

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 24f915460e1b51873401

Receipt Date : 02-Apr-2024 06:51:42 pm

Receipt Amount : 500/-

Amount In Words : Five Hundred Rupees Only

Document Type : Partnership

District Name : EastSinghbhum

Stamp Duty Paid By : ANSON REALTY

Purpose of stamp duty paid : PARTNERSHIP DEED

First Party Name : ANSON REALTY

Second Party Name : KARAN CHOWDHARY

GRN Number : 2401450620

IDENTIFIED BY ME

ADVOCATE, JAMSHEDPUR



NOTARY
SAFAL PAUL
ATTESTED
JAMSHEDPUR COURT
JHARKHAND

2-4-24

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

DEED OF PARTNERSHIP

THIS DEED OF PARTNERSHIP made & executed at Jamshedpur on
this 2nd Day of April, 2024 by and between: -

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।

[Signature]

[Signature]

IDENTIFIED BY ME

[Signature]
ADVOCATE, JAMSHEDPUR
2024-4-24

1. Anoop Choudhary, (PAN – ACDPA0012B) S/o Sri Ram Krishna Choudhary, by faith Hindu by Occupation Business and resident of Duplex No. - 99, Vijaya Heritage, 6th Phase, Kadma, Po & Ps Kadma, Jamshedpur - 81005, Jharkhand, hereinafter called THE PARTY OF THE FIRST PART.

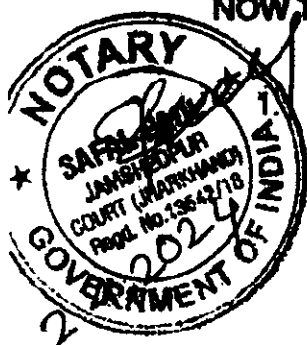
AND

2. Karan Chowdhary (PAN-BUPPC1906F) S/o Sri Anoop Chowdhary, by faith Hindu by Occupation Business and resident of Duplex No. - 99, Vijaya Heritage, 6th Phase, Kadma, Po & Ps Kadma, Jamshedpur - 81005, Jharkhand, hereinafter called THE PARTY OF THE SECOND PART.

WHEREAS the above-mentioned parties are of enterprising nature and are desirous to commence a new venture in the field of real estate, construction, develop, renovate, building development, to acquire, buy, purchase of land and any other additional/similar line of business under the name and style of M/s. ANSON REALTY at Jamshedpur.

AND WHEREAS the aforesaid parties thought it desirable that the terms and conditions upon which the partnership firm will operate are reduced to writing to do away with the avoidable disputes and misunderstandings in future.

NOW THIS DEED OF PARTNERSHIP WITNESSETH AS UNDER:



That the partnership firm shall be under the name and style of M/s ANSON REALTY. The principal place of business will be at House No. - 4, Circuit House Area (Old), Bistupur, Jamshedpur - 831001, Dist. – East Singhbhum, Jharkhand. The Branch/Branches may be opened by the partners by mutual consent anywhere in India. The partners will be however, at liberty by mutual consent, to change the name, address and style of the firm.

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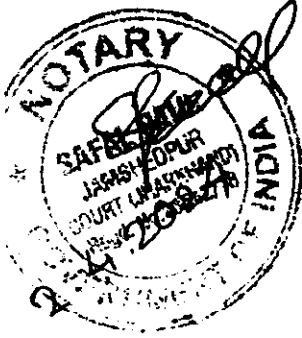
[Signature]
Karan Chowdhary

2. That the firm shall commence its business on and from the 2nd Day of April 2024.
3. That the Business of partnership firm shall be engaged in the line of real estate, construction, building development, to acquire, buy, sell of land and building, construction of flats, land development, real estate consultancy, property developers and any other/similar line of business. The scope of the business may be extended or restricted as the parties may decide from time to time.
4. That the partners shall with mutual consent may induct a new partner for the efficient and smooth running of the business.
5. All the Partners of the Firm shall be the working partners and shall be entitled to a minimum remuneration of Rs. 5,000/- (Rupees Five Thousand Only) per month and the maximum remuneration would be as under: -
 - i) On the First Rs.300,000 of : Rs. 1,50,000 or at the rate of 90 the Book Profit or in case of % of the Book Profit whichever a loss is more.
 - ii) On the Balance of the Book : At the rate of 60 % Profit

The remuneration on mutual consent of the partners may be reduced or enhanced keeping in view the availability of profit and also as per the provisions of Income Tax Act, 1961, then prevailing, and the remuneration shall be credited to the partner's capital account at the close of the accounting year.

