



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 35bdb5343fcfb93ccad0

Receipt Date : 21-Apr-2023 12:48:38 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : Dhanbad

Stamp Duty Paid By : MS SHIDDHI VINAYAK DEVELOPERS

Purpose of stamp duty paid : AGREEMENT

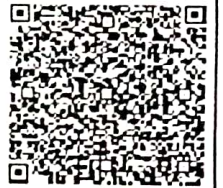
First Party Name : MS SHIDDHI VINAYAK DEVELOPERS

Second Party Name : AS APPLICABLE

GRN Number : 2316829719

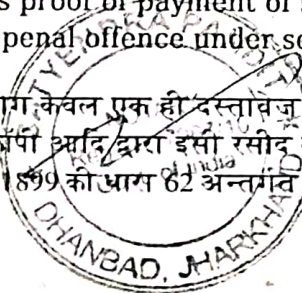
NOTARY
DHANBAD

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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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।



21 APR 2023

Justice Kumar Adhikari

MS SHIDDHI VINAYAK DEVELOPERS

Justice Kumar Adhikari

MS SHIDDHI VINAYAK DEVELOPERS

Gautam Kumar Adwani

Q. 1/23

Hemant Kumar Adwani

Rishi Kumar

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on the _____ day of September 2023 (Two Thousand Twenty Three) BY and BETWEEN SRI. GYAN CHAND ADWANI (UID NO. XXXX XXXX 1016), 2. SRI GAUTAM KUMAR ADWANI (UID NO. XXXX XXXX 6154), 3. SRI HEMANT KUMAR ADWANI (UID NO. XXXX XXXX 2349), all sons of Late Seth Gurdinomal Adwani, by faith Hindu, by category **General**, resident of Near Chhota Gurudwara, Joraphatak Road, Dhanbad, P.O & P.S Dhansar, District Dhanbad, Jharkhand, hereinafter called the LAND OWNER/FIRST PARTY (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their executors, heirs, successors, administrators, legal representatives and assigns) of the ONE PART. (Indian Citizen)

AND

M/s. SHIDDHI VINAYAK DEVELOPERS, a partnership firm, registered office at Near Chhota Gurudwara, Joraphatak Road, Dhanbad, P.S Dhansar, District Dhanbad, Jharkhand, represented by its Partner 1. SRI HEMANT KUMAR ADWANI (UID NO. XXXX XXXX 2349), 2. SRI GAUTAM KUMAR ADWANI (UID NO. XXXX XXXX 6154), both sons of Late Seth Gurdinomal Adwani, by faith Hindu, by category **General**, by occupation business, resident of Joraphatak Road, Dhanbad, P.O & P.S Dhansar, District Dhanbad, Jharkhand, 3. SRI SANJAY KUMAR PATWARI (UID NO. XXXX XXXX 5168), son of Sri Radheshyam Patwari, by faith Hindu, by category **General**, by occupation business, resident of Mahuda Bazar, P.S Mahuda, District Dhanbad, Jharkhand, 4. SRI RISHI KUMAR (UID NO. XXXX XXXX 7034), Son of Sri Arun Kumar Singh, Grandson of Late Jagat Narayan Singh, by faith Hindu, by category **General**, by occupation business, resident of New Bank Colony, Saraidhela, P.O & P.S Saraidhela, District Dhanbad, Jharkhand, hereinafter called the DEVELOPER/SECOND PARTY (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, administrators and assigns) of the OTHER PART. (Indian Citizen)

Handwritten signatures and text:
1. *Handwritten signature*
2. *Handwritten signature: Jyoti Kumar Adhikari*
3. *Handwritten signature: Jyoti*
4. *Handwritten signature: Jyoti Kumar*

(2)

WHEREAS the survey settlement 1. Plot No 637 (New Plot No. 440), measuring an area 31 Decimals of land, appertaining to Khata No. 27 (New Khata No. 8), within Mouza Sabalpur, Mouza no. 11, under P.S and District Dhanbad, morefully described in the schedule 'A' below by the Landowner by virtue of Regd Deed of Sale, being No. 2552 dated 05/04/2013 from Sri Santosh Kumar & Others, Registered at Dhanbad Sub- Registry Office and entered in Book No. 1, Volume No. 81, pages 341 to 374 for the year 2013, morefully described in the Schedule 'A' hereunder written (hereinafter referred to as "THE SAID PROPERTY") and delineated in the Map or Plan hereto Annexed as Annexure - 'A' and the plan is became an integral part of this Agreement.

AND WHEREAS the land owner covenant that the said property is in his exclusive possession with absolute right, title and interest in the same and the said property is free from all encumbrances debts, liens, charges and attachments and is in marketable condition and the land owner has good right full power and absolute authority to transfer the whole or part of said property to any person, firm or company as per his own choice.

AND WHEREAS the Developer approached the owner and have offered them to develop the said property by constructing a Multi-Storied Building consisting of Residential unit with modern & up to date amenities thereon at their own cost as per approved plan which will be sanctioned by the town planner **DHANBAD MUNICIPAL CORPORATION** and agreeing to built and allocate to the owner 36% of the total built area in the Residential units (hereinafter referred to as the "Owner Allocations"). The developer shall be entitled to retain the 64% of the total built up area in the Residential units (hereinafter referred to as the "Developer Allocations").

AND WHEREAS the Developer shall arrange all finances and shall bear all the expenses exclusively for the development of the schedule "A" property such as: -

- i) Expenses towards approval of drawing / plans
- ii) Cost of entire construction of the multi-storey complex
- ii) Any other expenses which may be incurred for the development of the schedule "A" land.

AND WHEREAS the parties hereto have decided to produce the terms and conditions in writing to avoid any disputes and misunderstandings, if any, which may arise in future.

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2. *Handwritten signature: Jaffer Khan Akbar*
3. *Handwritten signature*
4. *Handwritten signature: Dilip Kumar*
(3)

I. NOW THIS AGREEMENT WITNESSETH AND IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:-

1. In these presents unless there is something contrary or repugnant to the context or subject:-
 - (i) "NEW PROJECT" shall mean the multistoried building as sanctioned by any component authorities intended to be constructed on the said property and shall include the residential space and car parking and other common spaces intended for the enjoyment of its occupants.
 - (ii) "NEW PROJECT PLAN" shall mean the Plan to be sanctioned by component authority and shall include any amendments thereto and/or modification thereof made or caused to be made or caused to be made by the Land Owner or the Developer or the Architect.
 - (iii) "PROPERTY" shall mean that all the piece and parcel of land measuring 31 Decimals (be the same a little more or less) in Plot No. 440 more-fully and particularly described in the Schedule 'A' hereunder written and is delineated in the plan Annexure 'A' attached with agreement.
 - (iv) "LAND OWNER ALLOCATION" shall mean and include the following:-
 - (a) Out of the Land owner's land the building having 36% of the total saleable area with parking space approx for the joint owner of the total saleable area together with proportionate share in the undivided land and common portion, for the present land owners.
 - (b) The land owner will get flats with parking space in completed in standard form to the extent of 36 % of land owner's share, without making payment on any count.
 - (c) The right of user of the common portion and/or common facilities in the proposed building and proportionate right in the land over which the proposed building is constructed.
 - (d) Proportionate right of the land on which the building has been constructed, common parts, portions and/or facilities in the proposed building.

(4)

(v) **“DEVELOPER ALLOCATION”** shall mean and include only 64% of the total saleable area. The land and/or in the proposed building including the following:-

- (a) The entire saleable area save and except 36% built up space and for car parking space allotted to the owner as aforesaid including the undivided share in the land on which the proposed building is to be constructed.
- (b) Rest remaining of the parking space i.e. 64% comprised in the basement floor of the proposed building and/or the open land comprised in the premises other than the parking space reserved/allocated for the land owner in the land owner’s position of the proposed building.
- (c) Out of the developer’s allocation, the profit sharing ratio between the partners of M/s Siddhi Vinayak Developers, will be distributed in the following mentioned manner:-

Sl. No.	Name of the partner	Designation	Profit sharing ratio
1	Sri Hemant Kumar Adwani	Partner	25%
2	Sri Gautam Kumar Adwani	Partner	25%
3	Sri Sanjay Kumar Patwari	Partner	25%
4	Sri Rishi Kumar	Partner	25%

- (d) Proportionate right in the land on which proposed building is to be constructed and other common parts, positions and/or facilities in the proposed building.
- (vi) **“SPECIFICATION”** shall mean such specifications as to the construction materials and shall be determined by the architect of the said building for the time being and the same are more-fully and particularly described in the Schedule ‘B’ hereunder written.
- (vii) **“COMMON FACILITIES AND AMENITIES”** shall include corridors, hallways, staircase, passageways, driveways, common lavatories provided by the developer, pump room, tube well, overhead tank, water pump, motor as to be provided by developers and other facilities which may be mutually agreed upon between the parties, Flat owner/Purchaser.
- (viii) **“COMMON EXPENCSES”** shall mean and include all expenses to be incurred by the purchaser for the maintenance, management, upkeep security and administration of the said property and other common purpose. (Schedule-‘C’)
- (ix) **“PARKING SPACES”** shall mean the covered space in the basement of the building and also in the open space surrounding the building capable to being parked therein or there at motor cars and two wheelers and as may be car parking by the developer therefore.

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- (x) "SALEABLE SPACE" shall mean the constructed area consist of flats, and car parking space etc. in the building available for independent use and occupation by the purchaser.
2. The land owner above named have agreed to appoint the Developer as the developer of the said property with a right to develop and/or commercially exploit the same at their own cost risk, responsibility and on principal to principal basis and not as agent of the owner by constructing building on the said property as per plan that will be submitted on mutual consent of both the parties and be sanctioned by the Competent Authorities and as per the terms and conditions that may be imposed by the local and central authorities.
 3. On the execution of this agreement the land owner shall grant to the developer license to enter upon the said property as a licensee only for enabling them to execute, implement, develop and complete the said property. It is hereby expressly agreed by and between the parties hereto that the possession of the said property is not being given or intended to be given to the developer in part performance as completed by section 53A of The Transfer of Property Act, 1882. The land owner and the developer hereby confirm the same shall become formal possession of the property being proportionate share of land in favour of the developer only after the aforesaid exchange of 36% of total construction as mentioned in 1(iv) above of residential units including parking spaces in the aforesaid multistoried building.
 4. That at time of division of the built-up portions, ratio wise, if any portion remains which cannot be divided beneficially, in such event both the parties shall have the option to take up such area and compensate the other party on mutually agreed terms.
 5. As consideration of the value of the said 36% of Residential area including the parking spaces in the said property the land owner hereby agree to confirm the transfer of remaining 64% Residential area including car parking spaces to the developer or their nominees out of the newly constructed multistoried building and agreed to sell the undivided proportionate share in the land attributable to such construction in favour of such nominees as per request of the developer.
 6. That it shall be duty of the developer and land owner or their transferees to maintain the building grounds and other common facilities available to the developer, owner or their buyers and charges for the maintenance of the building and the common facilities shall be payable by the developer and land owner or their transferees proportionately as per their respective position on same rate according to the measurement of the area occupied by each of them.

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Jyoti K. K. K.

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Jyoti K. K. K.

7. That the portions of new project which has to be delivered to the owner shall be constructed, finished and delivered complete in each respect to the land owner within 30 months, provided no hindrance/objection raised from any corner whatsoever/whomsoever, from the date of sanction of plan subject to Force Majeure as referred in clause II(13). It is further agreed that for any reason whatsoever the developer fail to fulfill the above stipulations as regard to any extension of six months time will be granted to the developer by land owner. Even if after extension of time give by the land owner to the developer for completion of the new project the developers fails to complete the said new project within the extension period of six months then the developer has to pay a monthly rent of Rs. 7.50/- per sqft. on landowner's share to the landowner.
8. It is hereby expressly, agreed and declared by the land owner that the delivery of possession of land owner's allocation of residential units and parking area in the said new project by the developer to the land owner in the manner provided in the clause I(iv) shall be the full consideration for transfer of developer's undivided share in the land comprised in the said property to the developer subject to terms & conditions as mentioned in clause 1(3) of this agreement in the year of handing over the possession of proportionate share of the completed project to the land owner.
9. The land owner hereby irrevocably grant & assigns all its development right in the property in favour of developer to develop the property and to undertake the project at its own cost, efforts and expenses. Whereupon the developer shall entitled to apply for and obtain necessary sanction, licenses & permissions from all concerned authorities for the commencement, development & completion of the project on the property.
10. That the land owner shall have the right to give suggestion in preparing the plans, design by the architect in consultation with the developer. However, the land owner shall not interfere with day to day work in executing construction, completion of work of the development of the property. All materials used would be of superior quality and the construction work shall be on international standards. However, for more clarity the details of specification are being given as "Annexure B". The land owner has right to enter in the property to oversee the development or to ensure performance of terms of the agreement.
11. That it is also agreed by and between both the parties that the builder shall be entitled to display their board at the sight and will be free to advertise the project in whatsoever manner the builder deems fit and necessary as and when required at their own cost and expenses.
12. That it is also agreed by and between both the parties that the builder shall keep owner indemnified and safe against all enforcing labour laws and if any accident occurs at the works the developer shall clean it up with their own resources without involving the land owner.
13. That the GST for the sale of each flat will be paid by the developer and the money will be realized from purchasers.

Shri. J. K. Kulkarni

Shri. J. K. Kulkarni

(7)

Shri. Kulkarni

14. Separate Allotment Letter to be made by the developer for the landowner where distribution of flat as well as parking will be clearly mentioned.
15. That the developer shall act as an independent developer for construction of the new building on the said property and shall keep the land owner indemnified saved harmless and from and against all claims demand costs charges on any action, suits and proceedings arising if any act or commission or omission done by the developer during the construction of the new building on the said property.
16. That it is also agreed by and between both the parties that the developer is entitled to make building plan of land of agreement with adjacent land for which the developer is making efforts.

II. THE OWNER HEREBY AUTHORIZES THE DEVELOPER TO DO, IF REQUIRED, THE ACTS, DEEDS, MATTERS, THINGS AND IN PARTICULAR SUBJECT TO OTHER PROVISIONS OF THIS AGREEMENT.

1. To have the plans of the proposed new project to be constructed on the said property prepared/amended in accordance with rules and regulation of the concerned authorities in consultation with the owner and to submit the said plans to the concerned authorities with the application for the approval and/or sanction and to do and sign all writing and undertaking as may be necessary in connection with the approval and sanction of such plan.
2. To appoint surveyors, engineers and contractors and other persons in connection with construction of new building on the said property.
3. To make application to the concerned authorities for obtaining electrical connection and to apply for permits or quotation for cement, steel and other controlled building materials.
4. To accept service of any writ, summons or other legal process or notice and to appear and represent the land owner in any court or before any court, Tribunal and any other authority in connection with and to commence or file suits, action or other proceeding in any court or before any public officers or Tribunal relating to the development of the said property or part or parts thereof and for any other purposes aforesaid to sign, execute and deliver or file necessary Vakalatnamas, Plaints, Orders, Applications, Affidavits, petitions, and other documents, paper and writings. In case of any legal proceedings initiated in any court of law against the title or interest of the land owner, the developer will take all effort to protect the title, interest and right to the land owner, but prior and advice to the land owner in this regard shall obtain by the developer at all times.
5. To enter into agreements to the sale of residential space, parking spaces and other constructions in the new project with the intending purchasers except the owner portion of flat, and parking spaces.

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Justice K. M. Adhikari

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Justice K. M. Adhikari

6. To give on ownership basis or on other term the residential space and car parking spaces etc. in the new project to be constructed, on the said land of the said property and to receive and appropriate sale proceeds to their own account in respect thereof.
7. And generally to do all acts deeds and things for developing the said property in accordance with sanctioned plan.
8. Whenever required by the developer the land owner will join the agreement for sale as seller with intending buyers who desire to acquire residential space and car parking spaces in the new project out of the developer allocation on ownership basis. All amount receivable under such agreements for residential space and car parking spaces shall be received by the developer for their own use and benefit.
9. On the completion of the said new project or even earlier, the land owner if so required by the developer, shall execute or join in the execution of all documents necessary for giving the buyers legal title to their respective residential space and car parking including their undivided proportion share and right in the land.
10. The developer hereby undertakes and assures the owner that they shall act for the furtherance of the project in the manner that it does not adversely affect the owner in any manner whatsoever.
11. That the developer has deposited a sum of Rs 1000000/- (Rupees Ten Lakh) only, as refundable security deposit to the land owners. The aforesaid sum of Rs. 1000000/- (Rupees Ten Lakh) shall be refunded without bank interest by the land owner to the Developer at the time of handing over of Flats/parking space etc.

12. THAT THE OWNER HEREBY DECLARES:

- (a) That the said area of land comprised in the said property shown in the schedule "A" is more or less 31 Decimals.
- (b) The said property is freehold and the owner has good title to the above land.
- (c) That no notice of acquisition or registration by the Municipal Corporation or any local authority under the law for the time being in force has been received, served or issued affecting the said property or any part thereof and land owner are entitles to develop and/or cause to be developed the said entire property.
- (d) That there are no statutory claims, demands attachments or prohibitory orders made or issued by the Taxation Authorities, Revenue Authorities, Municipal Authorities, or any Government or other local bodies or authorities concerning or affecting the said property or any part thereof.

