

सेवा में,

दिनांक— 21-09-2021

श्रीमान तकनीकी सलाहकार,
उत्तर प्रदेश भू-सम्पदा विनियामक प्राधिकरण,
नवीन भवन, राज्य नियोजन संस्थान,
कालाकांकर हाऊस, पुराना हैदराबाद,
लखनऊ— 226007

विषय— उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण (उ0प्र0 रेरा) में परियोजना **Green Park**
जनपद **Baghpat** आवेदन आई0डी0 नं0 **ID300757** के उ0प्र0 रेरा में पंजीयन के संबंध
में।

महोदय,

कृपया अपने पत्रांक संख्या 0909211/यू0पी-रेरा/परि0पंजी0/2021-22 दिनांकित
09-09-2021 का संदर्भ लेने का कष्ट करें, जिसमें आपके द्वारा विषयक आवेदन के
परीक्षण उपरान्त कमियाँ इंगित करते हुए उक्त का स्पष्टीकरण चाहा है, जोकि निम्न प्रकार
है:-

1. यह कि, प्रमोटर द्वारा उक्त पार्टनरशिप फर्म के पंजीयन प्रमाण पत्र
(Registration Certificate) दिनांकित 09-09-2021 की प्रति यू0पी0 रेरा
पोर्टल पर अपलोड कर दी गयी है। (उक्त की छायाप्रति इस पत्र के साथ
संलग्नक-1 के रूप में भी प्रेषित है)

प्रमोटर द्वारा Brief Details of Enterprise को माननीय यू0पी0 रेरा के पोर्टल
पर अपलोड कर दिया गया है। (उक्त की छायाप्रति इस पत्र के साथ संलग्नक-2
के रूप में भी प्रेषित है)

For LAXMI ASSOCIATES

Partner

-
- Regd Office & Corporate Office : M-78, Laxmi Nagar, Delhi-110092
 - Site Office : Sarai Road, Opposite New Anaj Market, Faraut, Uttar Pradesh
 - Email : laxmiassociates66@gmail.com
 - Website : www.thegreenpark.in

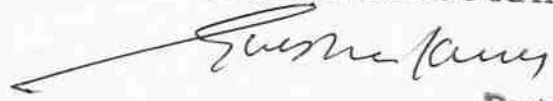


2. यह कि, विषयक परियोजना के आवेदक, एक साझेदारी फर्म (Partnership Firm) है, जिसका साझेदारी विलेख (Partnership Deed) दिनांकित 15-12-2011 संलग्न है, (उक्त की छायाप्रति इस पत्र के साथ संलग्नक-3 के रूप में भी प्रेषित है) जिसमें निम्न साझेदार अंकित हैं:— Mr. Amit Chaudhary, Mr. Girish Anand, Mr. Shyam Sunder Chaudhary, Mr. Harish Sharma.

फर्म M/s Laxmi Associates उपरोक्त द्वारा, विषयक परियोजना के विकास हेतु मानचित्र स्वीकृत किये जाने के लिए बडौत बागपत खेकड़ा औद्योगिक विकास प्राधिकरण (BBKDA) में दिनांक 02-07-2013 को आवेदन किया गया तथा उपरोक्त साझेदारी विलेख (Partnership Deed) में अंकित उस समय के साझेदार श्री हरीश शर्मा सहित अन्य पार्टनर्स Mr. Amit Chaudhary, Mr. Girish Anand, Mr. Shyam Sunder Chaudhary, के विकास प्राधिकरण में स्वीकृति हेतु प्रेषित किये गये मानचित्रों पर नाम अंकित किये गये।

तदोपरान्त M/s Laxmi Associates से श्री हरीश शर्मा ने साझेदार के रूप में अपने को पूर्ण रूप से विरक्त कर लिया, तथा श्री गुलशन कुमार साझेदार के रूप में उक्त फर्म M/s Laxmi Associates में सम्मिलित हुए, जोकि आज तक उक्त फर्म के साझेदार चले आते हैं। इस संबंध में M/s Laxmi Associates द्वारा संशोधित साझेदारी विलेख (Amended Partnership Deed) दिनांकित 04-04-2018 को पंजीकृत कराते हुए उक्त साझेदारी परिवर्तन को, रजिस्ट्रार ऑफ फर्म्स, नई दिल्ली में भी अंकित करा दिया गया। (छायाप्रति इस पत्र के साथ संलग्नक-4 के रूप में भी प्रेषित है)

For LAXMI ASSOCIATES


Partner

उक्त साझेदारी परिवर्तन की सूचना, बडौत बागपत खेकडा औधोगिक विकास प्राधिकरण (BBKDA) को भी प्रेषित की जा चुकी है। विकास प्राधिकरण द्वारा

विषयक परियोजना के मानचित्र M/s Laxmi Associates के पक्ष में पत्र संख्या 25/13/बा0 ब0 खे0 वि0 प्रा0/अधि0/अनु0/2021-22 दिनांक 02-08-2021 द्वारा स्वीकृत किये गये हैं, जिस पर श्री गुलशन कुमार सहित उक्त फर्म के अन्य साझेदारों Mr. Amit Chaudhary, Mr. Girish Anand, Mr. Shyam Sunder Chaudhary के नाम अंकित हैं।

