



ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AASFN7148L

नाम / Name

NEW CIVICON ENGINEERS AND BUILDERS

निगमन / गठन की तारीख /

Date of Incorporation/Formation

25/03/2021



Signature Not Verified

Signed by: Income Tax PAN  
Services Unit, UT/ITSL

Date: 01052021 004706  
Reason: Document Signer  
Location: India

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "PAN QR Code Reader" इस ई- स्थायी लेखा संख्या (e-PAN) कार्ड में वर्धित क्वोआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "PAN QR Code Reader" है।

Cut

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

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Date of Incorporation/Formation  
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Fold

In case this card is lost / found, kindly inform / return to  
Income Tax PAN Services Unit, UT/ITSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614

इस कार्ड के खोना/पुनर्प्राप्त करवा मुक्ति को / लौटाने  
आयकर पैन सेवा यूनिट, UT/ITSL  
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,  
नवी मुंबई - 400 614



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 196e8c78432076790a50

Receipt Date : 06-Mar-2021 11:54:59 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Partnership

District Name : Dhanbad

Stamp Duty Paid By : RAJU PAL

Purpose of stamp duty paid : PARTNERSHIP DEED

First Party Name : SANJAY BHATTACHARJEE

Second Party Name : RAJU PAL

GRN Number : 10316/13/205

*S. Bhattacharjee  
Jd. 25.03.2021  
B. Pal*

**NOTARY  
DHANBAD**

21 / 13 APR 2021  
Date



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

### DEED OF PARTNERSHIP



THIS DEED OF PARTNERSHIP is entered into, at Dhanbad today the day of March 2021 By & Between **MR. SANJAY BHATTACHARJEE** Late Ananta Kumar Bhattacharjee, Aadhaar No. 6208 3202 0706,

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 के अन्तर्गत दंडनीय अपराध है।



## DEED OF PARTNERSHIP

THIS DEED OF PARTNERSHIP is entered into, at Dhanbad today the \_\_\_\_ day of March 2021 By & Between

**MR. SANJAY BHATTACHARJEE** Son of Late Ananta Kumar Bhattacharjee, Aadhaar No. 6208 3202 0706, resident of J.C. Mallik Road, Hirapur Dhanbad, P.O., P.S. & District- Dhanbad (Jharkhand) hereinafter called and referred to as the **FIRST PARTY** (which expression shall mean and include his legal heirs, executors, representatives, administrators and assigns) of the **FIRST PART.**

**AND**

**Mr. RAJU PAUL** Son of Notendra Paul, Aadhaar No. 9908 2102 9708, resident of Damodarpur, Dhanbad, P.O. I.S.M., P.S. & District- Dhanbad (Jharkhand) hereinafter called and referred to as the **SECOND PARTY** (which expression shall mean and include his legal heirs, executors, representatives, administrators and assigns) of the **SECOND PART.**

**AND**

**BARNWAL SUDHIR** Son of Late H.L. Barnwal, Aadhaar No. 7131 8127 1744, resident of Loharkulhi, Saraidhela, P.S. Saraidhela, District- Dhanbad (Jharkhand) hereinafter called and referred to as the **THIRD PARTY** (which expression shall mean and include his

*S. Bhattacharjee*  
*Paul*  
*B. Barnwal*



legal heirs, executors, representatives, administrators and assigns) of the THIRD PART.

WHEREAS, the first party of the first part is reputed Builder carrying various civil construction and sale of apartment/flats but due to speedy progress and better look after and manage for speedy developing of development work, first party decided and chosen to the second party and third party who expressed their desire to join with the first party to do and manage expedite development work to promote the development work has been inducted to continue the partnership business with a the new form company in the name and style of NEW CIVICON ENGINEERS AND BUILDERS.

NOW IT IS HEREBY AGREED BETWEEN THE PARTIES HERETO that they have become partners and joined in partnership upon the terms and conditions hereinafter expressed NOW THIS DEED WITNESSETH:-

1 NAME : The name and style of the first of partnership shall be M/S NEW CIVICON ENGINEERS AND BUILDERS, the partners shall be entitled to carry on business under

S. Bhattacharya  
B. Saha



any other name and/or names as may be agreed upon mutually from time to time.

2. COMMENCEMENT : The partnership firm shall be deemed to have commenced business on

3. BUSINESS : The partnership business shall be that of construction and sale of building consisting of sell contained and or independent flat/building/Apartment flats on self purchased/acquired lands, purchased sell of old building, purchased and sell of vacant land in accordance with sanctioned and approved plan by the competent authority, and the owner of the land shall confer and authorized the partners of the agreement for sale with the intending purchaser and shall agree to execute and register the Deed of Sale in favour of the intending purchaser



S. Bhattacharya  
B. Singh

personally or through his Attorney

4. PLACE

: The partnership business shall be carried on at site and/or any other place in India as mutually agreed upon from time to time at ..... Dhanbad (Jharkhand)

5. DURATION

: The duration of the partnership business will be "AT WILL". But in case any partner desires to retire from the partnership he shall be at liberty to do so by giving one month's notice in writing to the other partner.

6. SHARE

: The net profit and/or loss of the partnership business after the payment of all expenses or other outgoing profit and/or loss if any of the partnership firm after deducting the interest of mediator share, shall divided as under:-

Land Owner : 44% Share

Mediator : 01% Share



S. Bhadracharya  
B. Singh

And the remaining 55% would be distributed amongst the partners of this deed in equal share i.e.

