



झारखण्ड JHARKHAND

PARTNERSHIP DEED

C 978282

THIS DEED OF PARTNERSHIP is made on this 27th day of August, 2015

BETWEEN

1. Mr. Raju Mahto, S/o Sri B.N. Mahto, resident of Street No. 1 lower shukla colony Hinoo Ranchi. hereinafter called the partner of the FIRST PART.

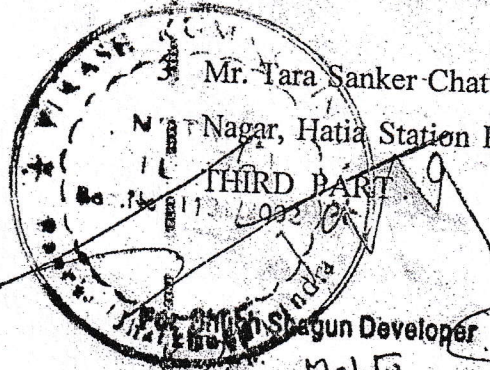
AND

2. Mr. Purushottam Kumar, S/o late Karamdayal sahu, resident of house No -51 Street Mohalla-, Bauli tola pundag, Ranchi. hereinafter called the partner of the SECOND PART.

AND

3. Mr. Tara Sanker Chatterjee S/o late Amaresh Chandra Chatterjee resident of Dinkar Nagar, Hatia Station Road, Kalibari, Ranchi, hereinafter called the partner of the THIRD PART.

AND



*Raju Mahto*  
Partners

*Tara Sanker Chatterjee*  
Partners

*Arjun Krishna Sahu*  
Partners

*Sangita Jaiswal*  
Partners

Shagun Developer  
Partners



4. Mr. Arun Kumar Sahu. S/o Late Sagar Sahu, resident of Argora, Ranchi. , hereinafter called the partner of the FOURTH PART.

AND

5. Mrs. Sangeeta Jaiswal, D/o late Ashok kumar Jaiswal resident of Kailash Nagar, P.S: shukhdeo Nagar, Ranchi. hereinafter called the partner of the FIFTH PART.

WHEREAS the parties of the first , second, third, fourth & fifth Parts of this deed have agreed to carry out the business of Housing projects in Partnership under the mane and style of SHUBH SHAGUN DEVELOPER. Vill – Pundag, P.O – Pundag, P.S/ O.P - Pundag, Dist – Ranchi, Jharkhand .

AND it is deemed expedient and desirable to reduce the terms and conditions governing this deed of partnership into writing :

**NOW , THEREFORE , THE DEED TO PARTNERSHIP WITNESSETH AS UNDER :**

1. That the parties hereto shall work jointly in partnership for carrying on the business of Housing projects.
2. That the business shall be carried under the name and style of SHUBH SHAGUN DEVELOPER which may be changed from time to time with mutual consent of all the partners to this deed.

That the capital of firm comprises the following :

Amount
Rs. 100000.00
Rs. 100,000.00
Rs. 100,000.00
Rs.100,000.00
Rs.100,000.00

Party of the First Part  
Party of the Second Part  
Party of the Third Part  
Party of the Fourth Part  
Party of the Fifth Part

For Shubh Shagun Developer

*Rajendra Mahanta*  
*Sanjay Kumar*

Partners

*Tom Sarker*

Shubh Shagun Developer  
*Rajendra Mahanta*  
Partners



In case the firm requires more funds then the same shall be brought in by the Partners named above by way of loan which shall bear such rate of interest as May be agreed upon between the parties hereto from time to time . The rate of Interest for such loan contribution can be varied with the mutual consent.

3. That the Profit and Losses of the business shall be shared by the partners in the Following proportion :

Party of the First Part	20%
Party of the Second Part	20%
Party of the Third Part	20%
Party of the Fourth Part	20%
Party of the Fifth Part	20%

4. The working partners will be entitled to commission / bonus of the profit or excess profit to be divided equally among them , but it shall not exceed the ceiling laid down in section 40 (b) of the Income – tax Act , 1961.

5. That a bank account or bank accounts in the name of the firm shall be opened which shall be operated by any two of the Partners.

6. That the regular books of accounts shall be maintained which shall be kept at the registered office of the business and would be open to inspection at all reasonable time to all partners of their authorized representatives who will be free to take copies thereof .The accounts shall be closed annually on 31<sup>st</sup> March on every year an the profit and losses shared in the profit sharing ratio as referred above in clause No. 3. The profit shall be distributed or losses contributed by the partners hereto within stipulated period of 3 months or the extended time , with the mutual consent , from the closing of the accounts after making all the adequate provisions for taxation and other outgoing as governed by the applicable fiscal laws.

