and supply full information and details of the partnership to each other partners.

(b) No Partner shall accept any Loan or Deposit in the ordinary course of business nor give any credit or any security or promissory note or Loan amount from the firms account.

(c) That the Partners shall punctually pay and discharge their individual debts and liabilities and shall indemnify and keep indemnified the firm effectively against the same.

8. That regular books of accounts shall be maintained to record day to day transaction of the Firm which shall be closed on 31st March each year and same shall be open to the inspection of the Partners at all times. The firm's accounts shall be maintained on mercantile basis.

9. It has been mutually decided and agreed upon by and between the Partners that Mr. Gauravdeep Singh the Party of the First Part is hereby authorized by all the Partners to act as the Working Partner and to do all such acts as are necessary, such as to sign all Legal, GST, Income Tax and all the agreements, Contracts and other Documentation related to the Firm and Projects initiated and arranged by the Partners to do in order to effectively carry out for the purposes of these present day to day basis.



10. That the Bank Account or Accounts of the Business of the partnership firm may be opened in the name of firm only with any bank whether Nationalized, Private, Urban, Rural or Co-operative Bank with the mutual consent of the Partners and such account/s shall be operated solely by Mr. Gauravdeep Singh, Party of the First Part.

11. That any new Partner shall be admitted to this Partnership only with the mutual consent of the continuing Partners.

12. That the firm in the case of business necessity may also raise Loans/finances or funds from outside parties/banks at such terms and conditions as is most advantageous to the Firm. For this purpose, if

J. B. Singh *Gauravdeep Singh* *Sarvagjit K* *Nagade Kachon*

necessary, the continuing partners may create mortgage on the Properties belonging to the Firm.

13. That the Partnership firm shall not be dissolved on death, retirement or otherwise of any Partner and the same shall be continued and the heirs or the legal representatives of the deceased Partners shall be given the share of the deceased on reconstitution.

(a) That on death or retirement of any of the Partner(s) the successor shall only be entitled to the credit balances to his/her Capital Account and they will also be entitled to the interest @ 6% per annum on such credit balance till the entire balance is paid off. It is categorically stated that the provisions of clause 12 are meant to offset the mischief of section 37 of the Indian Partnership Act 1932.

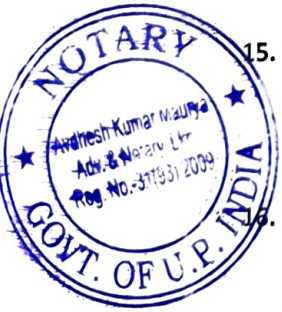
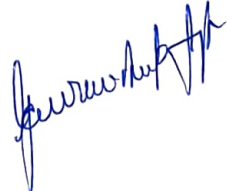


(b) Similarly, the provisions of section 46 of the Indian Partnership Act ,1932 shall not be applicable mutatis mutandis for ascertaining any assumed surplus which may be sought to be distributed, amongst the partners on dissolution, reiterating thereby that only credit balances of the partners will be the final settlement and will not extend to what may subsequently be acquired by parties who continue carry on business.

14. That no outgoing / retiring Partner will be entitled to the goodwill of the Partnership.

15. That this Partnership is "AT WILL" and any Partner can retire after giving one month notice to the Firm or to the other Partners. The retiring Partner shall be responsible for all acts/ deeds prior to his/ her retirement.

16. That none of the Partner shall be authorized and entitled to transfer, mortgage or otherwise create a charge on his share in the firm or the assets of the Firm without the consent in writing of the other partners. At the time of retirement, the retiring partners shall give certificate that he/she has not committed any act for which the firm shall be liable and which is not in the knowledge of the Partners.

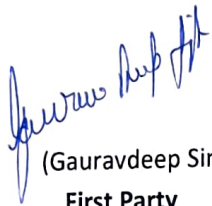
17. That the terms and conditions of the firms could be altered, modified, added and deleted with the mutual consent of the partners and that in case of any dispute, which could not be resolved mutually, the same shall be referred to the sole arbitrator ship of any person whom the parties may


F. B. Singh -   

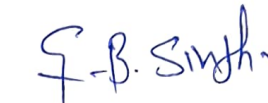
appoint mutually. The decision of the Arbitrator shall be final and binding upon the parties and no Partners shall go to any court of Law against the decision of the Arbitrator.

18. That the other matters of this deed of Partnership shall be governed by the provisions of the Indian Partnership Act, 1932.

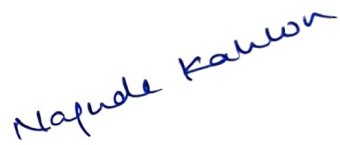
IN WITNESS WHEREOF the Parties hereto have executed this deed of the Partnership in their sound disposition of mind, without any pressure, coercion, compulsion and undue influence from anyone whomsoever in the presence of following witnesses at Lucknow on this the 15th day of January 2025.


(Gauravdeep Singh)
First Party





(Gurbachan Singh)
Second Party



(Sarabjit Kaur)
Third party


(N.G.K. Infraventures Pvt. Ltd.)
Authorized Signatory Mr. Naginder Kahlon
Fourth Party

WITNESSES-

- 
1. Mr. Abhishek Kumar Pal
S/o Mr. Sukh Ram Pal
R/o Village Mohari Khurd, Mohari Kala,
Mohanlalganj, Lucknow.
 2. Mr. Vinod Khanna
S/o Mr. Jeevendra Kumar Khanna
R/o 122/1A, Chandar nagar,
Alambagh, Lucknow-226005


Sworn and Verified
before me


18-1-25
Avdhesh Kumar Maurya
Adv. & Notary
Mohanlalganj, Lucknow
Reg. No.-31(93) 2009