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सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH16606402036025R
 Certificate Issued Date : 07-May-2019 11:33 AM
 Account Reference : SHCIL (FI)/ jhshcil01/ RANCHI/ JH-RNC
 Unique Doc. Reference : SUBIN-JHJHSHCIL0121522810256518R
 Purchased by : GAUTAM KUMAR
 Description of Document : Article 46 Partnership
 Property Description : PARTNERSHIP DEED
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : GAUTAM KUMAR
 Second Party : ASHOK KUMAR SINGH
 Stamp Duty Paid By : GAUTAM KUMAR
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



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

श्री गौतम कुमार
 श्री अशोक कुमार सिंह
 46
 24/5/19

Gautam Kumar
 24/5/19
 Ashok Kumar Singh
 24-5-19

SIR 0002176280

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shoestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The cost of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



THIS INDENTURE OF PARTNERSHIP MADE THIS 24th DAY OF May 2019

BETWEEN

Sri Gautam Kumar of Sri T.P.Jaiswal, resident of Ateet Opposite Road No. 1, Ashok Nagar, Argorha Road Ranchi, Jharkhand, by religion Hindu, by occupation, businessmen, by nationality, Indian, hereinafter called and referred to as the "FIRST PARTY" of the 'FIRST PART' (AADHAR- 620053586870, PAN-AHUPK5453C, MOB:93347-06642)

AND

Sri. Ashok Kumar Singh son of Late Bali Singh resident of Ashok Puram, Opposite Road No. 4, Ashok Nagar, District Ranchi, Jharkhand, by religion Hindu, by occupation, businessmen, by nationality, Indian, hereinafter called and referred to as the "SECOND PARTY" of the 'SECOND PART' (AADHAR-446364951976, PAN- BEMPS4421L MOB.94705-64560)



little



Ring



middle



Index



thumb

Gautam Kumar
24/5/19

24.5.19

Ashok Kumar Singh
24.5.19

(The above expression 'FIRST PARTY' AND 'SECOND PARTY' shall unless excluded by or repugnant to the context of subject mean and included their respective heirs, executors, administrators, legal representatives, successors and assigns.)

WHEREAS, the First Party and the Second Party have decided to join hands and commence a business of Real Estate Developers, Construction & Sale of Buildings / Flat(s) in the name and style of "M/S Urbanscapes" from 1st day of January, 2019.

AND WHEREAS the parties to this indenture are desirous to draw up this Deed of Partnership by definite declaration of shares, interests, rights, privileges, duties, responsibilities and obligations of each of the partners hereof in writing under a proper Deed and to record the terms and conditions of the said partnership in order to safeguard their respective rights and interests against any future misunderstandings, disagreements and disputes between themselves and to their heirs and successors interests during the continuation of or at the termination of the partnership in relation to any matter whatsoever touching the said partnership affairs and desirous of recording the extent, manner, terms and conditions under which the said partnership shall be carried on hereinafter in good faith.

NOW THIS INDENTURE WITNESSTH and the parties hereto mutually covenant and agreed as follows: -

1. That the name of the Partnership business shall be "**M/S Urbanscapes**"
2. The name can be changed as the Partners may mutually decide from time to time.
3. The principal place of the business will be at "Ateet, opposite road no 1, Ashok Nagar, Argorha Road, Ranchi, 834001, Jharkhand," which can be altered as and when the partners may mutually decide from time to time. Similarly, the partners may open branch or branches of the Firm at such other place or places as the partners may from time to time determine.

The partnership business shall be deemed to have commenced from **11th day of April 2019** and shall be continued until terminated by any of the partner by giving three calendar month's notice in writing to the other partner or under the provisions here in after stated.

4. The main objects of the Partnership business shall be as follows :-

Ashok Kumar Singh.

Gaurav
24/5/19

"To carry on the business of Real Estate Dealers, Construction & Sale of Building(s) / Flat(s) in own Land or Land belonging to others as developers, Civil Contractors, Construction of Multi 'Storied Buildings and sale of flat(s) / Building(s) /Offices /Shops"

"If agreed upon between the partners, the activities of the partnership business may be extended to any other different line or lines as may be decided by the Partners from time to time."