3. यह कि, प्रमोटर द्वारा Contractor Name and Address को यू0पी0 रेरा के पोर्टल पर अपलोड कर दिया गया है। (उक्त की छायाप्रति इस पत्र के साथ संलग्नक-5 के रूप में भी प्रेषित है)

प्रमोटर द्वारा Project Specifications को यू0पी0 रेरा के पोर्टल पर अपलोड कर दिया गया है एवं Development works (Brief Description) को उक्त पोर्टल पर अंकित कर दिया गया है। (उक्त की छायाप्रति इस पत्र के साथ संलग्नक-6 व संलग्नक-7 के रूप में भी प्रेषित है)

4. यह कि, प्रमोटर द्वारा Form-B शपथ पत्र को प्रोजेक्ट End date अंकित करते हुए यू0पी0 रेरा पोर्टल पर अपलोड कर दिया गया है। (उक्त की छायाप्रति इस पत्र के साथ संलग्नक-8 के रूप में भी प्रेषित है)

For LAXMI ASSOCIATES

Sanjeev Kumar
Partner



प्रमोटर लक्ष्मी एसोसियेट्स पार्टनरशिप फर्म के सभी साझेदारों (Partners) द्वारा साझेदार (Partner) श्री गुलशन कुमार के पक्ष में अथॉरिटी लेटर हस्ताक्षर कर जारी कर दिया गया है, जिसकी प्रति यू0पी0 रेरा पोर्टल पर अपलोड कर दी गयी है। (उक्त की छायाप्रति इस पत्र के साथ संलग्नक-9 के रूप में भी प्रेषित है)

उक्त प्रमोटर द्वारा परियोजना के बैंक एकाउंट को Yes Bank, शाखा-जनपद बागपत, में खोला गया है, जिसका विवरण निम्न प्रकार है-

- Account No.- 023672500000040
- Name of Account Holder- Laxmi Associates Separate Bank Account for Green Park
- Bank Name- Yes Bank Limited
- Branch Address- Ground Floor, Premises bearing No. 116, Ward No. 16, Delhi Road, Baghpat, U.P.-250611
- Branch Name- Baghpat Branch
- IFSC Code- YESB0000108

एवं उक्त बैंक एकाउंट की डिटेल्स को यू0पी0 रेरा के पोर्टल पर अपलोड कर दिया गया है। (उक्त की छायाप्रति इस पत्र के साथ संलग्नक-10 के रूप में भी प्रेषित है)

For LAXMI ASSOCIATES

Sulshan Kumar
Partner

-
- Regd Office & Corporate Office : M-78, Laxmi Nagar, Delhi-110092
 - Site Office : Sarai Road, Opposite New Anaj Mandi, Baraut, Uttar Pradesh
 - Email : laxmiassociates66@gmail.com
 - Website : www.thegreenpark.in



5. यह कि, प्रमोटर लक्ष्मी एसोसियेट्स, द्वारा खसरा नं०- 112, ग्राम गुराना, अमीनगर सराय रोड, बडौत, जनपद- बागपत, उत्तर प्रदेश, भू-क्षेत्रफल 33,120 वर्ग मीटर का विक्रय विलेख अपने पक्ष में दिनांक 04-01-2012 को निष्पादित कराते हुए उक्त का पंजीयन सब -रजिस्ट्रार कार्यालय, बडौत, बागपत में document No. 3323, Book No. 1, Volume No. 135, Page No. 323 to 514, द्वारा कराया। उक्त के संबंध में प्रमोटर द्वारा अद्यावधिक विधिवत हस्ताक्षरित खतौनी यू0पी0 रेरा पोर्टल पर अपलोड कर दी गई है। (उक्त की छायाप्रति इस पत्र के साथ संलग्नक-11 के रूप में भी प्रेषित है)
6. यह कि, उक्त प्रमोटर द्वारा CA. Certificate, Architect Certificate, Engineer Certificate, Proforma of Conveyance Deed and RA-1 (Three Separate Account Statement) से संबंधित अभिलेख यू0पी0 रेरा पोर्टल पर अपलोड कर दिये गये हैं। (उक्त अभिलेखों की छायाप्रति इस पत्र के साथ संलग्नक-12 के रूप में भी प्रेषित है)
7. यह कि, प्रमोटर द्वारा Development Work Plan, Electricity Supply Plan, Waste Disposal Plan and Water Supply Plan की स्पष्ट एवं पठनीय प्रति यू0पी0 रेरा पोर्टल पर अपलोड कर दी गयी हैं। (उक्त मानचित्रों की छायाप्रति इस पत्र के साथ संलग्नक-13 के रूप में भी प्रेषित है)
8. यह कि, माननीय विनियामक प्राधिकरण द्वारा परियोजना से संबंधित प्रमोटर को निर्देशित किया गया शपथ पत्र यू0पी0 रेरा पोर्टल पर अपलोड कर दिया गया है। (उक्त शपथ पत्र की छायाप्रति इस पत्र के साथ संलग्नक-14 के रूप में भी प्रेषित है)

For LAXMI

Partner



अतः उक्त स्पष्टीकरण के आलोक में माननीय विनियामक प्राधिकरण से निवेदन है कि, उक्त परियोजना को पंजीयन प्रदान करने की कृपा करें।

