

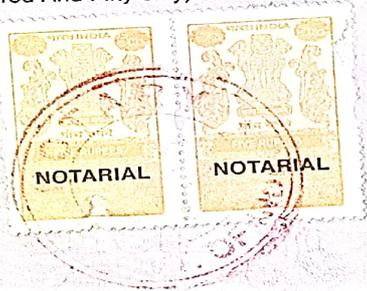


INDIA NON JUDICIAL
Government of Uttar Pradesh

Sharma
SUMIT CHATURVEDI
ACC ID: UP14104004
MATHURA

e-Stamp

Certificate No.	:	IN-UP16957216108967U
Certificate Issued Date	:	07-Oct-2022 11:18 AM
Account Reference	:	NEWIMPACC (SV)/ up14104004/ MATHURA/ UP-MTH
Unique Doc. Reference	:	SUBIN-UPUP1410400426598960320563U
Purchased by	:	GIRRAJ LAND
Description of Document	:	Article 46 Partnership
Property Description	:	NA
Consideration Price (Rs.)	:	
First Party	:	GIRRAJ LAND
Second Party	:	NA
Stamp Duty Paid By	:	GIRRAJ LAND
Stamp Duty Amount(Rs.)	:	750 (Seven Hundred And Fifty only)



Please write or type below this line



GIRRAJ LAND
Partner

GIRRAJ LAND
Ashish
Partner

GIRRAJ LAND
Partner

GIRRAJ LAND
Partner

GIRRAJ LAND
Mansi Kaushek
Partner

GIRRAJ LAND
Pooja Kaushek
Partner

Ashish

Mansi Kaushek

Pooja Kaushek

Pooja Kaushek

JD 0013943532

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at 'www.shellestamp.com' or using e-Stamp Mobile App of State holding.
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- The user of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

PARTNERSHIP DEED

This Partnership Deed is executed on this 07th Day Oct 2022 (Seven day of October Two Thousand Twenty Two) among:-

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**)

Ashish Kaushik S/o Ramesh Chandra Kaushik R/o H.No-16C Bank Colony, Krishna Nagar, Mathura, Uttar Pradesh-281004, PAN - AUEPK0557A (hereinafter called **Party of the Second Part**)

Sweta Kaushik D/o Suresh Chandra Kaushik R/o H. No-12B, Geeta Enclaves, Bank Colony, Krishna Nagar, Mathura, Uttar Pradesh-281004 PAN – DYPK4362M (hereinafter called **Party of the Third 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 **Party of the Fourth Part**)

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

Divya Kaushik D/o Ramesh Chandra Kaushik R/o H.No-16C Bank Colony, Krishna Nagar, Mathura, Uttar Pradesh-281004PAN – CUOPK8726P (hereinafter called **Party of the Sixth Part**)

WHEREAS the partners as aforesaid now desire to start a new entity under the name and style 'M/S GIRRAJ LAND' 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.

NOW THIS INDENTURE WITNESSETH AS UNDER

1. That the name and style of the business of the new partnership firm shall be 'M/S GIRRAJ LAND' 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 C-16, Geeta Enclaves, Bank Colony, Krishna Nagar, Mathura-281004 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 07th day of October 2022.

मेघश्याम वारशनी
MS

Ashish
AK

Sweta
SK

Vandana
VB

Mansi Kaushik
MK

Divya Kaushik
DK

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 Profit and Loss including Capital Profit or Loss if any shall be divided among the partners in the following ratio –

1.	Meghshyam Varshney	20%
2.	Ashish Kaushik	50%
3.	Sweta Kaushik	8%
4.	Vandana Bhargava	8%
5.	Mansi Kaushik	8%
6.	Divya Kaushik	6%

6. That the partnership shall be at will and any partner may retire by giving one month notice in writing. In the event of the death of any partners, one of the legal heir of the deceased partner shall become the partner of the firm and in the event the legal heir show his/her denial to continue in the firm on behalf of deceased partner, He/she shall be paid the Capital balance amount calculated as on the date of the death of the deceased partner.
7. 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 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.

8. 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 Girraj Land and also the firm shall be treated as owner of all lands details given below.

Land area 0.931215 hectare situated at Khata No 00086 Khasra No 408 Mauja Ral Tehshil & District, Mathura Registered at Bahi No 01 Jild No 17665 Page No 201 to 214 Document no 19152 Dated 07.09.2022 Purchased in the name of Ashish Kaushik and value for Firm as Capital of Ashish Kaushik is Rs.35,85,010/-

Land area 0.838785 hectare situated at Khata No 00086 Khasra No 408 Mauja Ral Tehshil & District, Mathura Registered at Bahi No 01 Jild No 17665 Page No 175 to 186 Document no 19150 Dated 07.09.2022 Purchased in the name of Ashish Kaushik and value for Firm as Capital of Ashish Kaushik is Rs.32,28,860/-

- Land area 0.557333 hectare situated at Khata No 207 Khasra No 397 Mauja Ral Tehshil & District, Mathura Registered at Bahi No 01 Jild No 9531 Page No 331 to 360 Document no 8837 Dated 13.05.2013 Purchased in the Joint name with Vasdev Prasad Agrawal and Deepak Agrawal by Meghshyam Vashney and transfer his 1/3rd share in firm and value for Firm as Capital of Meghshyam Varshney is Rs.12,21,167/-



M S
गिरराज भूमि

Mansi Kaushik
M.K.

