

SHRI RAM RAJYAM

Dated: 30.07.2025

To

The Hon'ble Secretary,

Uttar Pradesh Real Estate Regulatory Authority

Naveen Bhavan, Rajya Niyojan Sansthan,

Kala Kankar House, Old Hyderabad

Lucknow- 226007

Sub: Clearance of objection for RERA Registration for the Real Estate Project of Shri Ram Rajyam, namely Shri Ram Rajyam, having Application ID 1625255.


Sir,

In continuation of our application, ID No. 1625255, for the registration of the project Shri Ram Rajyam, we are here to submit the para-wise reply to the clarifications desired by your good office-

1. As regards to non-submission of the partnership deed in the section, brief details of the enterprise it is submitted that the same was uploaded in the section "certificate of incorporation"; however, we are resubmitting the same with the present reply. Further concerning non-submission of the ITR for assessment year 2022-23 & 2023-24 it is submitted that the firm itself got established in the year 2023 as such the ITR for assessment year 2024-25 only is uploaded on the portal however as per SOP/guidelines of U.P. RERA a request/exemption letter to this effect was already submitted on the portal. A true copy of the Partnership Deeds and Exemption letter is annexed hereto and marked as **Annexure-A and A1**, respectively.

SHRI RAM RAJYAM


AUTHORISED SIGNATORY

 Registered Office: - Aspire 2, 701, Supertech Emerald Court,
Sector- 93A, Gautam Buddha Nagar, Noida 201301 UP

 Email:- raera@shriramrajyam.com  91-9355057567

2. As regards to non-submission of details of the structural engineer, it is submitted that the present project is the plotted development and there is no requirement as such to have a structural engineer for the project; accordingly, the details are not submitted.
3. As regards to missing seal of the engineer on the certificate, it is respectfully submitted that the same happened due to oversight. The duly stamped engineer certificate has been uploaded on the portal and is also annexed hereto and marked as **Annexure-B**.
4. As regards non-clarity on boundaries of Khasra number 238, it is submitted that the revised Sajra plan has been uploaded in the relevant section on the portal with requisite details as directed, a copy of the revised Sajra Plan is attached hereto and marked as **Annexure-C**.
5. As regards RA7 not being on Bankers' Letterhead, it is submitted that the same happened due to some error at Bankers' end, as desired RA7 is attached herewith on the Bankers' Letterhead and is attached hereto and marked as **Annexure-D**.
6. As regards to non-submission of the Khatuni extracts, it is submitted that all relevant Khatuni extracts have been uploaded in the Land Section on the portal.

It is most humbly submitted that you please kindly consider our application and may please grant us registration.

Thanking you,

Sincerely Yours
SHRI RAM RAJYAM


For Shri Ram Rajyam
AUTHORISED SIGNATORY

Partner/Authorized Signatory

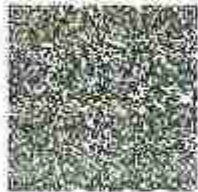
Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP62148537311560V
Certificate Issued Date	: 17-Jul-2023 05:47 PM
Account Reference	: NEWIMPACC (SV)/up14003204/ NOIDA/UP-GZB
Unique Doc. Reference	: SUBIN-LJUP1400320410391765277097V
Purchased by	: SHRI RAM RAJYAM
Description of Document	: Article 46 Partnership
Property Description	: Not Applicable
Consideration Price (Rs.)	: ₹750
First Party	: SHRI RAM RAJYAM
Second Party	: Not Applicable
Stamp Duty Paid By	: SHRI RAM RAJYAM
Stamp Duty Amount(Rs.)	: 750 (Seven Hundred And Fifty only)

सत्यमेव जयते



₹750

IN-UP62148537311560V

Please Write or type below this line.

This Stamp Paper forms an Integral part of Partnership Deed entered into between Ms. Geeta Katyal and Ms. Madhulika Mittal



FOR SHRI RAM RAJYAM
Geeta Katyal
98 PARTNER

FOR SHRI RAM RAJYAM
Madhulika Mittal
H No PARTNER

IND 0008719209

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shclstamp.com' or using e-Stamp Mobile App of Block Tealing. 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 Competent Authority.



PARTNERSHIP DEED

This Deed of Partnership is executed at Noida, Uttar Pradesh on this 20th day of July, 2023 between,

Ms. Geeta Katyal, D/o Mr. Ramesh Katyal, R/o Villa No-3, A T S Village, Sector-93A Gautam Buddha Nagar, NOIDA 201301 UP IN, hereinafter called the 'First Partner' and expression that shall, unless otherwise required by the context, mean and include her successors, permitted assigns, legal representatives and administrators of the first part **(Aadhaar No. 2039 6757 4138 and Permanent Account No. BAVPK7604L)**

And

Mrs. Madhulika Mittal, W/o Mr. Dinesh Kumar Mittal, R/o H. No. C-333, 1st Floor, Defense Colony, Lajpat Nagar, S.O, Defence Colony, South Delhi, Delhi-110024, IN hereinafter called the 'Second Partner' and expression that shall, unless otherwise required by the context, mean and include her successors, permitted assigns, legal representatives and administrators of the first part **(Aadhaar No. 3196 0176 4600 and Permanent Account No. AAUPM1801F)**

Hereinafter collectively referred to as 'the Partners'.

WHEREAS all the Partners have decided to carry on the business under the Name and style of **M/S SHRI RAM RAJYAM with immediate effect.**

Definitions:

'Accounting Year' means the financial year as defined in the Indian Partnership Act, 1932 [Act].

'Partner' means any person who becomes a partner in the Partnership in accordance with this Partnership deed.

Other terms have same meaning as given in the Act.

NOW THIS DEED OF PARTNERSHIP WITNESSETH AS UNDER

- That the Partnership business shall be carried on under the name and style of "SHRI RAM RAJYAM" or any other name or names that may be agreed upon by the partners from time to time.

FOR SHRI RAM RAJYAM

Geeta Katyal
92
PARTNER



FOR SHRI RAM RAJYAM

Madhulika Mittal
H.M.
PARTNER

2. That this partnership business shall be deemed to have commenced with effect from 20th July, 2023 and shall continue till determined by the partners with mutual consent.
3. The partners have decided to purchase the land in Ayodhya City, UP and to do all real estate business activity(ies), with respect to such land such as buying, selling, renting, commercialize, construct etc, or any other business that may be mutually agreed upon by and between the partners from time to time.
4. The address of the registered office and the business activity of the partnership firm shall be carried out from ::

Aspire 2, 701, Supertech Emerald Court, Sector- 93A, Gautam Buddha Nagar, Noida 201301 UP IN

Or any other place as may be mutually agreed upon by and between the partners from time to time.

5. The capital of the partnership firm shall be as may be mutually agreed to by the partners by mutual consent from time to time. The initial capital of the partnership firm shall be Rs. 100,000/- (One Lakhs Only) to be contributed by the partners in the following proportions.

First partner	50% i.e.	Rs. 50,000/-
Second Partner	50% i.e.	Rs. 50,000/-

Further capital, if any required by the partnership, shall be contributed by the partners, as may be mutually agreed upon by the partners from time to time, on the basis of requirement of the business. Each Partner shall be paid simple interest in his capital account with the partnership firm simple interest @ 12% p. a. The said payment of interest on the capital contributed by the partners for carrying on the business of partnership shall be treated as business expenses of the partnership before the profits thereof are ascertained. The partners may change the percentage of interest credited to them on capital contributed by them from time to time by mutual consent as per the provisions of Sec. 40 (b) (IV) of the Income Tax Act, 1961 but in no case can exceed 12 % p.a.