सधन्यवाद।

For LAXMI ASSOCIATES

गुलशन कुमार Partner

(पार्टनर)

Mobile No.- 8882413929

Email- laxmiassociates66@gmail.com

-
- Regd Office & Corporate Office : M-78, Laxmi Nagar, Delhi-110092
 - Site Office : Sarai Road, Opposite New Anaj Mandi, Baraut, Uttar Pradesh
 - Email : laxmiassociates66@gmail.com
 - Website : www.thegreenpark.in



सत्यमेव जयते

FORM B

[RULE-8]

Acknowledgement of Registration of firm of the
Delhi Partnership (Registration of Firm) Rules, 1972

The Registrar of Firms, Delhi, hereby acknowledges the receipt of the statement prescribed by section 58(1) of the Indian Partnership Act, 1932.

The statement has been filed and the name of the firm: "**M/s LAXMI ASSOCIATES**" located at:- **M-78, JAGAT RAM PARK, LAXMI NAGAR, DELHI, DELHI** has been entered in the register of firm, as No. **70 / 2021** of **2021**.

Dated the **9th** day
of **Sep 2021**.

Registrar of Firms
O/o Deputy Commissioner (East)
Govt. of NCT of Delhi
L.M. Bundh, Shastri Nagar, Delhi-31




(Registrar East)

REGISTRAR OF FIRMS
(DISTRICT East)
GOVT. OF NCT OF DELHI

FORM-A 'REGISTER OF FIRMS'

MAINTAINED UNDER SECTION 59(1) OF THE 'INDIAN PARTNERSHIP ACT' 1932

1. REGISTRATION NO: **70/2021** Dated : 09th September 2021
 2. NAME OF THE FIRM: **M/s LAXMI ASSOCIATES**
 3. DATE OF COMMENCEMENT OF FIRM : 15-12-2011
 4. DATE OF DELIVERY OF STATEMENT
 UNDER SUB SECTION(1) OF SECTION 58 : 09-08-2021
 5. LATE PRESENTATION FINE (If Applicable) : 1000/- (RECEIPT NO.4757/2021)
 6. DURATION OF THE FIRM : **AT WILL** 7. NO. OF PARTNERS : **Five (04)**
 8. FIRM ADDRESS/PRINCIPAL PLACE OF BUSINESS : **M-78, JAGAT RAM PARK, LAXMI NAGAR, DELHI-110092**
 9. NATURE OF BUSINESS: Construction and sale purchase of Property.

BASIC DETAILS:-

NAME OF PARTNERS & PERMANENT ADDRESS	DATE OF		REMA RKS	PRINCIPAL PLACE OF BUSINESS AND CHANGE THEREIN		REMARK
	JOINING	CESSATION		PARTICULARS OF PLACE	DATE OF CHANGE	
AMIT CHAUDHARY M-78, Jagat Ram Park, Laxmi Nagar, Shakarpur, Delhi-110092	15-11-2011			AS ABOVE		
GIRISH ANAND F-230 A, 2 nd Floor, Mangal Bazar, Laxmi Nagar, Shakarpur, Delhi-110092	15-11-2011			AS ABOVE		
SHYAM SUNDER CHAUDHARY G-237, Near Shiv Mandir Preet Vihar, Shakarpur, Delhi-110092	15-11-2011			AS ABOVE		
GULSHAN KUMAR 76, Bank Enclave, Laxmi Nagar Delhi-110092	04-04-2018			AS ABOVE		

10. DETAILS OF MINOR PARTNER (if any) : NIL 11. Date of Ratification/Exit of Minor : N/A
 12. OTHER PLACE OF BUSINESS : N/A
 13. CHANGE IN THE FIRM NAME : N/A
 14. DATE OF CHANGE IN FIRM NAME : N/A
 15. OTHER DETAILS:-

NAME OF PLACE	DATE OF		REMARK	FIRM NAME AS CHANGED	DATE OF CHANGE	REMARK	SL NO	DESCRIPTION OF DOCUMENT	DATE OF FILING	SIGNATURE OF REGISTRAR
	OPENING	CLOSING								
1	2	3	4	5	6	7	8	9	10	11
							01		09-08-2021	

Registrar of Firms
O/o Deputy Commissioner (East)
Govt. of NCT of Delhi
L.M. Bundh, Shastri Nagar, Delhi-31



(Registrar East)
REGISTRAR OF FIRMS
(DISTRICT EAST)
GOVT. OF NCT OF DELHI



About Company (Laxmi Associates)

Laxmi Associates is developing Plotted Development Green Park Project at Baraut, District Baghpat, Uttar Pradesh. There are Four Partners in this firm and Mr. Gulshan Kumar is leading this firm in real estate projects. Company underpins the age-old values of trust, business integrity and transparency along with a modern business model. It emphasises on an astute corporate conduct to create a difference in its chosen sphere. Other projects under the umbrella of the same management are also in the development sector in NCR.

We strive to put our life-breath in each of our creations and our dedicated effort in planning and launch of Green Park bears testimony to this unrelenting truth. The product design at Green Park is essentially curated for the clientele looking for a great living experience plus amazing return on investments.