5. That the duration of partnership shall be **AT – WILL**.
6. The Capital of the Partnership business shall be the amount as will be contributed by the partners by way of Investments, Interest on Partner's Capital, Remuneration to the working partners and Share of Profits credited to their respective Capital Accounts. Any accretion to the value of assets on revaluation will also be credited to Capital Accounts.
7. That the Partners will be entitled to simple interest @ **12%** per annum on the capital as stated in clause No. (6). The rate of interest may be varied from time to time by mutual consent of the partners & according to the capacity of the business.
8. That both the partners shall be the working partners and shall be entitled to Salary and Commission (collectively called as "Remuneration") :-
 - a) That each of the partners shall be entitled to monthly Salary @ Rs. 6,000/- (Rupees Six Thousand) only.
 - b) That both the partners shall also be entitled to commission equally also on the following amount calculated in the manner stated in (I) & (II) here in under:-

(I)	On the First 3,00,000/- of the Net Profit	@	90%
(II)	On the balance Net Profit	@	60%

For this clause, the word "Net Profit" means book profit as shown in the Profit & Loss Account for the relevant year after deducting Interest on Capital and Salary to the working partners.

The rate of remuneration, i.e. (Salary + Commission) may be varied from time to time by mutual consent of the Partners.

Ashok Kumar Singh
24.5.19

Gautam Ver.
24/5/19

9. That the Net Profit or Loss of the Partnership business after charging the Interest on Capital, Salary and Commission to the Working Partner as provided in clause No.7 and 8 respectively, will be divided by the Partners equally.

10. Bankers :- That the Bankers of the Firm shall be such bank or banks as the Partners may from time to time agree upon. All Bank Account(s) of the Firm whether Current Deposit Account or Cash Credit Account or any other form of Loan Account shall be operated by any of the working partner on behalf of the Firm.

That both the working partners shall be entitled to draw, endorse, assign, transfer, negotiable instruments, documents of title, etc. on behalf of the firm under their signature and on doing so, he/she shall be liable jointly for the acts done by the other in good faith on behalf of the firm.

11. That for the business of the Firm, Loan (in the form of Term Loan, Cash Credit facilities, Bridging Finance, Bank guarantee, clean loan, letter of credit or credit facilities of any other nature) from Central Government, State Government, Financial Institutions, Banks or any other agencies can be raised in accordance with the necessity of the business by way of creation of charge or otherwise provided always that all such loan documents so executed shall bear the signatures of both the working partner.

12. That the working partners shall be entitled to file a suit or other legal proceedings on behalf of the firm and similarly defend the suits filed against the firm. They may authorize any other person to discharge the duty, if they considers expedient or necessary.

13. That the partnership business shall be carried on by the partners or any of them acting for the other. The partners shall work prudently and diligently to the mutual advantage of the Partnership.

14. DISCHARGE OF SEPARATE DEBTS: -

That all the partners shall all times pay and discharge his/her separate and private debts and engagements whether future or present punctually and always keep the partnership property free from all actions, claims, costs, proceedings and demand.

15. DUTY OF PARTNERS TO INDEMNIFY THE LOSSES CAUSED BY FRAUD: -

That each partner shall indemnify the firm for loss caused to it by his/her fraud or willful neglect in the conduct of business of the firm.

Ashok Kumar Singh
24.5.19

Pankaj Kumar
24/5/19

16. ACT NOT TO BE DONE WITHOUT CONSENT OF OTHER PARTNERS: -

In the absence of any usage or custom of trade to the contrary implied authority of the partners do not empower him/her to : -

- i) Enter into any new partnership on behalf of the firm.
- ii) Open a bank account on behalf of the Firm in his/her own name, and
- iii) Submit a dispute of the business of firm to arbitration.

17. PARTNERS DUTY IN EMERGENCY: -

In emergency, a partner has authority to do all such acts for the purpose of protecting the firm from loss as would be done by a person of ordinary prudence in his/her own case acting under similar circumstances and such acts shall be binding on the firm.

18. DUTY OF BUSINESS :-

The partners are bound to carry on business of firm to the greatest common advantage, to be just and faithful to the others, to render true accounts and full information of all things affecting the firm, to the other partners or their legal representatives.

19. RESTRICTIONS, OBLIGATIONS AND DUTIES :-

- a) The both the working partners shall have right to take active part in the conduct of the business.
- b) The firm shall indemnify a partner in respect of payments made and liabilities incurred by him/her :-
 - i) On ordinary and proper conduct of the business, and
 - ii) In doing such an act in an emergency for the purpose of protecting the firm from loss, as would be done by a person of ordinary prudence in his/her own case under similar circumstances.

20. That no new partner shall be admitted into this partnership without the consent of the other partner.

21. No partner shall lend money or give credit on behalf of the partnership business or have any dealing with any persons, company or firm whom the other partner have

Ashok Kumar Singh.
24.5.19

Pranab
24/5/19

previously forbidden him / her to trust or deal with and any loss incurred through any breach of this provisions shall be made good to the partnership business by the partner incurring same.