6. The net profits/loss of the partnership firm including capital gains and losses shall be shared by partners in the following proportions:

To the said Ms. Geeta Katyal	50%
To the said Mrs. Madhulika Mittal	50%
	100%

7. That it is hereby agreed that the parties for the First and Second part shall be entitled to draw yearly remuneration as follows:-

FOR SHRI RAM RAJYAM
Geeta Katyal
 G.K.
PARTNER



FOR SHRI RAM RAJYAM
Madhulika Mittal
 M.M.
PARTNER 3

- i) The yearly remuneration payable to each of the above partners shall be calculated as percentage of the Book Profit for each accounting year or part thereof in the following manner:-

	Part	
a) In respect of first Rs. 300000 of	90%	(First & Second Part) of Book Profits
b) In respect of balance amount of Book Profits.	60%	(First & Second Part)

- ii) For the purposes of this clause "**Book Profit**" shall be calculated as follows:-

The net profit as shown in the profit and loss account of the partnership firm after adjusting the following:-

- * Remuneration paid/ payable to partners and debited to the profit and loss account;
- * Any expenditure or loss related to the business and allowable under the income Tax Act but not debited to the Profit & Loss Account, as may be determined by the partners.

PROVIDED THAT IN THE YEAR IN which the Book Profit is less than Rs.150, 000 or there is a loss, the above partners shall be entitled to the following remuneration:

First Partner	Rs. 75,000/- per Annum
Second Partner	Rs. 75,000/- per Annum


iii) The yearly remuneration payable to the above partners shall be due to and credited to their respective accounts at the close of the accounting year when the final accounts of the partnership are made up and the amount of the remuneration due to them is determined. However, the remuneration so determined shall be deemed to have accrued evenly during the year on a month to month basis.

8. Any new Partner, employee or investor joining with a stake in the firm will get its / his / her share from all co-partners in equal weightage or otherwise as mutually decided by the existing partners.
9. That proper books of accounts of the firm shall be maintained wherein all business transactions shall be regularly recorded and shall be kept at principal place of business and each partner can inspect and take the extracts there from during the reasonable hours of the day and general account of the partnership business shall be taken at the end of the year i.e. on 31st March of every year when the trading account, profit and loss account and balance sheet shall be prepared. The profit or the loss, as the case may be, shall be credited or debited in the accounts of the partner as per their respective shares in the profit/loss.

FOR SHRI RAM RAJYAM

 PARTNER



FOR SHRI RAM RAJYAM

 PARTNER

10. The partners shall be entitled to withdraw any amount during the years from the partnership out of their capital Account from time to time as may be decided by the partners by mutual consent.
11. The accounting year of the firm will close on 31st March each year when the accounts of the firms shall be drawn up and the profit or the loss as the case may be divided/borne by the partners according to their respective shares.
12. That none of the partners shall be entitled to sell, mortgage or otherwise alienate, assign their interests in the firm to an outsider without first getting the approval of the other partner in writing.
13. Any partner may retire from the partnership firm at any time after giving not less than 3 months advance notice in writing to the other partner (s) and firm, of his intention to retire or leave the firm, to that effect. The other partner shall accept the Resignation of the retiring partner either within the notice period or may extend the acceptance of Resignation till that period as may be decided by the partners by mutual consent. However the contracts/ business activities of the partnership being run current shall still be run by the continuing partner.
14. That the firm shall not be dissolved by any partner leaving the firm or by his death incapability, insolvency, as the case may be, but the firm shall be carried on the remaining partner or partners under the same name & style with remaining partners under the same business and the capital of the said partners shall go to him or his legal heirs the case may be.
15. That the firm shall not be responsible for the business carried on by any of the partners referred to above in his individual capacity or in partnership with anybody else. The business as presently constituted would have no connection or relation to any of the firms in which any of the party referred to above had been partner or is partner or would be partner.
16. That the Bank Account(s) shall be opened in the name of firm with such bank(s) as agreed from time to time. The Bank account shall be opened and operated jointly / severally by **Ms. Geeta Katyal** and / or **Mrs. Madhulika Mittal**, partners of the firm and both partners are authorised to operate the accounts.
17. That the partnership is at WILL.
18. No Partner shall without the prior written consent of the other partners:
 - Mortgage, charge or assign his share in the assets or profits of the firm;
 - Transfer immovable property belonging to partnership firm;
 - Enter into partnership firm on behalf of the partnership firm;
 - Compromise or compound or, release or, discharge any debt due to the partnership firm.

FOR SHRI RAM RAJYAM
 Geeta Katyal
 GK
 PARTNER



FOR SHRI RAM RAJYAM
 Madhulika Mittal
 PARTNER

19. This partnership deed shall be at will;

EACH PARTNER SHALL

- a) Punctually pay all monies, Cheques and negotiable instruments received on behalf of the firm into the said bank account of the firm.
- b) Punctually pay his separate debts and indemnify the other partner and the assets of the firm against the same as all expenses or account thereof.
- c) Be just and faithful to the other at all times to give to the other full information and truthful explanation of all matters relating to the affairs of the partnership and carrying on the business for their mutual advantage.
- d) Attend to the business of the firm actively diligently and without the consent of the other partners withdraw any suit or legal proceeding filed by the firm or admit any liabilities on behalf of the firm or assign or transfer his share in the firm or admit any other person as a partner in the firm.

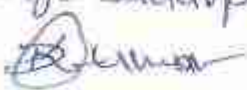
20. That this partnership shall be governed by the provisions of the Indian Partnership Act, 1932 for the purpose not enumerated here in above.


21. If any, dispute doubt or difference arise between the parties relating to partnership properties, rights, credits, or relating to interpretation of any of the provision here or otherwise relating to the firm and the business of the firm, the same shall be referred to common arbitrator, if agreed upon failing which to two arbitrators, one to be appointed by each parties to the dispute and the arbitration shall be Governed by the Arbitration & Conciliation Act 1996.

22. That the provisions of the Indian Partnership Act, 1932, Shall govern this deed.

23. In witness whereof the parties have set their hands on the day and the year above mentioned in the presence of


Witness

1. Devendra Kumar
 Village - Sadanpur sector - 48 -
 Noida


2. MAHESH CHAUHAN
 VILLAGE - CHHAPRAOLI
 SECTOR - 168 NOIDA
 Mahesh




FOR SHRI RAM RAJYAM


 (Geeta Katyal)
 FIRST PARTNER

FOR SHRI RAM RAJYAM


 (Madhulika Mittal)
 SECOND PARTNER

20 JUL 2023

SUPPLEMENTARY PARTNERSHIP DEED

This deed of partnership is made and executed on this the 27th day of June 2024 at Noida, Uttar Pradesh by and Between:

1. Ms. Geeta Katyaj, (Aadhaar No.2039 6757 4138 and PAN No. BAVPK7604L) D/o Mr. Ramesh Katyaj, R/o Villa No-3, A T S Village, Sector-93A Gautam Buddha Nagar, NOIDA 201301 UP aged about 52 years hereinafter referred to as Party of the 'FIRST PART' or 'FIRST PARTNER'.
2. Mrs. Madhulika Mittal (Aadhaar No.3196 0176 4600 and PAN No. AAUPM1801F), W/o Mr. Dinesh Kumar Mittal, R/o H. No. C-333, 1st Floor, Defense Colony, Lajpat Nagar, S.O, Defence Colony, South Delhi, Delhi-110024 aged about 74 years hereinafter referred to as Party of the 'SECOND PART' or 'SECOND PARTNER'.

Hereinafter, Party of the 'FIRST PART' and Party of the 'SECOND PART' collectively referred to as 'Existing Partners'.

