



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : b9a3141518892be50a13

Receipt Date : 02-Mar-2021 11:40:10 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Partnership

District Name : EastSinghbhum

Stamp Duty Paid By : EPIC CONSTRUCTION

Purpose of stamp duty paid : PARTNERSHIP DEED

First Party Name : EPIC CONSTRUCTION

Second Party Name : NA

GRN Number : 2104731082

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



Signed / Put L.T.
In my presence

[Signature]
Advocate



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।

V. K. Agarwal

Put L.T.

Manish Kumar / s/o
Udit Kumar Todt

Signed / Put L.T.
In my presence

Advocate

DEED OF PARTNERSHIP

This deed of partnership is made on this the 2nd day of March, Two Thousand Twenty One at Jamshedpur, between:-

VINOD KUMAR AGARWAL Son of Late B L AGARWAL Aged- 54, by faith Hindu by Occupation Business, Nationality- Indian by birth, Resident of H.NO-2/2, B Block, Sibram Housing Complex, Dimna Road, Mango, Near Rajasthan Dharmasala, Post-Mango, P.S.-Mango, Town- Jamshedpur, District East Singhbhum, Jharkhand Hereinafter Called the First Party;

AND

ROHIT SOLANKI son of Late BRIJ KISHORE SINGH Aged- 39 yrs, by faith Hindu, by Occupation Business, Nationality- Indian by birth, Resident of H.NO-116, New Baradwari, Post-Sakchi, PS-Sitaramdera, Town- Jamshedpur, District East Singhbhum, Hereinafter Called the Second Party;

AND

MANISH KUMAR TODI son of Late NIKHIL KUMAR TODI Aged- 43 yrs, by faith Hindu, by Occupation Business, Nationality- Indian by birth, Resident of FLAT NO-7/2, Block- Boston, Astha Hi Tech City, Sonari, Post-Sonari, PS- Sonari, Town- Jamshedpur, District East Singhbhum, Hereinafter Called the Third Party;

1



Mr. Agorwal

Put L T.

Amrit Kumar Tod

AND

Signed / Put L T.
in my presence

[Signature]
Advocate

AMIT KUMAR TODI son of Late **ASHOK KUMAR TODI** Aged- 44 yrs, by faith Hindu, by Occupation Business, Nationality- Indian by birth, Resident of FLAT NO-8/1, Block- Boston, Astha Hi Tech City, Sonari, Post-Sonari, PS-Sonari, Town- Jamshedpur, District East Singhbhum, Hereinafter Called the Fourth Party;

Which expression shall include the heirs, executors, administrators and the representative of the respective parties.

WHEREAS the said parties have agreed to enter into a partnership for carrying on business in the field of REAL ESTATE development and any other business in line with the principle objective and to become partners in the said business.

AND WHEREAS with a view to defining the rights, relations and obligations of the parties inter se and to avoid any dispute in future, the parties have considered it expedient and necessary to execute a deed of a partnership on the terms and conditions hereinafter appearing.

Now therefore, this deed of partnership witness and it's mutually agreed and decided as follows:-



V.K. Agarwal

[Handwritten Signature]

M. S. Kumar
Unit K. K. K. K.

Signed / Put L. T.
In my presence
[Handwritten Signature]
Advocate

TERMS AND CONDITION

1. That the name and style of the partnership business shall be "M/S EPIC CONSTRUCTION."
2. That the principle place of business of the partnership shall be at H. NO-Q, ROAD, Bistupur, PO- Bistupur, PS-Bistupur, Town-Jamshedpur, District East Singhbhum, Jharkhand-831001 But the same may be shifted to such other place or places as may mutually agreed upon.
3. That the parties hereof shall be its partners.
4. That the partnership shall always be deemed to have been commenced from the 2nd day of March, Two Thousand Twenty One and shall always be deemed to be partnership at WILL until mutually determined by the parties hereof.
5. That the business of the partnership shall be as under:-
 - i. To pursue the line of promotion and development of land i.e. Real Estate Development Business.
 - ii. To do or to undertake incidental jobs for the fulfilment of the main job. But the partners may take to other line or lines of business by mutual consent.