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- (e) That there are no attachments claims demands, suits, decrees, injunction, orders, notices, insolvency notice petition or adjudication orders made or issued in the said property by any person or party thereof.
- (f) That apart from the land owner, no one else is entitled to or has any share right, title or interest in the said property or any part thereof.
13. That during the pendency of this agreements the land owner hereby undertakes not to enter into any agreement with any person, or company for development or sell of the said property or any part thereof save and except putting the developer in possession thereof as agent for the purpose of developments pursuant to this agreement and the owner further undertake not to do any act, deed matter or thing as shall be in contradiction of the declaration made by them in the preceding clauses.
14. The land owner and the developer as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is barred by the existence of a Force Majeure with a view that obligations of the party affected by the Force Majeure shall be suspended for the Force Majeure and/or Force Majeure shall mean Flood, earthquake, riots, war, storm, tempest, civil commotion or any other act or omission beyond to control of the party affected thereby.
15. That the land owner will receive the consideration for sale of developer's share in the land of the said property in the form of construction area of land owner's allocation constructed by the developer, agreed as aforesaid land owner shall at no time demand any further premium or have any interest in future dealing regarding the sale of developer allocation of the constructed area provided in the entire new project comprises of residential space and parking spaces etc. it is made absolutely clear and confirmed between the parties that if any further construction is allowed to be done in the said property in future by Dhanbad Municipal Corporation or any other authority the same shall be shares between the parties in the same share of percentage.
16. That this agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.
17. The land owner will hold the land owner's allocation on the same terms and conditions as the purchaser of the other portions of the building according to the stand agreement that may be finalized by the developer in consultation with the land owner. The land owner will became member of Association of persons or co-operative housing society whichever is found suitable by developer and formed by them and the land owner and/or their nominees, respective agents, servants and licensees shall abide by the rules and regulations of the association or co-operative Housing society. They shall be entitles to use all common facilities in the building complex intended for utilization of the occupants of the building on the usual terms and conditions applicable to all for such utilization.

Jeetam Kumar Adami

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18. The land owner will bear and pay all outstanding charges and dues of whatsoever nature due and payable in respect of the said property like ground rent, property tax, water and electricity charges, municipal dues tax and other outgoing upto the date of this agreement and thereafter from the date of this agreement, all rent and taxes and other outgoings etc. in respect of the said property is applicable will be borne and paid by the developer and the developer shall indemnify the land owner against any dues or claims of non-payment for any amount in this regard upto the date of handing over the possessions of the entire land owner's allocation to the land owner.\
19. That in case the developer abandons the project, cease building activities for any un reasonable period of time or fail to look after the owner's interest or commit any breach of the terms of this agreement the owners in the event of any of the above condition shall have the right to cancel this agreement, to enter into schedule A property the entire structures and materials free from all encumbrances and liens caused by the developers and shall be free to use the same but be entitle to the cost of the material and for works done if any furtherance of this agreement calculated as per schedule of rate current/average rate of tenders awarded by the (P.W.D or C.P.W.D) department on the basis of SOR for the building construction works (i.e. considering discount bids)
20. In case any disputes crops up between the parties hereto relating to arising out of in connection with this agreement including interpretation of any terms of this agreement the same shall be referred to the Arbitrators appointed as per provisions of India Arbitration & Conciliation Act, 1996 or any modification or re-enactment thereof and the decision of the Arbitrators shall be final and binding on the parties.

SCHEDULE 'A' FORMING THE SAID PROPERTY DESCRIPTION OF THE LAND UNDER THIS DEVELOPMENT AGREEMENT

All the part and parcel of the land measuring more or less 31 Decimal of land, Mouza: Sabalpur, Mouza No. 11, situated at other road, Plot No 440 (Old Plot No. 637), measuring an area 31 Decimals of land, appertaining to Khata No. 8 (Old Khata No. 27), under P.S and District Dhanbad. Butted and bounded as follows:-

North : Part of Old Plot No. 528.
East : 22 Feet wide Road.

South: Old Plot No. 416.
West: Old Plot No. 417, 420 & 421.

SCHEDULE 'B' FORMING THE SAID PROPERTY (SPECIFICATIONS)

The work specification for the Owner's portion will now be as detailed below:-

- (a) **Super structure:-** Reinforced Concrete Framed Structure.
- (b) **Floors:-** All bed rooms, drawing, dining rooms, balconies etc. granite slab pieces/tiles OF SIZE UPTO (2' x 2') 17 mm to 18 mm thick.

www.rajshree.com

Jattam K. V. Adani

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Jishu Kumar

(c) **Flooring & Skirting:-**

1. All skirting will be up to 0-6" height to all the rooms and lobby with granite pieces etc.
2. Flooring of toilets & kitchen will be granite/tiles up to 2'-0" x 2'- 0" size and skirting of toilets (8"x6" or 8"x4" size) upto door height and skirting of kitchen will be 2'-0" height above working platform with glazed tiles 8"x 6" or 8" x4" size.
3. Flooring of staircase & lobby with granite/ceramic tile upto 2' x 2' size and skirting upto 6" heights.
4. Flooring of all other common places with IPS & skirting with smooth plaster upto 6" heights.
5. All stair steps will be granite finishing.

(d) **Walls:-** Wall finishing internal with plaster of Paris. External with water proof cement paint two coats properly finished.

(e) **Doors :** All doors frames (Chawkats 3" x 3" size) of sal wood in all bed rooms & drawing rooms and kitchen and toilets 3"x2" size with 30mm thick factory made flush doors shutters commercial ply (both sides) single leaf with standard fitting with ceramic finishing.

1. All residential flats door with ceramic finishing.

(f) **Windows :-** All windows shall be of aluminum ms grill window. M/S Grills will be provided.

(g) **Kitchen Platform :-** Marble/granite tiles on platform of reasonable price (economical) & steel Sink with tap, Shelves at lintel level of one wall be provided for adequate storage space(open).

(h) **Toilets:** One Toilet with EWC & one Toilet with IWC with matching PVC Cistern, white & white glazed washed basin with C.P. bib cocks, general light points, overhead shower C.P., power point for geyser and general light points, C.P. fittings will be as per developer's choice.(Economical)

(i) **Electric Wirings :** Concealed PVC Conduit wiring using copper conductors, with standard quality of electrical switches & accessories (fans, fixtures & meter etc. with connection not included). Design & quality of electrical accessories will be decided by the company/builder/developer at its own discretion.

1. All electric switches/sockets/board will be modular finishing.

(j) **Car scooter parking:** Parking places may be available on basement/underground without any partition walls, for each car & for each two wheelers.

(k) **T.V., Telephone & A.C. points:-** T.V. Points will be provided as under:-

10/10/2018
Jatin Kumar Adami
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Jatin Kumar

1. 2 rooms flats (Drawing & one bed room).
2. 3 rooms flats (Drawing & Two bed room). Telephone Points : Telephone wiring point only to dining room. A.C. points (wiring) will be provided by the developer cost.

- (l) **Railings in Balconies** : 3'-0" height wall partially of bricks & partially Ms Grills or Ms Bars.
- (m) **Power line Connection & Stand by Generator** :- at the cost of the developer.
- (n) **Lift** Two of required capacity manufactured by OTIS or other reputed make. (For 4 to 5 Persons only) at the cost of the developer.
- (o) **Water supply**:- 24 hours water supply system through own tube well and over head tanks at developers cost (to be maintain by the purchaser/owners of the flats). Municipal Corporation water supply connection charge shall be borne by the developer. (Registration as and when applicable in Jharkhand State.)
- (p) **Municipal Holding** : by the pocket of the Owners. In case landowner sale flats/parking space etc. (out of land owners share) to intending purchasers land owners will be responsible for mutation etc. of Municipality as detailed above including water connection pipelines, water pumps, storage tanks, distribution lines paid by the developer.
- (q) **Power of Attorney** : Land Owner's will executed power of attorney in favour for all types of activities related to construction of above subjected complex and sale of flats , parking places or any other type of construction etc. except Owner's share portion . But power of attorney and agreement will be executed. Both at one go.
- (r) Developer shall be free to sale their portion of share to the purchasers. At the rates fixed / decided by the Developer and installment payment and periods fixed by the Developer. The terms and conditions will be fixed by the Developer and there will be no any interference from Land Owners Side.
- (s) **Common services**:- Generator for common service and emergency lighting to flats, 2 bed roomed flats up to 2amp (500 watts) & 3 bed rooms flats upto 3amps. (750 watts). Shelves in bed rooms in one room, each flat open (wooden frame & shutter at extra cost)

(ON EXTRA COST)

- Electricity** : Electric connection & separate transformer for the apartment on extra cost to be installed by the builder and the money will be realized from purchasers.
- Generator** : Standby generator goes in action if there is power failure on extra cost to be installed by the builder and the money will be realized from purchasers.

Handwritten note: see page 10

Signature: Jackson Kim Adams

(13)

Signature: [Illegible]

Signature: [Illegible]

SCHEDULE 'C' COMMON EXPENCES

1. All cost of maintenance operating replacing, repairing, white washing, painting, decorating, redecorating, rebuilt, reconstructing, lighting the common portion and common area in the proposed building including its outer walls.
2. The salaries for all persons employed for the common purpose including Durwan, Security personnel, liftmen, sweepers, plumbers, electricians, etc.
3. Insurance premium for insuring the proposed building, if any.
4. All charges and deposits for supplies of common utilities to the co-owners in common.
5. Municipal tax, water tax and other levies in respect of premises and the proposed building save those separately assessed on the purchaser.
6. Cost of formation and operation of the association (if any), for the maintenance and management of the premises, the proposed building and common portion thereof.
7. Cost of running, maintenance, repairs and replacement of lift, transformer (if any), generator (if any), pumps and other common installation including their license, fee taxes and levies (if any).
8. Electricity charges for the electrical energy consumed for the operations of the common services.
9. All litigation expenses incurred for the common purposes and relating to the common use and enjoyment of the common portions.
10. All other expenses, taxes and other levies etc. as are deemed by the developer to be necessary or incidental or liable to be paid by the co-owners in common including such amount as be fixed for creating a fund for replacement, renovation, painting and/or periodic repairing of the common portion.

That the land by this Agreement is not prohibited by Govt. i.e., does not come under Govt. Land, Settled Land, Bhudan Land, Forest Land and Adivasi Land and does not come under Govt. Acquisition land and the First Party and Second Party satisfied with the contents of this deed, and the first party dose not any reserved cast under C.N.T. Act.

IN WITNESS WHEREOF both FIRST PARTY and the SECOND PARTY have signed this instrument on the day and date first abovementioned.

Certified that the fingerprints of the left hand of each person whose photograph is affixed in the document have been obtained by me or before me

WITNESSES:



NOTARY

DHANBAD

BEFORE THE NOTARY PUBLIC DHANBAD

"AFFIDAVIT"

- 1. HEMANT KUMAR ADWANI** -son of Late Seth Gurdinomal , aged about 50 years, by faith Hindu, by Occupation Builder & Developer, Resident of Joraphatak Road Near Chota Guruduwara, P.O.- Dhansar, P.S.- Dhansar, District- Dhanbad in the state of Jharkhand. Aadhar Number – 6739 5801 2349
- 2. GAUTAM KUMAR ADWANI** son of Late Seth Gurdinomal , aged about 52 years, by faith Hindu, by Occupation Builder & Developer, Resident of Joraphatak Road Near Chota Guruduwara, P.O.- Dhansar, P.S.- Dhansar, District- Dhanbad In The State of Jharkhand. Aadhar Number – 3785 1963 6154
- 3. SANJAY KUMAR PATWARI** son of Radhey Shyam Patwari , aged about 53 years, by faith Hindu, by Occupation Builder & Developer, Resident of Radha Nagar Mahuda, P.O.-Mahuda, P.S.- Mahuda, District- Dhanbad in the state of Jharkhand. Aadhar Number – 2711 5388 5168
- 4. RISHI KUMAR** son of Sri Arun Kumar Singh, aged about 48 Years, By Faith Hindu, By Occupation Builder & Developer, Resident Of Near Balika Prathamc Vidyalaya, New Colony Saridhela Phuphuadi, P.S.- Saridhela, District- Dhanbad In The State of Jharkhand. Aadhar Number – 4313 5742 7034

We All Partners Of Partnership Firm Namely As **"SIDDHI VINAYAK DEVELOPERS"**, C/o Hemant Kumar Adwani - Do Hereby Solemnly affirm on oath and declare as follows:

- 1. That, we are bonafied Builder & Developer. Our moto to serve the people and hence we acquired the good reputation in the**



14 JUL 2020
Date
04

2. That, we declare that neither any criminal or civil case is pending against we nor we have punished in such of case as yet.
3. That , we all partners of the firm in the name and style of **SIDDHI VINAYAK DEVLOPERS**" C/o Hemant Kumar Adwani. Situated at Joraphatak Road Near Chota Guruduwara, P.O.- Dhansar, P.S.- Dhansar, District- Dhanbad. And our firm is running smoothly and till date no declared as blacklisted or debarred by any state or semi government authority.
4. That, we are swearing at this affidavit it before the authority Concerned for needful purpose.

VERIFICATION

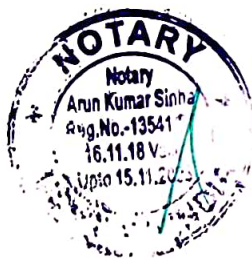
Solemnly affirmed before me by the deponent, who is duly *R. Paul* Advocate , Dhanbad

The statement made above are true to the best of our knowledge and belief. We sign this verification at Dhanbad on *14/07/2023*

1. *Hemant Kumar Adwani*
2. *Hemant Kumar Adwani*
3. *Hemant Kumar Adwani*
4. *Hemant Kumar Adwani*

Signature of Deponent of **SIDDHI VINAYAK DEVLOPERS, PARTNERSHIP FIRM , Dhanbad**

AK
14.7.2023



NOTARY DHANBAD

Section 13 (c) of the Cr. P.C. 1973
Act No 11 of 1974 & u/s (8) (i)
of the Notaries Act 1952
(Act No 53 of 1952)

Identified by:
ADVOCATE

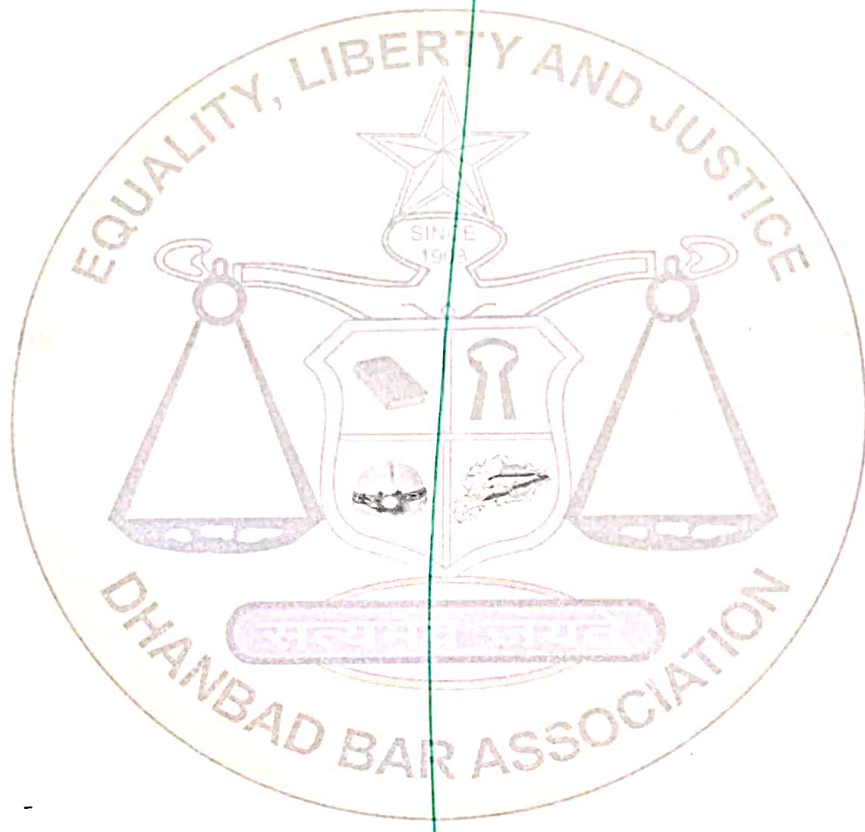
R. Paul
14/7/23

ADVOCATES CLERK WELFARE FUND
₹ 5
पाँच रुपये

ARUN KUMAR
Dhanbad

S# 0616378 अभाविका कल्याण कोष
ADVOCATES WELFARE FUND STAMP
₹ 15
पंद्रह रुपए
RUPEES FIFTEEN
Issued on 09/2015
Issued by 2023-07-04
13148

ARUN KUMAR
Dhanbad



14.7.2023
ARUN KUMAR
Dhanbad

ENRL. NO. 54-433/13



251511



DHANBAD BAR ASSOCIATION



H.No. 62, Near Chhota Gurudwara, Jora Phatak Road
PS - Dhansar, Dhanbad - 826001
Mobile : 9334173055
Email : xxxxxxxxxxxxxxxxxxxxxxxx@gmail.com

TO WHOM IT MAY CONCERN

This is to certify that our " SIDDHI VINAYAK DEVLOPERS" VIDE G.S.T
Number – 20AEZFS6262B1ZX C/O – HEMANT KUMARADWANI .
SITUATED AT JORAPHATAK ROAD NEAR CHOTA GURUDUWARA, P.O-
DHANSAR, DHANBA. IS A PARTNERSHIP FIRM.

