



उत्तर प्रदेश **UTTAR PRADESH**

AD 059963



PARTNERSHIP DEED

This Partnership Deed is executed on this 10th Feb 2021 (Tenth day of Feb Two Thousand Twenty One) among:-

Shri Meghshyam Varshney S/o Shri Harish Chand Varshney R/o 238, Gopinath Bazar, Vrindavan Mathura - 281121, PAN - AEIPV0718A (hereinafter called **Party of the First Part**)

Divya Kaushik D/o Shri Ramesh Chand Kaushik R/o C-16, Geeta Enclaves, Bank Colony, Krishna Nagar, Mathura, Uttar Pradesh-281004 PAN - CUOPK8726P thereinafter called **Party of the Second Part**)

Sweta Kaushik D/o Shri Suresh Chand Kaushik R/o 12-B, Geeta Enclaves, Bank Colony, Krishna Nagar, Mathura, Uttar Pradesh-281004 PAN - DYRPK4362M (hereinafter called **Party of the Third Part**)

Ashish Kaushik S/o Shri Ramesh Chand Kaushik R/o C-16, Geeta Enclaves, Bank Colony, Krishna Nagar, Mathura, Uttar Pradesh-281004 PAN - AUEPK0557A (hereinafter called **Party of the Fourth Part**)

WHEREAS the partners as aforesaid now desire to start a new entity under the name and style **BRAJ VAAS REAL ESTATE** for the purpose of carrying on business of Purchase & Sale of Lands, colonizers, developers, Builders, Contractors, Traders, Commercial Complex singly, jointly or in partnership with any person or body corporate and agent of all kinds of Lands, Properties and civil materials or any other business as mutually decided by the partners and the said parties desire to record in writing the terms and conditions upon which they have agreed upon.

BRIJ VAAS REAL ESTATE
मेघश्याम वारशनी
PARTNER

BRIJ VAAS REAL ESTATE
Divya Kaushik
PARTNER

BRIJ VAAS REAL ESTATE
PARTNER

BRIJ VAAS REAL ESTATE
Ashish
PARTNER

008

30 FEB 2021



क. सं. 10
 नाम श्रीमती प्रमिला देवी पति श्री. देव प्रसाद
 (विधिवत सिद्धांत) सा. सं. 10-20
 प्रमाण दिनांक 26-12-2020

26 DEC 2021
 230 300
 19-419

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

CF 814766



AND FURTHER WHEREAS the parties to this deed have been carrying on the above said business in partnership on the terms and conditions orally and mutually agreed amongst them as aforesaid.

AND NOW WHEREAS the parties to this deed desire that the terms and conditions on which they have been carrying on the above said business in partnership and propose to continue in future be reduced to writing to avoid future difficulties or misunderstanding.

NOW THIS INDENTURE WITNESSETH AS UNDER

1. That the name and style of the business of the new partnership firm shall be 'BRAJ VAAS REAL ESTATE' or such other name or names as the aforesaid parties may mutually decide from time to time.
2. That the business of the partnership firm shall be carried on both registered office situated at 238 Gopi Nath Bazar, Vrindavan, Mathura -281121 and or at any other place(s) as mutually agreed between the aforesaid parties.
3. That the business of partnership firm shall be that as of mentioned in this deed in the preamble.
4. That the business of the partnership is effective from 10th day of Feb 2021.
5. That the capital which is required for proportion for matching of Profit/Loss ratio of this deed shall be contributed/arranged by all parties as and when required. That the net profit of the partnership firm after deduction of all expenses including rent, salaries, other establishment expenses, interest and remuneration payable to the partners in accordance with this deed of partnership or any supplementary deed as may be executed by the partners from time, to time, shall be divided and distributed amongst the partners in the following proportion:

BRIJ VAAS REAL ESTATE
मेधरथाम
PARTNER

BRIJ VAAS REAL ESTATE
Pooj. Kanishk
PARTNER

BRIJ VAAS REAL ESTATE
PARTNER

BRIJ VAAS REAL ESTATE
PARTNER

10/10/2021

रतन विवाह की तिथि.....
अन्य कार्य करने का समय.....
रतन केला का नाम स पूरा.....
रतन की सहायिका.....

