



Before the Notary Public, Ranchi

AFFIDAVIT

I, DHANANJAY P. RAIPAT son of Late Pratapsinh K. Raipat, resident of 3rd Street, Shukla Colony, Hinoo, P.S. Doranda, District Ranchi, Jharkhand – 834002 do hereby solemnly affirm and declare as follows: -

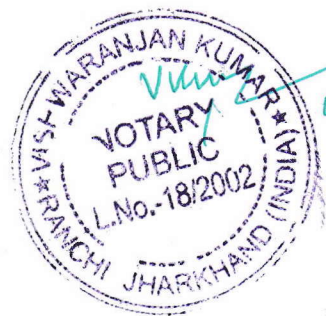
1. That I am one of the Partners of M/S Rameshwaram Industries.
2. That M/S Rameshwaram Industries has applied for Builders registration with Khunti Nagar Panchayat and Khunti Zila Parishad.
3. That I am Indian Citizen by birth.
4. That I own flat no. 301 in Shakti Kunj apartment, North Office Para, Ranchi – 834002 having registered value of Rs. 47,85,000/- and also Flat no. 302 in Sneha Apartment, Anantpur, Ranchi – 834002 having registered value of Rs. 27,00,000/-. The cumulative value of both the flats is Rs 74,85,000/-.
5. That the above statement is true and correct.

Sworn and signed at Ranchi on 02 APR 2024 April 2024.

D Raipat
Deponent

The deponents who have been identified by Deepak Kumar Verma Advocate, Ranchi has affirmed and declare that the statement is true to the best of his knowledge and belief.

Identified by me
Deepak Verma
Advocate, Ranchi



Signature Attested on
Identification of Lawyer

Authorised Under Notaries Act 1952 & Notaries Rules 1957 Gov. Jharkhand, Ranchi, India

02 APR 2024

Date: 02/04/24
No. 7

Authorised under Notaries Act 1952
& Notaries Rules 1956 Govt. of
Jharkhand, Ranchi (India)



Before the Notary Public, Ranchi

AFFIDAVIT

I, DHANANJAY P. RAIPAT son of Late Pratapsinh K. Raipat, resident of 3rd Street, Shukla Colony, Hinoo, P.S. Doranda, District Ranchi, Jharkhand – 834002 do hereby solemnly affirm and declare as follows: -

1. I am one of the Directors of M/S Adharshila Structures Private Limited and also one of the Partners of M/S Rameshwaram Industries.
2. That I am an Indian Citizen by birth.
3. That no unauthorised construction case is pending against either M/S Adharshila Structures Private Limited or M/S Rameshwaram Industries
4. That I own flat no. 301 in Shakti Kunj apartment, North Office Para, Ranchi – 834002 having a registered value of Rs. 47,85,000/- and also Flat no. 302 in Sneha Apartment, Anantpur, Ranchi – 834002 having a registered value of Rs. 27,00,000/-. The cumulative value of both the flats is Rs 74,85,000/-.
5. That the above statement is true and correct.

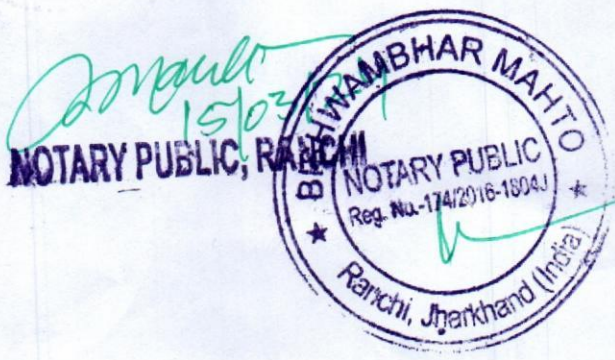
Sworn and signed at Ranchi on 15 March 2024.

Deponent

The deponents who have been identified by Deepak Kumar Verma Advocate, Ranchi has affirmed and declare that the statement is true to the best of his knowledge and belief.