We hereby declare that below written employees are working with us:

Sl	Name of Employee	Qualification	Post	Period	Address
1	Ravi Ranjan	DIPLOMA (Civil)	Site Engineer	1 years	Baramuri, Dhanbad.
2	Randhir kr sinha	INTERMEDIATE	Accountant	1 years	Rajdhanwar, Giridih.
3	Abhishek Raj	Matric	Site Incharge	1 years	Koiribandh, Dhanbad.

This is for kind information

1. Hemant Kumar Adwani
2. Hemant Kumar Adwani
3. P. P. P.
4. Hemant Kumar



भारत सरकार

Government of India



रवि रंजन

Ravi Ranjan

जन्म तिथि/DOB: 23/11/2003

पुरुष/ MALE



3455 4002 1276

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Address:

S/O: Vikash Ranjan, near baramuri
khatal, baramuri, Bishunpur,
Dhanbad,
Jharkhand - 828130

पता:

आत्मज: विकाश रंजन, बारामुरी खटाल के पास
बारामुरी, बिशुनपुर, धनबाद,
झारखण्ड - 828130

3455 4002 1276

1947



help@uidai.gov.in

WWW

www.uidai.gov.in



JHARKHAND UNIVERSITY OF TECHNOLOGY

MARKS STATEMENT



RAVI RANJAN

Reg. No. : 19408030033 of **GOVERNMENT POLYTECHNIC, JAGANNATHPUR** has obtained the following marks in the **DIPLOMA 4TH SEMESTER IN CIVIL ENGINEERING EXAMINATION-2021, ON THE BASIS OF INTERNAL MARKS FROM INSTITUTE & PREVIOUS SEMESTER MARKS AS PER UGC/AICTE GUIDELINE. :-**

NAME OF THE SUBJECT	FULL MARKS			PASS MARKS		MARKS OBTAINED		
	EXT	INT	TOTAL	EXT	PAPER	EXT	INT	TOTAL
THEORY PAPERS								
[CIV402] CONSTRUCTION TECHNOLOGY	80	20	100	26	40	68	19	87
[CIV403] GEO TECHNICAL ENGINEERING	80	20	100	26	40	62	16	78
[CIV404] HYDRAULICS	80	20	100	26	40	62	16	78
[CIV405] THEORY OF STRUCTURE	80	20	100	26	40	66	18	84
[CIV406] TRANSPORTATION ENGINEERING	80	20	100	26	40	66	18	84
THEORY TOTAL	500						411	
PRACTICAL PAPERS								
[CIV408] GEO TECHNICAL ENGINEERING LAB	80	20	100	-	40	62	17	79
[CIV409] HYDRAULICS LAB	40	10	50	-	20	28	7	35
[CIV410] TRANSPORTATION LAB	40	10	50	-	20	32	9	41
PRACTICAL TOTAL	200						155	
SESSIONAL PAPERS								
[CIV407] CONSTRUCTION TECHNOLOGY LAB	30	20	50	-	25	27	17	44
[401] PROFESSIONAL PRACTICE II	30	20	50	-	25	28	18	46
SESSIONAL TOTAL	100						90	
GRAND TOTAL	800						656	

Classification/Grading :-

FIRST CLASS DISTINCTION : 75 % & ABOVE
 FIRST CLASS : 60 % & ABOVE
 SECOND CLASS : 45 % & ABOVE

Grade : I (D) [82.00]

Abhay Kumar

Co-Ordinator

[Signature]

Controller of Examination

No.: JUT/DIP/PASS/6TH/2022/01820

Reg.No. : 19408030033

झारखण्ड प्रौद्योगिकी विश्वविद्यालय, राँची



झारखण्ड प्रौद्योगिकी विश्वविद्यालय, राँची
द्वारा

RAVI RANJAN

को CIVIL ENGINEERING
GOVERNMENT POLYTECHNIC, JAGANNATHPUR

में डिप्लोमा की उपाधि प्रदान की जाती है।
से वर्ष 2022 में उपाधि हेतु निर्धारित

नियमों-अपेक्षाओं को सफलता पूर्वक पूर्ण करते हुए इन्होंने FIRST CLASS DISTINCTION प्राप्त किया।

आज दिनांक 10 AUGUST, 2022 को झारखण्ड प्रौद्योगिकी विश्वविद्यालय, राँची की मुद्रा अंकित
यह उपाधि इन्हे दी जाती है।

JHARKHAND UNIVERSITY OF TECHNOLOGY, RANCHI

hereby confers the Diploma in
CIVIL ENGINEERING

on

RAVI RANJAN

with FIRST CLASS DISTINCTION having successfully completed the
requirements

prescribed under the regulations for the award of this Diploma from
the GOVERNMENT POLYTECHNIC, JAGANNATHPUR in the year 2022

Given this day, the 10 AUGUST, 2022 under the seal of the
JHARKHAND UNIVERSITY OF TECHNOLOGY, RANCHI.

Date Of Issue : 01.09.2022

Controller Of Examination, JUT

Registrar, JUT

No.: JUT/DIP/MRK/3RD/2021/02618

Date: 16-AUGUST-2021



JHARKHAND UNIVERSITY OF TECHNOLOGY

MARKS STATEMENT

RAVI RANJAN

Reg. No. : 19408030033 of GOVERNMENT POLYTECHNIC, JAGANNATHPUR has obtained the following marks in the DIPLOMA 3RD SEMESTER IN CIVIL ENGINEERING EXAMINATION-2020, ON THE BASIS OF INTERNAL MARKS FROM INSTITUTE & PREVIOUS SEMESTER MARKS AS PER UGC/AICTE GUIDELINES :-

NAME OF THE SUBJECT	FULL MARKS			PASS MARKS		MARKS OBTAINED		
	EXT	INT	TOTAL	EXT	PAPER	EXT	INT	TOTAL
THEORY PAPERS								
[301] ENGG MATH III	80	20	100	26	40	55	16	71
[CIV303] SURVEYING	80	20	100	26	40	57	17	74
[CIV304] BUILDING MATERIALS	80	20	100	26	40	57	17	74
[CIV305] STRENGTH OF MATERIAL	80	20	100	26	40	57	17	74
[CIV306] BUILDING DRAWING (AUTO CAD)	80	20	100	26	40	59	18	77
THEORY TOTAL	500						370	
PRACTICAL PAPERS								
[CIV308] STRENGTH OF MATERIAL LAB	40	10	50	13	20	28	7	35
PRACTICAL TOTAL	50						35	
SESSIONAL PAPERS								
[CIV307] SURVEYING LAB	60	40	100	-	50	54	37	91
[CIV309] BUILDING MATERIAL LAB	60	40	100	-	50	54	37	91
[302] DLS	30	20	50	-	25	26	17	43
SESSIONAL TOTAL	250						225	
GRAND TOTAL	800						630	

Classification/Grading :-

FIRST CLASS DISTINCTION : 75 % & ABOVE
 FIRST CLASS : 60 % & ABOVE
 SECOND CLASS : 45 % & ABOVE

Grade : I (D) [78.75]

Co-Ordinator

Controller of Examination

No. : JUT/DIP/MIG/6TH/2022/01820

JHARKHAND UNIVERSITY OF TECHNOLOGY, RANCHI



MIGRATION CERTIFICATE

This is to certify that Mr/Ms RAVI RANJAN

Son/Daughter of Shri VIKASH RANJAN Reg. No. : 19408030033 was a Student of Diploma in


CIVIL ENGINEERING branch

from GOVERNMENT POLYTECHNIC, JAGANNATHPUR during the Session 2019-22

JHARKHAND UNIVERSITY OF TECHNOLOGY, RANCHI Jharkhand, has no objection if he/She takes admission


for higher studies in any Institution inside or outside Jharkhand State.

Issue Date : 01.09.2022
Ranchi
Dated : 10-AUGUST-2022


Registrar
JUT, Jharkhand, Ranchi



JHARKHAND ACADEMIC COUNCIL, RANCHI
ANNUAL SECONDARY EXAMINATION - 2007
ADMISSION CARD

ROLL CODE 2341	ROLL NO 0911	REGISTRATION NO & YEAR 0231-020-07679-06	SERIAL NO 2366106			
NAME OF CANDIDATE ABHISEK RAJ (0911)		DATE OF BIRTH 30-11-91				
NAME OF FATHER AJIT PRASAD		CATEGORY PRIVATE				
NAME OF SCHOOL MAZDOOR HIGH SCHOOL SINDRI (01)						
SUBJECTS OFFERED	LANGUAGE - I HNA	LANGUAGE - II ENG	MATHEMATICS	SCIENCE & TECHNOLOGY	SOCIAL SCIENCE	ADDITIONAL SNK
NAME OF EXAMINATION CENTRE I S L JHARIA			EXAMINATION STARTS FROM 21-02-2007			

Seal & Signature of
Head Master/Principal

(Signature)
MAZDOOR HIGH SCHOOL SINDRI (01)

(Signature)
Secretary

Abhishek



भारत सरकार



अभिषेक राज

Abhishek Raj

जन्म तिथि/ DOB: 30/11/1991

पुरुष / MALE



6388 4784 4832

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O: अजित प्रसाद, आर के
मंदिर रोड, गुड लक टेलर के
पास, सब्जी पट्टी
कोइरीबान्ध, झरना, धनबाद,
झारखण्ड - 828111

Address:

S/O: Ajit Prasad, R K Mandir Road,
Near Good luck tailor, sabji Patti
Koiribandh, Jharna, Dhanbad,
Jharkhand - 828111

6388 4784 4832

Aadhaar-Aam Admi ka Adhikar

Abhishek



झारखण्ड अधिविद्य परिषद्, राँची
JHARKHAND ACADEMIC COUNCIL, RANCHI

वार्षिक माध्यमिक परीक्षा, 2007 ANNUAL SECONDARY EXAMINATION, 2007

अंक पत्र MARKS SHEET

उपांक
S No. 124487

रोल कोड Roll Code 2341	अनुक्रमांक Roll No 0911	पंजीवन संख्या Registration No 0231-020-07679-06	जन्म तिथि Date of Birth 30/11/1991	
नाम Name ABHISEK RAJ				
पिता का नाम Father's Name AJIT PRASAD				
विद्यालय School MAZDOOR HIGH SCHOOL SINDRI				
SUBJECT	MARKS OBTAINED			श्रेणी DIVISION
	THEORY	PRACTICAL ASSESSMENT	TOTAL	
LANG. 1 : HINDI-A	32		32	1 st Div. 300 2 nd Div. 225 3 rd Div. 150
LANG. 2 : ENGLISH	33		33	
COMP. : MATHEMATICS	24	18	42	
SCIENCE & TECHNOLOGY	11	10+18	39	
SOCIAL SCIENCE	31	19	50	
ADDL. : SANSKRIT	45		45	
Aggregate SUM	ONE HUNDRED NINETY SIX		196	3RD DIV

Language I, II, & other Subjects	- Full Marks	- 100	Pass Marks - 30
Science & Technology	- Full Marks (Theory)	- 60	} Pass Marks - 30
	- (Practical) 20+20 (Written PR)	- 40	
Mathematics, Social Science	- Full Marks (Theory)	- 80	} Pass Marks - 30
	- Assessment	- 20	
Music	- Full Marks (Theory)	- 25	Pass Marks - 08
	- (Practical)	- 75	Pass Marks - 23
Home Science (Theory)	-	- 75	} Pass Marks - 30
(Practical)	-	- 25	

राँची Ranchi
दिनांक Dated

MAY 07, 2007

Signature

सचिव
Secretary

Abhishek

JHARKHAND INTERMEDIATE EDUCATION COUNCIL

RANCHI

052934



PROVISIONAL CERTIFICATE

Candidate's Name: RANDHIR KUMAR SINHA

Father's Name: LATE MADHU SUDAN PARSAD

Roll No: 9503

Seat No: 30069

Reg. No: R-0095-94

Institution: ADARSH COLLEGE, RAJDHANWAR, SIRIDIH

Branch: ARTS

Month: FEBRUARY

Division: SECOND

Subjects Offered

- 1. R. B. HINDI
- 2. HINDI
- 3. HISTORY
- 4. SOCIOLOGY
- 5. ECONOMICS
- 6. POLITICAL SCIENCE (ADDL.)

7. PROFESSIONAL SOCIAL WORK

Dated: 14th July, 2001

Ranchi

[Signature]
Secretary

JHARKHAND INTERMEDIATE EDUCATION COUNCIL

RANCHI

Sl. No.

052934



MIGRATION CERTIFICATE

This council has no objection to the admission of

RANDHIR KUMAR SINHA

Son / Daughter / Wife of
LATE MADHU SUDAN PARSAD

for his / her further
Studies in any Institution or University. His / her Rollment

Number is R-0095-99 of the year 2001

Randhir Kumar Sinha

JHARKHAND INTERMEDIATE EDUCATION COUNCIL



RANCHI

MARKS STATEMENT, 2001

The following are the marks obtained by **RANDHIR KUMAR SINHA**

College **ADARSH COLLEGE, RAJDHANWAR, GIRIDIH**

Roll Code **9503** No. **30069** Enlistment No. **R-0095-99**

at the Annual Intermediate **ARTS** Examination 2001 held in the month of **FEBRUARY 2001**

SUBJECT NAME	Full Mks	Pass Mks	Mks. I	Mks. II	Theory Total	Practical Marks	R		Subject Total	Agg. Mks. Result
							Th.	Pr.		
01. COMPULSORY :										
RBH	100	030	039		039				039	
HIN	200	060	044	035	079				079	
02. OPTIONAL :										
HIS	200	060	045	058	103				103	
SDC	200	060	043	056	099				099	
ECO	200	060	041	063	104				104	#
03. ADDITIONAL :										
PDL	200	060	053	037	090				090	466
04. VOCATIONAL :										
PS	100	030	050		050	022			072	End DIV

Date : 14/07/2001

Randhir Kumar Sinha
Secretary

Randhir Kumar Sinha



भारत सरकार



आधार

भारतीय विशिष्ट पहचान आधिकारण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम/ Enrolment No.: 2017/78346/96760

To
रणधीर कुमार सिनहा
Randhir Kumar Sinha
S/O Madhusudan Prasad
House NO-75
Barajo
Thana-Rajdhanwar
Near Shiv Mandir
Barjo
Rajdhanwarf
Girdih Jharkhand - 825412
9546159645

Download Date: 21/01/2018
Generation Date: 12/01/2018

Signature Not Verified
Digitally signed by AS
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2018.01.18 16:51:12
IST



आपका आधार क्रमांक / Your Aadhaar No. :

9443 0210 0498

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



रणधीर कुमार सिनहा
Randhir Kumar Sinha
जन्म तिथि/DOB: 30/12/1980
पुरुष/ MALE

9443 0210 0498



मेरा आधार, मेरी पहचान

Randhir Kumar Sinha.



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:

S/O Madhusudan Prasad, House
NO-75, Barajo, Thana-Rajdhanwar,
Near Shiv Mandir, Barjo, Giridih,
Jharkhand - 825412

पता:

S/O मधुसुदन प्रसाद, हाउस न-75, बरजो,
थाना-राजधनवार, शिव मंदिर के पास, बरजो,
गिरिडीह,
झारखण्ड - 825412

9443 0210 0498

1047

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www.uidai.gov.in





भारत सरकार

Government of India



गौतम कुमार आडवानी

Gautam Kumar Adwani

जन्म तिथि / DOB : 20/08/1971

पुरुष / Male



3785 1963 6154

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता:

S/O: सेठ गुदीननमला, छोटा
गुरुद्वारा के पास, गुरुनानक पुरा
जोडाफाटक, धनबाद, धनबाद,
झारखण्ड, 826001

Address:

S/O: Seth-Gurdinomal, near
chhota gurudwara, gurunanak
pura joraphatak, Dhanbad,
Dhanbad, Jharkhand, 826001

3785 1963 6154



1947

1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

21 APR 2023



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 36c1052d9957119352e8

Receipt Date : 21-Apr-2023 12:41:34 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Partnership

District Name : Dhanbad

Stamp Duty Paid By : HEMANT KUMAR ADWANI

Purpose of stamp duty paid : PARTNERSHIP

First Party Name : HEMANT KUMAR ADWANI

Second Party Name : AS APPLICABLE

GRN Number : 2316829477

NOTARY
DHANBAD

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



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 मुद्राक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटोकॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्राक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्राक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Hemant Kumar Adwani
Hemant Kumar Adwani

Lishi Kumar
Lishi Kumar

5. That the Bank Account or Accounts to be opened in the firm's name shall be operated upon by the parties of the First or Second Part either jointly or severally.
6. That the partners shall contribute such amount or amounts towards their capital in the firm and the same shall be brought in as and when required. The amount standing to the credit of the capital accounts of the parties shall carry interest at the maximum rate of 12% per annum or such lower rates as may be prescribed under section 40(b) of the Income Tax Act, 1961 or any amendment thereof which may be in force in the relevant financial year. Interest may not be paid or paid at such lower rates as may be agreed upon between the parties in case the profits available before providing for such interest is insufficient. In case of requirements the partners may obtain loans from Bank, Financial institution or other financiers as mutually agreed upon between them for the smooth running of the business.
7. That the parties of being working partner shall devote their time and attention in the conduct of affairs of the partnership business as the circumstances and business need may require. The remuneration payable to the above said working partners shall be computed in the manner laid down in explanation 3 to section 40(b) of the Income Tax Act 1961 or any other applicable provision as may be in force in the I. T. assessment of the PARTNERSHIP FIRM of the relevant accounting year. Such amount shall be distributed between the said working partners in their profit / loss sharing ratio. Such remuneration shall be calculated at the close of the accounting year and shall be credited to the account of each working partners. The working partners shall be entitled to withdraw out of remuneration for their personal needs from time to time.
8. That the net profit or god forbids the losses of the firm after deduction of all expresses as well as interest and salary / remuneration payable to the partners shall be shared or distributed by the partners in the following proportion.