22. No partner shall without the consent of the other partner shall assign, mortgage, sell or charge his share in the partnership business or a part of such share.
23. That no partner shall transfer his/her interest to any other person(s) without the consent of the other partner in writing.
24. That no employees shall be admitted or terminated from the job without the consent of the other partner.
25. The accounts of the Partnership business shall be closed and adjusted on the last day of March every year.
26. The Partners shall be entitled to draw for their personal expenses such sum per month as they may, from time to time agree upon. The amount so drawn shall be debited to their respective Capital Accounts.
27. Proper books of accounts shall be kept by the firm and entries shall be made therein of all such matters, transactions and things as are usually written & entered in the books of account kept by the persons engaged in concerns of similar nature.
28. Each Partner has a right to have access to and inspect and copy any of the books of the firm.
29. That in case of death, insolvency, insanity, personal incompetence of any of the Partner, (In place of incapacitated one), his/her legal representative or heir shall be admitted into partnership and in this way the business of the firm shall continue. However, the share of profit or loss till the date of seizure along with balance in capital account shall be repaid to the legal representative of the deceased or incapacitated partner.
30. That a partner may retire from business by serving one month's clear notice in writing to the other partners intimating his/her intention of retiring from the Partnership. In such an eventuality of retiring, the partner shall be entitled to receive back his/her credit balance as will be found in the firm's books together with profits in proportion to his/her share up to the day of his retirement and the said retiring partner shall in the like manner, be responsible for payment of all debit balance as will be found to appear in the firm's books of account to the debit of said retiring

Achak Kumar Singh.
24.5.19

Partner.
24/5/19

partner together with all losses in proportion to his/her share in the partnership up to the day of such retirement. His/her account shall be settled forthwith or within one month of retirement by the firm or the retiring partner as the case may be.

31. All matters arising out of these presents or relating to the partnership business including value of the partnership assets and the determination thereof and the meaning of the construction of these presents shall be referred to Arbitration, by appointing a common arbitrator, if the partners mutually agree. In case of difference in appointment of a common arbitrator, each partner shall appoint his own arbitrator who in turn shall appoint one common umpire and the decision of such common umpire or common arbitrator shall be final and binding on the Partners. The provisions of the Arbitration & Conciliation Act, 1996, as amended up to date shall apply to such Arbitration.
32. That in case any other matter arises in terms amongst the partners or with others, the provision of the Indian Partnership Act, 1932, as amended from time to time, shall apply to this deed of Partnership.

SIGNED SEALED AND DELIVERED: -

At Ranchi in presence of: -

WITNESS: -

Aditya Kumar
24-5-19

1. ADITYA KUMAR
S/O ARUN PRASAD JAISWAL
R/O PIRANTI, BAZAR
BHAGOLPUR, BIHAR

FIRST PARTY







24.5.19
(Gautam Kumar)

SECOND PARTY

रमेश कुमार सिंह
24-5-19
रमेश कुमार सिंह
पिता रमेश-5 सिंह
पता - शर्मा अमर, #
हंसि केशव, वैशाली
बिहार

-Ashok Kumar Singh.
24.5.19
(Ashok Kumar Singh)

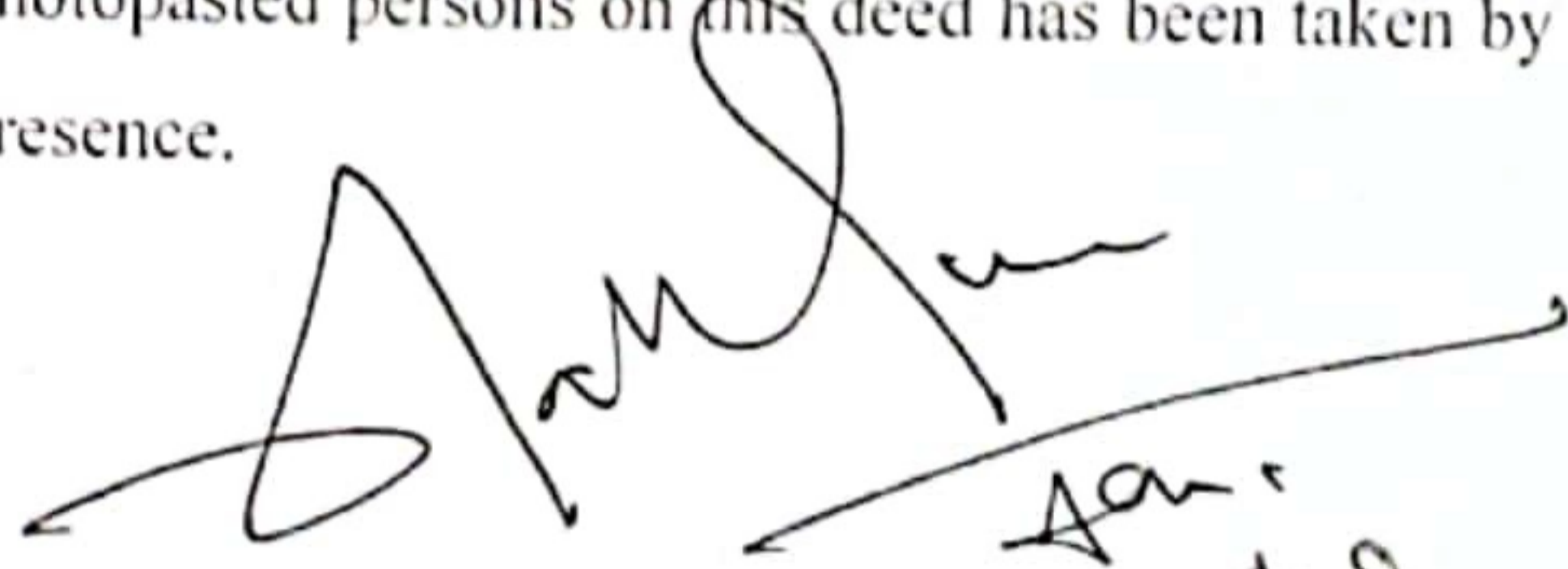
PHOTOGRAPH, FINGER PRINTS & SIGNATURE OF THE SECOND PARTY