PROMOTERS / PARTNERS

1. GULSHAN KUMAR

Mr. Gulshan Kumar has very vast experience in real estate. He has developed numerous projects in East Delhi location like Preet Vihar and Laxmi Nagar. List of project completed by Mr. Gulshan Kumar –

- 57, East End Enclave, Near Laxmi Nagar, Delhi-110092
- A-136, Priyadarshani Vihar, Near Laxmi Nagar, Delhi-110092
- B-246, Priyadarshani Vihar, Near Laxmi Nagar, Delhi-110092

For LAXMI ASSOCIATES

Partner

-
- **Regd Office & Corporate Office : M-78, Laxmi Nagar, Delhi-110092**
 - **Site Office : Sarai Road, Opposite New Anaj Mandi, Baraut, Uttar Pradesh**
 - **Email : laxmiassociates66@gmail.com**
 - **Website : www.thegreenpark.in**

- B-155, Priyadarshani Vihar, Near Laxmi Nagar, Delhi-110092
- 122, Bank Enclave, Laxmi Nagar, New Delhi-110092
- 30, Bank Enclave, Laxmi Nagar, New Delhi-110092
- 35, Gyan Kunj, Near Laxmi Nagar, Delhi-110092
- B-205, Priyadarshani Vihar, Near Laxmi Nagar, Delhi-110092
- 62, East End Enclave, Near Laxmi Nagar, Delhi-110092
- 7, Jagriti Enclave, Delhi – 110092

2. SHYAM SUNDAR CHAUDHARY

He has done B.Com from Delhi University. He has almost 25 years of experience in Real Estate industry. Mr. Shyam Sunder Chaudhary has constructed several residential apartments and commercials in East Delhi locations.

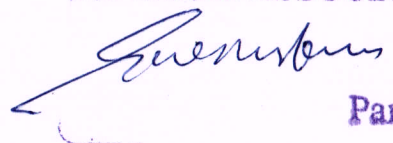
3. AMIT CHAUDHARY

Mr. Amit Chaudhary, graduate from Delhi University. He has more than 20 years of experience in Real Estate industry. Mr. Amit Chaudhary has constructed several residential apartments & commercials in East Delhi locations.

4. GIRISH ANAND

Mr. Girish Anand is an IT professional.

For LAXMI ASSOCIATES



Partner



दिल्ली DELHI

R 765590

PARTNERSHIP DEED

This Instrument of partnership is made on this 15th day of December 2011 Between Mr. Amit Choudhary S/O Sh. Nagender Singh R/O. M-78 Jagat Ram Park, Laxmi Nagar Delhi 110092 Called the first part and

Mr. Harish Sharma S/O Sh Lal Chand Sharma R/O B-57, Swasthya Vihar Delhi-110092 Called the Second part, and

Mr. Girish Anand S/O Sh. T R Anand through his Attorney Smt. Veena Anand R/O 230, Mangal Bazar, Laxmi Nagar Delhi-110092 and

Mr. Shyam Sunder Choudhary S/O Sh. Attar Singh R/O B-327 Prasth Vihar, Delhi-110092, hereinafter referred to as partners and which expression shall include their heirs, successors, executors, administrators and assignees.

WHEREAS the partners to this deed have agreed to form a partnership with rights and liabilities as provided in the Indian Partnership Act and to start business of sale and purchase of land, construction, development of land, builder and any other activity as decided by the partners.

AND WHEREAS no deed or writing hitherto exist evidencing the terms and conditions under which the parties to this deed shall work. Now it is considered expedient to execute such document.

NOW THEREFORE THIS INSTRUMENT OF PARTNERSHIP PROVIDETH AND CONFIRMETH AS FOLLOWS:

1. That the name and style of the partnership business shall be **M/S LAXMI ASSOCIATES** and the business shall be carried at M-78 Jagat Ram Park, Laxmi Nagar, Delhi 110092 and any other place or places where the parties to this deed may hereafter mutually agreed upon.

2. That the business shall be deemed to have commenced on the 15th day of December 2011 and shall be at will.

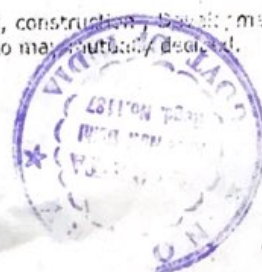
3. That the nature of business/Profession shall be sale and purchase of land, construction, development of land, builder etc and any other business as decided by the partners.

Amit

(Harish)

Veena

Shyam





दिल्ली DELHI

R 765589

3. That the partnership shall maintain regular books of account in usual course of the business which shall remain open to inspection by parties to this deed, at all reasonable hours.
4. That the account of the firm shall be closed on 31 day of March every year when a general account of all assets and liabilities shall be taken, a profit & loss account and balance sheet shall be prepare. The resulting profit or losses shall be carried or debited as the case may be to the capital account of the partners in percentage with the following ratio:

Partner	Ratio
1. Mr. Amit Choudhary	27.50%
2. Mr. Harish Sharma	25.00%
3. Mr. Girish Sharma	25.00%
4. Mr. Shyam Sunder Choudhary	22.50%

That all the parties shall be contributed the capital of the firm, as and when required by the firm. The parties shall be entitled to interest on their capital @ twelve percent per annum or at such rate or rates as the parties hereto may mutually decided at the close of each financial year subject to maximum allowable profit as per Income Tax Act 1961 from time to time.