FIRST PARTY	HEMANT KUMAR ADWANI	25.00% SHARE
SECOND PARTY	GAUTAM KUMAR ADWANI	25.00% SHARE
THIRD PARTY	SANJAY KUMAR PATWARI	25.00% SHARE
FORTH PARTY	RISHI KUMAR	25.00% SHARE

Hemant Kumar Adwani
Gautam Kumar Adwani

Rishi Kumar



:4:

9. Bank Account or Accounts shall be opened in the name of the Partnership Firm. All account/s shall be operated upon by HEMANT KUMAR ADWANI & GAUTAM KUMAR ADWANI. All moneys or negotiable instruments received from and on behalf and/or on account of the Partnership business/profession shall be paid/deposited into such banking account or accounts in the name of the Partnership.
10. That any partner who wish to retire from the business shall do so by giving one months notice in writing to the other partner / partner or leaving such a notice at the principal place of business, but the formality of such a notice may be waived if the firm is dissolved at any time with the mutual consent of all the partners. In case one of the partners desired to retire from the firm and other likes to continue the same. In such event remaining partners entitled to carry on or continue the business shall pay the share of outgoing partner with his capital only up to the date of his retirement.
11. That the accounting year of the partnership shall be the financial year ending 31st March every year. So soon as may be after the close of each accounting year all accounts of partnership business shall be adjusted and a profit & loss account and balance sheet shall be prepared.
12. That proper book of accounts shall be maintained according to the trade custom recording therein all the transaction of the firm truly and faithfully as and when they occur. Each of the partners shall have right to access, to inspect and to take extract from the book of accounts preferably during the business hours. In absence of book of accounts the net profit shall be estimated as mutually agreed upon between the parties
13. That unless otherwise decided by the partners, the business of the firm shall be carried on and controlled by the partners generally with the aid and assistance of the employees of the firm.
14. That the partners will, by the mutual consent withdraw such amount or amounts as may be deemed required for their personal expresses which will be debited to their respective drawing account to be opened for the purpose.
15. That the partners shall carry on the of the firm to the greatest common advantage, be just and faithful to each other and render true and accurate information of all things effecting the firm or any of the partners of his legal representative.

हेमंत कुमार अद्वानी
Gautam Kumar Adwani

गोप केशरी
Gishi Kumar



Contd...Pg/ 5

:2:

WHEREAS the parties hereto above named desirous of doing business of real estate developer, sale & purchase of land & building, real estate agents and all types of contract works under Central/ State Government Departments, Public/ Private Sector undertakings or any other Organization etc. in co-partnership under the name & style of "M/S SHIDDHI VINAYAK DEVELOPERS" with its principal place of business at H.No 62, Near Chota Gurudwara, Joraphatak Road, Dhanbad-826001 Post Office- Dhanbad, Police Station- Dhansar, in the District of Dhanbad on and from 21st Day of April, 2023 and accordingly the partnership was formed and commenced functioning on and from 21st Day of April, 2023 and

WHEREAS under the circumstances it has been considered advisable to make out a format instrument of partnership incorporating therein the terms and conditions of the partnership formed by and amongst them.

NOW THIS DEED OF PARTNERSHIP WITNESSETH AND THE PARTIES HERETO HEREBY MUTUALLY AGREE AND COVENANT WITH EACH OTHER AS FOLLOWS:

1. That this partnership has been formed and has commenced functioning on and from 21st Day of April, 2023.
2. That the business of the partnership shall be that of Builders or Developers i.e. construction of residential & Commercial Complexes and civil structures and sale thereof, real estate agent and execution of all types of contract works with the central/ state govt. departments, private/ public sector undertakings or any other organization or shall be of such other nature the parties hereto may agree upon and decide mutually from time to time.
3. That the business of the partnership shall be carried on under the name & style of "M/S SHIDDHI VINAYAK DEVELOPERS" hereinafter called the 'FIRM'.
4. That the principal place of the business shall be located at H.NO. 62 Near Chota Gurudwara, Joraphatak Road , Dhanbad – 826001, Post Office- Dhanbad, Police station- Dhansar in the District of Dhanbad, which shall be treated as its head office. The parties however by mutual agreement shift the same to some other place or open branch/ branches at some other place / places.

Suman Kumar Adwani
Suman Kumar Adwani

Rishi Kumar

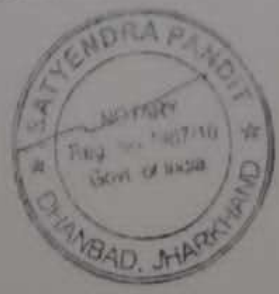


Contd...Pg/ 3

- IV. To refer and settle all claims, disputes differences etc. relating to and arising out of the development of projects or contract works, workmen or other as mentioned hereinbefore for and on behalf of the firm.
 - V. To refer to arbitration any dispute claims. difference arising out of the development of projects or contract works and to sign the arbitration clause agreements, work order and or to enter into compromise settlement etc whether by giving up a portion of the claim or not and to grant receipt, discharge etc. in full and final settlement of all matters there to in all the department for and on behalf of the firm. All such reference to the arbitration shall be according to the arbitration and condition act 1996 (Act 26 of 1996)
 - VI. To receive cheques, drafts, hundies, pay orders and any other type of instrument and make payment of the monthly emoluments, fees or any other bills payable in connection with the contract job legal charges, income tax sales tax demand for and on behalf of firm.
 - VII. To appeal, to move and file petition in any proceedings and to accept service of notice, to produce and to take back documents and to apply for and take delivery of copies, to authorize and appoint representatives to do all act and deeds in all courts, revenue offices and all other taxation and recovery acts, apply for refunds and receive refund vouchers and to encash refund vouchers cheques and payorders, to arrange for and accept any compromise on behalf of the firm in any proceeding to inspect files, records and papers and documents filed and ordered there in to represent the firm in all matters and to do every other necessary and lawful act.
21. That the parties may by mutual consent add to alter, modify or vary the terms of this partnership or any of them
22. That the partnership shall be governed by the provision of the Indian partnership act, 1932 as amended from time to time save and except which is specifically provided otherwise in this deed.
23. That all disputes arising in the conduct of the business of the partnership firm as between them or originating either in the construction, interpretation or operation of the term or terms of this partnership deed or any other difference arising between the partners, which cannot be mutually resolved, shall be referred to the arbitration of a sole arbitrator within 15 days of notice of commencement of the arbitration. The laws of India shall apply to this deed. The seat and venue shall be in Dhanbad.

Satyendra Pandey
Satyendra Pandey

7-7/10
Shibi Kumar



16. That if in the best interest of the firm, admission of a new partner or partners or partners is deemed advisable, the partners reserve their right by mutual agreement to admit one or more partner or partners into the firm on such terms and conditions as may be agreed upon mutually by and amongst the continuing partners and the incoming partner or partner.
17. That none of the partners shall mortgage or hypothecate his interest or share in this firm to an outsider or otherwise alienate the same without the consent of the other partners obtained previously in writing.
18. That the partnership business shall not be dissolved on the death of any of the parties, but shall continue to be carried on by the surviving partners and or legal representative of the deceased partner and the partnership deed shall be deemed to have been reconstituted ipsofacto .
19. That none of the partners in case of any dispute amongst themselves shall be entitled to lock up the business premises, godown or officer of the partnership business nor shall be entitled to close the business or freeze the Bank Account /Accounts of the firm. In case any partner does so he shall be held liable and responsible for all the losses that may be caused to partnership for his such activities.
20. That the partners hereby authorize each other to do the following acts jointly or severally for and on behalf of the firm.
 - I. To carry on, manage and conduct all business activity arising out of the development of projects or any contract work undertaken by the firm and in the name and on behalf of the firm including signing of tenders, quotations, accepting jobs, signing of all agreements, bills. Applications and giving notices for and on behalf of the firm and signing all other forms and giving valid receipts and / or discharge for and on behalf of the firm.
 - II. To appoint Engineers, agents, skilled workers for execution of development of projects or contract works, and also to appoint architect for survey preparation of plans and designing etc. and to appoint legal advisers and other competent person or persons in carrying out of business smoothly and efficiently and pay remuneration bonus or other emolument as would be necessary for and on behalf of the firm.
 - III. To receive payment against sale of flats/shops/any type of commercial spaces developed and constructed by the firm and enter into agreement for sale of flats/shops/commercial spaces etc. and to grant valid receipt/discharge against payment received.

Jyoti Kulkarni
Jyoti Kulkarni

Shilpi Kulkarni
Shilpi Kulkarni



:7:

IN WTTNESS WHEREOF THE PARTIES HERETO WHILE IN SOUND HEALTH AND PERFECT MIND AND OUT OF THEIR OWN FREE WILL AND CONSENT, SET AND SUBSCRIBE THEIR RESPECTIVE HANDS ON THE DAY MONTH AND YEAR FORST ABOVE WRITTEN.

WITNESSES:

1.

Hemant Kumar Adwani
HEMANT KUMAR ADWANI

2.

Gautam Kumar Adwani
GAUTAM KUMAR ADWANI

Sanjay Kumar Patwari
SANJAY KUMAR PATWARI

Satyendra Pandit
Attested
Satyendra Pandit
Notary Dhanbad

Rishi Kumar
RISHI KUMAR



Authorised
u/s 287 (i) (c) of the Cr. P.C. 1873
(Act No 11 of 1974) & u/s (B) (i)
of the Notaries Act 1952
(Act No 53 of 1952)





भारत सरकार

Government of India



हेमंत कुमार आडवाणी
Hemant Kumar Adwani
जन्म तिथि/DOB: 07/03/1973
पुरुष/ MALE



6739 5810 2349

VID : 9166 0585 0544 8869

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता:

S/O: सेठ गुरदिनोमल, मकान न 62, छोटा गुरुद्वारा के पास, जोडाफाटक रोड, धनबाद, धनबाद, झारखण्ड - 826001

Address:

S/O: Seth Gurdinomal, H no 62, Near Chota Gurudwara, Joraphatak Road, Dhanbad, Dhanbad, Jharkhand - 826001



QR Code with Photograph

6739 5810 2349

VID : 9166 0585 0544 8869



1947



help@uidai.gov.in

www

www.uidai.gov.in

21 APR 2023



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 36c1052d9957119352e8

Receipt Date : 21-Apr-2023 12:41:34 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Partnership

District Name : Dhanbad

Stamp Duty Paid By : HEMANT KUMAR ADWANI

Purpose of stamp duty paid : PARTNERSHIP

First Party Name : HEMANT KUMAR ADWANI

Second Party Name : AS APPLICABLE

GRN Number : 2316829477

NOTARY
DHANBAD

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Hemant Kumar Adwani
Hemant Kumar Adwani

Lishi Kumar
Lishi Kumar

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Hemant Kumar Adwani
Gautam Kumar Adwani

Rishi Kumar

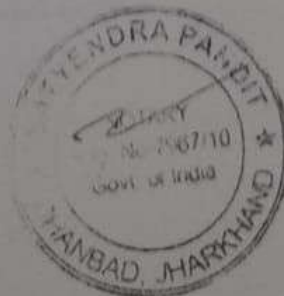


:4:

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हेमंत कुमार अद्वानी
Gautam Kumar Adwani

गोप केशरी
Gishi Kumar



Contd...Pg/ 5

:2:

WHEREAS the parties hereto above named desirous of doing business of real estate developer, sale & purchase of land & building, real estate agents and all types of contract works under Central/ State Government Departments, Public/ Private Sector undertakings or any other Organization etc. in co-partnership under the name & style of "M/S SHIDDHI VINAYAK DEVELOPERS" with its principal place of business at H.No 62, Near Chota Gurudwara, Joraphatak Road, Dhanbad-826001 Post Office- Dhanbad, Police Station- Dhansar, in the District of Dhanbad on and from 21st Day of April, 2023 and accordingly the partnership was formed and commenced functioning on and from 21st Day of April, 2023 and

WHEREAS under the circumstances it has been considered advisable to make out a format instrument of partnership incorporating therein the terms and conditions of the partnership formed by and amongst them.

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Suman Kumar Adwani
Suman Kumar Adwani

Rishi Kumar
Rishi Kumar

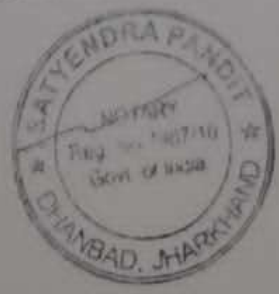


Contd...Pg/ 3

- IV. To refer and settle all claims, disputes differences etc. relating to and arising out of the development of projects or contract works, workmen or other as mentioned hereinbefore for and on behalf of the firm.
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Satyendra Pandey
Satyendra Pandey

7-7/10
Shibi Kumar



16. That if in the best interest of the firm, admission of a new partner or partners or partners is deemed advisable, the partners reserve their right by mutual agreement to admit one or more partner or partners into the firm on such terms and conditions as may be agreed upon mutually by and amongst the continuing partners and the incoming partner or partner.
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 - III. To receive payment against sale of flats/shops/any type of commercial spaces developed and constructed by the firm and enter into agreement for sale of flats/shops/commercial spaces etc. and to grant valid receipt/discharge against payment received.

Sanjay Kumar Adhikari
Sanjay Kumar Adhikari

Shilpi Kumar
Shilpi Kumar



Contd...Pg/ 6

:7:

IN WTTNESS WHEREOF THE PARTIES HERETO WHILE IN SOUND HEALTH AND PERFECT MIND AND OUT OF THEIR OWN FREE WILL AND CONSENT, SET AND SUBSCRIBE THEIR RESPECTIVE HANDS ON THE DAY MONTH AND YEAR FORST ABOVE WRITTEN.

WITNESSES:

1.

Hemant Kumar Adwani
HEMANT KUMAR ADWANI

2.

Gautam Kumar Adwani
GAUTAM KUMAR ADWANI

Sanjay Kumar Patwari
SANJAY KUMAR PATWARI

Satyendra Pandit
Attested
Satyendra Pandit
Notary Dhanbad

Rishi Kumar
RISHI KUMAR



Authorised
u/s 287 (i) (c) of the Cr. P.C. 1873
(Act No 11 of 1974) & u/s (B) (i)
of the Notaries Act 1952
(Act No 53 of 1952)

21 APR 2023



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 36c1052d9957119352e8

Receipt Date : 21-Apr-2023 12:41:34 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Partnership

District Name : Dhanbad

Stamp Duty Paid By : HEMANT KUMAR ADWANI

Purpose of stamp duty paid : PARTNERSHIP

First Party Name : HEMANT KUMAR ADWANI

Second Party Name : AS APPLICABLE

GRN Number : 2316829477

NOTARY
DHANBAD

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Hemant Kumar Adwani
Hemant Kumar Adwani

Lishi Kumar
Lishi Kumar

5. That the Bank Account or Accounts to be opened in the firm's name shall be operated upon by the parties of the First or Second Part either jointly or severally.
6. That the partners shall contribute such amount or amounts towards their capital in the firm and the same shall be brought in as and when required. The amount standing to the credit of the capital accounts of the parties shall carry interest at the maximum rate of 12% per annum or such lower rates as may be prescribed under section 40(b) of the Income Tax Act, 1961 or any amendment thereof which may be in force in the relevant financial year. Interest may not be paid or paid at such lower rates as may be agreed upon between the parties in case the profits available before providing for such interest is insufficient. In case of requirements the partners may obtain loans from Bank, Financial institution or other financiers as mutually agreed upon between them for the smooth running of the business.
7. That the parties of being working partner shall devote their time and attention in the conduct of affairs of the partnership business as the circumstances and business need may require. The remuneration payable to the above said working partners shall be computed in the manner laid down in explanation 3 to section 40(b) of the Income Tax Act 1961 or any other applicable provision as may be in force in the I. T. assessment of the PARTNERSHIP FIRM of the relevant accounting year. Such amount shall be distributed between the said working partners in their profit / loss sharing ratio. Such remuneration shall be calculated at the close of the accounting year and shall be credited to the account of each working partners. The working partners shall be entitled to withdraw out of remuneration for their personal needs from time to time.
8. That the net profit or god forbids the losses of the firm after deduction of all expresses as well as interest and salary / remuneration payable to the partners shall be shared or distributed by the partners in the following proportion.

