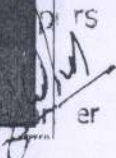


233/21



उत्तर प्रदेश UTTAR PRADESH

AG 568751

For Aradhya Developers

Partner


For Aradhya Developers

Partner


For Aradhya Developers

Partner

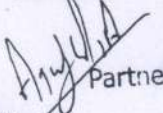

THIS INSTRUMENT OF PARTNERSHIP is made on this 24th day of July, 2021 among the following;

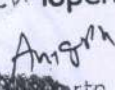
1. Ajay Kumar Gupta S/o Shri Pramod Kumar Gupta R/o 102, Gandhi Nagar, Agra aged about 41 years

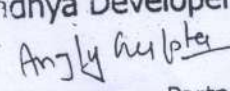
1st party.

2. Anu Gupta S/o Shri Pramod Kumar Gupta R/o 102, Gandhi Nagar, Agra aged about 37 years

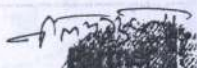
2nd party.

For Aradhya Developers

Partner


For Aradhya Developers

Partner


For Aradhya Developers

Partner


For Aradhya Developers




क्रम संख्या 1
स्टाम्प विक्रय की तिथि 24/3/2024
स्टाम्प क्रय करने की प्रयोजन काम
स्टाम्प क्रेता का नाम व पता श्री/श्रीमती सार्वजनिक सेवा मण्डल
स्टाम्प की धनराशि 500/- रुपये 102 ग्रा.मी.मी.
साधवेन्द्र सिंह सार्वजनिक सेवा मण्डल
नाइसेन्स नं. 199, अदालत 31 मार्च 2022
सरकार महाराष्ट्र शासन



215



उत्तर प्रदेश UTTAR PRADESH

AG 568752

For /



RS
श्री गुप्ता

Partner

3. Smt. Anjali Gupta W/o Shri Ajay Kumar Gupta R/o 102, Gandhi Nagar, Agra aged about 41 years

..... 3rd party.

4. Smt. Neelam Gupta W/o Shri Anu Kumar Gupta R/o 102, Gandhi Nagar, Agra aged about 37 years

..... 4th party.

All the parties are major, individual and resident of India.

Whereas the above parties have been carrying on the business as real estate developers, promoters, builders, contractors and colonizers in partnership under the name and style of M/s ARADHYA DEVELOPERS with its principal place of business at 102, GANDHI NAGAR, AGRA under the terms and conditions of partnership deed dated 07th July, 2014 read with addendum dated 1st January, 2015.

For Aradhy Developers

Anjali Gupta
Partner

For Aradhy Developers

Anjali Gupta
Partner

For Aradhy Developers

Anjali Gupta
Partner

For Aradhy Developers

Anjali Gupta

क्रम संख्या 2
स्टाम्प विक्रय की तिथि 24/2/2022
स्टाम्प क्रय करने का प्रयोजन शांति
स्टाम्प क्रेता का नाम व पता राजा हर सागर - 1 -
स्टाम्प की धनराशि 500/-
राघवेन्द्र सिंह राजा
नाइसेन्स नं० 199, अवधि 31 मार्च 2022
सदर तहसील आगरा



Now all the parties to this deed wish to construct a new partnership deed embodying various terms and conditions between them with effect from 24th day of July, 2021

Now this deed of partnership witnesses as under –

1. That the main business of the firm shall be run under the name and style of M/s Aradhya Developers with its principal place of the business at 102, Gandhi Nagar, Agra and any branch office or offices may also be opened by the mutual consent of the parties.
2. That the partnership shall be with effect from w.e.f. 7th day of July 2014, when each partner joined the partnership firm. However, this deed of partnership shall be effective from 24th day of July, 2021.
3. That the partnership has been constituted with the purpose of owning and developing the plots of land and / or to do construction thereon and to sale the constructed or non-constructed plots / buildings / properties so developed and to carry on the business as real estate developers, promoters, builders, contractors and colonizers.
4. That each party is financing party and they will contribute capital as may be required and mutually decided for efficient working of the partnership business and therefore a maximum stamp duty of Rs. 750/- is hereby paid.

For Aradhya Developers


Partner

For Aradhya Developers


Partner

For Aradhya Developers


Partner

For Aradhya Developers


Partner

आवेदन सं०: 202100766031793

भागीदारी विलेख

बही सं०: 4

रजिस्ट्रेशन सं०: 233

वर्ष: 2021

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 60 योग : 160

श्री आराध्या डवलपर्स द्वारा
अजय कुमार गुप्ता अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री प्रमोद कुमार गुप्ता
व्यवसाय : अन्य
निवासी: 102 गांधीनगर आगरा



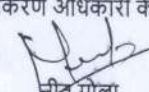
श्री, आराध्या डवलपर्स द्वारा

अजय कुमार गुप्ता अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 24/07/2021
एवं 01:12:56 PM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


नीतू गोला
उप निबंधक : सदर प्रथम
आगरा
24/07/2021
प्रकाश मुरारिपन लिपिक
निबंधक लिपिक

5. That the partners shall be entitled to have interest @12% p.a. on their capital invested and / or credited with the firm from the day of start of business operations and thereafter. If there is loss or the profit before remuneration to partners & interest to the partners' capital is insufficient to pay interest to the partners, the interest shall be paid proportionately to the partners to the extent of availability of profit. The rate of interest may be reduced or increased with the mutual consent of the parties.