Amit

(H) Sharma



Veena

Shyam



दिल्ली DELHI

Z 560868

5 That the parties to this deed shall be working partners and in consideration the parties to this deed engaging then so lives in conducting the affairs of the business, they shall be entitled to yearly remuneration as under:

(1) That remuneration payable to the parties to this deed shall be calculated as percentage of profit for each accounting period in the following manner:

A In respect of loss or book profit up to Rs.3,00,000/- Rs 1,50,000/- or 90% of the book profit Which ever is more

B In respect of balance 60% of book Profit

(II) for the purpose of above calculation the book profit shall be calculated as defined in explanation 3 to section 40(h) of the Income Tax Act 1961 or at any other applicable provisions as may be in force the Income Tax Assessment of the partnership firm for the relevant accounting period.

(III) The yearly remuneration, payable to the above partners shall be credited to their respective accounts on the closing of the accounting period, when the final accounts of the partnership are made up and amount of remuneration due to them, is determined subject to maximum allowable limits under the Income Tax Act 1961, no remuneration shall be payable in the accounting period in which the partnership shall suffered losses.

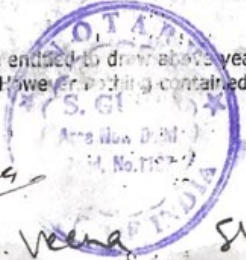
(IV) The parties to this deed shall be entitled to draw above yearly remuneration only after the end of the relevant period. However nothing contained herein shall include any of

Amir

Azhar

Vena

Singh



the partners from withdrawing any amount from the partnership firm against the amount standing to their capital account or loan account or their share of profit.

(V) The parties shall be entitled to increase or reduce the above remuneration from time to time.

7 That the bank account or accounts of the firm can be opened with any bank of banks and shall be operated by the partners or as decided by them separately.

8 That the firm shall not be responsible for the personal liabilities of the partners, if any, if the firm is made liable, the concerned partner shall indemnify the firm.

9 That in case of any dispute in the interpretation of any clause or clauses of this deed, the same shall not be referred to a court of law but referred to an arbitrator or a person appointed by the parties to this deed mutually, according to the Indian Arbitration Act 1940.

10 That any of term or clauses of this deed may be varied, amended, added or deleted with the consent of all the parties without executing a fresh deed.

IN WITNESS WHEREOF THE PARTIES HERE TO HAVE SIGNED THIS DEED ON THE DATE AND YEAR FIRST ABOVE MENTIONED IN THE PRESENCE OF WITNESSES

Witnesses

Amit Choudhary

Amit
(First Party)

Harish Sharma

Harish Sharma
(Second Party)

Girish Anand

Veena
(Third Party)

Shyam Sunder Choudhary

Shyam
(Fourth Party)

JAGVIR SINGH
Advocate
204, Sharma Complex,
A-2, Gurgaon Nanak Pura,
Basant Nagar, Delhi-92
Ph. No -2436230

ATTESTED

[Signature]
NOTARY PUBLIC
DELHI (INDIA)

17 DEC 2011





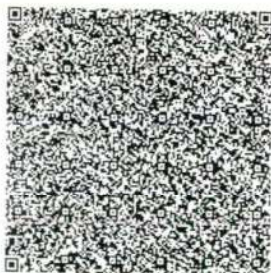
सत्यमेव जयते

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Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL09638979016910Q
Certificate Issued Date	: 04-Apr-2018 05:18 PM
Account Reference	: IMPACC (IV)/ di755003/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL75500322886114088847Q
Purchased by	: AMIT CHAUDHRY AND GIRISH ANAND
Description of Document	: Article 46 Partnership
Property Description	: M/s. LAXMI ASSOCIATES at M-78, JAGAT RAM PARK, LAXMI NAGAR, DELHI-110092
Consideration Price (Rs.)	: 0 (Zero)
First Party	: AMIT CHAUDHRY AND GIRISH ANAND
Second Party	: SHYAM SUNDER CHOUDHRY AND GULSHAN KUMAR
Stamp Duty Paid By	: AMIT CHAUDHRY AND GIRISH ANAND
Stamp Duty Amount(Rs.)	: 200 (Two Hundred only)



.....Please write or type below this line.....

Gulshan Kumar
Ashwini
Shyam
Girish



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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.

AMENDED PARTNERSHIP DEED

This Instrument of amended partnership is made on this 4th day of April 2018 Between Between Mr. Amit Chaudhary s/o sh. Nagendra Singh, R/o M-75 Jagat Ram Park, Laxmi Nagar, Delhi, hereinafter called First Party.

Mr. Girish Anand S/o. Sh. Tilak Raj Anand R/o F-230-A, 2nd. Floor, Mangal Bazar, Laxminagar, Delhi- hereinafter called Second party.