Ashish
Ashish

Divya Kaushik
D.K.

Sweta
S.K.

Vandana
V.B.

- Land area 0.392333 hectare situated at Khata No 526 Khasra No 398 Mauja Ral Tehshil & District, Mathura Registered at Bahi No 01 Jild No 9531 Page No 301 to 330 Document no 8836 Dated 13.05.2013 Purchased in the Joint name with Vasdev Prasad Agrawal and Deepak Agrawal by Meghshyam Vashney and transfer his 1/3rd share in firm and value for Firm as Capital of Meghshyam Varshney is Rs.12,21,167/-

9. 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.
10. 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.
11. That the partners are entitled to vary, change, amend, add, delete, or substitute any of the aforesaid provisions of this Partnership Deed.
12. That the interest @ 12% per annum or as per Income Tax Act if charged will be credited in the partners capital account on credit balance .
13. That All Partners shall be working partners as they shall be responsible for conducting the affairs of the business to the best of their knowledge and ability. They shall be entitled to remuneration for their services as per provisions of section 40(b) of the Income Tax Act and such remuneration will be credited annually in the capital account at the end of the year.

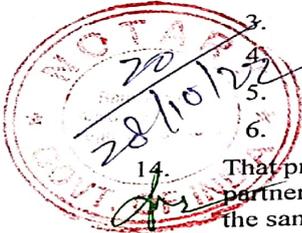
1.	Meghshyam Varshney	20%
2.	Ashish Kaushik	50%
3.	Sweta Kaushik	8%
4.	Vandana Bhargava	8%
5.	Mansi Kaushik	8%
6.	Divya Kaushik	6%

14. That proper books of accounts shall be kept by partners at the place of business and each partner shall at all reasonable times be entitled to have access to and to take copies of the same.

15. That Profit/Loss of Firm shall be determined on 31st March of every year, Respective share of Profit/Loss shall debited/credited to capital accounts of partners.

16. 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 Meghshyam Varshney or Ashish Kaushik.

17. 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 by Joint signature of Meghshyam Varshney and Ashish Kaushik.



मि. मन्सि काउशिक

Mansi Kaushik
MK

Aie Ashish

Divya Kaushik
DK

Sweta
SK

Vandana
VK

18. 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.

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

Meghshyam Varshney

1. MEGHSHYAM VARSHNEY

Ashish

2. ASHISH KAUSHIK

Sweta

3. SWETA KAUSHIK

Vandana

4. VANDANA BHARGAVA

Mansi Kaushik

5. MANSI KAUSHIK

Divya Kaushik

6. DIVYA KAUSHIK



The Contents of the affidavit
Document and exhibit
to Shri. *Meghshyam Varshney*
Sworn in and by Shri. *Rohit*
on oath attended to by me
S.No. *20* has been recorded
at my office and charges fees Rs. *20/10/22*

Rohit
Rohit Singh
Advocate
Distt. Court, Matnua

Meghshyam Varshney
मे श्री *Meghshyam Varshney*
को वाक्य है *Rohit* को समझ
मेरे वाक्य / वाक्य को समझ है
Rohit
मेरे वाक्य को समझ है

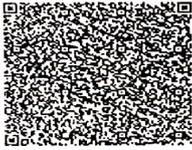
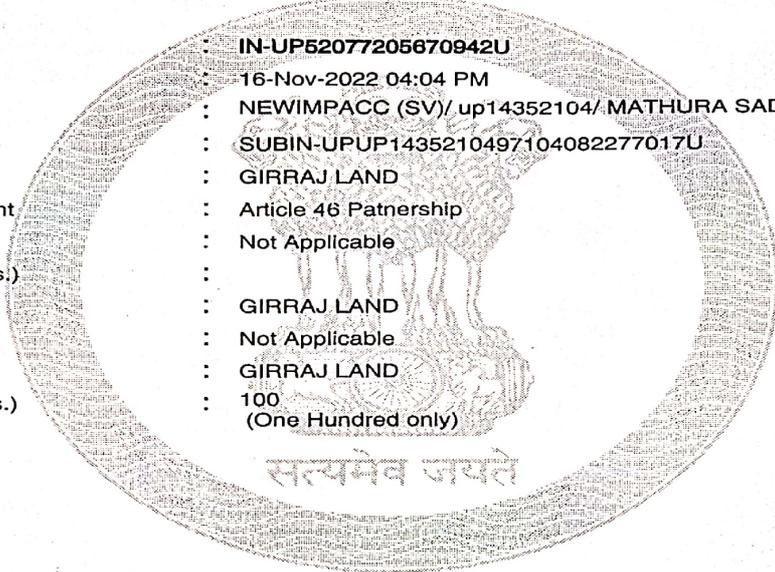