FIRST PARTY	HEMANT KUMAR ADWANI	25.00% SHARE
SECOND PARTY	GAUTAM KUMAR ADWANI	25.00% SHARE
THIRD PARTY	SANJAY KUMAR PATWARI	25.00% SHARE
FORTH PARTY	RISHI KUMAR	25.00% SHARE

Hemant Kumar Adwani
Gautam Kumar Adwani

Rishi Kumar

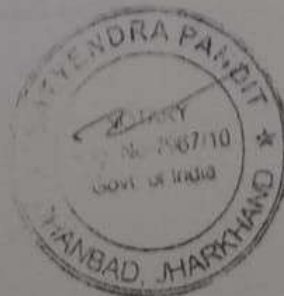


:4:

9. Bank Account or Accounts shall be opened in the name of the Partnership Firm. All account/s shall be operated upon by HEMANT KUMAR ADWANI & GAUTAM KUMAR ADWANI. All moneys or negotiable instruments received from and on behalf and/or on account of the Partnership business/profession shall be paid/deposited into such banking account or accounts in the name of the Partnership.
10. That any partner who wish to retire from the business shall do so by giving one months notice in writing to the other partner / partner or leaving such a notice at the principal place of business, but the formality of such a notice may be waived if the firm is dissolved at any time with the mutual consent of all the partners. In case one of the partners desired to retire from the firm and other likes to continue the same. In such event remaining partners entitled to carry on or continue the business shall pay the share of outgoing partner with his capital only up to the date of his retirement.
11. That the accounting year of the partnership shall be the financial year ending 31st March every year. So soon as may be after the close of each accounting year all accounts of partnership business shall be adjusted and a profit & loss account and balance sheet shall be prepared.
12. That proper book of accounts shall be maintained according to the trade custom recording therein all the transaction of the firm truly and faithfully as and when they occur. Each of the partners shall have right to access, to inspect and to take extract from the book of accounts preferably during the business hours. In absence of book of accounts the net profit shall be estimated as mutually agreed upon between the parties
13. That unless otherwise decided by the partners, the business of the firm shall be carried on and controlled by the partners generally with the aid and assistance of the employees of the firm.
14. That the partners will, by the mutual consent withdraw such amount or amounts as may be deemed required for their personal expresses which will be debited to their respective drawing account to be opened for the purpose.
15. That the partners shall carry on the of the firm to the greatest common advantage, be just and faithful to each other and render true and accurate information of all things effecting the firm or any of the partners of his legal representative.

हेमंत कुमार अद्वानी
Gautam Kumar Adwani

गो-य पो-1
Hishi Kumar



Contd...Pg/ 5

:2:

WHEREAS the parties hereto above named desirous of doing business of real estate developer, sale & purchase of land & building, real estate agents and all types of contract works under Central/ State Government Departments, Public/ Private Sector undertakings or any other Organization etc. in co-partnership under the name & style of "M/S SHIDDHI VINAYAK DEVELOPERS" with its principal place of business at H.No 62, Near Chota Gurudwara, Joraphatak Road, Dhanbad-826001 Post Office- Dhanbad, Police Station- Dhansar, in the District of Dhanbad on and from 21st Day of April, 2023 and accordingly the partnership was formed and commenced functioning on and from 21st Day of April, 2023 and

WHEREAS under the circumstances it has been considered advisable to make out a format instrument of partnership incorporating therein the terms and conditions of the partnership formed by and amongst them.

NOW THIS DEED OF PARTNERSHIP WITNESSETH AND THE PARTIES HERETO HEREBY MUTUALLY AGREE AND COVENANT WITH EACH OTHER AS FOLLOWS:

1. That this partnership has been formed and has commenced functioning on and from 21st Day of April, 2023.
2. That the business of the partnership shall be that of Builders or Developers i.e. construction of residential & Commercial Complexes and civil structures and sale thereof, real estate agent and execution of all types of contract works with the central/ state govt. departments, private/ public sector undertakings or any other organization or shall be of such other nature the parties hereto may agree upon and decide mutually from time to time.
3. That the business of the partnership shall be carried on under the name & style of "M/S SHIDDHI VINAYAK DEVELOPERS" hereinafter called the 'FIRM'.
4. That the principal place of the business shall be located at H.NO. 62 Near Chota Gurudwara, Joraphatak Road , Dhanbad – 826001, Post Office- Dhanbad, Police station- Dhansar in the District of Dhanbad, which shall be treated as its head office. The parties however by mutual agreement shift the same to some other place or open branch/ branches at some other place / places.

Suman Kumar Adwani
Suman Kumar Adwani

Rishi Kumar
Rishi Kumar

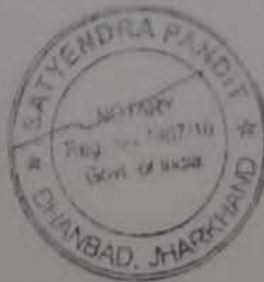


Contd...Pg/ 3

- IV. To refer and settle all claims, disputes differences etc. relating to and arising out of the development of projects or contract works, workmen or other as mentioned hereinbefore for and on behalf of the firm.
 - V. To refer to arbitration any dispute claims. difference arising out of the development of projects or contract works and to sign the arbitration clause agreements, work order and or to enter into compromise settlement etc whether by giving up a portion of the claim or not and to grant receipt, discharge etc. in full and final settlement of all matters there to in all the department for and on behalf of the firm. All such reference to the arbitration shall be according to the arbitration and condition act 1996 (Act 26 of 1996)
 - VI. To receive cheques, drafts, hundies, pay orders and any other type of instrument and make payment of the monthly emoluments, fees or any other bills payable in connection with the contract job legal charges, income tax sales tax demand for and on behalf of firm.
 - VII. To appeal, to move and file petition in any proceedings and to accept service of notice, to produce and to take back documents and to apply for and take delivery of copies, to authorize and appoint representatives to do all act and deeds in all courts, revenue offices and all other taxation and recovery acts, apply for refunds and receive refund vouchers and to encash refund vouchers cheques and payorders, to arrange for and accept any compromise on behalf of the firm in any proceeding to inspect files, records and papers and documents filed and ordered there in to represent the firm in all matters and to do every other necessary and lawful act.
21. That the parties may by mutual consent add to alter, modify or vary the terms of this partnership or any of them
22. That the partnership shall be governed by the provision of the Indian partnership act, 1932 as amended from time to time save and except which is specifically provided otherwise in this deed.
23. That all disputes arising in the conduct of the business of the partnership firm as between them or originating either in the construction, interpretation or operation of the term or terms of this partnership deed or any other difference arising between the partners, which cannot be mutually resolved, shall be referred to the arbitration of a sole arbitrator within 15 days of notice of commencement of the arbitration. The laws of India shall apply to this deed. The seat and venue shall be in Dhanbad.

Satyendra Pandey
Satyendra Pandey

7-7/10
Lilhi Kumar



16. That if in the best interest of the firm, admission of a new partner or partners or partners is deemed advisable, the partners reserve their right by mutual agreement to admit one or more partner or partners into the firm on such terms and conditions as may be agreed upon mutually by and amongst the continuing partners and the incoming partner or partner.
17. That none of the partners shall mortgage or hypothecate his interest or share in this firm to an outsider or otherwise alienate the same without the consent of the other partners obtained previously in writing.
18. That the partnership business shall not be dissolved on the death of any of the parties, but shall continue to be carried on by the surviving partners and or legal representative of the deceased partner and the partnership deed shall be deemed to have been reconstituted ipsofacto .
19. That none of the partners in case of any dispute amongst themselves shall be entitled to lock up the business premises, godown or officer of the partnership business nor shall be entitled to close the business or freeze the Bank Account /Accounts of the firm. In case any partner does so he shall be held liable and responsible for all the losses that may be caused to partnership for his such activities.
20. That the partners hereby authorize each other to do the following acts jointly or severally for and on behalf of the firm.
 - I. To carry on, manage and conduct all business activity arising out of the development of projects or any contract work undertaken by the firm and in the name and on behalf of the firm including signing of tenders, quotations, accepting jobs, signing of all agreements, bills. Applications and giving notices for and on behalf of the firm and signing all other forms and giving valid receipts and / or discharge for and on behalf of the firm.
 - II. To appoint Engineers, agents, skilled workers for execution of development of projects or contract works, and also to appoint architect for survey preparation of plans and designing etc. and to appoint legal advisers and other competent person or persons in carrying out of business smoothly and efficiently and pay remuneration bonus or other emolument as would be necessary for and on behalf of the firm.
 - III. To receive payment against sale of flats/shops/any type of commercial spaces developed and constructed by the firm and enter into agreement for sale of flats/shops/commercial spaces etc. and to grant valid receipt/discharge against payment received.

Jyoti Kulkarni
Jyoti Kulkarni

Pratik Kulkarni
Pratik Kulkarni



:7:

IN WTTNESS WHEREOF THE PARTIES HERETO WHILE IN SOUND HEALTH AND PERFECT MIND AND OUT OF THEIR OWN FREE WILL AND CONSENT, SET AND SUBSCRIBE THEIR RESPECTIVE HANDS ON THE DAY MONTH AND YEAR FORST ABOVE WRITTEN.

WITNESSES:

1.

Hemant Kumar Adwani
HEMANT KUMAR ADWANI

2.

Gautam Kumar Adwani
GAUTAM KUMAR ADWANI

Sanjay Kumar Patwari
SANJAY KUMAR PATWARI

Satyendra Pandit
Attested
Satyendra Pandit
Notary Dhanbad

Rishi Kumar
RISHI KUMAR



Authorised
u/s 287 (i) (c) of the Cr. P.C. 1873
(Act No 11 of 1974) & u/s (B) (i)
of the Notaries Act 1952
(Act No 53 of 1952)





भारत सरकार

Government of India



हेमंत कुमार आडवाणी
Hemant Kumar Adwani
जन्म तिथि/DOB: 07/03/1973
पुरुष/ MALE



6739 5810 2349

VID : 9166 0585 0544 8869

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता:

S/O: सेठ गुरदिनोमल, मकान न 62, छोटा गुरुद्वारा के पास, जोडाफाटक रोड, धनबाद, धनबाद, झारखण्ड - 826001

Address:

S/O: Seth Gurdinomal, H no 62, Near Chota Gurudwara, Joraphatak Road, Dhanbad, Dhanbad, Jharkhand - 826001



QR Code with Photograph

6739 5810 2349

VID : 9166 0585 0544 8869



1947



help@uidai.gov.in

www

www.uidai.gov.in

21 APR 2023



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 36c1052d9957119352e8

Receipt Date : 21-Apr-2023 12:41:34 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Partnership

District Name : Dhanbad

Stamp Duty Paid By : HEMANT KUMAR ADWANI

Purpose of stamp duty paid : PARTNERSHIP

First Party Name : HEMANT KUMAR ADWANI

Second Party Name : AS APPLICABLE

GRN Number : 2316829477

NOTARY
DHANBAD

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



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 मुद्राक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटोकॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्राक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्राक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Hemant Kumar Adwani
Hemant Kumar Adwani

Lishi Kumar
Lishi Kumar

5. That the Bank Account or Accounts to be opened in the firm's name shall be operated upon by the parties of the First or Second Part either jointly or severally.
6. That the partners shall contribute such amount or amounts towards their capital in the firm and the same shall be brought in as and when required. The amount standing to the credit of the capital accounts of the parties shall carry interest at the maximum rate of 12% per annum or such lower rates as may be prescribed under section 40(b) of the Income Tax Act, 1961 or any amendment thereof which may be in force in the relevant financial year. Interest may not be paid or paid at such lower rates as may be agreed upon between the parties in case the profits available before providing for such interest is insufficient. In case of requirements the partners may obtain loans from Bank, Financial institution or other financiers as mutually agreed upon between them for the smooth running of the business.
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8. That the net profit or god forbids the losses of the firm after deduction of all expresses as well as interest and salary / remuneration payable to the partners shall be shared or distributed by the partners in the following proportion.

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SECOND PARTY	GAUTAM KUMAR ADWANI	25.00% SHARE
THIRD PARTY	SANJAY KUMAR PATWARI	25.00% SHARE
FORTH PARTY	RISHI KUMAR	25.00% SHARE

Hemant Kumar Adwani
Gautam Kumar Adwani

Rishi Kumar

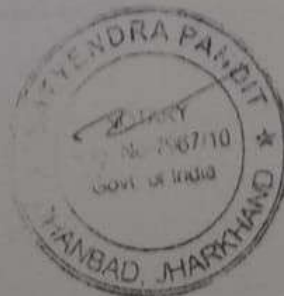


:4:

9. Bank Account or Accounts shall be opened in the name of the Partnership Firm. All account/s shall be operated upon by HEMANT KUMAR ADWANI & GAUTAM KUMAR ADWANI. All moneys or negotiable instruments received from and on behalf and/or on account of the Partnership business/profession shall be paid/deposited into such banking account or accounts in the name of the Partnership.
10. That any partner who wish to retire from the business shall do so by giving one months notice in writing to the other partner / partner or leaving such a notice at the principal place of business, but the formality of such a notice may be waived if the firm is dissolved at any time with the mutual consent of all the partners. In case one of the partners desired to retire from the firm and other likes to continue the same. In such event remaining partners entitled to carry on or continue the business shall pay the share of outgoing partner with his capital only up to the date of his retirement.
11. That the accounting year of the partnership shall be the financial year ending 31st March every year. So soon as may be after the close of each accounting year all accounts of partnership business shall be adjusted and a profit & loss account and balance sheet shall be prepared.
12. That proper book of accounts shall be maintained according to the trade custom recording therein all the transaction of the firm truly and faithfully as and when they occur. Each of the partners shall have right to access, to inspect and to take extract from the book of accounts preferably during the business hours. In absence of book of accounts the net profit shall be estimated as mutually agreed upon between the parties
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14. That the partners will, by the mutual consent withdraw such amount or amounts as may be deemed required for their personal expresses which will be debited to their respective drawing account to be opened for the purpose.
15. That the partners shall carry on the of the firm to the greatest common advantage, be just and faithful to each other and render true and accurate information of all things effecting the firm or any of the partners of his legal representative.

हेमंत कुमार अद्वानी
Gautam Kumar Adwani

गोप केशरी
Gishi Kumar



Contd...Pg/ 5

:2:

WHEREAS the parties hereto above named desirous of doing business of real estate developer, sale & purchase of land & building, real estate agents and all types of contract works under Central/ State Government Departments, Public/ Private Sector undertakings or any other Organization etc. in co-partnership under the name & style of "M/S SHIDDHI VINAYAK DEVELOPERS" with its principal place of business at H.No 62, Near Chota Gurudwara, Joraphatak Road, Dhanbad-826001 Post Office- Dhanbad, Police Station- Dhansar, in the District of Dhanbad on and from 21st Day of April, 2023 and accordingly the partnership was formed and commenced functioning on and from 21st Day of April, 2023 and

WHEREAS under the circumstances it has been considered advisable to make out a format instrument of partnership incorporating therein the terms and conditions of the partnership formed by and amongst them.

NOW THIS DEED OF PARTNERSHIP WITNESSETH AND THE PARTIES HERETO HEREBY MUTUALLY AGREE AND COVENANT WITH EACH OTHER AS FOLLOWS:

1. That this partnership has been formed and has commenced functioning on and from 21st Day of April, 2023.
2. That the business of the partnership shall be that of Builders or Developers i.e. construction of residential & Commercial Complexes and civil structures and sale thereof, real estate agent and execution of all types of contract works with the central/ state govt. departments, private/ public sector undertakings or any other organization or shall be of such other nature the parties hereto may agree upon and decide mutually from time to time.
3. That the business of the partnership shall be carried on under the name & style of "M/S SHIDDHI VINAYAK DEVELOPERS" hereinafter called the 'FIRM'.
4. That the principal place of the business shall be located at H.NO. 62 Near Chota Gurudwara, Joraphatak Road , Dhanbad – 826001, Post Office- Dhanbad, Police station- Dhansar in the District of Dhanbad, which shall be treated as its head office. The parties however by mutual agreement shift the same to some other place or open branch/ branches at some other place / places.