AND

1. Mr. Gaurav Mittal (Aadhaar No. 6259 3983 7472 and PAN No. AAUPM1802G) S/o Mr. Dinesh Kumar Mittal, R/o H. No. C-333, 1st Floor, Defense Colony, Lajpat Nagar, S.O, Defence Colony, South Delhi, Delhi-110024 aged about 50 years hereinafter referred to as the party of the "THIRD PART" or "THIRD PARTNER".
2. M/s Home & Soul Infrastructure Private Limited, (CIN: U70101DL2014PTC265378) having its registered office at 29th Floor, The Wing, C-2 Boulevard Walk, Sector 4, Greater Noida West, NEPZ Post Office, Gautam Buddha Nagar, Dadri, Uttar Pradesh, India, 201305 through its authorized director Mr. Rahul Rastogi hereinafter referred to as Party of the FOURTH PART or 'FOURTH PARTNER'.



SHRI RAM RAJYAM

Geeta Katyaj
PARTNER

SHRI RAM RAJYAM

Madhulika Mittal
PARTNER

SHRI RAM RAJYAM

Gaurav Mittal
PARTNER

SHRI RAM RAJYAM

[Signature]
PARTNER

Hereinafter, Party of the 'THIRD PART' and Party of the 'FOURTH PART' collectively referred to as 'New Partners' or 'Incoming Partners'.

(The terms party of the First Part to Fourth Part shall wherever the context to request mean and include their respective heirs, legal representatives, administrators, executors and assigns of each part):

WHEREAS the Existing Partners have been carrying on business as partners of the firm under the name and style of **M/S SHRI RAM RAJYAM** formed and constituted vide original partnership deed dated 20th July, 2023, (A Partnership Firm under the Indian Partnership Act) having its principal place of business at **Aspire 2, 701, Supertech Emerald Court, Sector- 93A, Gautam Buddha Nagar, Noida 201301 UP IN** for the object of carrying out the business of buying, selling, renting, commercialize, constructing, developing projects etc. or any other business that may be mutually agreed upon by and between the partners from time to time.

WHEREAS pursuant to its business objective, the firm has purchased land in Ayodhya City, UP and is desirous of development of a real estate project on the above land.

WHEREAS upon mutual discussions between the existing partners, it was concluded that the development, sales and marketing of the above real estate project requires expertise and technical know-how, the existing partners expressed their desire to admit additional partners to the partnership firm.

WHEREAS Party of the "THIRD PART" and Party of the "FOURTH PART" possessing the requisite skills, knowledge and expertise expressed their desire to be admitted to the above partnership firm on such terms and conditions as may be decided by the parties among themselves.



SHRI RAM RAJYAM
Lecta Katyal
PARTNER

SHRI RAM RAJYAM
Madhukar Prasad
PARTNER

SHRI RAM RAJYAM
Gauri Mittal
PARTNER

SHRI RAM RAJYAM
R.P.
PARTNER

WHEREAS the existing partners have considered the request of Party of the "THIRD PART" and Party of the "FOURTH PART" and has agreed to admit the New Partners to the existing partnership.

WHEREAS this partnership is now being reconstituted on the introduction of Mr. Gaurav Mittal and M/s Home and Soul Infrastructure Private Limited as THIRD PARTNER & FOURTH PARTNER respectively, into the Partnership.

AND WHEREAS all the parties referred to above hereby desire that the terms and conditions be reduced in writing to do avoid any disputes and misunderstanding in future.

NOW THEREFORE THIS DEED OF PARTNERSHIP SHALL WITNESSETH:

1. NAME OF THE FIRM:

Business of partnership firm shall continue under the name and style of M/S "SHRI RAM RAJYAM" or any other name or names as may be agreed upon by the partners from time to time.

2. PLACE:

Place of business of the firm shall continue to have its principal place of business at Aspire 2, 701, Supertech Emerald Court, Sector- 93A, Gautam Buddha Nagar, Noida 201301 UP IN. Additional places of business, branches, liaison office may be opened by the firm at any other place or places as the partners may decide from time to time.

3. OBJECTIVES:

Firm shall continue to engaged in the business of development and sale of real estate project on land at Ayodhya City, UP or buying, selling, renting, commercialize, constructing, developing projects etc. or any other business that may be mutually agreed upon by and between the partners from time to time.



SHRI RAM RAJYAM
Lecta Katyal
PARTNER

SHRI RAM RAJYAM
Madhulika Mittal
PARTNER

SHRI RAM RAJYAM
Gaurav Mittal
PARTNER

SHRI RAM RAJYAM
[Signature]
PARTNER

4. DURATION OF PARTNERSHIP:

The duration of partnership will be AT WILL. However, firm may be dissolved with the consent of all the partners.

5. CAPITAL

The initial capital of the firm is fixed at Rs 100,000 (One Lakh) which shall be contributed by the partners equally. Further capital requirements of the firm shall be contributed by the partners in the ratio mutually agreed upon by them from time to time.

Each Partner shall be paid simple interest in his / her / its capital account with the partnership firm simple interest @ 12% p. a. The said payment of interest on the capital contributed by the partners for carrying on the business of partnership shall be treated as business expenses of the partnership before the profits thereof are ascertained. The partners may change the percentage of interest credited to them on capital contributed by them from time to time by mutual consent as per the provisions of Sec. 40 (b) (IV) of the Income Tax Act, 1961 but in no case can exceed 12 % p.a

6. SHARING RATIO:

The net profits/loss of the partnership firm including capital gains and losses shall be shared by partners in the following proportions:

To the said Ms. Geeta Katyal	25%
To the said Mrs. Madhulika Mittal	25%
To the said Mr. Gaurav Mittal	25%
To the said M/s Home & Soul Infrastructure Private Limited	25%
	100%



SHRI RAM RAJYAM

Geeta Katyal

PARTNER

SHRI RAM RAJYAM

Madhulika Mittal

PARTNER

SHRI RAM RAJYAM

Gaurav Mittal

PARTNER

SHRI RAM RAJYAM

[Signature]

PARTNER

7. BANK ACCOUNT:

The firm shall continue to maintain and operate all Existing bank accounts as maintained by firm with any private and nationalized bank in India shall continue to be operated by the Partners as may be mutually decided amongst the partners from time to time by passing a resolution duly signed by all the partners, necessary communication of same shall be sent to all banks in which firm account is being operated. A bank account may also be opened in future in any other bank as may be mutually agreed amongst the partners of this Partnership Deed.

8. FURTHER INVESTMENT:

In case of necessity and requirements of funds for the business of the firm, partners have agreed to contribute additional funds over and above the required capital contribution and the same shall be treated as loan and mutually agreed interest not exceeding 12% p.a. on such amount shall be paid by the firm.

9. BORROWINGS:

The partners may, mutually decide to borrow the funds from any bank, society, co-operative Bank, financial institution, or individuals for the purpose of running the business and in such cases all the partners will jointly and severally be responsible for the repayment of loans or credit facilities availed by the firm. No partner will be entitled to borrow money individually in name of firm and all security documents shall be signed by nominated partner after mutual consent. The incoming partners hereby accepts and tender their unconditional consent for the existing loan / credit facilities taken / availed by the firm for its business.



10. In case of death, insolvency, lunacy or retirement of any one of the partner of the firm, the firm shall not automatically get dissolved. The surviving partner will be entitled to continue the firm either by taking on new partners or without inducting new partner. The share of the deceased partner shall be transferred to the legal heirs of the such deceased partner.

SHRI RAM RAJYAM

Usha Kataria
PARTNER

SHRI RAM RAJYAM

Madhika Pruthi
PARTNER

SHRI RAM RAJYAM

Gauri Mittal
PARTNER

SHRI RAM RAJYAM

[Signature]
PARTNER

11. REMUNERATION:

That it is hereby agreed that the working partners shall be entitled to draw yearly remuneration as follows:-

- i) The yearly remuneration payable to each of the above partners shall be calculated as percentage of the Book Profit for each accounting year or part thereof in the following manner:-

Book Profit	Maximum remuneration payable
On first Rs. 3 lakh of the book profit or in case of a loss	Rs.1,50,000/- or at the rate 90% of the book profit whichever is more;
On the balance of the book profit	At the rate of 60% of the book profit

- ii) For the purposes of this clause "Book Profit" shall be calculated as follows:-

The net profit as shown in the profit and loss account of the partnership firm after adjusting the following:-

- Remuneration paid/ payable to partners and debited to the profit and loss account;
- Any expenditure or loss related to the business and allowable under the Income Tax Act but not debited to the Profit & Loss Account, as may be determined by the partners.

