



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh e-Stamp

Signature.....  
ACC Name- ASHOK KUMAR ACC Code- UP14114804  
ACC Address- SHAHJAHANPUR Mobile- 9838529301  
License No.- 28 Tehsil & District- SADAR SHAHJAHANPUR

|                           |                                                    |
|---------------------------|----------------------------------------------------|
| Certificate No.           | : IN-UP52031712937450T                             |
| Certificate Issued Date   | : 02-Sep-2021 05:36 PM                             |
| Account Reference         | : NEWIMPACC (SV)/ up14114804/ SHAHJAHANPUR/ UP-SJH |
| Unique Doc. Reference     | : SUBIN-UPUP1411480492852190902233T                |
| Purchased by              | : MS MEGHA BUILDERS LALPUR SHAHJAHANPUR            |
| Description of Document   | : Article 46 Partnership                           |
| Property Description      | : Not Applicable                                   |
| Consideration Price (Rs.) | :                                                  |
| First Party               | : MS MEGHA BUILDERS LALPUR SHAHJAHANPUR            |
| Second Party              | : Not Applicable                                   |
| Stamp Duty Paid By        | : MS MEGHA BUILDERS LALPUR SHAHJAHANPUR            |
| Stamp Duty Amount (Rs.)   | : 750<br>(Seven Hundred And Fifty only)            |



निदेश पत्र  
29.9.2021

RAJ KUMAR VERMA  
Advocate  
NOTARY SHAHJAHANPUR

The authenticity of this e-stamp certificate should be verified at [www.e-stamp.com](http://www.e-stamp.com) or using e-Stamp Mobile App or Stock Holding  
Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.  
2. The onus of checking the legitimacy is on the users of the certificate.  
3. In case of any discrepancy please inform the Complaint Authority.

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**DEED OF PARTNERSHIP**

**THIS INDENTURE IS MADE ON THIS 02<sup>ND</sup> DAY OF SEPTEMBER, 2021 BETWEEN**

1. **Sri Sanjay Gupta** S/O Sri Mathura Prasad resident of Moh. Kasbhara Aadat, Powayan, Distt. Shahjahanpur hereinafter called partner of the First part.
2. **Sri Santosh Kumar** S/O Sri Lalta Prasad resident of Moh. Rajeev Chowk, Prem Medico, Khutar Road, Powayan, Distt. Shahjahanpur hereinafter called partner of the Second part.
3. **Sri Sanjeev Singh** S/O Sri Lalta Prasad resident of 166, Hundal Khel, Khaleel Sharqui, Friends Colony, Shahjahanpur hereinafter called partner of the Third part.
4. **Sri Vipin Kumar Agarwal** S/O Sri Om Prakash Agarwal resident of Moh. Kasbhara Tiraha Bazar, Powayan, Distt. Shahjahanpur hereinafter called partner of the Fourth part.
5. **Sri Siddhesh Kumar Pandey** S/O Sri Jagdish Prasad Pandey resident of Moh. Katra Bazar, Powayan, Distt. Shahjahanpur hereinafter called partner of the Fifth part.
6. **Sri Laxmi Kant Jaiswal** S/O Sri Raj Kumar Jaiswal resident of Moh. Munnuganj, Gola, Distt. Kheri hereinafter called partner of the Sixth part.
7. **Sri Ajay Kumar Jaiswal** S/O Sri Raj Kumar Jaiswal resident of Moh. Munnuganj, Gola, Distt. Kheri hereinafter called partner of the Seventh part.
8. **Sri Narendra Kumar Mehan** S/O Sri Gautam Dev Mehan resident of Moh. Munnuganj, Ward No. 5, Gola Gokaran Nath, Distt. Kheri hereinafter called partner of the Eighth part.
9. **Sri Mukesh Kumar** S/O Sri Ram Autar resident of Moh. Patel Nagar, Banda, Distt. Shahjahanpur hereinafter called partner of the Ninth Part.

**WHEREAS** the above mentioned parties No. 1 to 5 had been carrying on the business of Developers, Civil Construction i.e. Real Estate etc. in partnership under the name and style of **M/S MEGHA BUILDERS** at Village Lalpur, Tehsil- Sadar, Kant Road, Shahjahanpur since 25/10/2019 vide partnership deed executed on same date. In order to carry on the same business in smooth way, to develop the land owned by the firm and to enhance the business as well all the partners decided to introduce the Party No. 6 i.e. **Sri Laxmi Kant Jaiswal**, party No. 7 i.e. **Sri Ajay Kumar Jaiswal**, Party no. 8 i.e. **Sri Narendra Kumar Mehan** and Party No. 9 i.e. **Sri Mukesh Kumar** as working partners in the business for which all the partners agreed and consented for the same.