कृष्ण धारण रिभल एंड पार्टनर
गोपीनाथ बाबाएर सुभाषन भस्कर

राजेश कुमार

वकील, श्री जयंत
कलकत्ता, बंगाल

27 OCT 2020
राजेश कुमार



उत्तर प्रदेश UTTAR PRADESH

CF 814767

NOTARY
 05
 21/10/2023
 3
 10/10/2023

Meghshyam Varshney	25.00%
Divya Kaushik	25.00%
Preeti, Kaushik	25.00%
Ashish Kaushik	25.00%

- The losses, if any, including loss of capital suffered in any year shall also be apportioned in the above said proportion
6. That the partnership shall be at will and any partner may retire by giving one month notice in writing and notwithstanding anything contained in the Indian Partnership Act it is hereby mutually agreed to by and among the parties that in case of death of any one or more partners, the firm shall not be dissolved but shall continue to be carried on by and among the surviving partners and legal heirs and/or representatives of the deceased partner, as a continuing concern, on the same terms and conditions as incorporated in this Deed or on such terms and conditions as may be agreed to by and between them from time to time. It is hereby further clarified that it shall be deemed as change in constitution and not succession.
 7. That any purchase deed /sale deed and agreement to sale/purchase etc. shall be executed by signature of any partner. Deeds / agreements so executed shall be binding on all partners and firm.
 8. That the provision of INDIAN PARTNERSHIP ACT 1932 shall apply to this partnership unless specifically referred to as not applicable or modified under the deed of partnership.
 9. That the partners shall be entitled to modify the above terms relating to remuneration, interest, etc. payable to partners by executing a supplementary deed and such deed when executed shall have effect unless otherwise provided from the first day of accounting period in which such supplementary deed is executed and the same shall form part of this deed of partnership.

BRIJ VAAS REAL ESTATE
 मेघश्याम वारशनेय
 PARTNER

BRIJ VAAS REAL ESTATE
 Divya Kaushik
 PARTNER

BRIJ VAAS REAL ESTATE
 Preeti
 PARTNER

BRIJ VAAS REAL ESTATE
 Ashish
 PARTNER

10/02/2021

स्वास्थ्य विभाग की तैयारी.....

स्वास्थ्य कार्य करने का प्रमाण

स्वास्थ्य मंत्रालय का नाम व पता

2/1

स्वास्थ्य की आवश्यकता.....

स्वास्थ्य विभाग

(Handwritten signature)

पता, की तैयारी

स्वास्थ्य विभाग, दिल्ली

27 OCT 2020

(अ) नरेश कुमार जाकड़ा
डी.डी. राजपुत्र

(Handwritten signature)

STATE REAL ESTATE PARTNER

STATE REAL ESTATE PARTNER

STATE REAL ESTATE PARTNER

STATE REAL ESTATE PARTNER



उत्तर प्रदेश UTTAR PRADESH

CF 814768



That interest at the rate of 12% per annum or as may be prescribed under section 40(b)(iv) of the Income-tax Act, 1961 or any other applicable provisions as may be in force in the income-tax assessment of the partnership firm for the relevant accounting period or at a lower rate as may be agreed to by and between the parties from time to time shall be paid to the partners or credited to the partners on the amount standing to the credit of the account of the partners. Such interest shall be considered as an expenditure of the firm and shall be debited to the Profit & Loss Account of the firm before arriving at the divisible profit or loss. The interest to persons other than partners shall be paid or credited to their accounts at the rate or rates as may be agreed to by and between the partners and such persons from time to time.

11. That the above Partners have agreed to keep themselves actively engaged in conducting the affairs of the business of the partnership firm. The said partners shall be working partners. It is hereby agreed to that in consideration of the said parties keeping themselves actively Engaged in the business of the partnership firm and working as working partners, shall be entitled to remuneration
12. The remuneration payable to the said working partners shall be computed in the manner laid down or deduction under section 40(b) (v), read with Explanation 3 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 year. Such amount of remuneration shall be distributed between the said working partners in the following proportion

1. Meghshyam Varshney	25.00%
2. Divya Kaushik	25.00%
3. Sweta, Kaushik	25.00%
4. Ashish Kaushik	25.00%

RAJIVAAS REAL ESTATE
 मेजर मीन
 PARTNER

RAJIVAAS REAL ESTATE
 Divya Kaushik
 PARTNER

RAJIVAAS REAL ESTATE
 Ashish
 PARTNER

RAJIVAAS REAL ESTATE
 Ashish
 PARTNER

10/02/2021

स्वास्थ्य विभाग की तिथि.....
स्वास्थ्य विभाग का नाम व पता.....
स्वास्थ्य विभाग का पता.....
स्वास्थ्य विभाग का पता.....