				
LITTLE	RING	MIDDLE	INDEX	THUMB



Ashok Kumar
Singh
24/5/19.

Certified that all the signatures & finger prints of left hand of the photopasted persons on this deed has been taken by me in my presence.



Drafted By



(Navnit Kumar, Advocate)

Typed By:


S. Kumar

Enrolment No. 2202/2003

पहचान



भारतीय पहचान प्रणाली
Unique Identification Authority of India



भारत सरकार
Government of India



आदित्य कुमार
Aditya Kumar
जन्म वर्ष / Year of Birth: 1992
पुरुष / Male



2765 7549 0140

आधार - आम आदमी का अधिकार

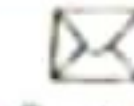
पता: S/O अरुण प्रसाद जयसवाल,
पीपली, प्रियंका बाजार, भागलपुर,
बिहार, 813209

Address: S/O Arun Prasad Jaiswal,
Pipali, Priyanka Bazar, Bhagalpur, Bihar,
813209

2765 7549 0140



1947
1800 300 1947



help@uidai.gov.in



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जयशंकर

भारत सरकार
Government of India

रामेश कुमार शर्मा
Ramesh Kumar Sharma
जन्म तिथि/DOB: 02/01/1987
पुरुष/MALE

2623 4628 2315

मेरा पहचान, मेरी पहचान



Unique Identification Authority of India

Address:
S/O. Yogendra Sah, Sharma
Amar, Hansi Kewal, Vaishali,
Bihar - 844131

पता:
S/O. योगेंद्र साह, शर्मा
अमर, हंसी कुवाल, वैशाली,
बिहार - 844131

2623 4628 2315





भारत सरकार
Government of India



गौतम कुमार
Gautam Kumar
जन्म तिथि / DOB 06/08/1970
पुरुष / Male



6200 5358 6870

जरा जन्म, मेरी पहचान ।

एन.डी.ए.ए.
आर.आई.

Unique Identification Authority of India

पता
श्री राजू तारु प्रसाद जयसवाल
श्री 1 अरुण रोड, रोड नंबर 1 के
साथ में अशोक नगर डोरान्डा, झारखंड
रोड नंबर 834002

Address
S/O Taru Prasad Jaiswal A/cet
Arjora Road Opp Road No 1,
Ashok Nagar, Doranda, Doranda,
Ranchi, Ranchi, Jharkhand,
834002

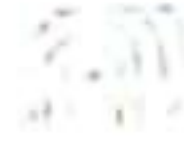
भारत सरकार
Government of India

अशोक कुमार सिंह
Ashok Kumar Singh
जन्म तिथि / DOB : 16/02/1969
पल्लव / Male



4463 6495 1976

आम आदमी का अधिकार



Unique Identification Authority of India

पता
आदमजी बागिचि मिड. पी. 2 नंबर 3
खामने, अशोक पुरम, अरमोडा,
शेरडा, रोसी, टोला, इमरुड्डा,
834002

Address
Ashok Kumar Singh, Opp. Road No. 4,
Ashok Puram, Armoda, Doranda,
Ranchi, Jharkhand,
834002

4463 6495 1976



1800 300 1947



help@uidai.gov.in



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C/mtf



Pre Registration Docket

Date :- 21-05-2019 12:28 pm

Office Name :- SRO - Ranchi
Token No:- 20190000027747

Appointment :- 20-May-2019 Time:- 10:35

Article	Partnership
Pre Registration Date	19-May-2019
No. Of Pages	17
Stamp Duty	42
Paid Stamp Duty	0
Total Fees	₹ 2,510.

