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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : c5837aa3575118aa3a3

Receipt Date : 15-Apr-2023 04:07:28 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Partnership

District Name : Ranchi

Stamp Duty Paid By : PANKAJ PIYOOSH

Purpose of stamp duty paid : PARTNERSHIP DEED

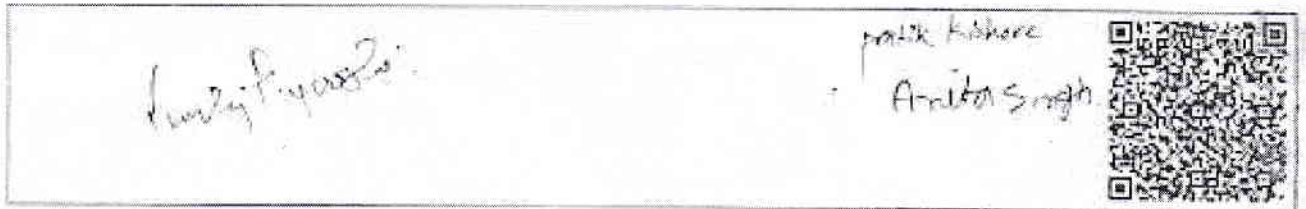
First Party Name : PANKAJ PIYOOSH

Second Party Name : ANITA SINGH AND PRATIK KISHORE

GRN Number : 2316737606

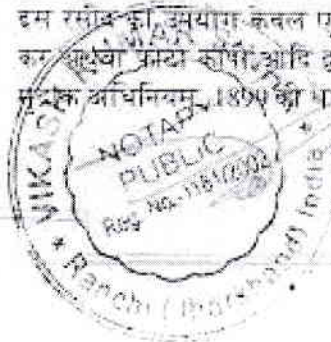
22 NOV 2023

This stamp paper can be verified in the jharubandhan 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 कृपया प्रत्येक कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की भाग 62 अन्तर्गत दण्डनीय अपराध है।



THIS DEED OF PARTNERSHIP IS MADE ON THIS THE 15th DAY OF APRIL 2023.

BETWEEN

PANKAJ PIYOOSH. (Pan ABEPP4375L) S/o Sri Lalit Kumar Sinha resident of House no 315, Lalit narayan Mishra Colony, Itki Road, Bajra, Ranchi 834005 in the state of Jharkhand Hereinafter called the "FIRST PARTY" of the FIRST PART.

AND

PRATIK KISHORE (Pan CKHPK9456K) S/o Sri Ashish Kumar resident of Radha Kunj, Road No 4, Indrapuri, Ratu Road, Ranchi 834005. in the state of Jharkhand Hereinafter called the "SECOND PARTY" of the SECOND PART.

AND

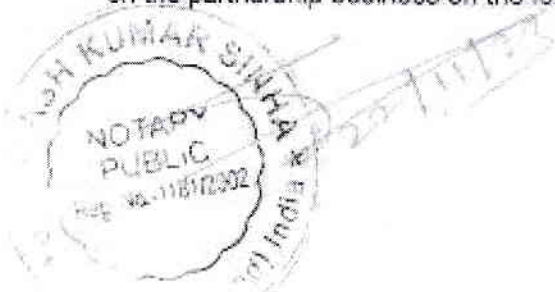
ANITA SINGH (CXWPS4132C) D/o Late Sri Arjun Prasad Singh resident of N-8, Krishana Nagar Colony, Ratu Road, Ranchi 834001. in the state of Jharkhand Hereinafter called the "THIRD PARTY" of the THIRD PART

The expression FIRST PARTY, SECOND PARTY AND THIRD PARTY shall unless excluded by or repugnant to the context include their respective Legal Heirs, successor Executors, and Permitted Assignees.

WHEREAS the parties hereto have agreed to start in partnership business mainly dealing in construction of Residential, Commercial Complexes, Real estate, Civil Contracts, Railways and telecom contract and every other services as may be mutually decided from time to time.

AND WHEREAS in order to avoid any dispute in future and also to avoid any misunderstanding in future it was decided to reduce the terms and condition of the partnership to writing by means of Deed of Partnership.

NOW THIS INDENTURE OF PARTNERSHIP witnesses and the parties mutually agree to carry on the partnership business on the following terms and conditions:



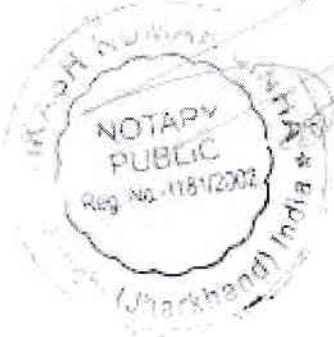
1. **NAME** :- The partnership business shall be carried on and shall be continued to be carried on and under the name & style of "M/s JSR DEVELOPERS" and shall Continue to be so carried on until the parties to these present decide to change the firm name by the mutual agreement.
2. **OBJECT** :- That the business of the partnership firm shall be that of construction of residential, commercial Complexes, real estate, civil contracts, railway and telecom contracts and every other things relating to above business which the partners may mutually agree upon from time to time. They may also carry on any other business or businesses in future if it is so decided by the mutual agreement.
3. **PLACE** :- The business of the partnership shall be carried on with its principal place at Near Royal Garden, Khata No 171, Deepu Toli, Lalgutwa, Itki Road, Ranchi 835303 as at present. The partners shall be entitled to alter the principal place of business or to open any branch and branches elsewhere if it so decided by mutual agreement.
4. **DURATION** :- The duration of the this partnership shall be " AT WILL" and it shall continue till partners desire . The term of the Partnership Deed shall be effective from 15th day of April 2023.
5. **ACCOUNTING YEAR** :- The accounting year of the partnership shall be on March ending or Financial Year Basis. This Shall begin on 1st day of April and end on 31st day of march of Next year.
6. **CAPITAL** :- The necessary capital as well as further fund required for the purpose of partnership business shall be contributed or arranged by the partners in such manner as may be mutually agreed upon by and between the partners from time to time.
7. **WORKING PARTNER** :- All the partner shall be the working partner and they shall actively engage themselves in conducting the affair of the business.

Anshu Singh

Pratik Kishore

Pratik Developers

22 NOV 2023



8. **BOOKS OF ACCOUNT** :- Proper books of account as required by the law shall be kept at the principal place of the business. Each partner shall have the right to inspect such Books during the working hours of the firm and shall be entitled to have copies thereof.

9. **INTEREST, SALARY AND REMUNERATION** :-

(A) **INTEREST** :- The interest at the rate of 12 % per annum or such less / or high rate , as may be prescribed by sec 40 (b) of the Income tax Act 1961 or any modification or amendments thereto which may be in force in the relevant Financial year, shall be payable to the partners on the amount standing to the Credit of the account of each partner at the close of the accounting year or in any manner , which the partners keeping in the view the law relating to such payment may decided mutually.

(B) **SALARY** :- Salary shall be paid to the working partner @ Rs 40,000.00 (Rupees Fourty thousand) per month .It has been further agreed that such salary shall never exceed the book profit of the firm.

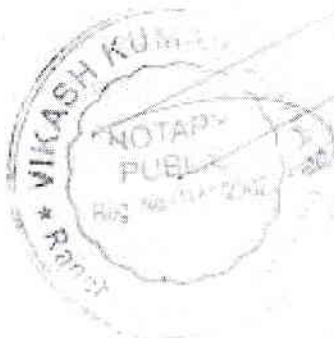
(C) **REMUNERATION**:- All the working partners shall be further entitled to a commission/ remuneration at the end of each year, which after including the total amount of salary payable to them during the year, shall equal to the sum computed according to the method of computation as laid down in sub clause (v) of clause (b) of section 40 of Income Tax Act.

The said partners shall be entitled to their remuneration only at the end of the relevant accounting period. However, nothing herein contained shall preclude any of the said working partners from withdrawing any amount from the partnership/firm against capital and or on current account or on loan account or as advance for his share of profit for the relevant accounting previous year (s) in the manner as may be decided by the partners by mutual consent.

Prakash Singh

Prakash Kohare

Prakash Singh



10. **RATIO** - A Profit & Loss account at the end of the Accounting year shall be drawn up after crediting all incomes and debiting all expenses incidental to and incurred for the purpose of the partnership business including the expenses mentioned herein above and loss incidental to the business. Any profit or loss arising in the accounting year shall be shared / borne by the partner in the following Ratios.

1.	Sri Pankaj Piyooash	33.33 %
2.	Sri Pratik Kishore	33.34 %
3.	Smt Anita Singh	33.33 %

11. **BORROWING** :- Should any further funds be required over and above the capital brought in by the partners the same can be borrowed from Private Individuals Financial Institution, Bank, or other person. Any interest on such funds borrowed for the purposes for the partnership businesses shall be treated as the expenditure of the partnership.

12. **BANK ACCOUNT** :-The bank account of the firm shall be opened with any scheduled bank in the name of the partnership firm as may be agreed by the partners and the same shall be operated jointly by all partner Sri Pankaj Piyooash (First party) and Sri Pratik Kishore (Second party) and Smt Anita Singh (Third Party) is Jointly authorized to sign Cheque, hundies, Bills of Exchange or any other negotiable instrument as may be required for the business of the Partnership Firm. The account may also be operated by any lawful attorney or agent if all the partners agreed to in writing for doing so.

13. **ADMISSION** :- Any new partner and partners may be admitted to the partnership by the consent of all the partner . No partners shall assign his share in the partnership to any other person.



Anita Singh

pratik kishore

Sri Pankaj Piyooash

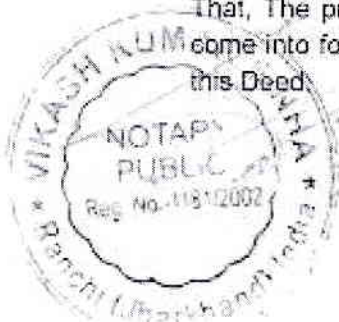
14. **DUTY** - Each partner shall remain faithful and honest in regard to the transaction of the partnership and rendering the account of the business. The duty assigned to each partners shall be discharged to the best advantage of the partnership. No partner shall act in a manner which is detrimental to the interest of the partnership. However, Nothing contained herein shall preclude any of the parties hereto from caring on separate business independently or jointly with other and the profit and gain or income arising to such party from such business shall be deemed to be his separate income and shall not be included incorporated or taken as part of the income of partnership.