Mr. Shyam Sunder Chaudhary S/o Sh. Attar Singh R/o. H No. G-327, Near Shiv Mandir, Preet Vihar, Delhi-110092 hereinafter called Third Party

Mr. Harish Sharma S/O Sh Lal Chand Sharma R/O b-57 Swasthya Vihar Delhi-110092 hereinafter called Forth Party, as retired partner

Mr. Gulshan Kumar S/o Sh. Narsingh Dass R/o. 76, Bank Enclave Delhi-110092 hereinafter called Fifth Party. As New Partner

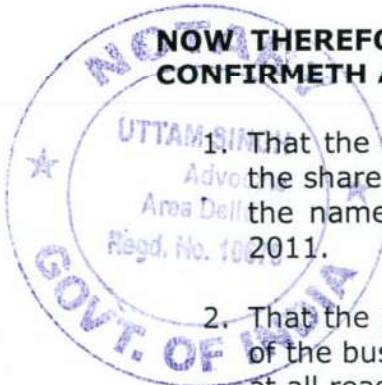
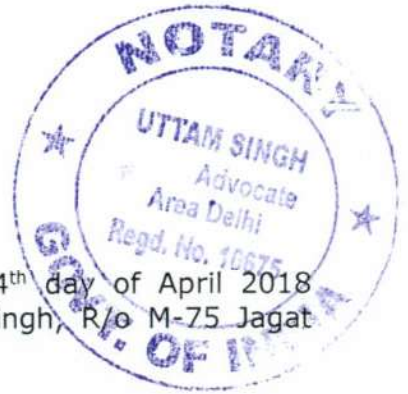
Whereas Party No. 1, 2, 3, and 4th. are carrying a business in partnership in the name of **M/s. LAXMI ASSOCIATES** from the 15th.day of December 2011 under and by virtue of the deed of partnership dated the 15th.day of December 2011 entered into between them.

And whereas the existing partner Mr. Harish Sharma S/O Sh. Lal Chand Sharma now desire to leave and withdraw herself as Partner from **M/s. LAXMI ASSOCIATES**. He transfer his share (25%) to the partners Mr. Amit Chaudhary 5%, Mr. Girish Anand 5% and Mr. Gulshan Kumar New Partner 15%. All the remaining three Partners and One new partner, all the partners are agree to take over the share of outgoing partner Mr. Harish Sharma. The firm shall be continue and outgoing partner has no objection to joining new partner Sh. Gulshan Kumar and also no objection of continue of business in the name and style of **M/s. LAXMI ASSOCIATES** partnership on the terms hereinafter provided. All the terms and conditions will remain as mentioned in original Partnership deed dated 15th. Day of December 2011.

NOW THEREFORE THIS INSTRUMENT OF PARTNERSHIP PROVIDETH AND CONFIRMETH AS UNDER:

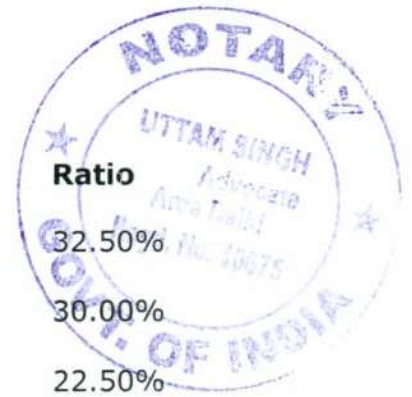
1. That the existing three partners and one new partner hereby admit to take the share of outgoing partner of the said firm and said firm shall carried on in the name of **M/s. LAXMI ASSOCIATES** from the 15th. Day of December 2011.
2. That the partnership shall maintain regular books of account in usual course of the business which shall remain open to inspection by parties to this deed, at all reasonable hours.
3. That the account of the firm shall be closed on 31 day of March every year when a general account of all assets and liabilities shall be taken, a profit & loss account and balance sheet shall be prepare. The resulting profit or losses shall be carried or debited as the case may be to the capital account of the partners in percentage with the following ratio:

Gulshan Kumar
Shyam
Amit



Partner

1. Mr. Mr. Amit Chaudhary	Ratio 32.50%
2. Mr. Girish Anand	30.00%
3. Mr. Shyam Sunder Chaudhary	22.50%
4. Mr. Gulshan Kumar	15.00%



That all the parties shall be contributed the capital of the firm, as and when required by the firm. The parties shall be entitled to interest on their capital @ twelve percent per annum or at such rate or rates as the parties hereto may mutually decide at the close of each financial year subject to maximum allowable limit under the Income Tax Act 1961 from time to time.

1. That the parties to this deed shall be working partners and in consideration the parties to this deed engaging then so lives in conducting the affairs of the business, they shall be entitled to draw yearly remuneration as under:

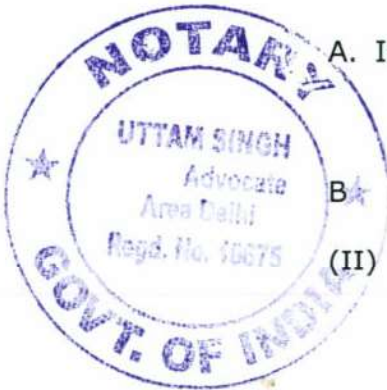
- (1) That remuneration payable to the parties to this deed shall be calculated as percentage of profit for each accounting period in the following manner:

A. In respect of loss or book profit Rs 1,50,000/- or 90% of the book profit up to Rs.3,00,000/- Whichever is more

B. In respect of balance 60% of book Profit

- (II) for the purpose of above calculation the book profit shall be calculated as defined in explanation 3 to section 40(h) of the Income Tax Act 1961 or at any other applicable provisions as may be in force the Income Tax Assessment of the partnership firm for the relevant accounting period.