FIRST PARTY	-Mr. GAUTAM KUMAR, Address - ATEET OPP. ROAD NO 1 ASHOK NAGAR ARGORA ROAD RANCHI- ,Father/Husband Name- T P JAISWAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****6870
PARTY	-Mr. ASHOK KUMAR SINGH, Address - ASHOK PURAM OPP.ROAD NO 4 ASHOK NAGAR RANCHI- ,Father/Husband Name- LATE BALI SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****1976

Witness Information	Mr. RAMESH KUMAR SAH , Address - SHARMA AMAR HANSI KEWAL VAISHALI BIHAR-, Father/Husband Name-YOGENDRA SAH
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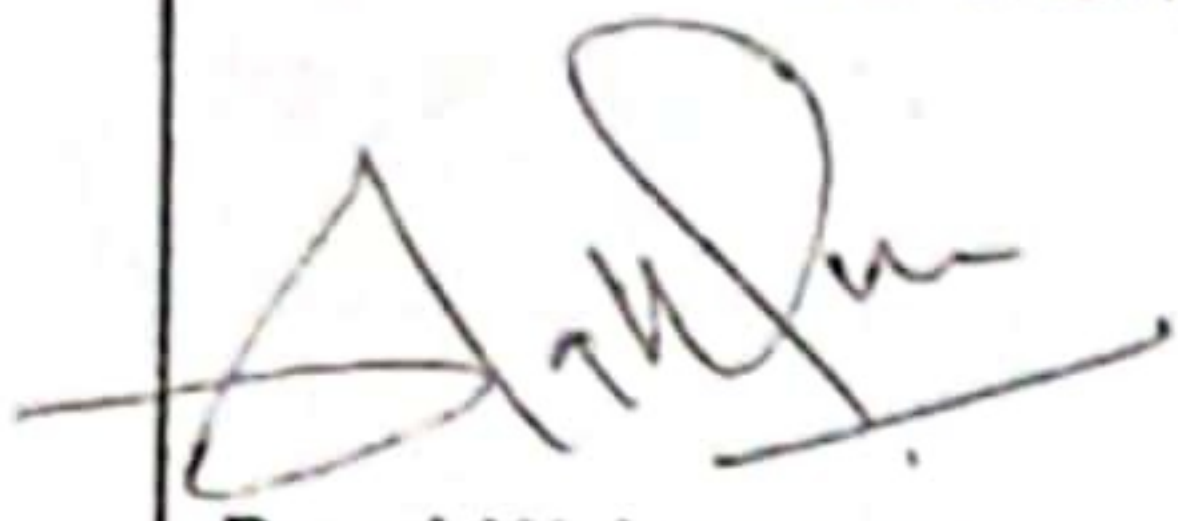
Identifier Details	Mr. ADITYA KUMAR , Address - PIRPAINTEI BHAGALPUR BIHAR-, Father/Husband Name-ARUN PRAASAD JAISWAL
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Fee Rule:Partnership		
1	Stamp Duty	42

Fee Rule:Partnership		
1	SP	510
2	DD	2,000
Total		2,510

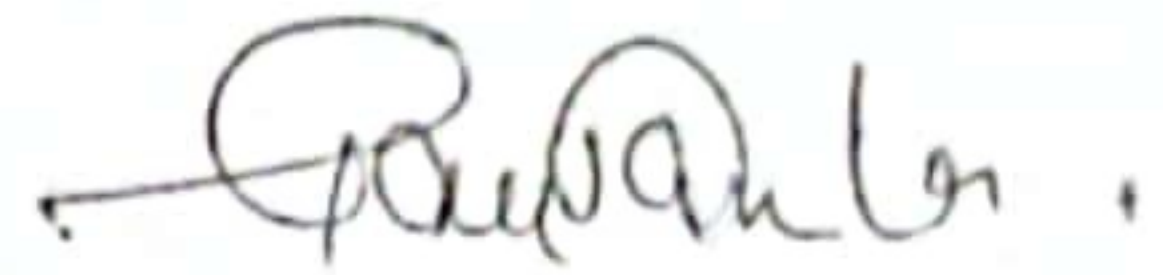
All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.



