

Before: The Notary Public, Dhanbad.

Affidavit

We (1) Praveen Kumar Rajak, S/o. Anand Prasad Rajak, aged about 40 years, by faith Hindu, by occupation - Business, resident of Rohargora, Nag Nagar, Dhanbad, Jharkhand-826004, (2) Avinash Vishwakarma S/o. Anjani Vishwakarma, aged about 36 years, by faith Hindu, by occupation Business, resident of H/No.182U, Near Prabhatam Mall, Chanchani Colony, Dhैया, P.O.-I.S.M., Dist.Dhanbad Jharkhand-826004, and (3) Kanchan Mala, W/o. Tapan Kumar Rajak, by faith Hindu, by occupation Business, resident of Rohargora, Nag Nagar Dhैया, Dhanbad-826004, Jharkhand, do hereby solemnly affirm on oath and declare as follows:-

M/s.

1. That, We are the Partners of/ G.R.A.T. ASSET DEVELOPERS., Situated at Barwa road, Dhैया Dhanbad.
2. That, we are owners of Net Worth Rs. 54,30,000/- (Rupees Fifty four Lacs thirty thousand).
3. That, the statements as mentioned are true and correct to the best of our knowledge and believe.
4. That, we are swearing this affidavit to produce it before the competent authority for needful.

Verification

Solemnly affirmed before me The statements made above are true by the deponent who is duly to our knowledge and belief. We identified by Sri N.P.Singh sign this verification at Dhanbad Advocate, Dhanbad. on 09/07/2022.

(1) G.R.A.T. Asset Developers

(2) Avinash Vishwakarma
Praveen Kr Partner

(3) Kanchan Mala
(Leponent)
Identified by:

Abhishek
11.7.22
Advocate.



NOTARY PUBLIC
Dhanbad.

AUTHORISED
J/S 297 () OF 1973
973 (ACT NO 11 OF 1974)
& U/S 8 (1) (A), OF THE NOTARISE
ACT 1952 (ACT NO 53 OF 1952)



SANDIP AGARWAL & ASSOCIATES

(Chartered Accountants)

1/D Jagdamba Tower, "Deo Vihar",
Jharudhi, Bakarbandh
Dhanbad - 826001, Jharkhand
E-Mail:- casandip11@gmail.com
Mobile:- +91 9031995223

UDIN: - 22424037ALPLUN8395

TO WHOM IT MAY CONCERN

This is to certify that **Net worth** of Smt Kanchan Mala (PAN: BEVPM2032N) Residing at Rahargora, Nag Nagar, Dhaiya, Dhanbad -826004 Jharkhand is **Rs.25,05,950/-** (Rs. Twenty five Lakh Five Thousand Nine Hundred Fifty only) as on 31/05/2022.

For Sandip Agarwal & Associates

(Chartered Accountants)

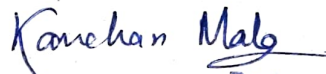
FRN: - 0193


CA. SANDIP AGARWAL

MRN: - 424037

DATE: - 24-06-2022

G.R.A.T. Asset Developer


Partner



SANDIP AGARWAL & ASSOCIATES

(Chartered Accountants)

1/D Jagdamba Tower, "Deo Vihar",
Jharudhi, Bakarbandh
Dhanbad – 826001, Jharkhand
E-Mail:- casandip11@gmail.com
Mobile:- +91 9031995223

UDIN: - 22424037ALPLHJ4139

TO WHOM IT MAY CONCERN

This is to certify that **Net worth** of 'Shri Praveen Kumar Rajak (PAN: AMRPR4260N) Residing at Rahargora, Nag Nagar, Dhaiya, Dhanbad -826004 Jharkhand is **Rs.29,25,895/-** (Rs. Twenty Nine Lakh Twenty Five Thousand Eight Hundred Ninety Five only) as on 31/05/2022.