रामेश्वर

रामेश्वर
07/02/2020
(डा. नरेश कुमार आर्य)
डा. नरेश कुमार आर्य



उत्तर प्रदेश UTTAR PRADESH

CF 814769



- The partners shall be entitled to increase or reduce the above remuneration and may agree to pay remuneration to other working partner or partners as the case may be. The partners may also agree to revise the mode of calculating the above said remuneration as may be agreed to by and between the partners from time to time
13. That the parties shall keep or cause to be kept proper books of account and documents and shall make entries therein of all receipts, payments and other matters as is usually done and entered in the books of account kept by persons engaged in business similar to that of the firm. Each partner shall have a right to have access to and to inspect and take copy of the same.
14. That the books of account shall be closed on 31st day of March each year. The net profit or loss after deducting all expenses, interest, remuneration, and outgoings shall be divided among the parties in proportion to the sharing ratio referred to hereinabove.
15. All Legal papers in all Government departments like RERA, MVDA, Income Tax, GST Department etc or any other private departments on behalf of the partnership shall be signed, endorsed, accepted or executed by any partner.
16. That the accounts in the name of the partnership firm shall be kept and maintained with the Nationalized/Other Bank and the same shall be operated with the Signature of any one Partner.
17. That the parties may borrow money for the business of the firm in the name of partnership firm from any person, Bank, Firm, Company, Co-operative Society, Govt. or semi Govt. Institution or body on such terms and conditions and at such rate of interest as may be mutually agreed upon. If any liabilities arise in future all the parties shall be liable to pay that personally.

BRIJ VAAS REAL ESTATE
मे २२२११७
10012
PARTNER

BRIJ VAAS REAL ESTATE
Piyu-Kanwar
PARTNER

BRIJ VAAS REAL ESTATE
PARTNER

BRIJ VAAS REAL ESTATE
Ashish
PARTNER

10/02/2021

स्थायी विक्रय की तिथि.....
स्थायी विक्रय करने का प्रकार.....
स्थायी क्षेत्र का नाम व पूरा पता.....
स्थायी की व्यवस्था.....

राजेश कुमार

राजेश कुमार
राजेश कुमार
राजेश कुमार

क. राजेश कुमार,
राजेश कुमार,
27 OCT 2020
(डॉ नरेन कुमार जायसवाल)
श्री राजेश कुमार

STATE JERSEY
STATE JERSEY
STATE JERSEY



CF 814770

उत्तर प्रदेश UTTAR PRADESH

That if any dispute or difference shall arise in respect of this partnership, the same shall be referred to the arbitration to an arbitrator to be appointed either by all the parties with mutual consent or by majority of parties or otherwise by and the award of arbitration shall be final or binding on all the aforesaid partners.



In witness whereof the aforesaid parties have set their hand to this deed on the date hereto first mentioned, in the presence of:

WITNESSES

SIGNATURES OF PARTNERS

Meghshyam Varshney

1. MEGHSHYAM VARSHNEY

Divya Kaushik

2. DIVYA KAUSHIK

Sweta Kaushik

3. SWETA KAUSHIK

Ashish Kaushik

4. ASHISH KAUSHIK

and contents of the above document are explained to me by the parties who are identified by their signatures and I have read the same and find that they are in conformity with the contents of the document and I have signed this deed on the date mentioned above at my office and seal.

Meghshyam Varshney
Rohit
 03/09/21

Ramvir Singh
 Advocate Notary
 Court, Meerut

Meghshyam Varshney
 मे. श्री. मेघश्याम वार्ष्णेय
 को जानता हूँ, उन्होंने मेरे सामने
 निम्न लिखित/उपरोक्त

Rohit

10/02/2021

आपका बिलकब की तिथि.....
आपका ज.प. का नाम क्या है.....
इसका प्रमाण क्या है.....
इसका को क्या है.....

