

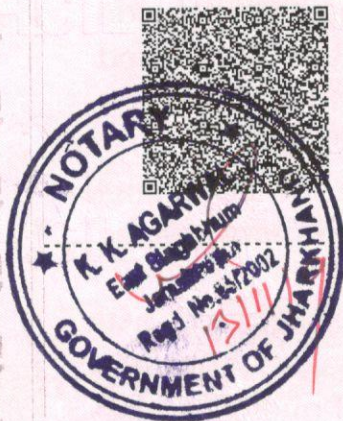


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No. : IN-JH23237158415626R  
 Certificate Issued Date : 13-Nov-2019 01:57 PM  
 Account Reference : NONACC (SV)/ jh9003504/ JAMSHEDPUR/ JH-ES  
 Unique Doc. Reference : SUBIN-JHJH900350432792095929487R  
 Purchased by : KRITAJNAH HABITATS  
 Description of Document : Article 46 Partnership  
 Property Description : Partnership Deed  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : KRITAJNAH HABITATS  
 Second Party : NA  
 Stamp Duty Paid By : KRITAJNAH HABITATS  
 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)



*Agarwal*  
*Agarwal*  
*Agarwal*  
*Agarwal*

KNOWN TO ME AND  
SIGNED IN MY PRESENCE

*A. Choudhary*  
 ADVOCATE  
 13/11/2019

Please write or type below this line

SR 0001253251

This Deed of Partnership is made on 01<sup>st</sup> Day of November, 2019 by & between:

1. AJAY KUMAR AGARWAL son of Late Lallu Ram Agarwal, by faith Hindu, by occupation business, resident of 13, Road No.5, Kidzee Pearly Gates School, C.H Area (North), Bistupur, Jamshedpur-831001, District Singhbhum East, State of Jharkhand having PAN No-ABBPA7857M here-in-after called the FIRST PARTNER.

AND

2. AMIT AGARWAL son of Late Krishna Lal Agarwal, by faith Hindu, by occupation business, resident of Shyam Kunj, H.NO-E/353, Indra Marg, Khutadih, A Block, Sonari East, Jamshedpur-831011, District Singhbhum East, State of Jharkhand having PAN No-BWMPA7277A here-in-after called the SECOND PARTNER.

AND

3. ANKIT AGARWAL son of Late Banwari Lal Agarwal, by faith Hindu, by occupation business, resident of I/3, Shiv Ganga Apartment Sonari, Near Bal Vihar, Jamshedpur-831011, District Singhbhum East, State of Jharkhand having PAN No-AEJPA5951P here-in-after called the THIRD PARTNER.

AND

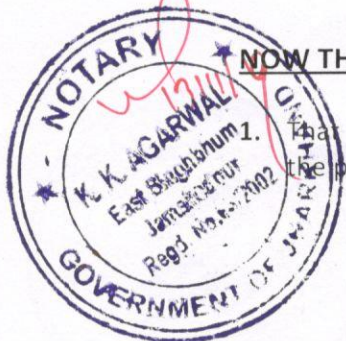
4. PRADEEP KUMAR AGARWAL son of Late Baij Nath Agarwal, by faith Hindu, by occupation business, resident of Rakha Copper Project, Vill- Matigada, Shwaspur, Jadugora-832106, District Singhbhum East, State of Jharkhand having PAN No-ABLPA6294Q here-in-after called the FOURTH PARTNER.

And whereas all the partners hereof have agreed to start a business in partnership under the name & style of **M/S KRITAJNAH HABITATS**.

And whereas it is thought to be expedient to have a written instrument to avoid any dispute & litigation in future.

**NOW THIS DEED OF PARTNERSHIP WITNESSETH AS UNDER:**

that the name & style of the Partnership Firm will be **M/S KRITAJNAH HABITATS** with the parties hereof as the partners.



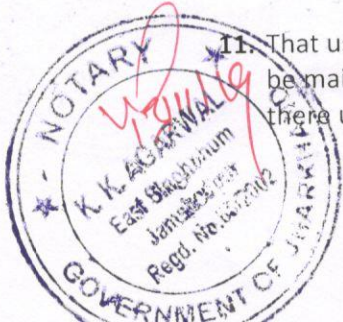
KNOWN TO ME AND  
SIGNED IN MY PRESENCE  
ADVOCATE,  
13-11-2019

*[Handwritten signatures and notes on the right margin, including 'Amit Agarwal' and 'Pradeep Kumar Agarwal']*