Deed Writer / Advocate

Achar Kumar Singh
Vendee / Claimant



Vendor / Executant



Document Registration Summary 1

Date :-24-May-2019

- Government/Market Value: ₹0/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 135961

Receipt Date : 24-05-2019

On Date 24-05-2019 Presented at SRO - Ranchi

Signature of Presenter

Gautam Kumar

SRO - Ranchi

Presenter Name: -

SP ₹510

DD ₹2010

Stamp Duty ₹100

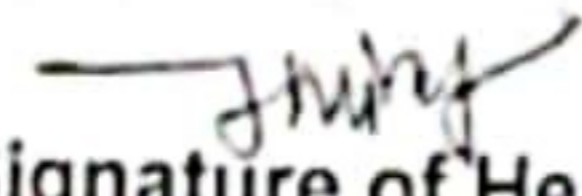
Total ₹2620

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	42	100	-58	E-STAMP	GAUTAM KUMAR	Certificate Number : IN-JH16606402036025R	100
SP	510	510	0	GRAS	GAUTAMKUMAR	GRN Number : 1901208269 DEPT Transaction Id : 2bb60bea532562bccffa Transaction Type :	510
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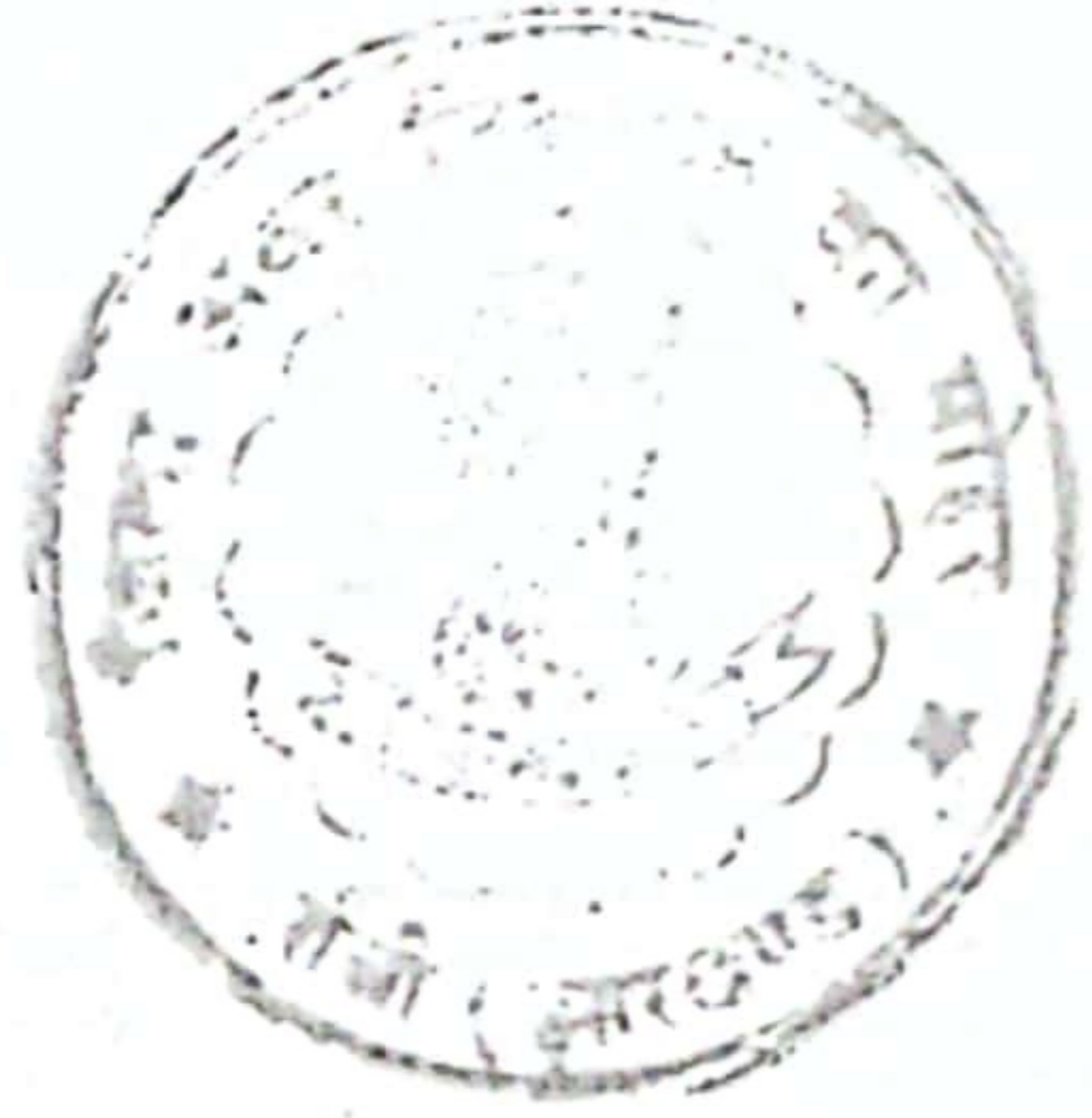
Sub Total	2552	2620	-68				
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Article : Partnership Number of Pages : 34