राजेश

27 OCT 2020
1st floor GHR CHINA
बिल कटार

राजेश



INDIA NON JUDICIAL
Government of Uttar Pradesh
e-Stamp

YADAV (E) STAMP DUTY
 PROP. MAN. & REG. DEPT.
 COLLECTOR, MATHURA
 Mobile: No. 0519-272000
 ₹100

Certificate No.	: IN-UP30293889318262U
Certificate Issued Date	: 21-Oct-2022 10:01 AM
Account Reference	: NEWIMPACC (SV)/ up14326804/ MATHURA SADAR/ UP-MTH
Unique Doc. Reference	: SUBIN-UPUP1432680453367895971823U
Purchased by	: BRAJ VAAS REAL ESTATE
Description of Document	: Article 46 Partnership
Property Description	: Not Applicable
Consideration Price (Rs.)	: .
First Party	: BRAJ VAAS REAL ESTATE
Second Party	: Not Applicable
Stamp Duty Paid By	: BRAJ VAAS REAL ESTATE
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

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सत्यमेव जयते



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 श्रीमान् श्री ११००१५
 Dist Court Mathura

Dr. R. K. Kaurish

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Statutory Alert:

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

DEED OF ADMISSION CUM RETIREMENT

This deed is the supplementary deed of Partnership executed on 10th Day of Feb 2021.
This Deed of Partnership executed on this 21st day of October, 2022 between

Shri Meghshyam Varshney S/o Shri Harish Chand Varshney R/o 238, Gopinath Bazar, Vrindavan Mathura – 281121, PAN – AEIPV0718A (hereinafter called **Party of the First Part**)

Divya Kaushik D/o Shri Ramesh Chand Kaushik R/o C-16, Geeta Enclaves, Bank Colony, Krishna Nagar, Mathura, Uttar Pradesh-281004 PAN – CUOPK8726P (hereinafter called **Party of the Second Part or Retirement Partner**)

Sweta Kaushik D/o Shri Suresh Chand Kaushik R/o 12-B, Geeta Enclaves, Bank Colony, Krishna Nagar, Mathura, Uttar Pradesh, 281004 PAN – DYRPK4362M (hereinafter called **Party of the Third Part**)

Ashish Kaushik S/o Shri Ramesh Chand Kaushik R/o C-16, Geeta Enclaves, Bank Colony, Krishna Nagar, Mathura, Uttar Pradesh-281004 PAN – AUEPK0557A (hereinafter called **Party of the Fourth Part**)

Vandana Bhargava w/o Neeraj Sharma R/o H. No- A-62, Sector 39, Near Golf Course Metro Station, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301 PAN – BIRPB3790E (hereinafter called **New Partners or Party of the Fifth Part**)

Mansi Kaushik D/o Ramesh Chandra Kaushik R/o H.No-16C Bank Colony, Krishna Nagar, Mathura, Uttar Pradesh-281004 PAN – INJPK1324M (hereinafter called **New Partners or Party of the Sixth Part**)

Raj Kumar S/o Shri Pratap Singh R/o A-5-6 Moti Kunj Extension, Mathura, Uttar Pradesh-281004 PAN – INJPK1324M (hereinafter called **New Partners or Party of the Seventh Part**)

WHEREAS –

1. The Continuing Partner and the New Partners are carrying on business in partnership in the same name of M/s **BRAJ VAAS REAL ESTATE**.
2. The Continuing partner have agreed to admit the New Partners for expansion of Business.
3. The New Partner introduce the capital in proportion to their respective shares in the partnership. The partners shall be entitled to share the profits and bear the losses of the partnership in proportion to their respective shares in the partnership.