PROVIDED THAT IN THE YEAR IN which the Book Profit is less than Rs.1,50,000/- or there is a loss, the above partners shall be entitled to the following remuneration:

First Partner	Rs. 75,000/- per Annum
Second Partner	Rs. 75,000/- per Annum
Third Partner	Rs. 75,000/- per Annum
Fourth Partner	NIL



SHRI RAM RAJYAM

Uceta Kalyal

PARTNER

SHRI RAM RAJYAM

Madhika Devi Garg

PARTNER

SHRI RAM RAJYAM

PARTNER

SHRI RAM RAJYAM

[Signature]

PARTNER

iii) The yearly remuneration payable to the above partners shall be due to and credited to their respective accounts at the close of the accounting year when the final accounts of the partnership are made up and the amount of the remuneration due to them is determined. However, the remuneration so determined shall be deemed to have accrued evenly during the year on a month to month basis.

12. No partner shall contract any loan individually or incur liability without written concurrence of the other partner for and on behalf of the firm and if any such commitment is made contrary to the above only such partner making commitment will be responsible for repayment of such borrowings.

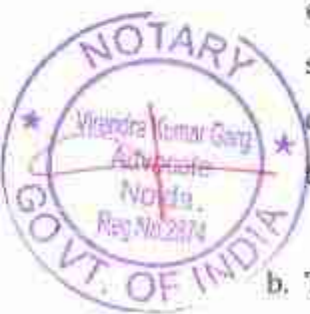
13. APPOINTMENTS:

All appointments of consultants, staff, employees, agents, dealers, tax consultants, auditors, advocates etc., shall be made by mutual consultation between the partners.

14. MISCELLANEOUS

a. That proper books of accounts of the firm shall be continue to maintained wherein all business transactions shall be regularly recorded and shall be kept at principal place of business and each partner can inspect and take the extracts there from during the reasonable hours of the day and general account of the partnership business shall be taken at the end of the year i.e. on 31st March of every year when the trading account, profit and loss account and balance sheet shall be prepared. The profit or the loss of the firm, as the case may be, shall be credited or debited in the accounts of the partner as per their respective shares in the profit/loss.

b. The partners shall be entitled to withdraw any amount during the years from the partnership out of their Capital Account from time to time as may be decided by the partners by mutual consent.



SHRI RAM RAJYAM

Meeta Katyal
PARTNER

SHRI RAM RAJYAM

Medhita Mittal
PARTNER

SHRI RAM RAJYAM

Lyana Mittal
PARTNER

SHRI RAM RAJYAM

→
PARTNER

- c. The accounting year of the firm will close on 31st March each year when the accounts of the firms shall be drawn up and the profit or the loss as the case may be divided/borne by the partners according to their respective shares.
- d. That none of the partners shall be entitled to sell, mortgage or otherwise alienate, assign their interests in the firm to an outsider without first getting the approval of the other partner(s) in writing.
- e. Any partner may retire from the partnership firm at any time after giving not less than 3 months advance notice in writing to the other partner (s) and firm, of his intention to retire or leave the firm, to that effect. However, with the consent of remaining partners, the retiring partner can also retire by giving a shorter advance notice. The other partner shall accept the Resignation of the retiring partner either within the notice period or may extend the acceptance of Resignation till that period as may be decided by the partners by mutual consent. However the contracts/ business activities of the partnership being run current shall still be run by the continuing partner.
- f. That the firm shall not be dissolved by any partner leaving the firm or by his death incapability, insolvency, as the case may be, but the firm shall be carried on the remaining partner or partners under the same name & style with remaining partners under the same business and the capital of the said partners shall go to him or his legal heirs the case may be.



- g. That the firm shall not be responsible for the business carried on by any of the partners referred to above in his individual capacity or in partnership with anybody else. The business as presently constituted would have no connection or relation to any of the firms in which any of the party referred to above had been partner or is partner or would be partner.

h. No Partner shall without the prior written consent of the other partners:

SHRI RAM RAJYAM
Beeta Katyal
PARTNER

SHRI RAM RAJYAM
Mandish Kohli
PARTNER

SHRI RAM RAJYAM
Gyan Vith
PARTNER

SHRI RAM RAJYAM
[Signature]
PARTNER

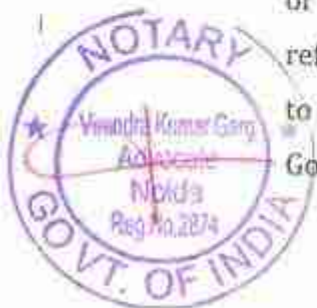
- Mortgage, charge or assign his share in the assets or profits of the firm;
- Transfer immovable property belonging to partnership firm;
- Enter into partnership on behalf of the partnership firm;
- Compromise or compound or, release or, discharge any debt due to the partnership firm.

i. EACH PARTNER SHALL

- Punctually pay all monies, Cheques and negotiable instruments received on behalf of the firm into the said bank account of the firm.
- Punctually pay his separate debts and indemnify the other partner and the assets of the firm against the same as all expenses or account thereof.
- Be just and faithful to the other at all times to give to the other full information and truthful explanation of all matters relating to the affairs of the partnership and carrying on the business for their mutual advantage.
- Attend to the business of the firm actively diligently and without the consent of the other partners withdraw any suit or legal proceeding filed by the firm or admit any liabilities on behalf of the firm or assign or transfer his share in the firm or admit any other person as a partner in the firm.

15. That this partnership shall be governed by the provisions of the Indian Partnership Act, 1932 for the purpose not enumerated here in above.

16. If any, dispute doubt or difference arise between the parties relating to partnership properties, rights, credits, or relating to interpretation of any of the provision here or otherwise relating to the firm and the business of the firm, the same shall be referred to common arbitrator, If agreed upon, failing which to two arbitrators, one to be appointed by each parties to the dispute and the arbitration shall be Governed by the Arbitration & Conciliation Act 1996.



SHRI RAM RAJYAM

Uesta Katyal
PARTNER

SHRI RAM RAJYAM

Madhulika Mittal
PARTNER

SHRI RAM RAJYAM

Gyanendra Mittal
PARTNER

SHRI RAM RAJYAM

[Signature]
PARTNER

IN WITNESS WHEREOF THE PARTIES HAVE SET THEIR HANDS ON THE DAY AND THE YEAR ABOVE MENTIONED IN THE PRESENCE OF:-

Witness

1. Aman Sharma
Dadri (G. B. Nagar)
U.P.

SHRI RAM RAJYAM

Geeta Katyal
PARTNER

(Geeta Katyal)
FIRST PARTNER

SHRI RAM RAJYAM

2. ~~Sharma~~
Dheeraj Kumar
S/O Dharm Vihar
Vihar Dahanu Bhehar
H.No. 2285, Ground floor
Chhatisgarh U.P. - 201009

PARTNER

Madhulika Mittal
(Madhulika Mittal)

SECOND PARTNER

SHRI RAM RAJYAM

3. ~~Sharma~~
Rinky S/o Ratiram
Add:- Hirdaypur Bhandola
Modinagar, Chhatisgarh
U.P. - 201204

PARTNER

Gaurav Mittal
(Gaurav Mittal)