**AND** the partners have decided to revise the profit sharing ratio with mutual consent for which all are agreed for the same.

**WHEREAS** the above mentioned parties have decided to carry on the business of to engage generally in the real estate business; to purchase of Land, Development of Land; to construct, alter, or repair buildings or structures on real estate; to invest in real estate; to sell, exchange, lease, and make contracts concerning real estate all other allied and related works etc. in partnership under the trade name and style of **"MEGHA CITY"**, owned by M/s Megha Builders at Village Lalpur, Tehsil- Sadra, Kant Road, Shahjahanpur.

**AND WHEREAS** the parties herto fore with a view to define their rights, relationship and obligations interse, deem it expedient to execute a fresh deed of Partnership and reduce into writing the terms and conditions as mutually agreed upon

**RAJ KUMAR VERMA**  
Advocate  
Village Lalpur, Shahjahanpur

*Sanjay Gupta*

*Golara* *for* *the* *partners* *and* *for* *Sri* *Vipin* *Kumar* *Agarwal*  
*Sri* *Narendra* *Kumar* *Mehan* *and* *Sri* *Mukesh* *Kumar*



**HENCE THIS DEED WITNESSED AS UNDER**

1. That the partnership business shall be carried on under the style of "MEGHA CITY" owned by M/S MEGHA BUILDERS, at Village Lalpur, Tehsil- Sadra, Kant Road, Shahjahanpur or in any other name or names at any place or places as the parties may duly decide from time to time.
2. That the business of partnership shall be deemed to have commence from 02-09-2021.
3. That the duration of partnership shall be at WILL.
4. That the Firm M/s Megha Builders got approved the lay out of Residential Plots from City Magistrate under the name of "MEGHA CITY", on the Land registered in the name of M/s Mega Builders. M/s Megha Builders owns the following land:

| <u>Khasra No.</u>   | <u>Area</u>    |
|---------------------|----------------|
| 714                 | 0.063 Hectare  |
| 715                 | 0.065 Hectare  |
| 718 & 719(Minjumla) | 0.049 Hectare  |
| 718 & 719(Minjumla) | 0.1315 Hectare |
| 718 & 719(Minjumla) | 0.1295 Hectare |
| 720                 | 0.045 Hectare  |
| 725                 | 0.138 Hectare  |
| 152                 | 0.864 Hectare  |
| 160                 | 0.757 Hectare  |

The above land shall be developed by the firm in the name of "Megha City",

5. That the nature of the business to be carried on by the firm shall be that carrying on the business of to engage generally in the real estate business; to purchase of Land, Development of Land; to construct, alter, or repair buildings or structures on real estate; to invest in real estate; to sell, exchange, lease, and make contracts concerning real estate all other allied and related works etc. in partnership or any other business or businesses mutually decided by the partners from time to time.
6. That the net profit of partnership firm as per the accounts maintained by the firm after deduction of all the expenses relating to the partnership business including rent, salaries and other establishment expenses as well as interest and remuneration payable to the partners in accordance with clause of the deed of partnership shall be divided and distributed amongst the partners on the close of the accounting year in the following proportion:

|                           |          |
|---------------------------|----------|
| Sri Sanjay Gupta          | @12.50%  |
| Sri Santosh Kumar         | @12.50%  |
| Sri Sanjeev Singh         | @ 10.00% |
| Sri Vipin Kumar Agarwal   | @10.00%  |
| Sri Siddhesh Kumar Pandey | @05.00%  |
| Sri Laxmi Kant Jaiswal    | @ 12.50% |
| Sri Ajay Kumar Jaiswal    | @12.50%  |
| Sri Narendra Kumar Mehan  | @12.50%  |
| Sri Mukesh Kumar          | @12.50%  |

That the Loss if any including losses of capital suffered in any year shall also be apportioned in the above proportion.

RAJ KUMAR VERMA  
Advocate  
MAYANK, Indore Courts, Subhashnagar

Sanjay Gupta

Vipin Kumar Agarwal  
N.K. Mehan



7. The necessary Capital as well as further funds required for the purpose of the partnership business shall be contributed or arranged by the partners in such manner as be mutually agreed upon and between the partners from time to time. Interest @ 12% per annum shall be payable to the partners . such interest shall be calculated and credited to the account of each partner at the close of the accounting year.