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Certificate No.	: IN-UP52077205670942U
Certificate Issued Date	: 16-Nov-2022 04:04 PM
Account Reference	: NEWIMPACC (SV)/ up14352104/ MATHURA SADAR/ UP-MTH
Unique Doc. Reference	: SUBIN-UPUP1435210497104082277017U
Purchased by	: GIRRAJ LAND
Description of Document	: Article 46 Patnership
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: GIRRAJ LAND
Second Party	: Not Applicable
Stamp Duty Paid By	: GIRRAJ LAND
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

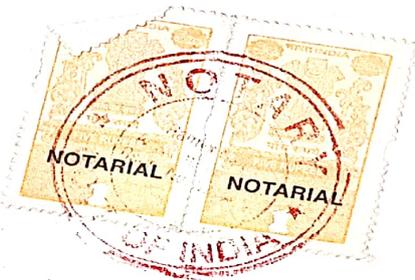
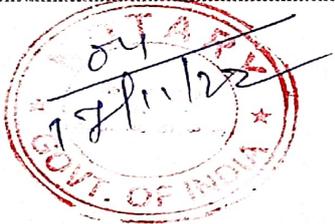


2100



IN-UP52077205670942U

Please write or type below this line



for
NOTARIAL STAMP
Ramesh Singh
Advocate Notary
Dist. Court Mathura

मेधन्याय वाच्यम्
MS Ashish
HK

[Signature]
S.K

[Signature]
D.K

[Signature]
M.K

[Signature]
D.K

Statutory Alert:

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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.

DEED OF RETIREMENT

This deed is the supplementary deed of Partnership executed on 07th Day of Oct 2022.
This Deed of Partnership executed on this 16th day of November, 2022 between

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**)

Ashish Kaushik S/o Ramesh Chandra Kaushik R/o H.No-16C Bank Colony, Krishna Nagar, Mathura, Uttar Pradesh-281004, PAN - AUEPK0557A (hereinafter called **Party of the Second Part**)

Sweta Kaushik D/o Suresh Chandra Kaushik R/o H. No-12B, Geeta Enclaves, Bank Colony, Krishna Nagar, Mathura, Uttar Pradesh-281004 PAN – DYRPK4362M (hereinafter called **Party of the Third 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 **Party of the Fourth Part**)

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

Divya Kaushik D/o Ramesh Chandra Kaushik R/o H.No-16C Bank Colony, Krishna Nagar, Mathura, Uttar Pradesh-281004PAN – CUOPK8726P (hereinafter called **Party of the Sixth Part or Retiring Partner**)

Now the parties of Sixth Part have decided to retire from the firm and in their place the continuing partner has decided to run the reconstituted firm as per the terms and conditions in w.e.f. 16.11.2022 as under:-

1. That the partnership business shall be carried on under the existing name and style of M/s **GIRRAJ LAND** at registered office situated at **C-16, Geeta Enclaves, Bank Colony, Krishna Nagar, Mathura-281004** such other name or names and/or at such other place or places as the partners may agreed upon.
2. The said Partnership between the Continuing Partner will continue hereafter on the same terms and conditions as are contained in the Original Deed of Partnership Executed dated 07.10.2022.
3. The Continuing 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.

मेघश्याम वारशनी
MS

ASHISH
Ashish

Sweta
S.K

Vandana
V.B

Mansi Kaushik
M.K

Divya Kaushik
D.K

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 Girraj Land and also the firm shall be treated as owner of all lands details given below.
 - Land area 1.0030 hectare situated at Khata No 00963 Khasra No 399 Mauja Ral Tehshil & District, Mathura Registered at Bahi No 01 Jild No 17739 Page No 271 to 282 Document no 21628 Dated 17.10.2022 Purchased in the name of Ashish Kaushik and value for Firm as Capital of Ashish Kaushik is Rs.37,96,940/-
7. That after retirement of Divya Kaushik The Continuing Partner are agreed to share the profit and loss of firm as per ratio given below:-

Girraj Land



<u>Name of Partner</u>	<u>Share of Profit</u>
1. Meghshyam Varshney	20%
Sweta Kaushik	8%
3. Ashish Kaushik	56%
4. Vandana Bhargava	8%
5. Mansi Kaushik	8%

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. ASHISH KAUSHIK
3. SWETA KAUSHIK
4. VANDANA BHARGAVA
5. MANSI KAUSHIK
6. DIVYA KAUSHIK

I hereby certify that the above mentioned document is the true and correct copy of the original document as shown to me and I have signed and sealed this certificate at my office and charge fees Rs. _____

Meghshyam Varshney
for

Meghshyam Varshney
 District Notary
 Distt. Court, Mathura

Meghshyam Varshney
 को जानता हूँ क्योंकि मैंने
 निम्न बाबत / चरणों में कि मैंने
 150 अक्षरों में