For Sandip Agarwal & Associates

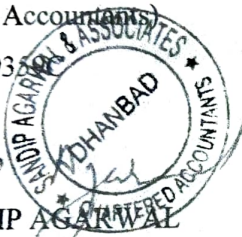
(Chartered Accountants)

FRN: - 019375

CA. SANDIP AGARWAL

MRN: - 424037

DATE: - 24-06-2022





सत्यमेव जयते

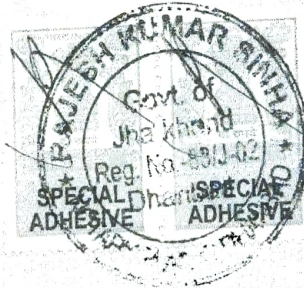
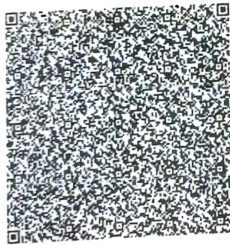
INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH08776049318023Q
Certificate Issued Date	: 16-Mar-2018 12:40 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
Unique Doc. Reference	: SUBIN-JHJHSHCIL0112429247475958Q
Purchased by	: PRAVEEN KUMAR RAJAK
Description of Document	: Article 46 Partnership
Property Description	: PARTNERSHIP
Consideration Price (Rs.)	: 0 (Zero)
First Party	: GOPAL MANDAL
Second Party	: PRAVEEN KUMAR RAJAK
Stamp Duty Paid By	: PRAVEEN KUMAR RAJAK
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

20 MAR 2018

31 No. Date



R.K. SINHA
NOTARY
DHANBAD

.....Please write or type below this line.....

G.R.A.T. Asset Developer

Anish Vachkara

Partner

G.R.A.T. Asset Developers

Gavem K

Partner

G.R.A.T. Asset Developer

Ranchar Male

G.R.A.T. Asset Developer

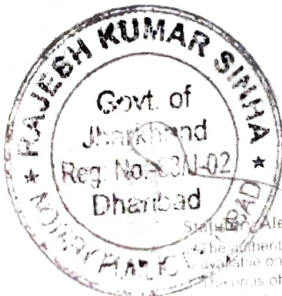
Gopal Mandal

Praveen Kir

Anish Vachkara

Ranchar Male

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Stamp Alert:

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The onus of checking the legitimacy is on the users of the certificate.
In case of any discrepancy please inform the Competent Authority

Gopal Mandal
Praveen Kumar
Avinash Vishwakarma
Kanchan Mala

R.K. SINHA
NOTARY
DHANBAD

DEED OF RECONSTRUCTION OF PARTNERSHIP

This deed of reconstruction of partnership is made on this the 16th day of March 2018, between **SHRI GOPAL MANDAL** son of Late Gorachand Mandal by faith Hindu, by Occupation Business, bearing P.A.N AO5PM590IN Citizenship Indian, resident of Dhaiya, Simla Nagar, Dhanbad hereinafter referred as the **FIRST PART.**

A N D

SHRI PRAVEEN KUMAR RAJAK, son of Late. Anand Pd. Rajak by faith Hindu, by occupation Business, bearing P.A.N. AMRPR4260N Citizenship Indian, resident of Rahargora, Dhaiya, Dhanbad (Jharkhand) hereinafter referred as the **SECOND PART.**

A N D

SHRI AVINASH VISHWAKARMA, son of Shri. Anjani Vishwakarma, by faith Hindu, by occupation Business, bearing P.A.N. AIXPV6626J Citizenship Indian, resident of Rahargora, Dhanbad (Jharkhand) hereinafter referred as the **THIRD PART.**

A N D

SMT. KANCHAN MALA, wife of Sri. Tapan Kumar Rajak by faith Hindu, by occupation Business, bearing P.A.N. BEVPM2032N Citizenship Indian, resident of Rahargora, Barwa Road, Dhaiya, Dhanbad (Jharkhand) hereinafter referred as the **FOURTH PART.**

WHEREAS Gopal Mandal, Praveen Kumar Rajak, Avinash Vishwakarma and Kanchan Mala entered into a deed of partnership on **08th day of March 2013** to carry on the business of development and construction of Real Estate and multi storied residential cum commercial complex under the name and style of **"G.RAT ASSET DEVELOPERS "** for business of real estate, as per terms and conditions stated in the said deed of partnership.



G.R.A.T. Asset Developers

Avinash Vishwakarma

Partner

G.R.A.T. Asset Developer

Praveen Kumar

Partner

G.R.A.T. Asset Developer

Kanchan Mala

Gopal Mandal
Praveen Kr
Avinash Vishwakarma
Ranchan Mala

R.K. SINHA
 NOTARY
 DHANBAD

AND WHEREAS **Gopal Mandal**, the first party is desirous to retire from the said partnership firm/business and informed the other three partners about his intention or retirement in which the other three partners have agreed.