THIRD PARTNER

SHRI RAM RAJYAM

4. ~~Sharma~~
Rinky
H.No. 317-14, Block-3
DLF Ankur Vihar,
Chhatisgarh - 201102
Rahul Rastogi

Rahul Rastogi
PARTNER

(Rahul Rastogi)
FOURTH PARTNER

For M/s Home & Soul Infrastructure Private Limited



ATTESTED
Virendra Kumar Garg
Advocate & Notary
Reg. No. 2874
Rudh Nagar 27/06/24



Government of Uttar Pradesh

IN-UP69126751479263W



e-Stamp

ACC Name: BDC... ACC Code: UP16050001
ACC Address: Sector 14, Noida... PIN: 201301-038
Licence No: 1274... J.B. Nagar

Certificate No. : IN-UP69126751479263W
 Certificate Issued Date : 03-Jun-2024 02:41 PM
 Account Reference : NEWIMPACC (SV)/up16050304/ GAUTAMBUDDH NAGAR 1/UP-GEN
 Unique Doc. Reference : SUBIN-UPUP1605030434638688268100W
 Purchased by : SHRI RAM RAJYAM
 Description of Document : Article 46 Partnership
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : SHRI RAM RAJYAM
 Second Party : Not Applicable
 Stamp Duty Paid By : SHRI RAM RAJYAM
 Stamp Duty Amount(Rs.) : 750
 (Seven Hundred And Fifty only)



सत्यमेव जयते



Please write in type below this line.

THIS STAMP PAPER FORMS AN INTEGRAL PART OF
SUPPLEMENTARY PARTNERSHIP DEED DATED 02nd JULY, 2024.



SHRI RAM RAJYAM
Gaurav Mittal
PARTNER

SHRI RAM RAJYAM
[Signature]
PARTNER

SHRI RAM RAJYAM
[Signature]
PARTNER

SHRI RAM RAJYAM
[Signature]
PARTNER

0000973732

VOID VOID VOID

SUPPLEMENTARY PARTNERSHIP DEED

This deed of partnership is made and executed on this the 02nd day of July 2024 at Noida, Uttar Pradesh by and Between:

1. Mr. Gaurav Mittal (Aadhaar No. 6259 3983 7472 and PAN No. AAUPM1802G) S/o Mr. Dinesh Kumar Mittal, R/o H. No. C-333, 1st Floor, Defense Colony, Lajpat Nagar, S.O, Defence Colony, South Delhi, Delhi-110024 aged about 50 years hereinafter referred to as the Party of the 'FIRST PART' or 'FIRST PARTNER'.
2. M/s Home & Soul Infrastructure Private Limited, (CIN: U70101DL2014PTC265378) having its registered office at 29th Floor, The Wing, C-2 Boulevard Walk, Sector 4, Greater Noida West, NEPZ Post Office, Gautam Buddha Nagar, Dadri, Uttar Pradesh, India, 201305 through its authorized director Mr. Rahul Rastogi hereinafter referred to as Party of the 'SECOND PART' or 'SECOND PARTNER'.

AND

1. Ms. Geeta Katyal, (Aadhaar No.2039 6757 4138 and PAN No. BAVPK7604L) D/o Mr. Ramesh Katyal, R/o Villa No-3, A T S Village, Sector-93A Gautam Buddha Nagar, NOIDA 201301 UP aged about 52 years hereinafter referred to as Party of the 'THIRD PART' or 'THIRD PARTNER'.
2. Mrs. Madhulika Mittal (Aadhaar No.3196 0176 4600 and PAN No. AAUPM1801F), W/o Mr. Dinesh Kumar Mittal, R/o H. No. C-333, 1st Floor, Defense Colony, Lajpat Nagar, S.O, Defence Colony, South Delhi, Delhi-110024 aged about 74 years hereinafter referred to as Party of the 'FOURTH PART' or 'FOURTH PARTNER'.

Hereinafter, Party of the 'FIRST PART' and Party of the 'SECOND PART' collectively referred to as 'Remaining Partners' and;



SHRI RAM RAJYAM

Gaurav Mittal
PARTNER

SHRI RAM RAJYAM

[Signature]
PARTNER

SHRI RAM RAJYAM

Geeta Katyal
PARTNER

SHRI RAM RAJYAM

Madhulika Mittal
PARTNER

Hereinafter, Party of the "THIRD PART" and Party of the 'FOURTH PART' collectively referred to as 'Retiring Partners'.

The 'Remaining Partners' and 'Retiring Partners' shall collectively be referred to as 'The Partners'.

(The terms party of the First Part to Fourth Part shall wherever the context to request mean and include their respective heirs, legal representatives, administrators, executors and assigns of each part):

WHEREAS The Partners have been carrying on business of the firm under the name and style of **M/S SHRI RAM RAJYAM** formed and constituted vide original partnership deed dated 20th July, 2023, (A Partnership Firm under the Indian Partnership Act) and reconstituted vide the partnership deed dated 27th June, 2024 having its principal place of business at **Aspire 2, 701, Supertech Emerald Court, Sector- 93A, Gautam Buddha Nagar, Noida 201301 UP IN** for the object of carrying out the business of buying, selling, renting, commercialize, constructing, developing projects etc. or any other business that may be mutually agreed upon by and between the partners from time to time.

WHEREAS pursuant to its business objective, the firm has purchased land in Ayodhya City, UP and is developing a real estate project on the above land.

WHEREAS Party of the "THIRD PART" and the Party of the 'FOURTH PART' addressed to the firm and the other partners herein and put forward their intention to retire from the said Partnership Firm owing to their personal reasons.

WHEREAS the remaining partners has considered the request of Party of the "THIRD PART" and the Party of the 'FOURTH PART' and has agreed mutually and permitted THIRD and FOURTH PARTNERS to exit as Partners of the Firm.



SHRI RAM RAJYAM

Gaurav Mittal
PARTNER

SHRI RAM RAJYAM

[Signature]
PARTNER

SHRI RAM RAJYAM

Neeta Kalyan
PARTNER

SHRI RAM RAJYAM

Medhika Mittal
PARTNER

WHEREAS this partnership is now being reconstituted on the retirement of Ms. Geeta Katyal and Mrs. Madhulika Mittal from the Partnership being Party of the THIRD and FOURTH PART respectively.

AND WHEREAS all the partners referred to above hereby desire that the terms and conditions be reduced in writing to do avoid any disputes and misunderstanding in future.

NOW THEREFORE THIS DEED OF PARTNERSHIP SHALL WITNESSETH:

1. NAME OF THE FIRM:

Business of partnership firm shall continue under the name and style of M/S "SHRI RAM RAJYAM" or any other name or names as may be agreed upon by the Remaining Partners from time to time.

2. PLACE:

The firm shall continue to have its principal place of business at Aspire-2, 701, Supertech Emerald Court, Sector- 93A, Gautam Buddha Nagar, Noida 201301 UP IN. Additional places of business, branches, liaison office may be opened by the firm at any other place or places as the Remaining Partners may decide from time to time by Remaining Partners.

3. OBJECTIVES:

Firm shall continue to engaged in the business of development and sale of real estate project on land at Ayodhya City, UP or buying, selling, renting, commercialize, constructing, developing projects etc. or any other business that may be mutually agreed upon by and between the Remaining Partners from time to time.

DURATION OF PARTNERSHIP:

The duration of partnership will be AT WILL. However, firm may be dissolved with the consent of Remaining Partners.