8. That all the partners shall be working partners of the firm and they will be paid the remuneration out of book profit of the firm in the following manner:

- a) On the 1st Rs. 300000/- of the Book Profit Rs. 150000/- or 50% of the book profit which Profit is more .
- b) On the Balance of Book profit @ 60% of the Book Profit.

The remuneration shall be worked out at the end of the accounting year. The Working partners will be entitled to withdraw out of remuneration for their personal needs from time to time.

9. That the records shall be kept at business premises and each partner may look into and get any copy from the same whenever they do desire.

10. That the account or accounts in the bank or banks in the name of the Firm shall be operated by the two partners namely Party No. 1. Sri Sanjay Gupta and Party No. 7. Sri Ajay Kumar Jaiswal jointly.

11. That the partnership shall not be liable for any personnel debts of the partners nor the partners can create any liability against the firm for their benefit or gains.

12. That the addition or reduction of the partners in the partnership shall be made by the mutual agreement in writing.

13. That all the partners shall be just and faithful to each other and shall render true and correct account of all their dealings made by them for and on behalf of the partnership firm.

14. That on the death or retirement of any partner, the remaining partner or partners, as the case may be entitled to takeover and carry on the business as going concern together with all the assets and liabilities, subject of course to the settlement of account with the retiring partner or the legal representative of the deceased partner as the case may be.

15. That in case any partner wishes to retire from the partnership , it shall be unless otherwise agreed upon necessary for him to give the parties a notice in writing of at least two months of his intention to retire and the retirement of the said partner shall be effective with the Date of service of notice thereof.

16. That in respect of other matter likes dissolution and the relationship of the partners etc. The provisions of the Indian Partnership Act, 1932 shall apply in so far as they have not been expressly modified by any of the provisions of this deed of partnership.

17. That in case of any dispute, doubt or the question with regard to the interpretations of the provisions of this deed, the same shall be referred to arbitration subject to the arbitration act and award given shall be final and binding on all the partners.

Signature of Vipin Kumar Agarwal

KUMAR VERMA  
Advocate  
MADRAS JUDICIAL COMMISSION, CHENNAI

Signature of Sanjay Gupta

Signature of V.K. Mahalingam

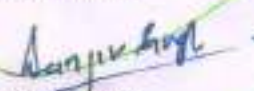


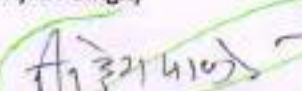
18. That in respect of the matters not specifically provided by this deed, the parties agree to be governed by the Provisions of the Indian Partnership Act, 1932.

IN WITNESSESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal the day and the year first above written.

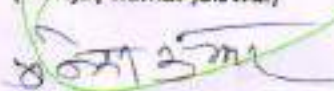
**PARTNERS**

  
(Sri Sanjay Gupta)

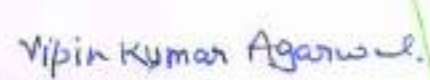
  
(Sri Sanjeev Singh)

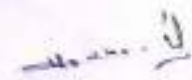
  
(Sri Siddhesh Kumar Pandey)

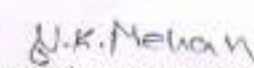
  
(Sri Ajay Kumar Jaiswal)

  
(Sri Mukesh Kumar)

  
(Sri Santosh Kumar)

  
(Sri Vipin Kumar Agarwal)

  
(Sri Laxmi Kant Jaiswal)

  
(Sri Narendra Kumar Mehan)



**WITNESSES:**

श्री राज कुमार वर्मा 3/0 श्री राम देव

श्री 0 - महमन्द जलाला - 1571

श्री 16 जलाला 30.30 - 24.2001



I Raj Kumar Verma Advocate  
Notary (duly authorized & appointed  
under the provisions Art 166 and  
Provisions of Shaheedpur (U.P.)  
India) at this...  
was presented to day the...  
day of... year...  
by the executants/executors...  
were identified by...  
this document was explained to the  
executors/executants who voluntarily  
admitted its effect in favour of...  
So, I attest/verify/authenticate the ex-  
ecution of the document

  
**RAJ KUMAR VERMA**  
Advocate

NOTARY, District of Shaheedpur