Identified by me

Advocate, Ranchi



**Signature Attested and
Identification of Lawyer**

15 MAR 2024

1299 Date
Ref. No.



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 9738fb1df5c2ace69f5f

Receipt Date : 07-Aug-2021 11:22:22 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Partnership

District Name : Ranchi

Stamp Duty Paid By : Rameshwaram Industries

Purpose of stamp duty paid : Amendment of Partnership Deed of Rameshwaram Industries

First Party Name : Chandrakant Raipat

Second Party Name : Dhananjay P Raipat and others

GRN Number : 2106861883

Authorised Under Notaries Act 1952 & Notaries Rules 1956 Govt. Jharkhand, Ranchi (India)



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

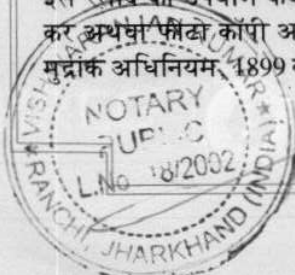
13 AUG 2021

Chandrakant Raipat
Dhananjay P Raipat
Rameshwaram Industries



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 दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।



This deed of amendment of Partnership is made on this 08th day of August 2021 at Ranchi

AMONGST

1. Chandrakant Raipat, son of Late Pratapsinh Khimji Raipat, resident of 3rd Street, Shukla Colony, Hinoo, P.O. Doranda, Ranchi, Jharkhand - 834002. (hereinafter referred to as the party of the first part.)
2. Dhananjay P Raipat, son of Late Pratapsinh Khimji Raipat, resident of 3rd Street, Shukla Colony, Hinoo, P.O. Doranda, Ranchi, Jharkhand - 834002. (hereinafter referred to as the party of the second part.)
3. Prasun P Raipat, son of Late Pratapsinh Khimji Raipat, resident of 3rd Street, Shukla Colony, Hinoo, P.O. Doranda, Ranchi, Jharkhand - 834002. (hereinafter referred to as the party of the third part.)
4. Partho Sarathi Goswami, son of Late K.L. Goswami, resident of Hinoo House, Kilburn Colony, Hinoo, Ranchi (hereinafter referred to as the party of the fourth part)
5. Mihir T Raipat, son of Sri Tulsidas Khimji Raipat, resident of 3rd Street, Shukla Colony, Hinoo, P.O. Doranda, Ranchi , Jharkhand - 834002. (hereinafter referred to as the party of the fifth part)

AND

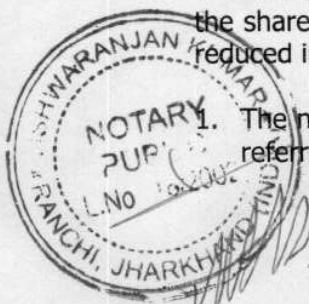
6. Rushikesh Raipat, son of Sri Tulsidas Khimji Raipat, resident of 3rd Street, Shukla Colony, Hinoo, P.O. Doranda, Ranchi , Jharkhand - 834002. (hereinafter referred to as the party of the fifth part)

WHEREAS the parties hereto have agreed to carry on the business of manufacturers, developers, and builders in Partnership under the name and style of M/s RAMESHWARAM INDUSTRIES at Hinoo, Ranchi.

Whereas the parties agreed to carry business in Partnership on some terms and conditions of the said Partnership which stipulated and reduced in writing hereunder.

WHEREAS after the mutual discussion and understanding it has been decided to change the share in the loss or profit of the Partners w.e.f 1st April 2021 which is stipulated and reduced in writing hereunder.

The name of the Partnership is RAMESHWARAM INDUSTRIES hereinafter also simply referred to as the Firm.



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2. The Partnership is at will and with effect from 23rd June 2013 with head Office at C/O Hindustan Tiles, 3rd Street, Shukla Colony, PO Hinoo, PS – Doranda, Ranchi, Jharkhand - 834002 which may, however, be shifted and branch/site Office of the Firm may be opened as per the mutual decision of the Partners.
3. The business of the Partnership is to manufacture concrete products and to purchase, develop and sell land with or without constructing houses/flats thereon and carry all other legitimate contract works.

AND WHEREAS it has been agreed between all the partners to do investment/trading in share and stock, bond, mutual funds, debenture and other alternative investment.

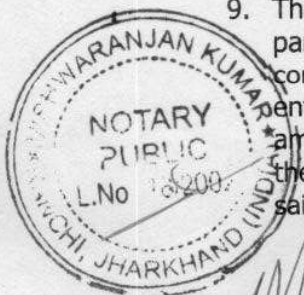
It has also been agreed that the firm may borrow capital from banks, Accredited financial institutions as also from third parties in the manner mutually agreed upon and recorded in writing.

Whereas it has been agreed between all the partners that Sri Dhananjay P Raipat, Prasun P Raipat, and Sri Rushikesh Raipat are authorized to operate DEMAT account on behalf of the firm jointly and/or individually as decided.