SHRI RAM RAJYAM

Yash Mittal
PARTNER

SHRI RAM RAJYAM

[Signature]
PARTNER

SHRI RAM RAJYAM

Geeta Katyal
PARTNER

SHRI RAM RAJYAM

Madhulika Mittal
PARTNER

5. As mutually agreed between the partners, the Retiring Partners shall retire from the Firm with effect from 02nd July, 2024.
6. Books of Accounts including the Partner's Capital Account shall be drawn up to the date of retirement of Party of the 'THIRD PART' and the Party of the 'FOURTH PART' and accounts of the partners shall be credited with all the amounts due to them including the profit / loss up to the date of retirement.
7. The amount standing to the credit of the Retiring Partners shall be paid by the firm with in six months from the date of their retirement, otherwise, a simple interest @ 9% shall be payable for the delayed period.
8. With effect from the date of retirement, the retiring partners shall not have any claim, control or any entitlement whatsoever over any assets or profits of the firm. The remaining partners shall be entitled of all the movable and immovable assets, credits, goodwill and all profits and benefits therefrom.

9. CAPITAL

The initial capital of the firm is fixed at Rs 100,000 (One Lakh) which shall be contributed by the Remaining Partners equally. Further capital requirements of the firm shall be contributed by the Remaining Partners in the ratio mutually agreed upon by them from time to time.

Post retirement, Remaining Partner(s) shall be paid simple interest on his / its capital account with the partnership firm @ 12% per annum. The said payment of interest on the capital contributed by the partners for carrying on the business of partnership shall be treated as business expenses of the partnership before the profits thereof are ascertained. The partners may change the percentage of interest credited to them on capital contributed by them from time to time by mutual consent as per the provisions of Sec. 40 (b) (IV) of the Income Tax Act, 1961 but in no case can exceed 12 % per annum.



SHRI RAM RAJYAM

Grama Mittal

PARTNER

SHRI RAM RAJYAM

[Signature]

PARTNER

SHRI RAM RAJYAM

Uesta Kalyal

PARTNER

SHRI RAM RAJYAM

Madhubita Mittal

PARTNER

10. SHARING RATIO:

The net profits/loss of the partnership firm including capital gains and losses shall post retirement of Retiring Partners be shared by partners in the following proportions:

To the said Mr. Gaurav Mittal	50%
To the said M/s Home & Soul Infrastructure Private Limited	50%
	100%

11. BANK ACCOUNT:

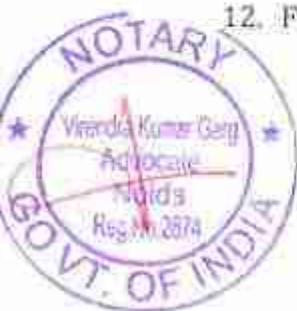
The firm shall continue to maintain and operate all existing bank accounts as maintained by firm with any private and nationalized bank in India shall continue to be operated by the Remaining Partners as may be mutually decided amongst the Remaining Partners from time to time by passing a resolution duly signed by them, necessary communication of same shall be sent to all banks in which firm account is being operated. A bank account may also be opened in future in any other bank as may be mutually agreed amongst the Remaining Partners of this Partnership Deed.

12. FURTHER INVESTMENT:

In case of necessity and requirements of funds for the business of the firm, Remaining Partners agreed to contribute additional funds over and above the required capital contribution and the same shall be treated as loan and mutually agreed interest not exceeding 12% per annum on such amount shall be paid by the firm.

13. BORROWINGS:

The Remaining Partners may, mutually decide to borrow the funds from any bank, society, co-operative Bank, financial institution, or individuals for the



SHRI RAM RAJYAM

Gaurav Mittal

SHRI RAM RAJYAM

[Signature]

SHRI RAM RAJYAM

Uesta Katyal

SHRI RAM RAJYAM

Modhita Mittal

purpose of running the business and in such cases both the Remaining Partners will jointly and severally be responsible for the repayment of loans or credit facilities availed by the firm. No partner will be entitled to borrow money individually in name of firm and all security documents shall be signed by nominated partner after mutual consent.

14. In case of death, insolvency, lunacy or retirement of any one of the Remaining Partners of the firm, the firm shall not automatically get dissolved. The surviving partner will be entitled to continue the firm either by taking on new partner(s). The share of the deceased partner shall be transferred to the legal heirs of the such deceased partner.

15. REMUNERATION:

That it is hereby agreed that the working partner shall be entitled to draw yearly remuneration as follows:-

- i) The yearly remuneration payable shall be calculated as percentage of the Book Profit for each accounting year or part thereof in the following manner:-

Book Profit	Maximum remuneration payable
On first Rs. 3 lakh of the book profit or in case of a loss	Rs.1,50,000/- or at the rate 90% of the book profit whichever is more;
On the balance of the book profit	At the rate of 60% of the book profit

- ii) For the purposes of this clause "Book Profit" shall be calculated as follows:-
The net profit as shown in the profit and loss account of the partnership firm after adjusting the following:
- Remuneration paid/ payable to partner and debited to the profit and loss account:

SHRI RAM RAJYAM

Gama Mittal
PARTNER

SHRI RAM RAJYAM

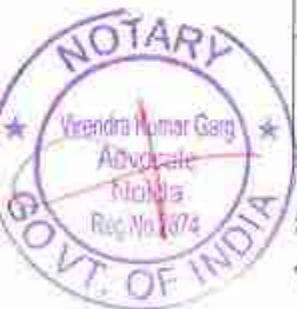
[Signature]
PARTNER

SHRI RAM RAJYAM

Beeta Kataria
PARTNER

SHRI RAM RAJYAM

Madhuka Mittal
PARTNER



Any expenditure or loss related to the business and allowable under the Income Tax Act but not debited to the Profit & Loss Account, as may be determined by the partners.

PROVIDED THAT IN THE YEAR IN which the Book Profit is less than Rs.1,50,000/- or there is a loss, working partner shall be entitled to the remuneration of Rs.1,50,000/-.

iii) The yearly remuneration payable to the above partner shall be due to and credited to his respective account at the close of the accounting year when the final accounts of the partnership are made up and the amount of the remuneration due to them is determined. However, the remuneration so determined shall be deemed to have accrued evenly during the year on a month to month basis.

16. No partner shall contract any loan individually or incur liability without written concurrence of the other partner for and on behalf of the firm and if any such commitment is made contrary to the above only such partner making commitment will be responsible for repayment of such borrowings.

17. APPOINTMENTS:

All appointments of consultants, staff, employees, agents, dealers, tax consultants, auditors, advocates etc., shall be made by mutual consultation between the partners.

18. The Remaining Partners mutually agree that all the regulatory compliances related to development of the project, taxation whether direct or indirect including but not limited to the local or state Laws or Central laws shall be the responsibility of the party of the 'SECOND PART' and Party of the 'FIRST PART' is absolved from any such liability arising out of such non-compliance by the party of the 'SECOND PART'.

SHRI RAM RAJYAM

Gyanendra
PARTNER

SHRI RAM RAJYAM

[Signature]
PARTNER

SHRI RAM RAJYAM

Geeta Kalyan
PARTNER

SHRI RAM RAJYAM

Madhulika
PARTNER



19. The change in the constitution of the said Partnership Firm hereby affected will be notified to the Commercial Tax Officer and the Income Tax Department within the prescribed time and will also be widely published amongst the business community in due course. The Incoming Partners will give unconditional undertaking that name of the Retiring Partners shall not be used in any business transaction from date of this retirement.

20. MISCELLANEOUS

a. That proper books of accounts of the firm shall continue to be maintained wherein all business transactions shall be regularly recorded and shall be kept at principal place of business and each partner can inspect and take the extracts there from during the reasonable hours of the day. General account of the partnership business shall be taken at the end of the year i.e. on 31st March of every year when the trading account, profit and loss account and balance sheet shall be prepared. The profit or the loss of the firm, as the case may be, shall be credited or debited in the accounts of the partners as per their respective shares in the profit/loss.

b. The partners shall be entitled to withdraw any amount during the years from the partnership out of their Capital Account from time to time as may be decided by the partners by mutual consent.

c. That none of the partners shall be entitled to sell, mortgage or otherwise alienate, assign their interests in the firm to an outsider without first getting the approval of the other partner(s) in writing.

d. Any partner may retire from the partnership firm at any time after giving not less than 3 months advance notice in writing to the other partner (s) and firm, or a shorter period if agreed by all the partners, of his intention to retire or leave the firm, to that effect.