Signature of Operator 

Signature of Head Clerk 

Signature of Registering Officer 





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :-

State Name :- Jharkhand

Deed Endorsement

Token No :- 20190000027747

Deed Type	Partnership
Number of Pages	34
Fee Details	Stamp Duty :- Rs. 42, SP :- Rs. 510, DD :- Rs. 2000,

Sh./Smt. GAUTAM KUMAR *sold/w/o* T P JAISWAL has presented the document for registration in this office today dated :- 24-May-2019 Day :- Friday Time :- 12:40:15 PM



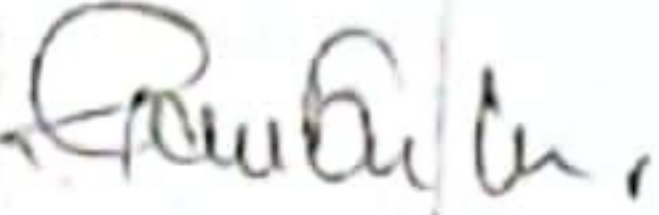


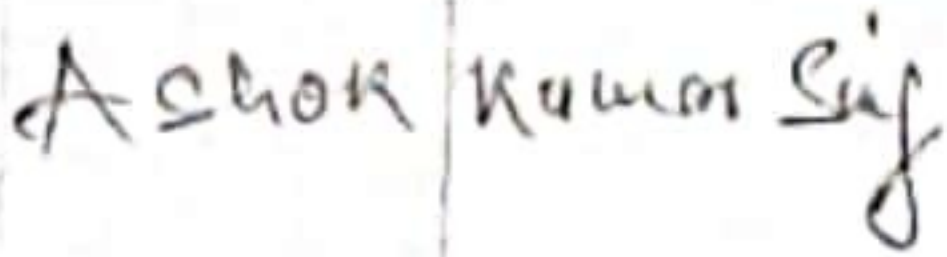


GAUTAM KUMAR(Individual)



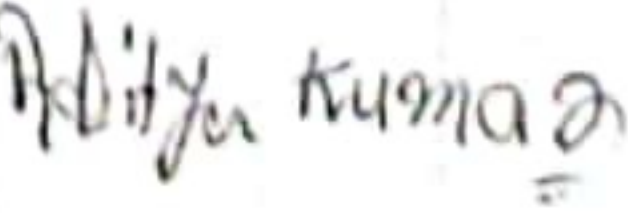
Gautam Kumar

Party Name	Document Type	Document Number
GAUTAM KUMAR	PAN/UID	620053586870

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	GAUTAM KUMAR Address1 - ATEET OPP. ROAD NO 1 ASHOK NAGAR ARGORA ROAD RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Gautam Kumar Address:- Ateet, Opp.Road No-1, Argora Road, Ashok Nagar, Doranda, , Ranchi, 834002, , Jharkhand, India		FIRST PARTY Age:36			
2	ASHOK KUMAR SINGH Address1 - ASHOK PURAM OPP.ROAD NO 4 ASHOK NAGAR RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Ashok Kumar Singh Address:- , Opp-Road No-4, , Ashok Puram , Argora, Doranda, , Ranchi, 834002, , Jharkhand, India		PARTY Age:40			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	ADITYA KUMAR Address1 - PIRPAINTEI BHAGALPUR BIHAR, Address2 - ... Jharkhand PAN No.:			

Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RAMESH KUMAR SAH Address1 - SHARMA AMAR HANSI KEWAL VAISHALI BIHAR, Address2 - , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

Above mentioned, (GAUTAM KUMAR), has/have admitted the execution before me. He/ She/ They has / have been identified by (ADITYA KUMAR) Son/Daughter/Wife of (ARUN PRASAD JAISWAL) resident of (PIRPAINTI BHAGALPUR BIHAR) and by occupation (Business).