AND WHEREAS a total balance sheet was prepared regarding the assets and properties of the said partnership business and also the liabilities of the firm and the total amount due and payable in the proportionate share of Gopal Mandal has been paid by the other three partners, the receipt of which the first party do hereby admit and acknowledge.

AND WHEREAS now **Gopal Mandal** shall be treated as retired partner of the said firm and shall have no concern regarding the said business and its assets. Now the remaining three partners have decided to run the said business and shall be treated as partner as per terms and conditions stated below.

NOW THIS RECONSTRUCTION OF PARTNERSHIP WITNESS AND THE PARTIES HERETO AGREE, AS FOLLOWS:-

1. That the Partnership shall be deemed as reconstructed with effect from 16th day of March 2018, and is a partnership at will.
2. That **Praveen Kumar Rajak**, the aforesaid second party shall be entitled 33.33% in the loss and profit of the said business & **Avinash Vishwakarma**, the third party shall be entitled 33.33% in the profit and loss of the said partnership business & **Kanchan Mala** the fourth party shall be entitled 33.33% in the loss and profit of the said business.
3. That the business of the partnership firm shall continue to be carried on under the name and style of "G.R.A.T ASSET DEVELOPERS" situated at Barwa Road Dhaiya P.S. and District Dhanbad in the State of Jharkhand and shall carry on the business of development and construction of Real Estate and multi storied residential cum commercial complex.
4. That the main business of the said firm shall continue construction of development and construction of Real Estate and multi storied residential cum commercial complex etc, and/or also to do such other business as may be mutually decided by the partners from time to time.
5. That the capital required for the purpose of the business shall be contributed and or arranged by and amongst the partners in such manners according to their proportionate share.
6. That all the partners to this deed have agreed to keep themselves actively engaged in conducting the affairs of the business of the partnership firm. The said partners shall be working partners and shall be entitled to get remuneration from the said firm.



G.R.A.T. Asset Developers
Avinash Vishwakarma
 Partner

G.R.A.T. Asset Developers
Praveen Kr
 Partner

G.R.A.T. Asset Developers
Ranchan Mala
 Partner

[Handwritten signatures and marks]

**R.K. SINHA
NOTARY
DHANBAD**

7. That the regular books of accounts of the partnership business shall be maintained at principal place of business and all the partners shall be entitled to examine and take notes there from at all convenient business hours.

AS rectified and as modified hereinabove the said partnership deed shall remain in full force and effect and shall be run and managed according to the terms and condition set forth therein.

IN WITNESS WHEREOF the parties hereto set and subscribe their respective hands out of their own free will in presence of the following witness who signed in presence of each other on this the day, month and year first above written.

WITNESSES

[Handwritten signature]
[Handwritten date: 20/08/18]

**R.K. SINHA
NOTARY
DHANBAD**

Authorised
u/s 297 (i) (c), of the Cr PC 1973
Act No 11 of the 1974 & u/s (8/U)
of the Notaries Act 1952
Act No 63 of 1952

1. *[Handwritten signature]*
2. *[Handwritten signature]*



G.R.A.T. Asset Developer
[Handwritten signature]
Partner

G.R.A.T. Asset Developers
[Handwritten signature]
Partner

G.R.A.T. Asset Developer
[Handwritten signature]
Partner

भारतीय रिपब्लिक

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RUPEES

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Rs.10

INDIA NON JUDICIAL

भारत JHARKHAND

05AA 277688

TENANCY AGREEMENT

THIS AGREEMENT MADE ON 10/-TEN RUPESS NON JUDICIAL STAM
PAPER NO -05AA 277688 Dated 21-06-2016 on 25th of JUN 2016
DHANBAD BETWEEN :

- (1) Sri Anjani Vishwakarma, SO- Late Mewalal Vishwakarma , age 48 years by faith Hindu residence at Flate No -4 B, Koushalya Kanan, Near Prabhat Mall, Dhaiya Barwa Road, Dhanbad -826004 hereinafter referred to as the LAND LORD/FIRST PARTY (Which expression unless excluded by or repugnant to the context shall mean and include his heirs, Legal successors, representatives , agents, assigns etc) of the ONE PART,

AND BETWEEN

- (2) Sri Pravin Kumar Rajak, ,S/O-Sri Anand Prasad Rajak , age 30, Residence at Rahagora, Dhaiya, Barwa Road Dhanbad as the tannent, And he is one of Partner of M/S G R A T Asset Developers on behalf of the firm he made agreement of tenent, Which expression unless excluded by or repugnant to the context shall mean and include his heirs, Legal successors, representatives , agents, assigns etc) of the SECOND PART,