SHRI RAM RAJYAM

Gyan Dhill
PARTNER

SHRI RAM RAJYAM

CA
PARTNER

SHRI RAM RAJYAM

Beeta Kalyal
PARTNER

SHRI RAM RAJYAM

Adhikta Dhill
PARTNER

- e. That the firm shall be dissolved by any partner leaving the firm or by his death incapability, insolvency, as the case may be. However, the firm shall be carried on by the remaining partner(s) under the same name & style by introducing the new partners under the same business and the capital of the said partners shall go to him or his legal heirs, as the case may be.
- f. That the firm shall not be responsible for the business carried on by any of the partners referred to above in his individual capacity or in partnership with anybody else. The business as presently constituted would have no connection or relation to any of the firms in which any of the party referred to above had been partner or is partner or would be partner.
- g. No Partner shall without the prior written consent of the other partners:
- Mortgage, charge or assign his share in the assets or profits of the firm;
 - Transfer immovable property belonging to partnership firm;
 - Enter into partnership on behalf of the partnership firm;
 - Compromise or compound or, release or, discharge any debt due to the partnership firm.



EACH PARTNER SHALL

- i). Punctually pay all monies, Cheques and negotiable instruments received on behalf of the firm into the said bank account of the firm.
- ii). Punctually pay his separate debts and indemnify the other partner and the assets of the firm against the same as all expenses or account thereof.
- iii). Be just and faithful to the other at all times to give to the other full information and truthful explanation of all matters relating to the affairs of the partnership and carrying on the business for their mutual advantage.

SHRI RAM RAJYAM

Gagan Mittal
PARTNER

SHRI RAM RAJYAM

[Signature]
PARTNER

SHRI RAM RAJYAM

Usha Katyaj
PARTNER

SHRI RAM RAJYAM

Madhita Nishu
PARTNER

iv). Attend to the business of the firm actively diligently and without the consent of the other partners withdraw any suit or legal proceeding filed by the firm or admit any liabilities on behalf of the firm or assign or transfer his share in the firm or admit any other person as a partner in the firm.

21. That this partnership shall be governed by the provisions of the Indian Partnership Act, 1932 for the purpose not enumerated here in above.

22. If any, dispute doubt or difference arise between the parties relating to partnership properties, rights, credits, or relating to interpretation of any of the provision here or otherwise relating to the firm and the business of the firm, the same shall be referred to common arbitrator, If agreed upon, failing which to two arbitrators, one to be appointed by each parties to the dispute and the arbitration shall be Governed by the Arbitration & Conciliation Act 1996.

IN WITNESS WHEREOF THE PARTIES HAVE SET THEIR HANDS ON THE DAY AND THE YEAR ABOVE MENTIONED IN THE PRESENCE OF:-

Witness:

1. Aman Sharma
Dadri [G. B. Nagar]
U.P.
A. Sharma
2. Deepak Kumar
Siddhant Vihar
Vineet Vihar Enclave
H.No. 228, Ghaziabad
UP - 201009
Deepak
3. Rinku S/o Ratiram
Add:- Hindalpur Branchola
Mandla, Ghaziabad
U.P. - 201204
4. Jaijeet Mishra
H.No - D-7/M, Block-D
DLF Ankur Vihar
Ghaziabad - 201102
Jaijeet Mishra



- SHRI RAM RAJYAM**
Gaurav Mittal
PARTNER
(Gaurav Mittal)
FIRST PARTNER
- SHRI RAM RAJYAM**
Rahul Rastogi
PARTNER
(Rahul Rastogi)
SECOND PARTNER
- SHRI RAM RAJYAM**
Geeta Katiyal
PARTNER
(Geeta Katiyal)
THIRD PARTNER
- SHRI RAM RAJYAM**
Madhulika Mittal
PARTNER
(Madhulika Mittal)
FOURTH PARTNER

For M/s Home & Soul Infrastructure Private Limited
SECOND PARTNER

ATTESTED

Virendra Kumar Garg
Advocate
Virendra Kumar Garg

SHRI RAM RAJYAM

Registered Office:- ASPIRE 2, 701, SUPERTECH EMERALD COURT, SECTOR-93A, GAUTAM BUDDHA
NAGAR, NOIDA 201301 UP

E-mail ID: - rera@shriramrajyam.com

Contact Number - +91-9355057567

Dated: 30th April, 2025

To

The Hon'ble Secretary/Technical Advisor,

Uttar Pradesh Real Estate Regulatory Authority

Naveen Bhavan, Rajya Niyojan Sansthan,

Kala Kankar House, Old Hyderabad

Lucknow- 226007

Sub: Declaration seeking exemption for not uploading the annual statements and Income Tax returns.

Sir,

I/we are formally writing to request an exemption from filing the annual statements and income tax returns for the Financial year 2021-2022 and 2022-2023 along with the promoter profile creation form as the firm is incorporated in 2023, however the annual statement and income tax return for the year 2023-2024 is already uploaded on the portal.

We request you to kindly take this exemption request on record and exempt us as requested.

Thanking you,

Sincerely yours,

For Shri Ram Rajyam
SHRI RAM RAJYAM


AUTHORISED SIGNATORY
Partner/Authorized Signatory

VIKRAM KUMAR JAISWAL

CIVIL ENGINEER

ENGINEER'S CERTIFICATE

Subject: Certificate of Percentage of Completion of Construction/Development Work of 42 No. of Plots of the Project "SHRI RAM RAJAYAM " [UPRERA Registration Number A/F] situated on the Khasra No/ Plot no 207, 208, 209, 213, 214, 215, 216, 217, 238, 245 Demarcated by its boundaries (latitude and longitude of the end points) Latitude 26.76, Longitude 82.05 of village HARIPUR JALALABAD Tehsil SOHAWAL Competent/ Development authority Ayodhya-Faizabad Development Authority District Ayodhya PIN 224001 admeasuring 19429.08 sq.mts. area being developed by SHRI RAM RAJAYAM

I, Vikram Kumar Jaiswal have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of Construction/Development Work of 42 No. of Plots of the Project "SHRI RAM RAJAYAM " [UPRERA Registration Number A/F] situated on the Khasra No/ Plot no 207, 208, 209, 213, 214, 215, 216, 217, 238, 245 Demarcated by its boundaries (latitude and longitude of the end points) Latitude 26.76, Longitude 82.05 of village HARIPUR JALALABAD Tehsil SOHAWAL Competent/ Development authority Ayodhya-Faizabad Development Authority District Ayodhya PIN 224001 admeasuring 19429.08 sq.mts. area being developed by SHRI RAM RAJAYAM. This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

1. Following technical professionals were consulted by me for verification /for certification of the cost:

(i) M/s Vishal Sharma as L.S. / Architect ;

(ii) M/s NA. as Structural Consultant

(iii) M/s NA. as MEP Consultant

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate the Total Cost for completion of the project under reference as Rs. 620.00 Lakhs (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

VIKRAM KUMAR JAISWAL

CIVIL ENGINEER

4. The estimated actual cost incurred till date 21.05.2025 is calculated at Rs. 68.52 Lakhs (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 551.48 Lakhs (Total of S.No. 4 in Tables A and B).
6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 21.05.2024 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number _____ or called _____

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 0.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 0.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 0.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0.00 %

(Enclose separate sheets for the cost calculations for each unit/building or tower)

VIKRAM KUMAR JAISWAL

CIVIL ENGINEER

TABLE B

Internal & External Development works and common amenities

(To be prepared for the entire registered phase of the Real Estate Project)