Suman Kumar Adwani
Suman Kumar Adwani

Rishi Kumar
Rishi Kumar

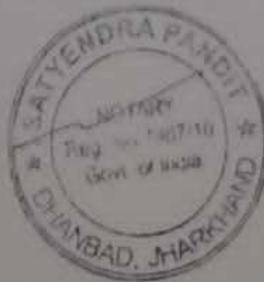


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- IV. To refer and settle all claims, disputes differences etc. relating to and arising out of the development of projects or contract works, workmen or other as mentioned hereinbefore for and on behalf of the firm.
 - V. To refer to arbitration any dispute claims. difference arising out of the development of projects or contract works and to sign the arbitration clause agreements, work order and or to enter into compromise settlement etc whether by giving up a portion of the claim or not and to grant receipt, discharge etc. in full and final settlement of all matters there to in all the department for and on behalf of the firm. All such reference to the arbitration shall be according to the arbitration and condition act 1996 (Act 26 of 1996)
 - VI. To receive cheques, drafts, hundies, pay orders and any other type of instrument and make payment of the monthly emoluments, fees or any other bills payable in connection with the contract job legal charges, income tax sales tax demand for and on behalf of firm.
 - VII. To appeal, to move and file petition in any proceedings and to accept service of notice, to produce and to take back documents and to apply for and take delivery of copies, to authorize and appoint representatives to do all act and deeds in all courts, revenue offices and all other taxation and recovery acts, apply for refunds and receive refund vouchers and to encash refund vouchers cheques and payorders, to arrange for and accept any compromise on behalf of the firm in any proceeding to inspect files, records and papers and documents filed and ordered there in to represent the firm in all matters and to do every other necessary and lawful act.
21. That the parties may by mutual consent add to alter, modify or vary the terms of this partnership or any of them
22. That the partnership shall be governed by the provision of the Indian partnership act, 1932 as amended from time to time save and except which is specifically provided otherwise in this deed.
23. That all disputes arising in the conduct of the business of the partnership firm as between them or originating either in the construction, interpretation or operation of the term or terms of this partnership deed or any other difference arising between the partners, which cannot be mutually resolved, shall be referred to the arbitration of a sole arbitrator within 15 days of notice of commencement of the arbitration. The laws of India shall apply to this deed. The seat and venue shall be in Dhanbad.

Satyendra Pandey
Satyendra Pandey

7-7/10
Lilhi Kumar



16. That if in the best interest of the firm, admission of a new partner or partners or partners is deemed advisable, the partners reserve their right by mutual agreement to admit one or more partner or partners into the firm on such terms and conditions as may be agreed upon mutually by and amongst the continuing partners and the incoming partner or partner.
17. That none of the partners shall mortgage or hypothecate his interest or share in this firm to an outsider or otherwise alienate the same without the consent of the other partners obtained previously in writing.
18. That the partnership business shall not be dissolved on the death of any of the parties, but shall continue to be carried on by the surviving partners and or legal representative of the deceased partner and the partnership deed shall be deemed to have been reconstituted ipsofacto .
19. That none of the partners in case of any dispute amongst themselves shall be entitled to lock up the business premises, godown or officer of the partnership business nor shall be entitled to close the business or freeze the Bank Account /Accounts of the firm. In case any partner does so he shall be held liable and responsible for all the losses that may be caused to partnership for his such activities.
20. That the partners hereby authorize each other to do the following acts jointly or severally for and on behalf of the firm.
 - I. To carry on, manage and conduct all business activity arising out of the development of projects or any contract work undertaken by the firm and in the name and on behalf of the firm including signing of tenders, quotations, accepting jobs, signing of all agreements, bills. Applications and giving notices for and on behalf of the firm and signing all other forms and giving valid receipts and / or discharge for and on behalf of the firm.
 - II. To appoint Engineers, agents, skilled workers for execution of development of projects or contract works, and also to appoint architect for survey preparation of plans and designing etc. and to appoint legal advisers and other competent person or persons in carrying out of business smoothly and efficiently and pay remuneration bonus or other emolument as would be necessary for and on behalf of the firm.
 - III. To receive payment against sale of flats/shops/any type of commercial spaces developed and constructed by the firm and enter into agreement for sale of flats/shops/commercial spaces etc. and to grant valid receipt/discharge against payment received.

Jyoti Kumar Adhikari
Jyoti Kumar Adhikari

Shilpi Kumar
Shilpi Kumar



:7:

IN WTTNESS WHEREOF THE PARTIES HERETO WHILE IN SOUND HEALTH AND PERFECT MIND AND OUT OF THEIR OWN FREE WILL AND CONSENT, SET AND SUBSCRIBE THEIR RESPECTIVE HANDS ON THE DAY MONTH AND YEAR FORST ABOVE WRITTEN.

WITNESSES:

1.

Hemant Kumar Adwani
HEMANT KUMAR ADWANI

2.

Gautam Kumar Adwani
GAUTAM KUMAR ADWANI

Sanjay Kumar Patwari
SANJAY KUMAR PATWARI

Satyendra Pandit
Attested
Satyendra Pandit
Notary Dhanbad

Rishi Kumar
RISHI KUMAR



Authorised
u/s 287 (i) (c) of the Cr. P.C. 1873
(Act No 11 of 1974) & u/s (B) (i)
of the Notaries Act 1952
(Act No 53 of 1952)





भारत सरकार

Government of India



गौतम कुमार आडवानी

Gautam Kumar Adwani

जन्म तिथि / DOB : 20/08/1971

पुरुष / Male



3785 1963 6154

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता:

S/O: सेठ गुदीननमला, छोटा
गुरुद्वारा के पास, गुरुनानक पुरा
जोडाफाटक, धनबाद, धनबाद,
झारखण्ड, 826001

Address:

S/O: Seth-Gurdinomal, near
chhota gurudwara, gurunanak
pura joraphatak, Dhanbad,
Dhanbad, Jharkhand, 826001

3785 1963 6154



1947
1800 300 1947



help@uidai.gov.in

WWW

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21 APR 2023



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 36c1052d9957119352e8

Receipt Date : 21-Apr-2023 12:41:34 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Partnership

District Name : Dhanbad

Stamp Duty Paid By : HEMANT KUMAR ADWANI

Purpose of stamp duty paid : PARTNERSHIP

First Party Name : HEMANT KUMAR ADWANI

Second Party Name : AS APPLICABLE

GRN Number : 2316829477

NOTARY
DHANBAD

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



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 मुद्राक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटोकॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्राक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्राक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Hemant Kumar Adwani
Hemant Kumar Adwani

Lishi Kumar
Lishi Kumar

:3:

5. That the Bank Account or Accounts to be opened in the firm's name shall be operated upon by the parties of the First or Second Part either jointly or severally.
6. That the partners shall contribute such amount or amounts towards their capital in the firm and the same shall be brought in as and when required. The amount standing to the credit of the capital accounts of the parties shall carry interest at the maximum rate of 12% per annum or such lower rates as may be prescribed under section 40(b) of the Income Tax Act, 1961 or any amendment thereof which may be in force in the relevant financial year. Interest may not be paid or paid at such lower rates as may be agreed upon between the parties in case the profits available before providing for such interest is insufficient. In case of requirements the partners may obtain loans from Bank, Financial institution or other financiers as mutually agreed upon between them for the smooth running of the business.
7. That the parties of being working partner shall devote their time and attention in the conduct of affairs of the partnership business as the circumstances and business need may require. The remuneration payable to the above said working partners shall be computed in the manner laid down in explanation 3 to section 40(b) of the Income Tax Act 1961 or any other applicable provision as may be in force in the I. T. assessment of the PARTNERSHIP FIRM of the relevant accounting year. Such amount shall be distributed between the said working partners in their profit / loss sharing ratio. Such remuneration shall be calculated at the close of the accounting year and shall be credited to the account of each working partners. The working partners shall be entitled to withdraw out of remuneration for their personal needs from time to time.
8. That the net profit or god forbids the losses of the firm after deduction of all expresses as well as interest and salary / remuneration payable to the partners shall be shared or distributed by the partners in the following proportion.

FIRST PARTY	HEMANT KUMAR ADWANI	25.00% SHARE
SECOND PARTY	GAUTAM KUMAR ADWANI	25.00% SHARE
THIRD PARTY	SANJAY KUMAR PATWARI	25.00% SHARE
FORTH PARTY	RISHI KUMAR	25.00% SHARE

Hemant Kumar Adwani
Gautam Kumar Adwani

Rishi Kumar



Contd...Pg/ 4

:4:

9. Bank Account or Accounts shall be opened in the name of the Partnership Firm. All account/s shall be operated upon by HEMANT KUMAR ADWANI & GAUTAM KUMAR ADWANI. All moneys or negotiable instruments received from and on behalf and/or on account of the Partnership business/profession shall be paid/deposited into such banking account or accounts in the name of the Partnership.
10. That any partner who wish to retire from the business shall do so by giving one months notice in writing to the other partner / partner or leaving such a notice at the principal place of business, but the formality of such a notice may be waived if the firm is dissolved at any time with the mutual consent of all the partners. In case one of the partners desired to retire from the firm and other likes to continue the same. In such event remaining partners entitled to carry on or continue the business shall pay the share of outgoing partner with his capital only up to the date of his retirement.
11. That the accounting year of the partnership shall be the financial year ending 31st March every year. So soon as may be after the close of each accounting year all accounts of partnership business shall be adjusted and a profit & loss account and balance sheet shall be prepared.
12. That proper book of accounts shall be maintained according to the trade custom recording therein all the transaction of the firm truly and faithfully as and when they occur. Each of the partners shall have right to access, to inspect and to take extract from the book of accounts preferably during the business hours. In absence of book of accounts the net profit shall be estimated as mutually agreed upon between the parties
13. That unless otherwise decided by the partners, the business of the firm shall be carried on and controlled by the partners generally with the aid and assistance of the employees of the firm.
14. That the partners will, by the mutual consent withdraw such amount or amounts as may be deemed required for their personal expresses which will be debited to their respective drawing account to be opened for the purpose.
15. That the partners shall carry on the of the firm to the greatest common advantage, be just and faithful to each other and render true and accurate information of all things effecting the firm or any of the partners of his legal representative.

हेमंत कुमार अद्वानी
Gautam Kumar Adwani

गो-य पो-1
Hishi Kumar



Contd...Pg/ 5

:2:

WHEREAS the parties hereto above named desirous of doing business of real estate developer, sale & purchase of land & building, real estate agents and all types of contract works under Central/ State Government Departments, Public/ Private Sector undertakings or any other Organization etc. in co-partnership under the name & style of "M/S SHIDDHI VINAYAK DEVELOPERS" with its principal place of business at H.No 62, Near Chota Gurudwara, Joraphatak Road, Dhanbad-826001 Post Office- Dhanbad, Police Station- Dhansar, in the District of Dhanbad on and from 21st Day of April, 2023 and accordingly the partnership was formed and commenced functioning on and from 21st Day of April, 2023 and

WHEREAS under the circumstances it has been considered advisable to make out a format instrument of partnership incorporating therein the terms and conditions of the partnership formed by and amongst them.

NOW THIS DEED OF PARTNERSHIP WITNESSETH AND THE PARTIES HERETO HEREBY MUTUALLY AGREE AND COVENANT WITH EACH OTHER AS FOLLOWS:

1. That this partnership has been formed and has commenced functioning on and from 21st Day of April, 2023.
2. That the business of the partnership shall be that of Builders or Developers i.e. construction of residential & Commercial Complexes and civil structures and sale thereof, real estate agent and execution of all types of contract works with the central/ state govt. departments, private/ public sector undertakings or any other organization or shall be of such other nature the parties hereto may agree upon and decide mutually from time to time.
3. That the business of the partnership shall be carried on under the name & style of "M/S SHIDDHI VINAYAK DEVELOPERS" hereinafter called the 'FIRM'.
4. That the principal place of the business shall be located at H.NO. 62 Near Chota Gurudwara, Joraphatak Road , Dhanbad – 826001, Post Office- Dhanbad, Police station- Dhansar in the District of Dhanbad, which shall be treated as its head office. The parties however by mutual agreement shift the same to some other place or open branch/ branches at some other place / places.

Suman Kumar Adwani
Suman Kumar Adwani

Rishi Kumar
Rishi Kumar

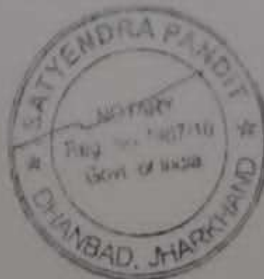


Contd...Pg/ 3

- IV. To refer and settle all claims, disputes differences etc. relating to and arising out of the development of projects or contract works, workmen or other as mentioned hereinbefore for and on behalf of the firm.
 - V. To refer to arbitration any dispute claims. difference arising out of the development of projects or contract works and to sign the arbitration clause agreements, work order and or to enter into compromise settlement etc whether by giving up a portion of the claim or not and to grant receipt, discharge etc. in full and final settlement of all matters there to in all the department for and on behalf of the firm. All such reference to the arbitration shall be according to the arbitration and condition act 1996 (Act 26 of 1996)
 - VI. To receive cheques, drafts, hundies, pay orders and any other type of instrument and make payment of the monthly emoluments, fees or any other bills payable in connection with the contract job legal charges, income tax sales tax demand for and on behalf of firm.
 - VII. To appeal, to move and file petition in any proceedings and to accept service of notice, to produce and to take back documents and to apply for and take delivery of copies, to authorize and appoint representatives to do all act and deeds in all courts, revenue offices and all other taxation and recovery acts, apply for refunds and receive refund vouchers and to encash refund vouchers cheques and payorders, to arrange for and accept any compromise on behalf of the firm in any proceeding to inspect files, records and papers and documents filed and ordered there in to represent the firm in all matters and to do every other necessary and lawful act.
21. That the parties may by mutual consent add to alter, modify or vary the terms of this partnership or any of them
22. That the partnership shall be governed by the provision of the Indian partnership act, 1932 as amended from time to time save and except which is specifically provided otherwise in this deed.
23. That all disputes arising in the conduct of the business of the partnership firm as between them or originating either in the construction, interpretation or operation of the term or terms of this partnership deed or any other difference arising between the partners, which cannot be mutually resolved, shall be referred to the arbitration of a sole arbitrator within 15 days of notice of commencement of the arbitration. The laws of India shall apply to this deed. The seat and venue shall be in Dhanbad.

Signature of Satendra Pandey
Satendra Kumar Adhikari

Signature of Shashi Kumar
Shashi Kumar



16. That if in the best interest of the firm, admission of a new partner or partners or partners is deemed advisable, the partners reserve their right by mutual agreement to admit one or more partner or partners into the firm on such terms and conditions as may be agreed upon mutually by and amongst the continuing partners and the incoming partner or partner.
17. That none of the partners shall mortgage or hypothecate his interest or share in this firm to an outsider or otherwise alienate the same without the consent of the other partners obtained previously in writing.
18. That the partnership business shall not be dissolved on the death of any of the parties, but shall continue to be carried on by the surviving partners and or legal representative of the deceased partner and the partnership deed shall be deemed to have been reconstituted ipsofacto .
19. That none of the partners in case of any dispute amongst themselves shall be entitled to lock up the business premises, godown or officer of the partnership business nor shall be entitled to close the business or freeze the Bank Account /Accounts of the firm. In case any partner does so he shall be held liable and responsible for all the losses that may be caused to partnership for his such activities.
20. That the partners hereby authorize each other to do the following acts jointly or severally for and on behalf of the firm.
 - I. To carry on, manage and conduct all business activity arising out of the development of projects or any contract work undertaken by the firm and in the name and on behalf of the firm including signing of tenders, quotations, accepting jobs, signing of all agreements, bills. Applications and giving notices for and on behalf of the firm and signing all other forms and giving valid receipts and / or discharge for and on behalf of the firm.
 - II. To appoint Engineers, agents, skilled workers for execution of development of projects or contract works, and also to appoint architect for survey preparation of plans and designing etc. and to appoint legal advisers and other competent person or persons in carrying out of business smoothly and efficiently and pay remuneration bonus or other emolument as would be necessary for and on behalf of the firm.
 - III. To receive payment against sale of flats/shops/any type of commercial spaces developed and constructed by the firm and enter into agreement for sale of flats/shops/commercial spaces etc. and to grant valid receipt/discharge against payment received.

Jyoti Kumar Adhikari
Jyoti Kumar Adhikari

Shilpi Kumar
Shilpi Kumar



Contd...Pg/ 6

:7:

IN WTTNESS WHEREOF THE PARTIES HERETO WHILE IN SOUND HEALTH AND PERFECT MIND AND OUT OF THEIR OWN FREE WILL AND CONSENT, SET AND SUBSCRIBE THEIR RESPECTIVE HANDS ON THE DAY MONTH AND YEAR FORST ABOVE WRITTEN.

WITNESSES:

1.

Hemant Kumar Adwani
HEMANT KUMAR ADWANI

2.

