



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 4f85c121c1e04f12b9eb

Receipt Date : 21-Jun-2023 12:58:40 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Partnership

District Name : EastSinghbhum

Stamp Duty Paid By : RABINDRA KUMAR JHUNJHUNWALA

Purpose of stamp duty paid : PARTNERSHIP DEED

First Party Name : CHAITANYA REALTORS

Second Party Name : CHAITANYA REALTORS

GRN Number : 2317853035



This receipt paper can be verified in the jharnibandhan site through receipt number :-



This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Signed / Put L.T. in my presence
Advocate

✓ Rajendra Kumar Jhunjhunwala
✓ Rabindra Kumar Jhunjhunwala

Date:

DEED OF PARTNERSHIP

THIS DEED OF PARTNERSHIP EXECUTED on this **21st day of June in the year Two Thousand and Twenty Three** between :-

Sri Rajendra Kumar Jhunjunwala (PAN: ACOPJ3416F), S/o Late Prabhu Dayal Jhunjunwala, by Faith- Hindu, by Nationality- INDIAN residing at Muneshwari Bhawan, Road No.2, Contractors Area, Near Dosa King, PO: Bistupur, Jamshedpur, East Singhbhum, Jharkhand - 831001 hereinafter called the party of the First Part (Which expression shall mean and include all his heirs, executors and administrators)

and

Sri Rabindra Kumar Jhunjunwala (PAN: ACVPJ0604Q), S/o Late Prabhu Dayal Jhunjunwala, by Faith- Hindu, by Nationality- INDIAN residing at Road No.2, Contractors Area, Near Hotel Sonnet, PO: Bistupur, Jamshedpur, East Singhbhum, Jharkhand - 831001 hereinafter called the party of the Second Part (Which expression shall mean and include all his heirs, executors and administrators)

Whereas the said Rajendra Kumar Jhunjunwala and Rabindra Kumar Jhunjunwala intend to carry on the business of acquisition, purchase, develop and sale of land, housing complex, residential complex, commercial complex, civil contract job etc. at Main Road, Purana Bazaar, Behind Bank of Baroda, Prabhu Dayal Jhunjunwala Campus, PO: Chakulia, Dist: East Singhbhum, Jharkhand- 832301, in partnership under the firm name of **CHAITANYA REALTORS**.

AND whereas to avoid any differences and misunderstanding in future regarding their partnership, the parties thought it expedient to reduce the terms and conditions in writing in a formal deed of partnership governing this partnership.

NOW, this deed witnesses as follows:-



Rajendra Kumar Jhunjunwala
Rabindra Kumar Jhunjunwala

Signed / Put L.T.I
In my Presence

[Signature]
Advocate

Date:

1. That the business of the firm will be carried on under the name and style of **M/s. CHAITANYA REALTORS** unless and until decided otherwise with the mutual consent.
2. That the principal place of business shall be at **Main Road, Purana Bazaar, Behind Bank of Baroda, Prabhu Dayal Jhunjhunwala Campus, PO: Chakulia, Dist: East Singhbhum, Jharkhand-832301**. The same may be shifted to other place with mutual consent of both the partners. Other branch or branches may be opened at convenient place or places as may be mutually agreed upon from time to time.
3. That the partnership shall be deemed to have commenced on and from 21st day of June 2023.
4. That the partnership shall not be at will. The partnership can be dissolved with the mutual consent of the partners only after repayment of loan taken from Bank and Financial Institutions, if any and only after completion of a particular project registered with RERA.
5. That the principal business of the partnership shall be acquisition, purchase, develop and sale of land, housing complex, residential complex, commercial complex, civil contract job etc. The parties may also embark upon any other business as may be agreed upon by both the parties.
6. That the books of account of the firm shall be closed on 31st day of March every year and a profit and loss account shall be prepared there upon and net profit/loss shall be divided between/borne by the partners in the ratio as mentioned in para (seven) below.
7. That profit/loss of the partnership firm shall be divided between/borne by partners in the following ratio:-

A. Sri Rajendra Kumar Jhunjhunwala (First Part) 50%

B. Sri Rabindra Kumar Jhunjhunwala (Second Part) 50%

8. That the capital of the firm will be divided in to two part. One is fixed and second is fluctuating. The Fixed Capital of the firm is for the time being fixed at Rs. 2,00,000/- (Rs. Two Lakhs Only) which shall be contributed by the partners as

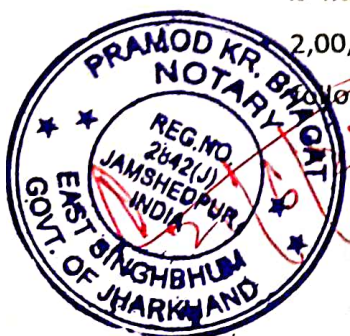
follows, namely:

Rajendra Kumar Jhunjhunwala
Rabindra Kumar Jhunjhunwala

Signed / Put L.T.I
In my Presence

Advocate

Date:



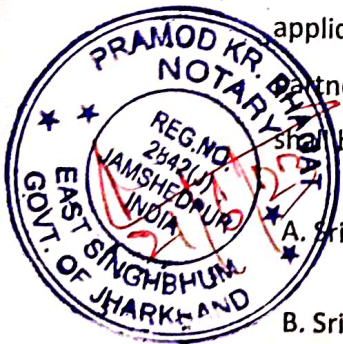
- A. Sri Rajendra Kumar Jhunjhunwala (First Part) Rs. 1,00,000/-
B. Sri Rabindra Kumar Jhunjhunwala (Second Part) Rs. 1,00,000/-

Provided always that the partners may mutually agree on increase or decrease the capital and their respective contribution thereto.