7. That each partner has entered into this partnership in the individual capacity and shall

For Shubh Shagun Developer

*Ragu Mathu*, *Manoj Kumar*

Partners

*Tanuj Sekar Chaitan*

Shubh Shagun Developer  
*Ragu Mathu*

Partners



- a) Carry on the business of the firm to the greatest common advantage ,
- b) Be just and faithful to the other partners and shall render a true and full information affecting the firm to the other partners or their legal representatives , and
- c) Pay his separate and private debts relating to his separate business (es ) and shall indemnify the other partners an the partnership assets against all proceedings , claims or demand in respect thereof .

8. That the parties hereto are authorized to raise loans wherever deemed expedient For the purpose of the business and the said loan will be used only for the benefit of the firm and no such amount is to be used for the personal benefits.

9. That any partner can retire from the firm by giving at least 3 months prior notice And he will not be entitled for any share of Goodwill . His account will be settled as per the balance outstanding in the capital account and after making necessary adjustment for profit / losses which shall be due as on the date of his retirement.

10. That in the event of demise of any partner (s) , any one person representing the Deceased being he eldest male child or in the alternative spouse or any other legal heir next in the line would step into the shoes of the deceased and would be taken as partner , to which the surviving partners would have no objection.

11. This partnership business is AT WILL and can be dissolved as and when decided By the partners hereto mutually . In case of dissolution of the firm the net assets whatsoever would be available after meeting out all the business liabilities including loans shall be distributed among the partners in the proportion to their profits sharing ratio as referred above in Clause No. 3.

12. In the event of any dispute , or difference of opinion in the matter of interpretation

For Shubb Shagun Developer

*Rajeev Nair*, *Manish Kumar*

Partners

*Anurag*, *Chaitanya*

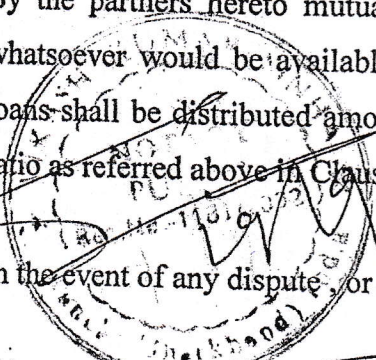
*Tam Saha*

For Shubb Shagun Developer

*Rajeev Nair*

Partners

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Execution of carrying out the objects and functions of the enterprise , all the parties will nominate one arbitrator from each side for settlement of dispute . The decision of the arbitrators would be binding on the parties to the dispute . In case no settlement is reached between the two arbitrators , an Umpire will be appointed by the mutual consent of the arbitrators and the decision of the Umpire would be final and binding upon all concerned .

13. The provisions of the Indian Partnership Act , 1932, shall apply as regards the Matters , which are not expressly provided for herein above.

In Witness whereof the parties hereto have set their hands in presence of the witnesses :

Witnesses :

1..... 1..... **For Shubh Shagun Developer**  
*Ragu Mah G*  
( First Party ) Partners

17 SEP 2015

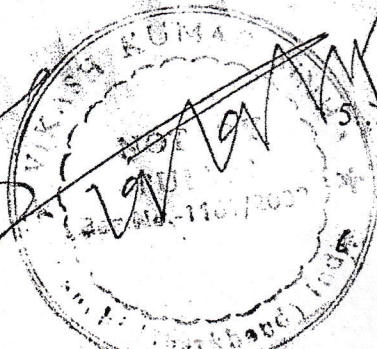
2..... 2.....  
*Vandana Ram Kumar*  
(Second Party)

3..... 3.....  
*Tam Sarker*  
(Third Party)

4..... 4.....  
*Asun Krosakul*  
(Fourth Party)

5..... 5.....  
*Sangita Jaiswal*  
(Fifth Party)

For Shubh Shagun Developer  
*Ragu Mah G*  
Partners



*19/9/15*  
*19/9/15*



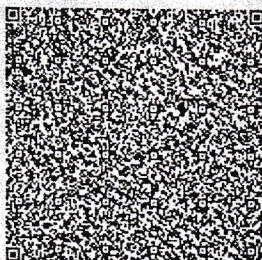


सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH08168018455162Q
Certificate Issued Date	: 12-Jan-2018 03:19 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ RANCHI/ JH-RNC
Unique Doc. Reference	: SUBIN-JHJHSHCIL0111657890979222Q
Purchased by	: RAJU MAHTO
Description of Document	: Article 46 Partnership
Property Description	: NIL
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SHUBH SHAGUN DEVELOPER THRU RAJU MAHTO AND OTHERS
Second Party	: SANGITA JAISWAL
Stamp Duty Paid By	: SHUBH SHAGUN DEVELOPER THRU RAJU MAHTO AND OTHERS
Stamp Duty Amount(Rs.)	: 50 (Fifty only)