G.R.A.T. Asset Developer

G.R.A.T. Asset Developer

G.R.A.T. Asset Developers

Anish Vishwakarma

Praveen Kr

Kanchan Uale

Partner

Partner

Whereas, The LANDLORD is the absolute and exclusive owner of the Shop ,Approximate – 12x 15 =180 sft , he rented Ground Floor situated at Akash Enclaves Tower,Near Prabhatam Mall, Barwa Road, Dhaiya Dhanbad 826004 more particularly described in the schedule below.

WHEREAS , The Landlord has agreed to the proposal and rented out the above mentioned in the schedule hereunder to the tenant upon terms and conditions mentioned below as agreed upon by both the parties to this agreement -

NOW THIS AGREEMENT WITNESS AND BOTH THE PARTIES MUTULLY AGREE ON THE FOLLOWING TERMS AND CONDITIONS :

1 :- That this deed of rental hereby executed by both parties is the final and complete negotiation between themselves and shall forthwith make all deed and covenants executed before the said date be null and void. .

2:- That the rental is for an initial period of five years which may be extended at the consent of the parties for another 5(Five) years, the parties have also mutually agreed that for the rental period as mentioned above , the tenant shall not vacate /Leave the schedule premises for 5 years for any reason whatsoever , however , if the tenants desires to leave /vacate the premises then a 3 month notice in writing will be provided to the landlord after 5 years of lock in. .

3 –That the Tenancy rent per month for schedule property is @ rupees 2500.00 (two five thousand) only for the first year and increase in tenancy rent @ 5 % of the tenancy amount every years ..

4- That the tenant has paid today a security of Rs 25000.00 (Twenty Five Thousand only) as Security money against signing letter of intent .

5- That the tenancy rent for each month shall be paid in every following calendar month while the month shall be calculated from the 1st day of each English calendar its last day. The rent amount shall be paid by every 10th day of every succeeding month.

6- that , the landlord shall have every right and authority to inspect the leased out portion of the land .

7- That the tenant shall not sublet, mortgage or transfer the demised premise to any person , firm or entity etc.

8- that , the tenant shall take electricity in his name and all the charges of electricity will bear by second party.

9- That , both the parties have mutually decided that in case of any dispute, the courts in Dhanbad shall have the sole jurisdiction to resolve the dispute between the parties.

G.R.A.T. Asset Developer

Anish V. Shukla

Partner

G.R.A.T. Asset Developer

Praveen K

Partner

G.R.A.T. Asset Developers

Kanchan Maurya

Partner

10- that, the parties have mutually decided that in case of any dispute, the courts in Dhanbad shall have the sole jurisdiction to resolve the dispute between the parties.

11- that, the parties have made two copies of this tenancy deed which shall be executed between themselves and shall be kept with each of the parties.

12- That , Tenant shall be used for the business purpose only and the tenant shall not use the same for any illegal unlawful and immoral .

13- That , the parties here to shall always be at liberty to alter, change or modify any of the terms there of by mutual consent in writing.

SCHEDULE

All that the part and parcel of the Shop , -Area 12x15 = 180 sft on Akash Enclaves Tower, Near Prabhatam Mall, Barwa Road, Dhaiya Dhanbad 826004 Boundry –

	East –Jitan Agarwal	West –Road
	North- Barwa Road	South – Road

IN WITNESS WHEREOF THE PARTIES HERETO WHILE IN THEIR SOUND HEALTH AND PERFECT MIND AFTER DUE CONSIDERATION AND OUT OF THEIR OWN FREE WILL AND CONSENT DO HEREUNTO SET AND SUBSCRIBE THEIR RESPECTIVE HANDS ON THE DAY, MONTH, AND YEAR FIRST ABOVE WRITTEN.

Signature of Land woner

Anjani Kumar Vishwakarma

1.

Land lord (1st Party) Sri Anjani Vishwakarma

Witness

Anish Vishwakarma

Pravin K

2-Tenant (Sri Pravin Kumar Rajak,) 2nd Party

G.R.A.T. Asset Developer

Anish Vishwakarma
Partner

G.R.A.T. Asset Developer

Pravin K
Partner

G.R.A.T. Asset Developer

Rancham Mele
Partner