S.N	Particulars	Amounts (Rs. In Lakhs)
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	620.00
2	Cost incurred as on (based on the actual cost incurred as per records)	68.52
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) * 100)	11.05%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	551.48
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional / Extra items (Row 2 + Row 5) / (Row 1 + Row 5) * 100)	11.05%
(Enclose separate sheet for the cost calculations)		

Your Faithfully

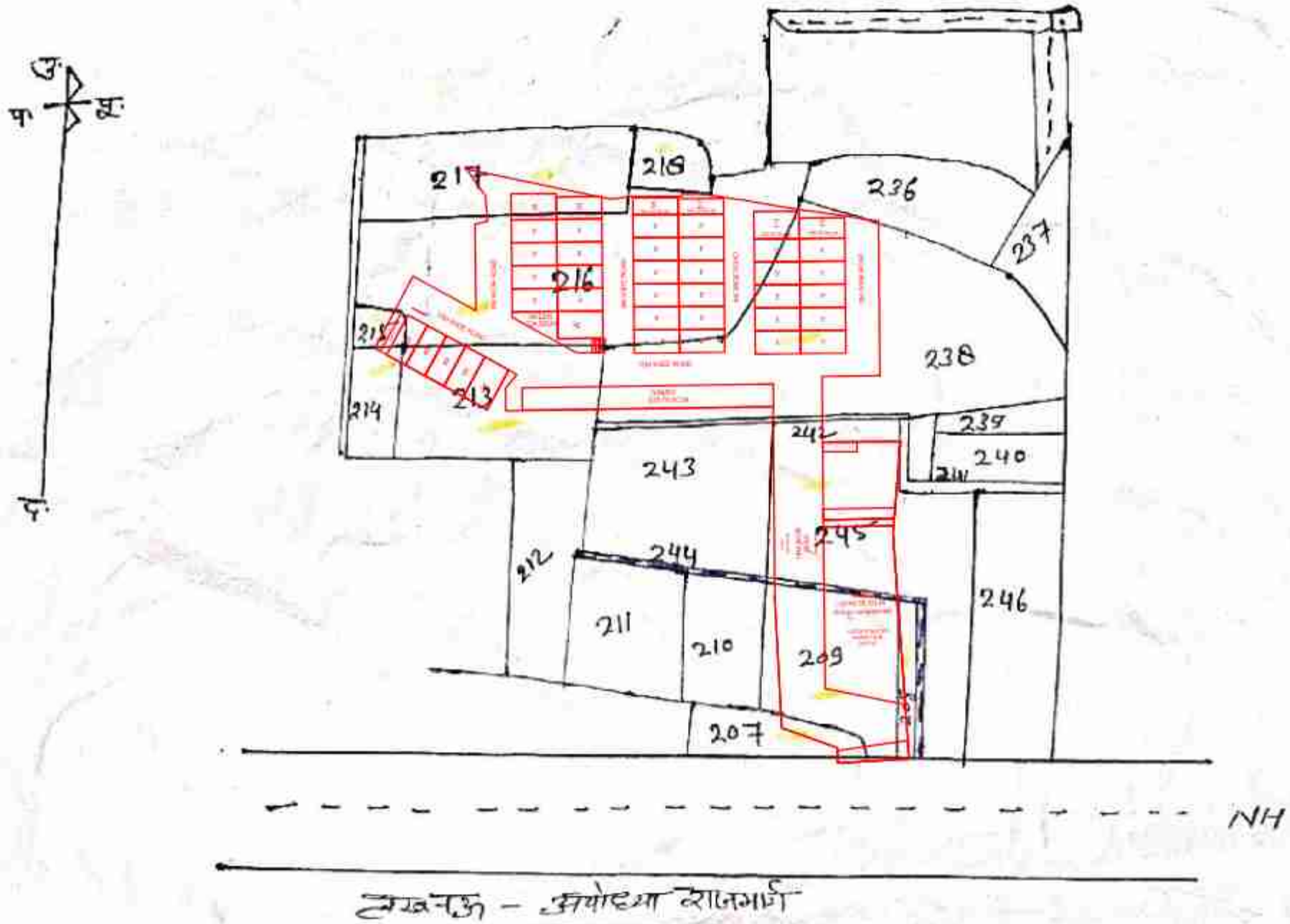


Vikram Kumar Jaiswal

Date: 21.05.2025

जजरी - नक्शा

राजखण्ड ग्राम - हरीपुर जलालाबाद, परगना - अंगलपरी, तहसील - सोहसल, अयोध्या



राहुल कुमार
 लेखापाल
 जजरी
 दिनांक 21/02/2025



Form-RA-7

Confirmation of Standing Advice for Auto-Transfer Between Project Accounts.

To,
The Secretary Uttar Pradesh Real Estate Regulatory Authority

Sub: Confirmation of Receipt of Standing Advice for Auto-Transfer from Collection Account to Separate Account and Transaction Account of the Project and opening of the accounts accordingly.

Sir,

With reference to the Real Estate Project (Maintenance and Operation of Separate Bank Account) Revised Directions, 2003 issued by Uttar Pradesh Real Estate Regulatory Authority, we confirm that the three banks' accounts have been opened by **SHRI RAM RAJYAM** for the project **SHRI RAM RAJYAM** in our bank branch with following details:

- Address of the Branch: **ICICI Bank Ltd, 19, 22 NAHAR BAGH NIYAWA FAIZABAD UTTAR PRADESH - 224001**
- IFS code: **ICIC0000290**
- Phone number with: **- 8094013457**
- E-mail of the branch: **vivek.kumar@icicibank.com**

We hereby also confirm the receipt of following standing advice given by the promoter with respect to three banks accounts

1. The three bank accounts, namely 'Collection Account', 'Separate Account' and 'Transaction Account' have been opened as prescribed in Real Estate Project (Maintenance and Operation of Separate Bank Account) Revised Directions, 2003.
2. The nomenclature of the three bank accounts is as follows:

Account Type	Account Number	Name of the Account
COLLECTION ACCOUNT	777705700164	SHRI RAM RAJYAM COLLECTION ACCOUNT FOR SHRI RAM RAJYAM
SEPARATE ACCOUNT	777705708124	SHRI RAM RAJYAM SEPARATE BANK ACCOUNT FOR SHRI RAM RAJYAM
TRANSACTION ACCOUNT	777705739683	SHRI RAM RAJYAM RERA TRANSACTION ACCOUNT FOR SHRI RAM RAJYAM

ICICI Bank Limited
19, 22, Nahar Bagh Niyawan,
Faizabad - 224 001,
Uttar Pradesh, India.

Website www.icicibank.com
CIN L65190GJ1994PLC021012

Regd. Office : ICICI Bank Tower, Near Chokli Circle,
Old Padra Road, Vadodara 390 007,
India.
Corp. Office : ICICI Bank Towers, Bandra-Kurla
Complex, Mumbai 400051, India.



3. The standing advice for end-of-day auto-transfer of money deposited in the Collection Account in a proportion of 70% to Separate Account and 30% to Transaction Account has been applied.
4. Cheque book, debit card and/or net banking facility, issuance of demand draft, bank guarantee etc shall not be provided for the Collection Account and Separate Account.
5. Withdrawal/transfer from the Separate Account of the Project shall be allowed only upon assessment of the Architect, Engineer, and Chartered Account certificates given by the promoter
6. This is to confirm that the accounts as opened by the promoter **SHRI RAM RAJYAM** for the project **SHRI RAM RAJYAM** shall be operated as per above standing advice given by the promoter.

Yours faithfully

Signature of the Concerned Branch Manager

Name and Signature number of the Concerned Branch Manager

PH: 8094013457

Seal of the concerned bank branch/Branch Manager