- (III) The yearly remuneration, payable to the above partners shall be credited to their respective accounts on the closing of the accounting period, when the final accounts of the partnership are made up and amount of remuneration due to them, is determined subject to maximum allowable limits under the Income Tax Act 1961, no remuneration shall be payable in the accounting period, for which the partnership shall suffered losses.



(Signature)

Shyam

AMIT

(IV) The parties to this deed shall be entitled to draw above yearly remuneration only after the end of the relevant period. However nothing contained herein shall include any of the partners from withdrawing any amount from the partnership firm against the amount standing to their capital account or loan account or their share of profit.

(V) The parties shall be entitled to increase or reduce the above remuneration from time to time.

2. That the bank account or accounts of the firm can be opened with any bank or banks and shall be operated by both partners or as decided by them separately.

3. That the firm shall not be responsible for the personal liabilities of the partners, if any, if the firm is made liable, the concerned partner shall indemnify the firm.

4. That in case of any dispute in the interpretation of any clause or clauses of this deed, the same shall not be referred to a court of law but referred to an arbitrator or a person appointed by the parties to this deed mutually, according to the Indian Arbitration Act 1940.

5. That any of term or clauses of this deed may be varied, amended, added or deleted with the consent of all the parties without executing a fresh deed.

IN WITNESS WHEREOF THE PARTIES HERE TO HAVE SIGNED THIS DEED ON THE DATE AND YEAR FIRST ABOVE MENTIONED IN THE PRESENCE OF WITNESSES

Witnesses

Mrs. Amit Chaudhary
Partner

Mr Girish Anand
Partner

Mr. Shyam Sunder Chaudhary
Partner

Mr. Harish Sharma
Retired Partner

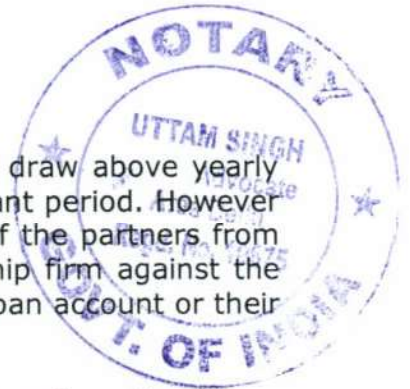
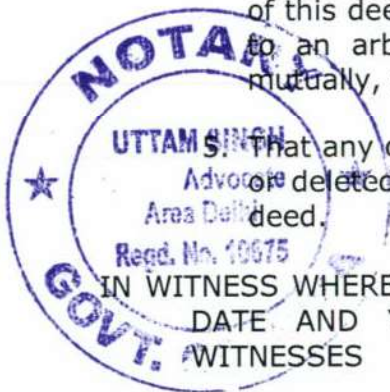
Mr. Gulshan Kumar
New Partner

ATTESTED

NOTARY PUBLIC
GOVT. OF INDIA

- 5 APR 2018

Gulshan Kumar





Project Registration

Promoter Details | Basic Details | Plan Details | Other Details | Development Works | Project Bank Details | Land Details | Upload Documents | Enter Quarterly Targets | View Filled Targets |

Other Details

<div>Contractor Name *</div> <div>Ayub Khan- AIS Constructions Pvt. Ltd.</div>	<div>Contractor Address *</div> <div>E-472, E Block, Qutub Vihar, Phase II, Goyla Dairy, Delhi, PIN-110071</div>
<div>Architect Name *</div> <div>Jitendra Sharma - Shelter Architects and Engineers</div>	<div>Architect Address *</div> <div>103,First Floor, Agarwal Market, Delhi Road, Meerut,Uttar Pradesh,PIN</div>
<div>Architect Licence Number *</div> <div>CA.96/20108</div>	
<div>Structural Engineer Name *</div> <div>N.A.</div>	<div>Structural Engineer Address *</div> <div>N.A.</div>
<div>Mobile number(Project Co-ordinator) *</div> <div>8882413929</div>	
<div>Create Project Password *</div> <div>Password....</div>	<div>Confirm Password *</div> <div>Confirm Password....</div>
<div>SAVE AND CONTINUE</div>	



The Real Estate (Regulation and Development) Act, 2016 is an Act of the Parliament of India which seeks to protect home-buyers as well as help boost investments in the real estate industry. The Act came into force from 1 May 2016.

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GREEN PARK PROJECT



Modern Living in NATURE'S Lap

PROJECT SPECIFICATIONS

- **GATED COMMUNITY WITH 24*7 SECURITY.**
- **DEMARCATED PLOTS.**
- **LANDSCAPED PARK.**
- **ROADS.**
- **SEWER SYSTEM.**
- **STREET LIGHTING.**
- **WATER SUPPLY**
- **OPP. NEW ANAJ MANDI.**
- **1 AND 1/2 KM. FAR FROM BARAUT CITY.**
- **ALL MAJOR SCHOOLS AND HOSPITALS NEARBY.**





Project Registration

Promoter Details | Basic Details | Plan Details | Other Details | Development Works | Project Bank Details | Land Details | Upload Documents | Enter Quarterly Targets | View Filled Targets |

Development Works (Brief Description)