2. That the duration of the partnership shall be at will.
3. That this partnership shall be deemed to have commenced on and with effect from **1<sup>st</sup> day of November 2019**, but this deed is executed on 13<sup>th</sup> day of November 2019.
4. That the partnership firm shall carry on the business in the line of land facilitators, Agro farming & Processing, Promoters & Developer, works contract services and other items in such a line and etc or as the partners may mutually agree upon time to time.
5. That the office and business premises of the Partnership Firm shall be located at **Office No.6, 2<sup>nd</sup> Floor, Dream Heights, Q Road, Bistupur, P.S. Bistupur Jamshedpur-831001, Distt- Singhbhum East, Jharkhand** and the partners on mutual consent may open any business branch or branches at other place or places in future.
6. That the Accounting year of the Partnership business shall be from the financial year, i.e. 1<sup>st</sup> day of April to 31<sup>st</sup> March and the Final Account shall be prepared at the end of the year and the Profit & Loss of the firm shall be credited or debited in the partners Capital Account as per Profit Sharing Ratio which are as follows:-
  1. Ajay Kumar Agarwal 25%
  2. Amit Agarwal 25%
  3. Ankit Agarwal 25%
  4. Pradeep Kumar Agarwal 25%

7. That the Capital of the Partnership Firm shall be invested by the partners hereof as per their convenience as and when required and if more fund is required the same shall be borrowed from bank or market on interest. That the Opening Capital of the Partnership Firm shall be given simple interest @ 12% U/s 40(b) (iv) Of the Income-Tax Act, 1961.
8. That all the partners are Working Partners for conducting the affairs of the business of the Partnership Firm and shall be entitled to get remuneration calculated as per provisions U/s 40(b)(v) of the Income-Tax, 1961 on divisible Book Profit available to the firm and the same is to be calculated as per the Book Profit in respect of each Accounting Year and will be distributed among the partners in their P/L Sharing Ratio but the parties hereof on mutual consent may reduce/waive/increase the remunerations amount keeping in view the profit of the firm and also the current provision of the I.T. Law.
9. That the partners shall do their best for the interest of the partnership business and all business transactions shall be carried in the name of the Firm only.
10. That the Bank Account shall be opened in the name of the Firm and the same shall be operated by **any two of the partners** including the power of overdrawn such account or as instructions given by the partners hereof to the Bank.

11. That usual and customary books of accounts of the day to day affairs of partnership shall be maintained and kept at the principal place of business and shall not be removed from there unless mutually agreed or is necessary in the interest of the partnership business.



KNOWN TO ME AND  
SIGNED IN MY PRESENCE  
ADVOCATE  
13-11-2019

*[Handwritten signature]*  
Amit Agarwal

*[Handwritten signature]*  
Ajay Kumar Agarwal

*[Handwritten signature]*  
ADVOCATE  
13-11-2019

However the parties hereof shall be entitled to inspect these books of accounts and also to take copies or extract from these books of accounts as and when required by them but only during business hours

12. That on the death or retirement of any partner the partnership shall not be dissolved. In case of retirement of a partner the firm shall be continued by the remaining partners. On the death of a partner, the surviving partners shall continue the firm with the legal heir/s of the deceased partner, if they desire so. In case of retirement, the amount standing in the name of the retiring partner of the business or in case of death to the legal heir of the deceased partner of business in partnership will be paid-off.
13. That in case if any dispute arises between the partners in future concerning the partnership affairs, it shall be decided and settled by Arbitrator/s and the decision of the Arbitrator/s shall be final and binding upon the partners hereof.
14. That in case any partner desires to retire from the Partnership Firm; he can do so by serving one month prior notice to the other partners.
15. That the Partners may add to, alter, vary or modify any of the terms & conditions of the Partnership Deed on mutual consent of the partners hereof.
16. That the partnership shall be governed by the Indian Partnership Act, 1932, save in so far, the same are specifically provided herein.

IN WITNESS WHEREOF the parties to this deed have set their hands on the day and year first above written and in the presence of:

Witness:

1. PRASENJEET KUMAR MITRA  
S/O - PRADIP KUMAR MITRA,  
11/3, KALIKA NAGAR, DIMNARD,  
MANGO, JSR-831018.

2.

Agarwal  
CHETAN AGARWAL  
S/O B. L. Agarwal  
I/3, Shivganga Apartment  
Sonari Jamshedpur.

Signature of the Partners.

1. *Prasenjeet Kumar Mitra*

2. *Chetan Agarwal*

3. *Prasenjeet Kumar Mitra*

4. *Chetan Agarwal*



Witnessed the Signatures of  
Executant/Executants who Signed  
Put L.T.I., In Presence of Sri. *P.K.*  
*CHOU DHARY* Advocate  
District Court, Jamshedpur and also  
Identified by him

*13/11/19*  
Kishore Kr. Agarwal  
NOTARY

KNOWN TO ME AND  
SIGNED IN MY PRESENCE  
*P.K. Choudhary*  
ADVOCATE  
13.11.2019