-----Please write or type below this line-----

*Sangita Jaiswal*

*Sangita Jaiswal*  
*Raju Mahto*

*Sangita Jaiswal*  
*Arjun Jaiswal*

*Taru Sekar Chatterjee*

For Shubh Shagun Developer

*Raju Mahto*

UP 0007038072



## DEED OF RETIREMENT

**THIS DEED OF RETIREMENT** of **MRS. SANGEETA JAISWAL**, D/o late Ashok Kumar Jaiswal, resident of Kailash Nagar , P.S: Shukhdeo Nagar, Ranchi from Partnership Firm " SHUBH SHAGUN DEVELOPER" is executed this the 15th.day of jan.2018..AD.

Whereas Mrs. Sangeeta Jaiswal was partner of Fifth Part in the "FIRM SHUBH SHAGUN DEVELOPER" having its office at Pundag Ranchi In addition to retiring partner Mrs. Sangeeta Jaiswal there are four other Partners of the said FIRM namely:-

Mr. Raju Mahto son of Sri B.N.Mahto Partner of First Part resident of Street No .1 Lower Shukla Colony Hinoo Ranchi.

And

Mr. Purushottam Kumar son of late Karamdayal Sahu Partner of Second Part , resident of House no- 51, Street Mohalla, Bauli tola Pundag, Ranchi.

And

Mr. Tara Sanker Chatterjee son of late Amaresh Chandra Chatterjee Partner of Third Part, resident of Dinkar Nagar , Hatia Station Road, Kalibari, Ranchi.

And

MR. Arun Kumar Sahu son of late Sagar Sahu Partner of Fourth Part, resident of Argora Ranchi.

Whereas Partner of Fifth Part Mrs. Sangeeta Jaiswal was having difficulty in carrying out activities of Partnership Firm due to her house hold liabilities and accordingly she expressed her intention to retire from the partnership Firm and accordingly she gave notice to this effect in view of clause (10) of the Partnership Deed to the remaining Partners namely (1) Mr.Raju Mahto,( 2). Mr. Purushottam Kumar, (3) Mr. Tara Sanker Chatterjee and (4) Mr. Arun Kumar Sahu.on10th day of December 2017.

Sangeeta Jaiswal

Tara Sanker Chatterjee

Sangeeta Jaiswal

Arun K. Sahu

For Shubh Shagun Developer



Whereas entire accounts with respect to the retiring partner was settled in presence of the remaining Partners named above on 15th .day of January 2018 Now no assets or liability is due against the retiring Partner w.e.f 15th .day of January 2018.

Whereas her ratio of share in the Partnership Firm is now Developed equally among the other four partner 1. Mr. Raju Mahto ,2. Mr. Purushottam Kumar, 3. Mr. Tara Sanker Chatterjee and 4. Mr. Arun Kumar Sahu. now each partner mentioned above will have 25% share of assets & liabilities of the "FIRM SHUBH SHAGUN DEVELOPER.

HENCE FIFTH Mrs Sangeeta Jaiswal is allowed to retire from the Partnership "FIRM SHUBH SHAGUN DEVELOPER" and would now not be considered as partner of said Firm w.e.f 15th .day of January 2018 .

THIS DEED OF RETIRMENT OF RETIRMENT of Mrs. Sangeeta Jaiswal is accepted and acknowledge by the remaining partners namely Mr. Raju Mahto, Mr. Purushottam Kumar, Mr. Tara Sanker Chatterjee & Mr. Arun Kumar Sahu who in their tern have signed this deed in acknowledgement of the fact of retirement of Mrs. Sangeeta Jaiswal from the "FIRM SHUBH SHAGUN DEVELOPER"

Executed this the 15th .day of January 2018

Witnesses :

1

Signature of Retirement Partner  
( Mrs. Sangeeta Jsaiwal )

2

Accepted and acknowledged by

1. Raju Mahto.....

( First Party )

For Shubh Shagun Developer

Raju Mahto  
Partners

Sangeeta Jaiswal  
Signature of Retirement Partner

( Mrs. Sangeeta Jaiswal )



2. Umesh Kumar  
(Second Party)

3. Tara Saha et al.  
(Third Party)

✓ 4. Asun K. Saha  
(Forth Party)

For Shubh Shagun Developer  
Raja Mohan  
Partners