BRIJ VAAS REAL ESTATE

Ravindra
PARTNER

BRIJ VAAS REAL ESTATE

Divya Kaushik
PARTNER

BRIJ VAAS REAL ESTATE

Shweta
PARTNER

मंसि काशिक

BRIJ VAAS REAL ESTATE

Ashish
PARTNER

BRIJ VAAS REAL ESTATE

Bhargava
PARTNER

BRIJ VAAS REAL ESTATE

Mansi Kaushik

PARTNER

4. The old partners shall be liable for the debts, liabilities and obligations of the old partnership and they shall indemnify and keep indemnified the new partner and also all the assets and rights of the partnership firm against such debts, liabilities and obligations and against all proceedings, costs, claims and expenses in respect thereof.
5. That the Capital of Retiring Partner treated as unsecured loan to firm from the date of retirement and firm paid as unsecured loan.
6. Following Lands belonging to Partner have been hereby contributed as capital of the partner to the partnership firm and such lands shall in the form of Stock in trade of this partnership firm name M/s Braj Vaas Real Estate and also the firm shall be treated as owner of all lands details given below.
 - Land area 0.39654 hectare situated at Khata No 00018 Khasra No 198 Mauja Magera Tehshil & District, Mathura Registered at Bahi No 01 Jild No 17462 Page No 245 to 256 Document no 12917 Dated 28.06.2022 Purchased in the name of Ravi Kumar and value for Firm as Capital of Ravi Kumar is Rs.11,18,624/-
 - Land area 0.574186 hectare situated at Khata No 00018 Khasra No 198 Mauja Magera Tehshil & District, Mathura Registered at Bahi No 01 Jild No 17462 Page No 205 to 216 Document no 12914 Dated 28.06.2022 Purchased in the name of Ravi Kumar and value for Firm as Capital of Ravi Kumar is Rs.16,17,383/-
 - Land area 0.453566 hectare situated at Khata No 00018 Khasra No 198 Mauja Magera Tehshil & District, Mathura Registered at Bahi No 01 Jild No 17463 Page No 41 to 54 Document no 12932 Dated 28.06.2022 Purchased in the name of Ravi Kumar and value for Firm as Capital of Ravi Kumar is Rs.12,78,731/-
 - Land area 0.377632 hectare situated at Khata No 00018 Khasra No 198 Mauja Magera Tehshil & District, Mathura Registered at Bahi No 01 Jild No 17462 Page No 313 to 324 Document no 12922 Dated 28.06.2022 Purchased in the name of Ravi Kumar and value for Firm as Capital of Ravi Kumar is Rs.10,65,462/-
 - Land area 0.18128 hectare situated at Khata No 00018 Khasra No 198 Mauja Magera Tehshil & District, Mathura Registered at Bahi No 01 Jild No 17462 Page No 371 to 384 Document no 12926 Dated 28.06.2022 Purchased in the name of Ravi Kumar and value for Firm as Capital of Ravi Kumar is Rs.16,17,383/-
 - Land area 0.1640 hectare situated at Khata No 01119 Khasra No 407 Mauja Ral Tehshil & District, Mathura Registered at Bahi No 01 Jild No 11294 Page No 203 to 214 Document no 15069 Dated 14.09.2022 Purchased in the name of Ravi Kumar and value for Firm as Capital of Ravi Kumar is Rs.6,24,980/-
 - Land area 0.1640 hectare situated at Khata No 01119 Khasra No 407 Mauja Ral Tehshil & District, Mathura Registered at Bahi No 01 Jild No 17684 Page No 357 to 368 Document no 19684 Dated 14.09.2022 Purchased in the name of Ravi Kumar and value for Firm as Capital of Ravi Kumar is Rs.6,24,980/-



BRIJ VAAS REAL ESTATE
 Partner
 Ravi Kumar

BRIJ VAAS REAL ESTATE
 Partner
 Anurag Kaushik

BRIJ VAAS REAL ESTATE
 Partner
 Shree

अनुराग काशिक

BRIJ VAAS REAL ESTATE
 Partner
 Ashish

BRIJ VAAS REAL ESTATE
 Partner
 Abhinav

BRIJ VAAS REAL ESTATE
 Partner
 Anurag Kaushik

7. All the term and condition regarding this partnership shall be same mentioned in original partnership dated 10th Day of Feb 2021 except the following conditions.

- That the bank account or accounts have been and shall be maintained in the name of the firm and shall be operated by Meghshyam Varshney and Ashish Kaushik Jointly.
- The Continuing Partner and the new partner are agreed to share the profit and loss of firm as per ratio given below:-

<u>Name of Partner</u>	<u>Share of Profit</u>
1. Meghshyam Varshney	20%
2. Sweta Kaushik	8%
3. Ashish Kaushik	50%
4. Vandana Bhargava	6%
5. Mansi Kaushik	8%
6. Ravi Kumar	8%

Braj Vard

- That any purchase deed /agreement to purchase and all documents related to purchase thereof etc. shall be executed by signature of any partner out of all six partners and the Sale deed and agreement to sale and all documents related to sale thereof shall be executed by signature of any partner from first and second part of this firm. Deeds / agreements so executed shall be binding on all partners and firm.



In witness whereof the aforesaid parties have set their hand to this deed on the date hereto first mentioned, in the presence of:

WITNESSES

- 1.
- 2.

SIGNATURES OF PARTNERS

1. MEGHSHYAM VARSHNEY
2. DIVYA KAUSHIK
3. SWETA KAUSHIK
4. ASHISH KAUSHIK
5. VANDANA BHARGAVA
6. MANSI KAUSHIK
7. RAVI KUMAR

the contents of the above
 Dec. to S. No. 22
 Sw. No. 22
 on 22/10/22
 S.No. 22
 at my office and charged fees Rs.

Rohit Singh
 Notary
 Dist. Court, Mathura

Meghshyam Varshney
 Notary
 Dist. Court, Mathura
 ॐ महचानक