4. The capital of the Partnership at inception is as per the books of the Firm.
5. The share in the loss or profit of the Partners in the Firm is

a. Sri Chandrakant Raipat	18.87%
b. Sri Dhananjay P Raipat	17.34%
c. Sri Prasun P Raipat	17.03%
d. Sri Partho Sarathi Goswami	17.01%
e. Sri Mihir T Raipat	15.75%
f. Sri Rushikesh Raipat	14.00%
6. Proper books of accounts of the affairs of the Partnership shall be maintained at the head office of the Firm easily accountable for inspection, scrutiny and obtaining copies thereof by the Partners and statutory authorities at all reasonable hours.
7. The Partners may draw a salary from the Firm which shall not exceed Rs. 50,000/- per month.
8. That the partners may by common consent allow interest at the rate not exceeding 18% p.a. on their respective capital contributed by the partners in the business of the firm. The rate of interest shall be decided by the partners from time to time by the common consent of all the partners keeping in view the firm's profitability.
9. That the partners may maintain a fixed capital account in the name of each of the partners. In the fixed capital account, any amount not exceeding 90% of the capital contributed by any of the parties shall be transferred. Each of the partners shall be entitled to make a lump-sum contribution in the said fixed capital account and the amount standing in the said capital account shall carry interest at a rate to be fixed by the parties by common consent. No amount shall be allowed to be withdrawn from the said fixed capital account by any of the other partners.

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10. That the partners may also maintain a current capital account. In this account, the balance of the capital standing in the name of the partners after transferring the amount in the fixed capital account shall be credited. All short-term deposits will be made in this account and day-to-day withdrawals as also all debts shall be made from this account. No interest shall be payable over the amount lying in credit in the current capital account.

11. The financial year ending on the 31st day of March shall be the accounting period of the Firm and normally within 90 days of 31st March every year the profit and loss account and balance sheet of the Firm shall be drawn, signed, and accepted by all the Partners crediting/debiting their respective personal accounts in respect of their share accordingly.

12. The administration of the Firm including appointment of employees in the Firm's service and all financial transactions including opening and manner of operation of Bank accounts in the name of the Firms shall be mutually decided by the Partners and recorded in writing.

13. The Firm may induce fresh Partners with necessary adjustments in the existing shares or otherwise induct working Partners.

14. The Firm may borrow capital from Banks, accredited financial institutions as also from third parties in the manner mutually agreed up to and recorded in writing.

15. The Firm RESOLVES that Shri Chandrakant Raipat and/or Shri Dhananjay P Raipat and/or Shri Prasun P Raipat are hereby solemnly authorised for following authorised jointly and/or severally for following acts on behalf of the company.

A. To make execute and effect all such agreement in future or already executed in past including agreement for sale of flats and land properties as the said attorney may deem necessary or expedient for the proper conduct and transaction of business of the firm.

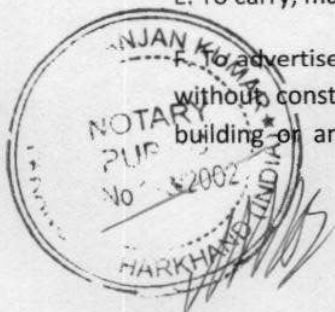
B. To demand, collect, receive and give an effectual bonafide discharge of all debts, dues, or claim due to the firm.

C. To sell otherwise transfer any property of the firm.

D. For the purpose aforesaid or any of them to enter into sign and execute all contracts, agreements, and instruments and to get registered or to present for registration or admit due execution for purpose of registration of such deeds and instruments, to renew, vary and discharge all such contracts and agreements and to do all other things whatsoever which the said attorney may deem necessary or expedient.

E. To carry, manage, look after the entire business.

F. To advertise and to negotiate for sale and after completion of negotiation to sell the land with or without constructing the house, multi-storeyed building, shopping complex, residential flats or building or any structure or enter into an agreement with intending vendor to fix the rate, or



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consideration amount, to pay advance or part payment or to receive an advance or part payment and issue a proper receipt.

G. To present building plan for sanction before the competent authority.

H. To execute the sale deed, gift deed, lease deed, mortgage deed in their name and in their behalf and to present the same for registration and admit execution and receive full consideration/money from the purchaser/purchasers and grant receipt in full discharge of the receipt of the consideration money.