Demarcation of Plots*	Plot shall be demarcated by stone Signage giving the plots No / Block.
Boundary Wall*	Gated Community with Brick Wall to be constructed as per the specification of the project.
Road Work*	Soil Filled and Compressed WBM Plus with RCC on it.
Footpaths*	Brick paving and interlock tile footpath.
Water Supply Including Drinking Water Facilities*	Water facilities with Over Head Tank and Municipal Water.
Sewer System*	STP Provided.
Drain*	Open Drain with brick and CC Work.
Parks*	There are Seven Parks with Grass and plants in the Project.
Tree Planting*	Along the Roads and in the Park.
Design For Electric Supply Including Street Lighting*	Provision of Street light and Transformer with No Power Backup.
Community Buildings*	The Community Building are not to be provided.
Treatment and Disposal System of Sewage and Sullage water*	As per Specification provided in the Sanctioned Layout Plans.

Solid Waste Management And Disposal System*	AS per Specification provided in the Sanctioned Layout Plans.
Water Conservation System*	Provision of Rain Water Harvesting System only.
Energy Management System Including Use of Renewable Energy*	No Provision has been made for any renewable Energy Equipment as the size of project
Fire Protection And Fire Safety System*	As per Specification provided in the Sanctioned Layout Plans.
Social Infrastructure And Other Public Amenities Including Public Health Services*	No Provision.
Emergency Evacuation Services*	it is plotted Development hence the Emergency Evacuation system is not to be provided.
Other Miscellaneous Work*	No Provision.

SAVE AND CONTINUE



The Real Estate (Regulation and Development) Act, 2016 is an Act of the Parliament of India which seeks to protect home-buyers as well as help boost investments in the real estate industry. The Act came into force from 1 May 2016.

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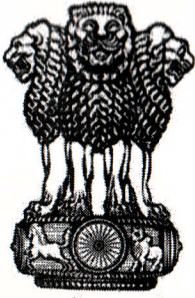
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580/2021/03



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Government of National Capital Territory of Delhi

e-Stamp

सत्यमेव जयते
Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

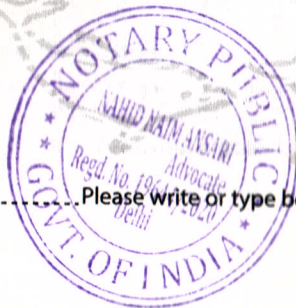
First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-DL23016714010271T
: 14-Sep-2021 10:45 AM
: IMPACC (IV)/ dl810803/ DELHI/ DL-DLH
: SUBIN-DL81080342276930780316T
: LAXMI ASSOCIATES
: Article 4 Affidavit
: Not Applicable
: 0
(Zero)
: LAXMI ASSOCIATES
: Not Applicable
: LAXMI ASSOCIATES
: 100
(One Hundred only)



For LAXMI ASSOCIATES

Seeshey Emar



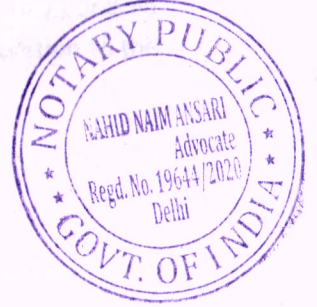
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2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Holding.

FORM 'B'
[See Rule 3(4)]

Affidavit cum Declaration



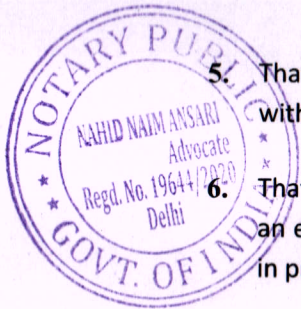
Affidavit cum Declaration of Shri Gulshan Kumar, Partner, Laxmi Associates, having its Registered Office at M-78, Jagat Ram Park, Laxmi Nagar, New Delhi, PIN – 110092, duly authorized by the Promoter of the proposed project, vide Letter Dated - 12.08.2021.

I, Gulshan Kumar, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, The Promoter has a legal title to the land on which the development of the Project is proposed.
2. That the said Land is free from all encumbrances.
3. That the time period within which the project shall be completed by Promoter is 01.08.2024.
4. That seventy per cent of the amounts realized by Promoter for the Real Estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

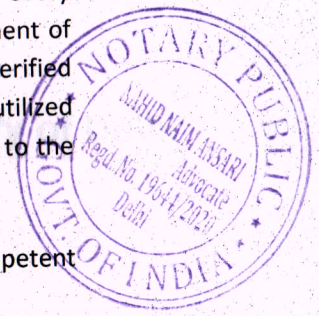


Entry No. 580/05/2021

Date 14 SEP 2021

Notary Signature. [Signature]

7. That promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice and shall produce a statement of accounts duly certified and signed by such Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any Apartment, Plot or Building, as the case may be, on any grounds.



For LAXMI ASSOCIATES

[Signature]

Deponent

Partner

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at New Delhi on this 14th day of September 2021.

For LAXMI ASSOCIATES

[Signature]

Deponent

Partner

Entry No. 580/5/2021.....
Date... 14 SEP 2021.....
Notary Signature. *[Signature]*

ATTESTED
[Signature]
NOTARY PUBLIC, DELHI
14 SEP 2021