Vis. Agreed

[Signature]

M. Anand Kumar
Unit Kumar Tradi

Signed / Put LT
in my presence

[Signature]
Advocate

6. That the capital shall be contributed by the partners from time to time as per requirement of the business. Further capital as and when required, the same may be contributed by the partners or the same may be raised from market, bank or financial institutions on interest.
7. That each partner shall be entitled to 12% simple interest per annum on the credit balance standing on their respective capital account, which shall be credited to the capital account of the respective partners at the end of the financial year, when the balance sheet will be prepared.
8. Provided that in the event, when the profit is not sufficient to allow interest as aforesaid, the interest payable shall be maximum of the amount of profit and shall be given to the partners in the ratio of their credit balance of the capital accounts.
9. That all parties hereof have agreed to actively devote their time and attention to the business of the partnership. It is hereby agreed and decided that in consideration of parties actively devoting their time and attention, they are authorized to receive yearly remuneration at the end of accounting year as per applicable section of income Tax Act.



V.K. Agarwal
Rohit
Manoj Kumar Tod
Amit Kumar Tod

Signed / Put L. T.
In my presence
Manoj
Advocate

c. THIRD PARTNER(MANISH KUMAR TODI) :25%

d. FOURTH PARTNER(AMIT KUMAR TODI) :25%

13.The firm shall open a current account in the name of M/S EPIC CONSTRUCTION at any bank and such account shall be operated by Second Partner (ROHIT SOLANKI) and Third Partner (MANISH KUMAR TODI) jointly as declared from time to time to the Banks.

14.That if any partner desires to retire he may be allowed to do so after giving one month prior notice in writing to the other partners of his intention to retire. In such event an account shall be taken up to date of retirement and the dues of the retiring partner shall be paid within six months from the date of retirement.

15.That any types of Policy decisions or any other decisions which my effect the business of the firm shall be taken by all partners jointly.

16.That the books of account of the firm shall ordinarily be kept at the principle place of the business and the same shall remain open for inspection by any of the partners during the business hours only.

17.That the partners shall be always just and faithful to each other in all matters relating to the partnership business.

18.That in case of death of any partner (s), the partnership firm shall not be dissolved, but the same may be continued with the legal



Manish Kumar Tod

Solanki

Manish Kumar Tod

Shrit Kumar Tod

signed / Put L T.
in my presence

Advocate

heirs or nominee of the deceased, admitted to the partnership in the right and obligations of the deceased in the partnership.

19. That the partner shall not be allowed to transfer or sell his share in the partnership firm without the prior consent of the other partners.

20. That all the legal documents (acquisition and sale of land/flats, representation and appearance in courts and concerned government departments) related to the firm shall be executed by Second Partner (ROHIT SOLANKI) and Third Partner (MANISH KUMAR TODI) jointly.

21. That the terms of the partnership may be modified, altered to or added to from time to time as may be mutually agreed upon. New partner/partners may be taken into partnership on the terms and conditions as may be mutually agreed upon.

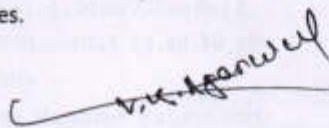
22. That in case of any dispute and difference between the parties concerned out of or relating to the terms and conditions here in before written, the same shall be settled by arbitration as provided under the Indian Arbitration Act, 1940.

23. All disputes shall be subjected to Jamshedpur Courts only.



24. That save herein above provided the partnership shall be governed in all other respects by the provisions of the Indian Partnership Act, 1932.

In witness whereof, we the parties above named have hereunto put our respective hands and signatures on the day the month and the year first above written in presence of witnesses.



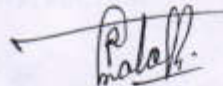
SIGNATURE OF THE PARTNERS

WITNESSES

1 P. K. Sankar

FIRST PARTNER

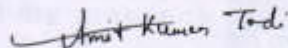
2 [Signature]



SECOND PARTNER




THIRD PARTNER



FOURTH PARTNER

Signed / Put L. T.
In my presence



Advocate



Signature of
P. K. Sankar

NOTARY
PUBLIC

20/4/21