I. To do all such acts, deeds, and things as may be necessary for execution and registration of the Sale deed, Mortgage deed, lease, in respect of the land.

J. To appoint Advocate/Advocates for filling suits/suits appeal/appeals/revision/revisions, petition/petitions and contesting the same in respect of the property mentioned hereinabove either in original or appellate jurisdiction and for such purpose and for the purpose of execution and registration of the Sale deed to sign and swear an affidavit and to file plaint, complaints, petition/petitions, rejoinder/rejoinders written statements, appeal, revision, etc.

K. That lawful attorney is further authorised to claim compensation or receive award money either from the person/persons or government or from any authority and for such purpose to do or perform all legal formalities in their name and on their behalf which are required under the law.

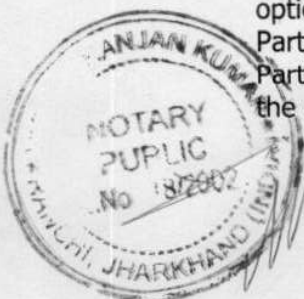
L. To appear before any authority/authorities, office/offices either central government or state government and autonomous government/semi-government/authority to fill up any form/forms petition/petitions in their name and in their behalf in respect of the property for execution and registration of the sale deed in respect of the properties stands in the name of the business.

M. To present for registration any deed/deeds executed by them before registering officer and to admit execution thereof.

O. To do investment/trading in share and stock, bond, mutual funds, debenture, and other alternative investments. It has also been agreed that the firm may borrow capital from banks, Accredited financial institutions as also from third parties in the manner mutually agreed upon and recorded in writing. And for this purpose, to operate the DEMAT account on behalf of the firm.

N. They hereby agree to ratify all acts, deeds, and things done by their true and lawful attorney and shall be legal, valid, and binding on them as if the same was executed, performed by them personally.

16. The death of a Partner may not automatically dissolve the Firm. One of the heirs of the deceased Partner may be in substitution inducted into the Partnership or at the option of the remaining Partners recorded in writing, the account of the deceased Partner shall be finalized and settled with the heirs or successors of the deceased Partner at the earliest within 90 days from the end of the financial year subsequent to the date of death of the deceased Partner.



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17. The party of the first part will be the true and lawful attorney of the firm as well as of other parties and he alone can execute and affect all agreements of the firm and at the same time he may demand, correct and receive the debts of the firm and can discharge the debts of the firm and also he can do all other lawful acts for the benefit of the partnership and for all purposes he will be the true and legal attorney of the firm.

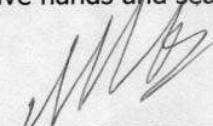
18. In the event of any differences between the Partners concerning the affairs of the Firm, the decision of the majority of the Partners shall prevail who are also authorised to oust a partner by paying off his contribution as on 31st March as mentioned is his capital account of the previous financial year by depositing such amount in his bank account. In case there is no clear-cut majority in deciding any dispute, in respect of finance, accounts or in the matter interpretation or meaning of words, clauses, expression and intents contained in the Partnership or in affairs of the firm, it shall be referred to arbitration as per the Indian Arbitration Act. The decision of the Arbitrator/s or umpire shall be binding on the Partners unless overruled by a competent court of law.

19. All other terms, conditions, and contingencies/exigencies not specifically contained in these present shall be subject to and governed by the provisions of the Indian Partnership Act.

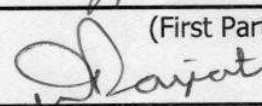
20. The term Partner unless repugnant to the context shall be mean to include their respective heirs, successors, assigns, and legal representative.

In witness whereof the parties hereto have set their respective hands and seal.

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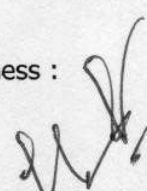


(First Party)




(Second Party)


Witness :

1.  Promod Kumar Kundu
S/late Puskar Das Kundu
401 7y07 Vikar DPS
Hawa Nagar
Ranchi
9431707949

(Third Party)

2.  P. S. Gupta

(Fourth Party)

 M. Rajar

(Fifth Party)

K. KANJILAL
S/o. late SUNIL KR. KANJILAL
401, RADHAKRISHNA APARTMENT
SHUKLA COLONY, HINDO
RANCHI - 834002
935709077
above All identified by
13/8/2021
17/8/2021
Signature Attested by
Identification of Lawyer
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