Gautam Kumar Adwani
GAUTAM KUMAR ADWANI

Sanjay Kumar Patwari
SANJAY KUMAR PATWARI

Satyendra Pandit
Attested
Satyendra Pandit
Notary Dhanbad

Rishi Kumar
RISHI KUMAR



Authorised
u/s 287 (i) (c) of the Cr. P.C. 1873
(Act No 11 of 1974) & u/s (B) (i)
of the Notaries Act 1952
(Act No 53 of 1952)





भारत सरकार

Government of India



संजय कुमार पटवारी
Sanjay Kumar Patwari
जन्म तिथि/DOB: 28/08/1970
पुरुष/ MALE

Issue Date: 31/08/2016

2711 5388 5168

VID : 9185 7642 5520 0193

मेरा **आधार**, मेरी पहचान

Download Date: 24/07/2021



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O राधे श्याम पटवारी,
राधानगर थाना महुदा,
पदुगोडा, धनबाद,
आरखण्ड - 828305

Address:

S/O Radhe Shyam Patwari,
RADHANAGAR THANA
MOHUDA, Padugora, Dhanbad
Jharkhand - 828305

2711 5388 5168

MERA AADHAAR, MERI PEHACHAN

21 APR 2023



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 36c1052d9957119352e8

Receipt Date : 21-Apr-2023 12:41:34 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Partnership

District Name : Dhanbad

Stamp Duty Paid By : HEMANT KUMAR ADWANI

Purpose of stamp duty paid : PARTNERSHIP

First Party Name : HEMANT KUMAR ADWANI

Second Party Name : AS APPLICABLE

GRN Number : 2316829477

NOTARY
DHANBAD

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



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 मुद्राक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटोकॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्राक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्राक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Hemant Kumar Adwani
Hemant Kumar Adwani

Lishi Kumar
Lishi Kumar

5. That the Bank Account or Accounts to be opened in the firm's name shall be operated upon by the parties of the First or Second Part either jointly or severally.
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THIRD PARTY	SANJAY KUMAR PATWARI	25.00% SHARE
FORTH PARTY	RISHI KUMAR	25.00% SHARE

Hemant Kumar Adwani
Gautam Kumar Adwani

Rishi Kumar

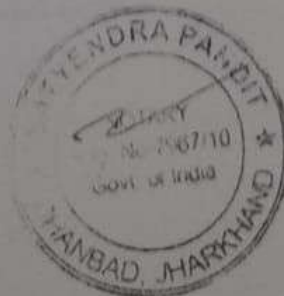


:4:

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15. That the partners shall carry on the of the firm to the greatest common advantage, be just and faithful to each other and render true and accurate information of all things effecting the firm or any of the partners of his legal representative.

हेमंत कुमार अद्वानी
Gautam Kumar Adwani

गोप केशरी
Gishi Kumar



Contd...Pg/ 5

:2:

WHEREAS the parties hereto above named desirous of doing business of real estate developer, sale & purchase of land & building, real estate agents and all types of contract works under Central/ State Government Departments, Public/ Private Sector undertakings or any other Organization etc. in co-partnership under the name & style of "M/S SHIDDHI VINAYAK DEVELOPERS" with its principal place of business at H.No 62, Near Chota Gurudwara, Joraphatak Road, Dhanbad-826001 Post Office- Dhanbad, Police Station- Dhansar, in the District of Dhanbad on and from 21st Day of April, 2023 and accordingly the partnership was formed and commenced functioning on and from 21st Day of April, 2023 and

WHEREAS under the circumstances it has been considered advisable to make out a format instrument of partnership incorporating therein the terms and conditions of the partnership formed by and amongst them.

NOW THIS DEED OF PARTNERSHIP WITNESSETH AND THE PARTIES HERETO HEREBY MUTUALLY AGREE AND COVENANT WITH EACH OTHER AS FOLLOWS:

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2. That the business of the partnership shall be that of Builders or Developers i.e. construction of residential & Commercial Complexes and civil structures and sale thereof, real estate agent and execution of all types of contract works with the central/ state govt. departments, private/ public sector undertakings or any other organization or shall be of such other nature the parties hereto may agree upon and decide mutually from time to time.
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Suman Kumar Adwani
Suman Kumar Adwani

Rishi Kumar

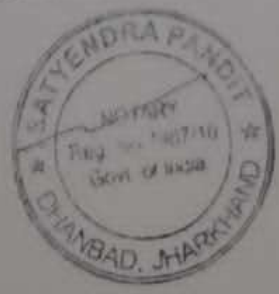


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- IV. To refer and settle all claims, disputes differences etc. relating to and arising out of the development of projects or contract works, workmen or other as mentioned hereinbefore for and on behalf of the firm.
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21. That the parties may by mutual consent add to alter, modify or vary the terms of this partnership or any of them
22. That the partnership shall be governed by the provision of the Indian partnership act, 1932 as amended from time to time save and except which is specifically provided otherwise in this deed.
23. That all disputes arising in the conduct of the business of the partnership firm as between them or originating either in the construction, interpretation or operation of the term or terms of this partnership deed or any other difference arising between the partners, which cannot be mutually resolved, shall be referred to the arbitration of a sole arbitrator within 15 days of notice of commencement of the arbitration. The laws of India shall apply to this deed. The seat and venue shall be in Dhanbad.

Satyendra Pandey
Satyendra Pandey

7-7/10
Shibi Kumar



16. That if in the best interest of the firm, admission of a new partner or partners or partners is deemed advisable, the partners reserve their right by mutual agreement to admit one or more partner or partners into the firm on such terms and conditions as may be agreed upon mutually by and amongst the continuing partners and the incoming partner or partner.
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 - II. To appoint Engineers, agents, skilled workers for execution of development of projects or contract works, and also to appoint architect for survey preparation of plans and designing etc. and to appoint legal advisers and other competent person or persons in carrying out of business smoothly and efficiently and pay remuneration bonus or other emolument as would be necessary for and on behalf of the firm.
 - III. To receive payment against sale of flats/shops/any type of commercial spaces developed and constructed by the firm and enter into agreement for sale of flats/shops/commercial spaces etc. and to grant valid receipt/discharge against payment received.

Jayant Kumar Adhikari
Jayant Kumar Adhikari

Shilpi Kumar
Shilpi Kumar



Contd...Pg/ 6

:7:

IN WTTNESS WHEREOF THE PARTIES HERETO WHILE IN SOUND HEALTH AND PERFECT MIND AND OUT OF THEIR OWN FREE WILL AND CONSENT, SET AND SUBSCRIBE THEIR RESPECTIVE HANDS ON THE DAY MONTH AND YEAR FORST ABOVE WRITTEN.

WITNESSES:

1.

Hemant Kumar Adwani
HEMANT KUMAR ADWANI

2.

Gautam Kumar Adwani
GAUTAM KUMAR ADWANI

Sanjay Kumar Patwari
SANJAY KUMAR PATWARI

Satyendra Pandit
Attested
Satyendra Pandit
Notary Dhanbad

Rishi Kumar
RISHI KUMAR



Authorised
u/s 287 (i) (c) of the Cr. P.C. 1873
(Act No 11 of 1974) & u/s (B) (i)
of the Notaries Act 1952
(Act No 53 of 1952)





सत्यमेव जयते
भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1218/90056/11302

To
ऋषि कुमार
Rishi Kumar
S/O: Arun Kumar Singh
Near Balika Prathmik Vidyalaya New Bank Colony
Saraidhela
Phuphuadi
Saraidhela
Govindpur Dhanbad
Jharkhand 828127
9431726435

11/02/2014
118037278



ML180372788FT



आपका आधार क्रमांक / Your Aadhaar No. :

4313 5742 7034

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



ऋषि कुमार
Rishi Kumar
जन्म तिथि / DOB : 31/12/1981
पुरुष / Male



4313 5742 7034

आधार - आम आदमी का अधिकार

0349739

क्रमांक
S. No. 96

केन्द्रीय माध्यमिक शिक्षा बोर्ड
CENTRAL BOARD OF SECONDARY EDUCATION

अंक विवरणिका MARKS STATEMENT

सेकण्डरी स्कूल परीक्षा, 1996

ALL INDIA SECONDARY SCHOOL EXAMINATION, 1996

(8012)

नाम
NAME

RISHI KUMAR

अनुक्रमांक
ROLL NO.

5101885

जन्म तिथि

DATE OF BIRTH

31ST DECEMBER NINETEEN HUNDRED EIGHTY ONE

कोड CODE	विषय SUBJECT	प्राप्तांक MARKS OBTAINED				स्थितीय ग्रेड POSITIONAL GRADE
		लि. TH	प्रे. PR	कुल TOTAL	शब्दों में TOTAL IN WORDS	
001	ENGLISH COURSE-A	040	XXX	040	FORTY	D1
002	HINDI COURSE-A	061	XXX	061	SIXTY ONE	A2
041	MATHEMATICS	033	XXX	033	THIRTY THREE	D2
086	SCIENCE WITH PRAC.	015	025	040	FORTY	D1
087	SOCIAL SCIENCE	033	XXX	033	THIRTY THREE	D2
500	WORK EXPERIENCE					D2
502	PHY & HEALTH EDUCA					A1
506	ART EDUCATION					A2

PASS

परिणाम Result

Abbreviations: आद्यक्षरों का अर्थ

AB: Absent in the Subject विषय में अनुपस्थित

Ex: Exempted छूट-प्राप्त

* Appeared in compartmental examination पूरक परीक्षा में बैठे

दिल्ली Delhi

दिनांक Dated

03-06-96



परीक्षा नियंत्रक

Controller of Examinations

BIHAR INTERMEDIATE EDUCATION COUNCIL



PATNA

MARKS STATEMENT, 2001

The following are the marks obtained by **RISHI KUMAR**

College **FIROZ GANDHI COLLEGE, KARBIGAHIA, PATNA**

Roll Code **1164** No. **10225** Enlistment No. **P-7149-99**

at the Annual Intermediate **SCIENCE** Examination 2001 held in the month of **FEBRUARY 2001**

SUBJECT NAME	Full Mks	Pass Mks	Mks. I	Mks. II	Theory Total	Practical Marks	R		Subject Total	Agg Mks. Result
							Th.	Pr.		
01. COMPULSORY :										
RBH	100	030	056		056				056	
ENG	200	060	058	057	115				115	
02. OPTIONAL :										
PHY	200	065	030	042	072	048			120	
CHE	200	065	045	032	077	048			125	
MAT	200	060	062	073	135				135	
03. ADDITIONAL :										
04. VOCATIONAL :										
ST	100	030	012		012	076			088	
										609 1st DIV

Date : 30/05/2001

Dinesh Kumar
Secretary

21 APR 2023



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 36c1052d9957119352e8

Receipt Date : 21-Apr-2023 12:41:34 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Partnership

District Name : Dhanbad

Stamp Duty Paid By : HEMANT KUMAR ADWANI

Purpose of stamp duty paid : PARTNERSHIP

First Party Name : HEMANT KUMAR ADWANI

Second Party Name : AS APPLICABLE

GRN Number : 2316829477

NOTARY
DHANBAD

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



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 मुद्राक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटोकॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्राक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्राक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Hemant Kumar Adwani
Hemant Kumar Adwani

Lishi Kumar
Lishi Kumar

5. That the Bank Account or Accounts to be opened in the firm's name shall be operated upon by the parties of the First or Second Part either jointly or severally.
6. That the partners shall contribute such amount or amounts towards their capital in the firm and the same shall be brought in as and when required. The amount standing to the credit of the capital accounts of the parties shall carry interest at the maximum rate of 12% per annum or such lower rates as may be prescribed under section 40(b) of the Income Tax Act, 1961 or any amendment thereof which may be in force in the relevant financial year. Interest may not be paid or paid at such lower rates as may be agreed upon between the parties in case the profits available before providing for such interest is insufficient. In case of requirements the partners may obtain loans from Bank, Financial institution or other financiers as mutually agreed upon between them for the smooth running of the business.
7. That the parties of being working partner shall devote their time and attention in the conduct of affairs of the partnership business as the circumstances and business need may require. The remuneration payable to the above said working partners shall be computed in the manner laid down in explanation 3 to section 40(b) of the Income Tax Act 1961 or any other applicable provision as may be in force in the I. T. assessment of the PARTNERSHIP FIRM of the relevant accounting year. Such amount shall be distributed between the said working partners in their profit / loss sharing ratio. Such remuneration shall be calculated at the close of the accounting year and shall be credited to the account of each working partners. The working partners shall be entitled to withdraw out of remuneration for their personal needs from time to time.
8. That the net profit or god forbids the losses of the firm after deduction of all expresses as well as interest and salary / remuneration payable to the partners shall be shared or distributed by the partners in the following proportion.

FIRST PARTY	HEMANT KUMAR ADWANI	25.00% SHARE
SECOND PARTY	GAUTAM KUMAR ADWANI	25.00% SHARE
THIRD PARTY	SANJAY KUMAR PATWARI	25.00% SHARE
FORTH PARTY	RISHI KUMAR	25.00% SHARE

Hemant Kumar Adwani
Gautam Kumar Adwani

Rishi Kumar

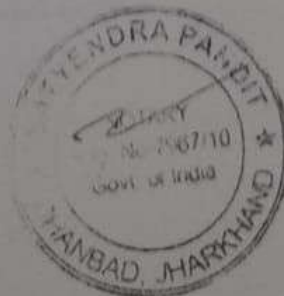


:4:

9. Bank Account or Accounts shall be opened in the name of the Partnership Firm. All account/s shall be operated upon by HEMANT KUMAR ADWANI & GAUTAM KUMAR ADWANI. All moneys or negotiable instruments received from and on behalf and/or on account of the Partnership business/profession shall be paid/deposited into such banking account or accounts in the name of the Partnership.
10. That any partner who wish to retire from the business shall do so by giving one months notice in writing to the other partner / partner or leaving such a notice at the principal place of business, but the formality of such a notice may be waived if the firm is dissolved at any time with the mutual consent of all the partners. In case one of the partners desired to retire from the firm and other likes to continue the same. In such event remaining partners entitled to carry on or continue the business shall pay the share of outgoing partner with his capital only up to the date of his retirement.
11. That the accounting year of the partnership shall be the financial year ending 31st March every year. So soon as may be after the close of each accounting year all accounts of partnership business shall be adjusted and a profit & loss account and balance sheet shall be prepared.
12. That proper book of accounts shall be maintained according to the trade custom recording therein all the transaction of the firm truly and faithfully as and when they occur. Each of the partners shall have right to access, to inspect and to take extract from the book of accounts preferably during the business hours. In absence of book of accounts the net profit shall be estimated as mutually agreed upon between the parties
13. That unless otherwise decided by the partners, the business of the firm shall be carried on and controlled by the partners generally with the aid and assistance of the employees of the firm.
14. That the partners will, by the mutual consent withdraw such amount or amounts as may be deemed required for their personal expresses which will be debited to their respective drawing account to be opened for the purpose.
15. That the partners shall carry on the of the firm to the greatest common advantage, be just and faithful to each other and render true and accurate information of all things effecting the firm or any of the partners of his legal representative.

हेमंत कुमार अद्वानी
Gautam Kumar Adwani

गोप केशरी
Gishi Kumar



Contd...Pg/ 5

:2:

WHEREAS the parties hereto above named desirous of doing business of real estate developer, sale & purchase of land & building, real estate agents and all types of contract works under Central/ State Government Departments, Public/ Private Sector undertakings or any other Organization etc. in co-partnership under the name & style of "M/S SHIDDHI VINAYAK DEVELOPERS" with its principal place of business at H.No 62, Near Chota Gurudwara, Joraphatak Road, Dhanbad-826001 Post Office- Dhanbad, Police Station- Dhansar, in the District of Dhanbad on and from 21st Day of April, 2023 and accordingly the partnership was formed and commenced functioning on and from 21st Day of April, 2023 and

WHEREAS under the circumstances it has been considered advisable to make out a format instrument of partnership incorporating therein the terms and conditions of the partnership formed by and amongst them.

NOW THIS DEED OF PARTNERSHIP WITNESSETH AND THE PARTIES HERETO HEREBY MUTUALLY AGREE AND COVENANT WITH EACH OTHER AS FOLLOWS:

1. That this partnership has been formed and has commenced functioning on and from 21st Day of April, 2023.
2. That the business of the partnership shall be that of Builders or Developers i.e. construction of residential & Commercial Complexes and civil structures and sale thereof, real estate agent and execution of all types of contract works with the central/ state govt. departments, private/ public sector undertakings or any other organization or shall be of such other nature the parties hereto may agree upon and decide mutually from time to time.
3. That the business of the partnership shall be carried on under the name & style of "M/S SHIDDHI VINAYAK DEVELOPERS" hereinafter called the 'FIRM'.
4. That the principal place of the business shall be located at H.NO. 62 Near Chota Gurudwara, Joraphatak Road , Dhanbad – 826001, Post Office- Dhanbad, Police station- Dhansar in the District of Dhanbad, which shall be treated as its head office. The parties however by mutual agreement shift the same to some other place or open branch/ branches at some other place / places.