6. That the profit or loss as the case may be of the partnership business as per the accounts maintained by the partnership firm after deducting all trading and business expenses of the partnership as well as interest and remuneration payable to the partners in accordance with the deed of partnership shall be divided and distributed among the partners in the following ratio:

1. Ajay Kumar Gupta	1 st party	-	25%
2. Anu Gupta	2 nd party	-	25%
3. Smt. Anjali Gupta	3 rd party	-	25%
4. Smt. Neelam Gupta	4 th party	-	25%

7. That the bank account / accounts of the partnership firm shall be kept in such bank / banks as the partners agreed upon from time to time. It shall be operated jointly or severally by the partners as mutually decided among the partners of the firm.

8. That the proper books of accounts of the partnership firm shall be kept wherein all the transactions relating to the partnership business shall be recorded and P/L a/c and Statement of Affairs shall be prepared on 31st March every year with the mutual consent of the partners:

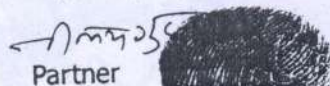
For Aradhya Developers

 Partner

For Aradhya Developers

 Partner

For Aradhya Developers

 Partner

For Aradhya Developers

Anjali Gupta 

आवेदन सं०: 202100766031793

बही सं०: 4

रजिस्ट्रेशन सं०: 233

वर्ष: 2021

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

श्री आराध्या डवलपर्स के द्वारा अजय कुमार गुप्ता, पुत्र श्री प्रमोद
कुमार गुप्ता

निवासी: 102 गांधीनगर आगरा

व्यवसाय: अन्य

भागीदार: 2

Ajaya



श्री आराध्या डवलपर्स के द्वारा अनु गुप्ता, पुत्र श्री प्रमोद कुमार
गुप्ता

निवासी: 102 गांधीनगर आगरा

व्यवसाय: अन्य

भागीदार: 3

Anu



श्रीमती आराध्या डवलपर्स के द्वारा अंजली गुप्ता, पत्नी श्री अजय
कुमार गुप्ता

निवासी: 102 गांधीनगर आगरा

व्यवसाय: अन्य

भागीदार: 4

Anjali



श्रीमती आराध्या डवलपर्स के द्वारा नीलम गुप्ता, पत्नी श्री अनु
कुमार गुप्ता

निवासी: 102 गांधीनगर आगरा

व्यवसाय: अन्य



9. That in the case of death of any party to this deed, the partnership shall not be dissolved and the same shall be carried on the same terms and conditions by the surviving parties or parties along with legal heir of the deceased partner.
10. That the terms and conditions of this partnership may be altered, varied, rescind, modified and / or added to by mutual consent of the partners.
11. That the Partners shall be empowered to represent the partnership firm or to appoint any representative for any work concerning court of law, Income Tax, GST, Police, Revenue Department, Labour court any other government and semi government.
12. That the firm shall be entitled to take any loan or limit from any bank, financial institution or any other party for the purpose of its business.
13. That none of the parties shall sale, pledge, charge or otherwise mortgage their share or any part thereof to a stranger without written consent of the party or parties.
14. That in the case of dispute between the parties the matter first shall be referred to arbitration and shall be decided as per the provision of "Arbitration and Conciliation Act" 1996 and if such appointment is not possible the party/ies shall have right to recourse at the court of law.
15. That save as otherwise provided in this deed of partnership mutual rights, duties and obligations of the parties shall be governed by the INDIAN PARTNERSHIP ACT, 1932.

For Aradhya Developers



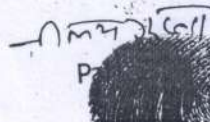
Amritha
Partner

For Aradhya Developers



Amritha
Partner

For Aradhya Developers



Amritha
Partner

For Aradhya Developers

Amritha
Partner



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता : 1

श्री राजेश कुमार, पुत्र श्री दयाशंकर

निवासी: १/३९ भोगीपुरा शाहगंज आगरा

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री जल सिंह, पुत्र श्री किशन सिंह

निवासी: सोहल्ला आगरा

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

नीतू गोता

उप निबंधक : सदर प्रथम
आगरा

प्रकाश नारायण लिपिक
निबंधक लिपिक

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी :



16. That is to be understood that by virtue of addendum dated 01.01.2015 to the main partnership deed dated 07.07.2014, land measuring 5700 sq. meter. of Smt. Anjali Gupta and Smt. Neelam Gupta situated at Khasra No. 115, Mauza Jaganpur, Dayalbagh, Agra had become the property of the partnership firm as per terms and conditions given in addendum dated 01.01.2015.
17. That on the above land mentioned above in para no. 5, the partnership firm is developing residential plotted colonies in the name of Aradhya Green and Harsh Green after getting necessary approvals from Agra Development Authority.

In witness whereof all the parties put their signatures on this deed of partnership on this 24th day of July, 2021 at Agra. Drafted by self.

Signature of Witnesses

1. Rajesh Kumar S/o Shri Dya
Shankar R/o 8/543
Bhogipura Shahganj Agra

Rajesh

2. Jal Singh S/o Shri Krishan Singh
R/o. Sohella Agra

Jal Singh

Signature of Executants

For Aradhya Developers

1.
Ajay Kumar Gupta Partner

For Aradhya Developers

2.
Anu Gupta Partner

For Aradhya Developers

3.
Smt. Anjali Gupta Partner

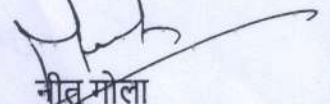
For Aradhya Developers

4.
Smt. Neelam Gupta Partner

आवेदन सं०: 202100766031793

बही संख्या 4 जिल्द संख्या 1039 के पृष्ठ 263 से 274 तक क्रमांक
233 पर दिनांक 24/07/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



नील मोला

उपनिबंधक : सदर प्रथम

आगरा

24/07/2021