Signature of Registering Officer

Date:- 24-May-2019

Seal and Signature of Registering Officer



Token No.: 20190000027747

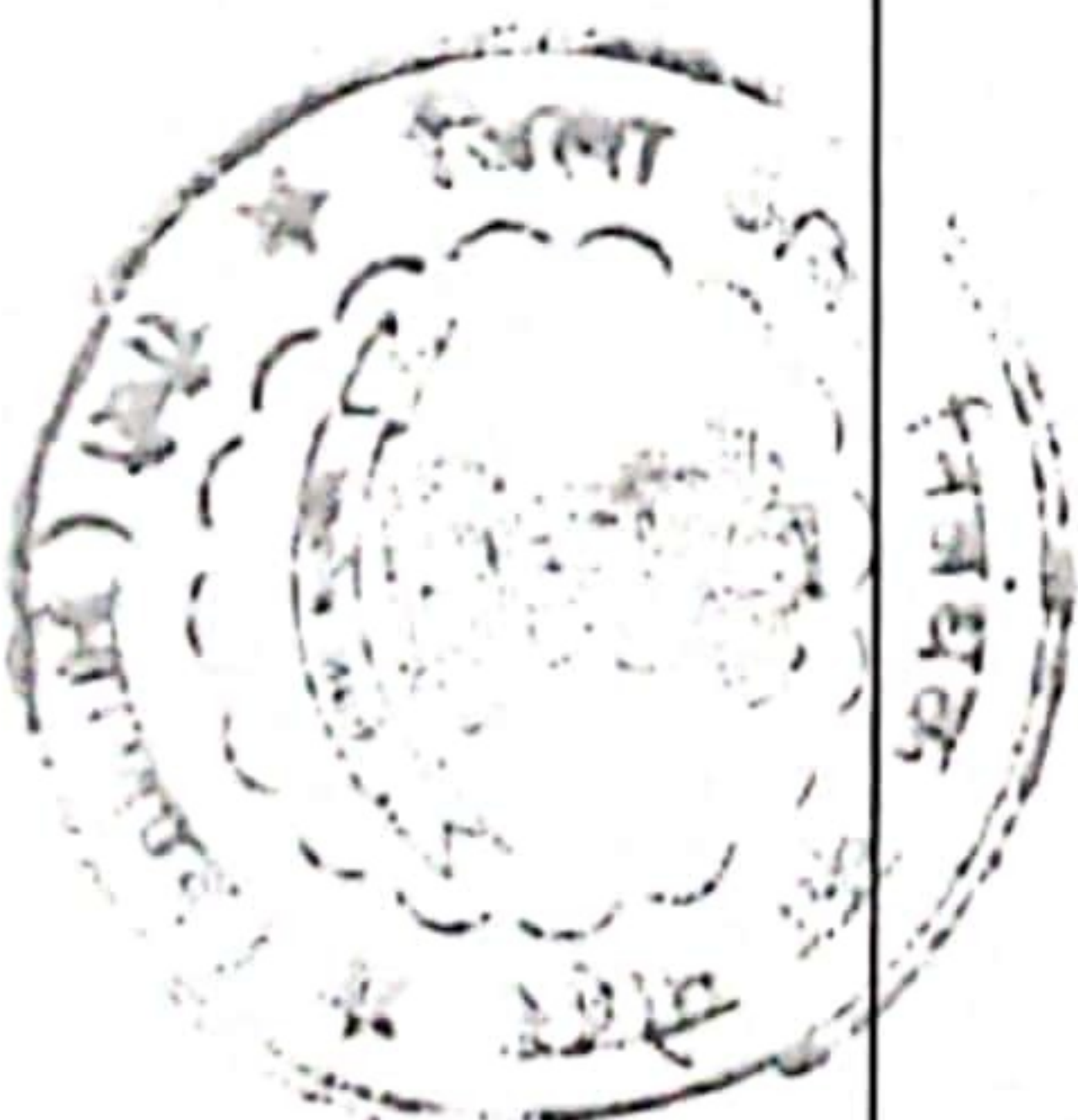
CERTIFICATE

Office of the SRO - Ranchi

This Partnership was presented before the registering officer on date **24-May-2019** by **GAUTAM KUMAR, S/O, D/O, W/O T P JAISWAL** resident of ATEET OPP. ROAD NO 1 ASHOK NAGAR ARGORA ROAD RANCHI ,.
This deed was registered as Document No:- **2019/RAN/3928/BK4/445** in Book No :- **BK4, Volume No :- 42**
from Page No :- 1 to 34 at, office of **SRO - Ranchi**

Date:- **24-May-2019**


Registering Officer



URBANSCAPES

"Ateet", Opposite Road No. 1, Ashok Nagar
Argora, Road, Ranchi
Ph. No. :- +91 94705 64560

SHAREHOLDER DETAILS IN URBANSCAPES

There are a total of 2(Two) Partners in the Urbanscapes

- 1) Mr. Ashok Kumar Singh
- 2) Mr. Gautam Kumar

Details of Mr. Ashok Kumar Singh

Father' Name- Late Bali Singh

Address- Ashok Puram, Opp Rd. no. 4,
Ashok Nagar, Ranchi- 2

Age - 51 Years

PAN- BEMPS4421L

AADHAR- 446364951976

%age in Company- 50%

Details of Mr. Gautam Kumar

Father' Name- Sri. T.P.Jaiswal

Address- Ateet, Opp Rd. no. 1,
Ashok Nagar, Ranchi- 2

Age - 50 Years

PAN- AHUPK5453C

AADHAR- 620053586870

%age in Company- 50%