9. That the firm shall pay interest @ 12% p.a to the partners on the amount of fluctuating capital contribution or loans advanced by each of them respectively and the profits or losses of the business of the firm shall be arrived at after accounting for the interest so payable as a business expenditure of the firm. No interest will be allowed on fixed capital contribution by partners. Any amount overdrawn by the partners from the fluctuating capital account will be chargeable to interest @ 12% p.a The rate of interest may vary with mutual consent of partners.
10. That the partners shall not draw any amount from the fixed capital contributed by them as aforesaid except with prior consent of the other partner. But they shall be free to draw from their respective share of profit, if any, which shall be credited to their respective fluctuating capital account on the taking of annual accounts of business of the firm.

11. That both the parties will be eligible to remuneration as allowable under section 40(b)(v), read with Explanation 3 of the Income-tax Act, 1961 or any other applicable provision as may be in force in the income-tax assessment of the Partnership firm for the relevant accounting year. Such amount of remuneration shall be distributed between the said partners in the following proportion:

- A. Sri Rajendra Kumar Jhunjhunwala (First Part) 50% of such amount
B. Sri Rabindra Kumar Jhunjhunwala (Second Part) 50% of such amount



Rajendra Kumar Jhunjhunwala
Rabindra Kumar Jhunjhunwala

Signed / Put L.T.I
In my Presence
Advocate

Date:

The partners shall be entitled to increase or reduce the above remuneration. The partners may also agree to revise the mode of calculating the above said remuneration as may be agreed to by and between the partners from time to time, subject to applicable provision of Income tax Act 1961.

12. That any bank account(s) may be opened by the firm and such account(s) can be operated upon by any of the partners or any other authorised person in a manner as may be mutually agreed between the partners from time to time.
13. That the partners shall be just and faithful to each other in all the matters relating to the firm.
14. That each partner shall discharge his private debts and liabilities if any and shall always keep the firm and other partner indemnified against loss or damage for his private debts and liabilities.
15. That any of the partners shall be entitled, authorised and empowered to represent the firm and other partner in relation to the transaction of the firm with Government Department, Government and Semi-Government Companies, public and local bodies and each partners shall be empowered particularly:-
 - a. To sign and verify the application and necessary papers to be submitted as enclosures to the application for registration of the firm as approved suppliers/contractors.

b. To bind the firm as well as the other partner against all contracts.

c. To do all work and things considered necessary for the execution and/or completing of the orders, job and contracts.

No partner without the consent in writing of the other partner shall:-

a. Employ any money, goods or effects of the firm or pledge the credit thereof, except in the ordinary course of business.

Rajendra Kumar Shukla
Rajendra Kumar Shukla

Signed / Put L.T. in my Presence

Advocate

Date: _____



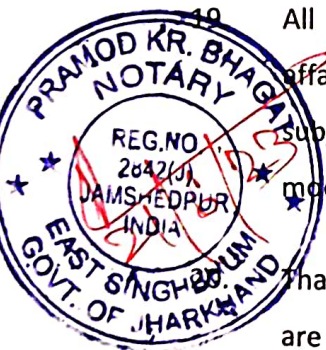
- b. Employ any money or deliver on credit any goods belonging to the firm to any person whom any other partner in writing have forbidden to do, and if any partner does, he shall make good to the firm all losses arising thereof.
- c. Enter into any bond or become ballee, surety or guarantor for any person or do, cause or suffer to be done anything whereby the firm's property or any part thereof may be seized, attached or taken in execution of a decree or order.
- d. Assign, transfer or otherwise dispose off or mortgage or charge his shares in the firm or any part thereof.
17. That no partners shall without the previous consent in writing of the other partner, assign, transfer or mortgage his share or interest in the partnership or introduce any other person as partners with him therein.
18. That the partnership business shall not stand dissolved ipsofacto on the death of any of the partners but shall continue and carried on by the surviving partner with the legal representative of the deceased partner on the same terms and conditions.

19. All matters of differences or dispute between the partners arising out of any affairs of the partnership shall be referred to the arbitration according to and subject to the provisions of the Indian Arbitration Act or any statutory modification thereof for the time being in force.

That the provisions of Indian Partnership Act (Act IX of 1932) shall so far as they are applicable will govern the partnership subject however to the express provisions contained in this indenture.

IN WITNESS WHEREOF the said partners have set their hands to this deed of partnership on the day mentioned herein before.

✓ Rajendra Kumar Jha
 ✓ Rajendra Kumar Jha



Signed / Put L.T. In my Presence
 Advocate

Date: _____

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

WITNESSES;

1. PULKIT JHUNJHUNWALA
MUNESHWARI BHAWAN
ROAD NO 2, CONTRACTORS AREA
BISTUPUR, JAMSHEDPUR

Rajendra Kumar Jhunjhunwala

First Party
Rajendra Kumar Jhunjhunwala

2. UMANG JHUNJHUNWALA
2A, OWNERS COURT,
BALICHEA CONTRACTORS AREA,
SONARI, JAMSHEDPUR

Rabindra Kumar Jhunjhunwala

Second Party
Rabindra Kumar Jhunjhunwala



Attested the signatures of the
Executant/Executants, who Signed/
Put L.T.I., in my Presence of Sri.....
.....Advocate
District Court, and also
Identified by him.

21/6/23
Pramod Kr. Bhagat
NOTARY
E Singhbhum. JSP

Signed / Put L.T.I.
in my Presence

[Signature]
Advocate

Date.....