15. **RETIREMENT** :- If any partner is desirous of retiring from the firm shall give three month prior notice / written notice of his intention shall be required to be given to the other partner. The partner shall retire only after settling account with partnership and other partner. The retiring partner shall be paid the credit balance to his capital account including amount of his share of profit till the date of retirement and such amount as goodwill and net increase in the value of the capital assets as the partners may mutually decide at the relevant times.

16. **DEATH** :- In case of the death of any partners the amount of his capital, profit till the date shall be transferred to the credit of the legal heirs of the Deceased partner and he shall be automatically entitled to be taken as a partner of the firm in place of the deceased partner with same rights as to profit & Assets of the firm as the Deceased partner was entitled. In case the legal heirs of the deceased partner does not desire to be taken in partnership firm as aforesaid he shall be entitled to be paid the sum standing to the credit of the deceased partners as on the date of his death together with any accretion of the profit earned up till date from previous Accounting Year.

17. **ARBITRATION** -Should any difference of opinion or dispute arise amongst the parties to these present on any matter the same shall be resolved by reference to an arbitrator according to Indian Arbitration Act. The above term & Condition of the partnership are agreed upon by each parties to these presently by its own free will without anybody's force and they are binding on all of their legal heirs, Executors, assignees.

That, The provision of the Indian Partnership Act, 1932 which are now in force or will come into force hereafter, shall apply to the contingencies not expressly provided for in this Deed.



Pratik Kishore

Pratik Kishore

Pratik Kishore

IN witness whereof the Parties to these present have put their respective hands today on this 15th Day of April 2023.

WITNESSES

1. Shubham K. Gupta.
S/o Late pradeep Gupta.
Addr - near Parkside-brother Mall
Road Ranchi

(PARTY OF THE FIRST PART)

Pankaj Singh
(Signature)

2.

(PARTY OF THE SECOND PART)

pratik kishore
(Signature)

3.

(PARTY OF THE THIRD PART)

Anita Singh
(Signature)

Signature Attested on
Identification of leaves

All Signatures
Identified
by me
Ajay Kumar
15-4-23



Vikash Kumar Sinha
NOTARY PUBLIC RANCHI

2023 NOV 020

JSR DEVELOPERS

KHATA NO 171, DEEPU TOLI, LALGUTWA, ITKI ROAD, RANCHI - 835303
BUILDERS & DEVELOPERS

Ref No JSR 01/24

Date 30.05.2024

AUTHORIZATION LETTER

KNOW ALL MEN by these present, that I/we, Pratik Kishore S/o Ashish Kumar Resident of Radha Kunj, Road No 4 Indrapuri, Ratu Road Ranchi 5, Anita Singh D/o Late Arjun Prasad Singh, N8, Kanchan Kutir, Krishna Nagar Colony, Ratu Road, Ranchi 1 Both Partner of the firm known as JSR DEVELOPERS having its place of Business at Khata no 171, Deepu Toli, mahua Toli Road, lalgutwa, Itki Road Ranchi do hereby authorize **Pankaj Piyooosh S/o lalit Kumar Sinha Having PAN ABEPP4375L** Resident of 315, Meena kunj, Lalit Narayan Mishra Colony Itki Road, Ranchi a Constituted Attorney for and on behalf of firm to appear for and represent the firm before all Corporation, revenue office, Settlement office, before any magistrate and in all court, civil, criminal, original or appellate, revisional or special jurisdiction, including Commercial Taxes and other authorities and in all Government or semi Government office and departments.

He is also authorized to apply for, obtain and renew all licences, permit, statutory forms etc. as may be necessary or requisite for the purpose of carrying on or developing the trade or business at Jharkhand state.


He is also authorized to prepare, sign and submit all returns and statements, e.g Sales tax returns declaration form and to verify the same by production of books and vouchers and other documentary evidence.

He is also authorized to purchase/ submit tenders and negotiate with parties on behalf of the firm.

All his act are binding upon us.


This instrument of authorization is made in Ranchi on this 30.05.2024.

Accepted

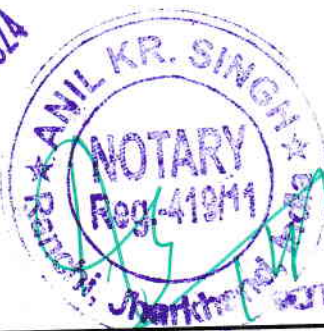
1. 
(Pankaj Piyooosh) Partner.

Executant

1. 
(Pratik Kishore) Partner

2. 
(Anita Singh) Partner

All Signatories Identified
by me
Signature Attested by Kumar (adv)
Identification of Lawyer



Office Address : Savitry Apartment, Kishoreganj Chowk, Ranchi 834001.
Contact No : 9304494626, Email : jsrdevelopers.rnc@gmail.com