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[Signature]
ADVOCATE, JAMSHEDPUR



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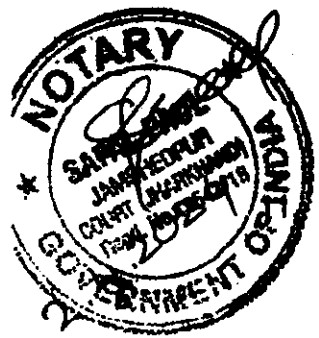
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[Signature]
ADVOCATE, JAMSHEDPUR

6. The partnership firm may pay interest to the parties hereto on the Capital contribution and loans advanced to the firm at such rate of interest as may be decided mutually from time to time, no partner shall be entitled to Interest at the rate which is higher than the rate prescribed under the Income Tax Act, 1961 and that the partners may raise or reduce the rate of interest by mutual consent. In case of necessity of funds borrowing from third parties may be made by the mutual consent of the partners.
7. Besides the remuneration and interest on capital and partners may make drawings as may be mutually agreed from time to time.
8. That the Capital of the Partnership business shall be contributed by the partners as per the requirement and that any of the partners hereto may advance any loan or loans to the Partnership over and above the Capital contribution.
9. The firm shall be entitled to take a loan from any Bank or Banks and Financial institution(s) or any other person or persons on such terms and conditions and for such periods as the partners may mutually agree upon.
10. That the profits and losses of the partnership shall be divided between/borne by the parties hereof in the following proportion.

- | | | |
|---------------------|----------------------------|-----|
| i) Anoop Choudhary | (Party of the First Part) | 50% |
| ii) Karan Chowdhary | (Party of the Second Part) | 50% |

That the accounts of the Partnership shall be kept on the financial year basis. They shall be closed on 31st March, every year and profits and losses shall be worked out and a Balance sheet shall be drawn. The Profits and losses shall be credited or debited, as the case may be to the partner(s) respective capital account.



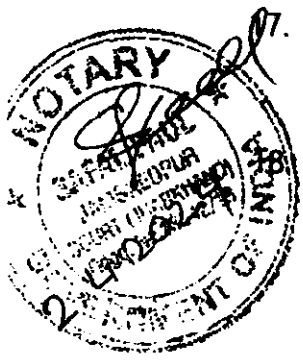
[Signature]

[Signature: Karan Chowdhary]

IDENTIFIED BY ME

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ADVOCATE, JAMSHEDPUR
2-4-21

12. That each of the parties hereof shall be sincere and faithful to each other and disclose all information and documents coming into their notice or knowledge concerning the partnership business.
13. That all the parties agree that they shall not enter into same line of business or field independently and/or with any third party in the same region/market while being in this firm as partner and/or while after retirement from the firm.
14. That the books of accounts concerning the partnership shall be maintained in the office of the partnership and each party shall have access thereto for inspection and taking necessary extracts therefrom.
15. That all matters relating to appointment, dismissal and control over staff, writing off of bad and irrecoverable debts, securing of new business or license or agencies, or opening of new branches, will be regulated according to the mutual decision of the partners.
16. That in case of death or retirement of any of the partners the firm shall not be dissolved but continue by the surviving partners and legal heirs of the deceased may be taken as a partner as may be decided by the remaining partners.



17. Each of the partners shall act as an agent on behalf of other partner and behalf of the firm.

That the Bank accounts in the name of the firm in one or more Banks shall be operated by any of the Partners jointly or severally and/or any person authorized by the Partner's in writing.

[Signature]

[Signature]

19. That during the continuation of the partnership, no partner in their capacity will open or join a competitive business in place or places where such businesses of the firm are located. However, any partner in their capacity or mutual agreement may join in any other non-competitive business elsewhere.
20. That no partner without mutual consent will remit any legitimate deed of the firm to a third party or do any deed or act that may affect the Firm's assets, business and goodwill.
21. That in case of dispute and differences in the matter of administration or management of the partnership or any other matter arising out of the partnership shall be referred to the arbitration jointly appointed by the partners and the decision of the arbitration shall be final and binding on the parties.
22. That save hereinabove provided the partnership shall be governed in all other respects by the provisions of the Indian Partnership Act, 1932.



IN WITNESS WHEREOF, the parties have put their hands to this indenture, the day, month and year first above mentioned.

Witness:

1. *[Signature]*
Rohy Patra
Paradeh SSR

2. *[Signature]*
Kaushal Sonasthana
Adityapur. 2

[Signature]
Anoop Choudhary
Party of the First Part

[Signature]
Karan Chowdhary
Party of the Second Part.

PARTY IS IDENTIFIED BY T. E. Gope of the Second Part.
ADVOCATE, JAMSHEDPUR

[Signature]
NOTARY
SAHAL PAUL
JAMSHEDPUR DISTRICT
(JHARKHAND)
ATTES FEB
2.4.2024

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[Signature]
ADVOCATE, JAMSHEDPUR
2-4-24