First Party : 33% Share

Second Party : 33% Share

Third Party : 33% Share

7. INVESTMENT :

The first party has already invested Rs. 2,45,000/- (Rs. Two Forty Five thousand) only in this project and the second party and third party shall deposit Rs. 5,00,000/- (Rs. Five Lakhs) each, towards capital, on or before 30.04.2021 in the Bank account of the firm failing which the status of partnership of the second party and third party shall stands ceased no longer to be regarded as partner.



8. CAPITAL :

The capital of partnership business as and when considered to be necessary and expended for the purpose of carrying on

*S. Bhattacharyya*  
*[Signature]*  
*B. [Signature]*

business of partnership, shall be contributed by partners in the proportions as may be mutually agreed.

9. BORROWINGS : The partners of the firm may borrow from time to time after taking consent in writing from the other partner from persons, intending purchasers, firms, companies or banks, such money as pay be required for the purpose of the business of the firm

10. BANK ACCOUNTS : The Bank account of the partnership firm shall be with such Bank or Banks as the partners may time to time agree upon the same shall be operated jointly by both party hereto mutually agreed upon.



11 ACCOUNTING YEARS : The accounts of the partnership firm shall be taken annually on 31<sup>st</sup> March every year.

*S. Bhattacharya*  
*Jew*  
*B. S. S.*



- 12 ACCOUNTS : The books of accounts of the partnership firm shall be kept in the safe custody of the first party and other party shall have free access over them.
- 13 FINAL ACCOUNTS : At the ends of the accounting year and account will be take of all the assets and liabilities and of all the profits and losses of the partnership for the year and the same shall be entered in the books of accounts, which shall be signed by all the partners.
- 14 DISCUSSIONS : All the partners of the firm mutually discuss about the work and all of them on their mutual consent decided the benefit of the development work.
- 15 DECISION : The decision of first party shall be full and final as he has got lot of experience aboutt the construction work.

*S. Bhattacharya*  
*J. Sen*  
*B. Sen*



17. STIPULATIONS: (A) EACH PARTNER SHALL

- a) Punctually pay his separate debts and indemnify the other partner and the assets of the firm against the same and all expenses of account thereof.
- b) Render proper explanations of all matters relating to the affairs of the partnership and offer every assistance in his power in carrying on business for mutual advantage of all the partners.
- c) Sincerely and diligently shall pay attention in the development work at site for speedy completion of development work.
- d) Be just and Loyal to the firm and to the partners in all transaction relating to the firm and shall at times given to the firm a just and proper explanation and account of the same without any concealment of a suppression of and shall furnish on request a full and correct explanation thereof to the partners.



\* B) NO PARTNER SHALL :

- a) Transfer immoveable property belonging to the firm.

S. BhagHacharya  
B. Kumar

- b) Operate Bank account on behalf of the firm in his own name.
- c) Have right to pledge individual the credit of the partnership business.
- d) On account of dispute whatsoever will be entitled to Freeze the bank account of the firm or the close up or lock up the business of the firm or business premises of the firm.

**C) IN CASE OF DEATH :**

That, in case of death of any partner the partnership will not be dissolved and the legal heirs of the deceased partner will be entitled to the share of profit of business so long the firm is not reconstituted.

**18 NOTICE**

That, any partner may retire from the business by giving one month's previous notice to the other partner and in such circumstances the retiring partner will get the share value of his share as per Books from the other partner.



**19 DISSOLUTION**

On dissolution of the partnership a full and general account shall be

*S. Bhattacharya*  
*B. S. Sin*

taken of all money stock-in-trade, debts and assets that belonging to the partnership including capital and the amount payable to each partner shall be paid to him.

20 ARBITRATION :

In case of disputes and differences amongst the partners, in respect of the partnership business the same shall be referred to Arbitration for adjudication to the Arbitration Act 1996 and the decision of the Arbitration appointed by the partners will be binding and final upon both the partners.

21 ALTERATIONS OR ADDITIONS OF ANY CLAUSE OF THIS PARTNERSHIP DEED :



Notwithstanding anything stated or provided herein the parties shall have full powers and discretion to modify, alter or vary the terms and conditions of the partnership deed in any manner, things fit by mutual consent which shall be reduced in

S. Bhattacharya  
Lawyer  
B. Chatterjee

writing shall become part of this Deed.

22 GENERAL : That, in all respect this partnership shall be governed by Indian Partnership Act.

23 This partnership deed printed in two original copies, one copy shall retain to first party and another copy shall retain to the second party

#### SCHEDULE OF THE LAND

All that piece and parcel of Raiyati land situated in Mouza-Bhelatand, Mouza No. 89, under Khata No. 73 & 34, Plot No. 1168 & 1165 Total area of both the plot measuring 12 kathas (12 ¼ dec. + 8 dec i.e. 7 ½ katha + 4 ½ katha) Total 12 katha but on measurement the actual demarcated land available i.e. 10.20 katha more or less under New Khata No. 70, New Plot No. 890, which is butted and bounded as follows:-

North : Part of Plot No. 1168  
South : HIRAK ROAD  
East : Saligram Gope  
West : Part of Plot No. 1165



S. Bhatnagar  
S. Bhatnagar  
S. Bhatnagar

IN WITNESS WHEREOF, the parties have signed this Deed of Partnership on the date, month and year above mentioned.

WITNESSES :

- 1)
- 2)
- 3)

S. Shakti Chandra  
Signature of the First Party  
25.03.2021

*[Signature]*

Signature of the Second Party

*[Signature]*

Signature of the Third Party



*[Signature]*  
13/04/2021

**ATTESTED**  
**NOTARY DHANBAD**  
**Authorised**  
u/s (B) of the ... 199  
Act 1952 (Act No. ... 1952)

*[Signature]*  
13/04/2021