Suman Kumar Adwani
Suman Kumar Adwani

Rishi Kumar

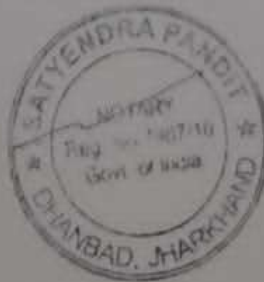


Contd...Pg/ 3

- IV. To refer and settle all claims, disputes differences etc. relating to and arising out of the development of projects or contract works, workmen or other as mentioned hereinbefore for and on behalf of the firm.
 - V. To refer to arbitration any dispute claims. difference arising out of the development of projects or contract works and to sign the arbitration clause agreements, work order and or to enter into compromise settlement etc whether by giving up a portion of the claim or not and to grant receipt, discharge etc. in full and final settlement of all matters there to in all the department for and on behalf of the firm. All such reference to the arbitration shall be according to the arbitration and condition act 1996 (Act 26 of 1996)
 - VI. To receive cheques, drafts, hundies, pay orders and any other type of instrument and make payment of the monthly emoluments, fees or any other bills payable in connection with the contract job legal charges, income tax sales tax demand for and on behalf of firm.
 - VII. To appeal, to move and file petition in any proceedings and to accept service of notice, to produce and to take back documents and to apply for and take delivery of copies, to authorize and appoint representatives to do all act and deeds in all courts, revenue offices and all other taxation and recovery acts, apply for refunds and receive refund vouchers and to encash refund vouchers cheques and payorders, to arrange for and accept any compromise on behalf of the firm in any proceeding to inspect files, records and papers and documents filed and ordered there in to represent the firm in all matters and to do every other necessary and lawful act.
21. That the parties may by mutual consent add to alter, modify or vary the terms of this partnership or any of them
22. That the partnership shall be governed by the provision of the Indian partnership act, 1932 as amended from time to time save and except which is specifically provided otherwise in this deed.
23. That all disputes arising in the conduct of the business of the partnership firm as between them or originating either in the construction, interpretation or operation of the term or terms of this partnership deed or any other difference arising between the partners, which cannot be mutually resolved, shall be referred to the arbitration of a sole arbitrator within 15 days of notice of commencement of the arbitration. The laws of India shall apply to this deed. The seat and venue shall be in Dhanbad.

Satyendra Pandey
Satyendra Pandey

7-7/10
Lilhi Kumar



16. That if in the best interest of the firm, admission of a new partner or partners or partners is deemed advisable, the partners reserve their right by mutual agreement to admit one or more partner or partners into the firm on such terms and conditions as may be agreed upon mutually by and amongst the continuing partners and the incoming partner or partner.
17. That none of the partners shall mortgage or hypothecate his interest or share in this firm to an outsider or otherwise alienate the same without the consent of the other partners obtained previously in writing.
18. That the partnership business shall not be dissolved on the death of any of the parties, but shall continue to be carried on by the surviving partners and or legal representative of the deceased partner and the partnership deed shall be deemed to have been reconstituted ipsofacto .
19. That none of the partners in case of any dispute amongst themselves shall be entitled to lock up the business premises, godown or officer of the partnership business nor shall be entitled to close the business or freeze the Bank Account /Accounts of the firm. In case any partner does so he shall be held liable and responsible for all the losses that may be caused to partnership for his such activities.
20. That the partners hereby authorize each other to do the following acts jointly or severally for and on behalf of the firm.
 - I. To carry on, manage and conduct all business activity arising out of the development of projects or any contract work undertaken by the firm and in the name and on behalf of the firm including signing of tenders, quotations, accepting jobs, signing of all agreements, bills. Applications and giving notices for and on behalf of the firm and signing all other forms and giving valid receipts and / or discharge for and on behalf of the firm.
 - II. To appoint Engineers, agents, skilled workers for execution of development of projects or contract works, and also to appoint architect for survey preparation of plans and designing etc. and to appoint legal advisers and other competent person or persons in carrying out of business smoothly and efficiently and pay remuneration bonus or other emolument as would be necessary for and on behalf of the firm.
 - III. To receive payment against sale of flats/shops/any type of commercial spaces developed and constructed by the firm and enter into agreement for sale of flats/shops/commercial spaces etc. and to grant valid receipt/discharge against payment received.

Sanjay Kumar Adhikari
Sanjay Kumar Adhikari

Shilpi Kumar
Shilpi Kumar



:7:

IN WTTNESS WHEREOF THE PARTIES HERETO WHILE IN SOUND HEALTH AND PERFECT MIND AND OUT OF THEIR OWN FREE WILL AND CONSENT, SET AND SUBSCRIBE THEIR RESPECTIVE HANDS ON THE DAY MONTH AND YEAR FORST ABOVE WRITTEN.

WITNESSES:

1.

Hemant Kumar Adwani
HEMANT KUMAR ADWANI

2.

Gautam Kumar Adwani
GAUTAM KUMAR ADWANI

Sanjay Kumar Patwari
SANJAY KUMAR PATWARI

Satyendra Pandit
Attested
Satyendra Pandit
Notary Dhanbad

Rishi Kumar
RISHI KUMAR



Authorised
u/s 287 (i) (c) of the Cr. P.C. 1873
(Act No 11 of 1974) & u/s (B) (i)
of the Notaries Act 1952
(Act No 53 of 1952)

21 APR 2023



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 36c1052d9957119352e8

Receipt Date : 21-Apr-2023 12:41:34 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Partnership

District Name : Dhanbad

Stamp Duty Paid By : HEMANT KUMAR ADWANI

Purpose of stamp duty paid : PARTNERSHIP

First Party Name : HEMANT KUMAR ADWANI

Second Party Name : AS APPLICABLE

GRN Number : 2316829477

NOTARY
DHANBAD

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Hemant Kumar Adwani
Hemant Kumar Adwani

Lishi Kumar
Lishi Kumar

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Hemant Kumar Adwani
Gautam Kumar Adwani

Rishi Kumar

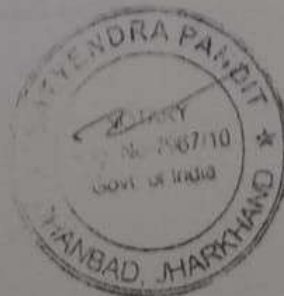


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15. That the partners shall carry on the of the firm to the greatest common advantage, be just and faithful to each other and render true and accurate information of all things effecting the firm or any of the partners of his legal representative.

हेमंत कुमार अद्वानी
Gautam Kumar Adwani

गौतम कुमार
Gautam Kumar



Contd...Pg/ 5

:2:

WHEREAS the parties hereto above named desirous of doing business of real estate developer, sale & purchase of land & building, real estate agents and all types of contract works under Central/ State Government Departments, Public/ Private Sector undertakings or any other Organization etc. in co-partnership under the name & style of "M/S SHIDDHI VINAYAK DEVELOPERS" with its principal place of business at H.No 62, Near Chota Gurudwara, Joraphatak Road, Dhanbad-826001 Post Office- Dhanbad, Police Station- Dhansar, in the District of Dhanbad on and from 21st Day of April, 2023 and accordingly the partnership was formed and commenced functioning on and from 21st Day of April, 2023 and

WHEREAS under the circumstances it has been considered advisable to make out a format instrument of partnership incorporating therein the terms and conditions of the partnership formed by and amongst them.

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Suman Kumar Adwani
Suman Kumar Adwani

Rishi Kumar

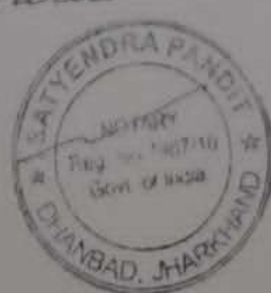


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- IV. To refer and settle all claims, disputes differences etc. relating to and arising out of the development of projects or contract works, workmen or other as mentioned hereinbefore for and on behalf of the firm.
 - V. To refer to arbitration any dispute claims. difference arising out of the development of projects or contract works and to sign the arbitration clause agreements, work order and or to enter into compromise settlement etc whether by giving up a portion of the claim or not and to grant receipt, discharge etc. in full and final settlement of all matters there to in all the department for and on behalf of the firm. All such reference to the arbitration shall be according to the arbitration and condition act 1996 (Act 26 of 1996)
 - VI. To receive cheques, drafts, hundies, pay orders and any other type of instrument and make payment of the monthly emoluments, fees or any other bills payable in connection with the contract job legal charges, income tax sales tax demand for and on behalf of firm.
 - VII. To appeal, to move and file petition in any proceedings and to accept service of notice, to produce and to take back documents and to apply for and take delivery of copies, to authorize and appoint representatives to do all act and deeds in all courts, revenue offices and all other taxation and recovery acts, apply for refunds and receive refund vouchers and to encash refund vouchers cheques and payorders, to arrange for and accept any compromise on behalf of the firm in any proceeding to inspect files, records and papers and documents filed and ordered there in to represent the firm in all matters and to do every other necessary and lawful act.
21. That the parties may by mutual consent add to alter, modify or vary the terms of this partnership or any of them
22. That the partnership shall be governed by the provision of the Indian partnership act, 1932 as amended from time to time save and except which is specifically provided otherwise in this deed.
23. That all disputes arising in the conduct of the business of the partnership firm as between them or originating either in the construction, interpretation or operation of the term or terms of this partnership deed or any other difference arising between the partners, which cannot be mutually resolved, shall be referred to the arbitration of a sole arbitrator within 15 days of notice of commencement of the arbitration. The laws of India shall apply to this deed. The seat and venue shall be in Dhanbad.

Signature of Satendra Pandey
Satendra Kumar Adhikari

Signature of Shashi Kumar
Shashi Kumar



16. That if in the best interest of the firm, admission of a new partner or partners or partners is deemed advisable, the partners reserve their right by mutual agreement to admit one or more partner or partners into the firm on such terms and conditions as may be agreed upon mutually by and amongst the continuing partners and the incoming partner or partner.
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20. That the partners hereby authorize each other to do the following acts jointly or severally for and on behalf of the firm.
 - I. To carry on, manage and conduct all business activity arising out of the development of projects or any contract work undertaken by the firm and in the name and on behalf of the firm including signing of tenders, quotations, accepting jobs, signing of all agreements, bills. Applications and giving notices for and on behalf of the firm and signing all other forms and giving valid receipts and / or discharge for and on behalf of the firm.
 - II. To appoint Engineers, agents, skilled workers for execution of development of projects or contract works, and also to appoint architect for survey preparation of plans and designing etc. and to appoint legal advisers and other competent person or persons in carrying out of business smoothly and efficiently and pay remuneration bonus or other emolument as would be necessary for and on behalf of the firm.
 - III. To receive payment against sale of flats/shops/any type of commercial spaces developed and constructed by the firm and enter into agreement for sale of flats/shops/commercial spaces etc. and to grant valid receipt/discharge against payment received.

Jyoti Kumar Adhikari
Jyoti Kumar Adhikari

Shilpi Kumar
Shilpi Kumar



:7:

IN WTTNESS WHEREOF THE PARTIES HERETO WHILE IN SOUND HEALTH AND PERFECT MIND AND OUT OF THEIR OWN FREE WILL AND CONSENT, SET AND SUBSCRIBE THEIR RESPECTIVE HANDS ON THE DAY MONTH AND YEAR FORST ABOVE WRITTEN.

WITNESSES:

1.

Hemant Kumar Adwani
HEMANT KUMAR ADWANI

2.

Gautam Kumar Adwani
GAUTAM KUMAR ADWANI

Sanjay Kumar Patwari
SANJAY KUMAR PATWARI

Satyendra Pandit
Attested
Satyendra Pandit
Notary Dhanbad

Rishi Kumar
RISHI KUMAR



Authorised
u/s 287 (i) (c) of the Cr. P.C. 1873
(Act No 11 of 1974) & u/s (B) (i)
of the Notaries Act 1952
(Act No 53 of 1952)



H.No. 62, Near Chhota Gurudwara, Jora Phatak Road
PS - Dhansar, Dhanbad - 826001
Mobile : 9334173055
Email : xxxxxxxxxxxxxxxxxxxxxxxx@gmail.com

TO WHOM IT MAY CONCERN

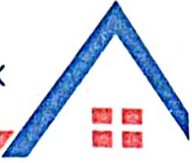
This is to certify that our "SIDDHI VINAYAK DEVLOPERS" vide G.S.T Number- 20AEZFS6262B1ZX C/O- HEMANT KUMAR ADWANI . Situated at Joraphatak Road Near Chota Guruduwara, P.O.- Dhansar, P.S.- Dhansar, District- Dhanbad. Is a Partnership Firm.

We hereby declare that we did not registered with any of the Govt. sector organization, PSU'S, ULBS'S or any other Govt. concern.

This is for kind information

1. Hemant Kumar Adwani
2. Hemant Kumar Adwani
3. [Signature]
4. Shikhi Kumar

Signature of Partners
SIDDHI VINAYAK DEVLOPERS,
PARTNERSHIP FIRM , Dhanbad



H.No. 62, Near Chhota Gurudwara, Jora Phatak Road
PS - Dhansar, Dhanbad - 826001
Mobile : 9334173055
Email : xxxxxxxxxxxxxxxxxxxxxxxx@gmail.com

TO WHOM IT MAY CONCERN

This is to certify that our "SIDDHI VINAYAK DEVLOPERS" vide G.S.T Number- 20AEZFS6262B1ZX C/O- HEMANT KUMAR ADWANI. Situated at Joraphatak Road Near Chota Guruduwara, P.O.- Dhansar, P.S.- Dhansar, District- Dhanbad. Is a Partnership Firm.

We hereby declare that we did not having any pending case against unauthorized construction of the sanctioned building plan.

This is for kind information

1. *Hemant Kumar Adwani*

2. *Gautam Kumar Adwani*

3. *[Signature]*

4. *Rishi Kumar*

Signature of Partners
SIDDHI VINAYAK DEVLOPERS,
PARTNERSHIP FIRM , Dhanbad



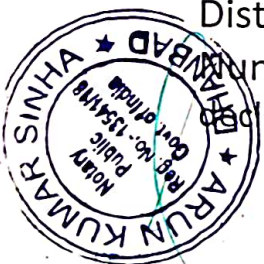
NOTARY
DHANBAD

Before the Notary Public, at Dhanbad

AFFIDAVIT

1. We, **HEMANT KUMAR ADWANI** -son of Late Seth Gurdinomal , aged about 50 years, by faith Hindu, by Occupation Builder & Developer, Resident of Joraphatak Road Near Chota Guruduvara, P.O.- Dhansar, P.S.- Dhansar, District- Dhanbad in the state of Jharkhand. Aadhar Number – 6739 5801 2349
2. **GAUTAM KUMAR ADWANI** son of Late Seth Gurdinomal , aged about 52 years, by faith Hindu, by Occupation Builder & Developer, Resident of Joraphatak Road Near Chota Guruduvara, .P.O.- Dhansar, P.S.- Dhansar, District- Dhanbad In The State of Jharkhand. Aadhar Number – 3785 1963 6154
3. **SANJAY KUMAR PATWARI** son of Radhey Shyam Patwari, .aged about 53 years, by faith Hindu, by Occupation Builder & Developer, Resident of Radha Nagar Mahuda, P.O.-Mahuda, P.S.-Mahuda, District- Dhanbad in the state of Jharkhand. Aadhar Number – 2711 5388 5168
4. **RISHI KUMAR** son of Sri Arun Kumar Singh, aged about 48 Years, By Faith Hindu, By Occupation Builder & Developer, Resident Of Near Balika Prathamc Vidyalaya, New Colony Saridhela Phuphuadi, P.S.- Saridhela, District- Dhanbad In The State of Jharkhand. Aadhar Number – 4313 5742 7034 do hereby solemnly affirm and declare as follows:-

14 JUL 2023
SI No. 03



1. We all are the Partners of “**SIDDHI VINAYAK DEVELOPERS**”, C/o Hemant Kumar Adwani. Situated at Joraphatak Road Near Chota Guruduwara, P.O.- Dhansar, P.S.- Dhansar, District- Dhanbad, Jharkhand.
2. Landed Property on the name of (1)**HEMANT KUMAR ADWANI**,(2) **GAUTAM KUMAR ADWANI** both S/o - Late **Seth Gurdinomal** having sale deed no - 3074/2552, Book No- I, Volume No -81 from page No 341 to 374 for the year 2013, dated-05/04/2013-, Mouza- Sabalpur, Mouza No-11, Khata no.27 (New Khata no-08 & 139) Plot No- 637,528 (New Plot No 440, 439 (P) in Dhanbad District, Total Area 45.85 dec.
3. Residential Property (Flat) on the name of –Jai Ganesh Complex Situated at –Joraphatak Dhanbad having Flat no-3, 5th floor under the Flat of Jai Ganesh Complex in the name/ owner of **HEMANT KUMAR ADWANI vide** House Number – 0310002523000A1 Dhanbad. Address of property Joraphatak Road Near Chota Guruduwara, P.O.- Dhansar, P.S.- Dhansar, District- Dhanbad and also Residential Property (Flat) on the name of Jai Ganesh Complex Situated at – Joraphatak Dhanbad having Flat no-1, 5th floor under the Flat of Jai Ganesh Complex in the name/ owner of **GAUTAM KUMAR ADWANI vide** House Number – 0310002523000A1.
4. Current market value of the both above said property is more than Rs. 100,00,000/- (one crore).



5. That, the statements made above are true to the best of our knowledge and belief and nothing has been wrongly or falsely stated and in the event of anything adverse is detected we shall be liable for the same.
6. That, we are swearing, this affidavit before the Authority concern for needful purpose.

VERIFICATION

Solemnly affirmed before The statement made me by the deponent, who is above are true to the best of our knowledge and belief. We sign this verification at Dhanbad on 14/07/2023

duly*R. Pand*.....Advocate ,
Dhanbad

1. *Signature of deponent*
2. *Signature of Advocate*
3. *Signature*
4. *Signature*

Signature of Deponent of **SIDDHI VINAYAK DEVELOPERS, PARTNERSHIP FIRM** , Dhanbad

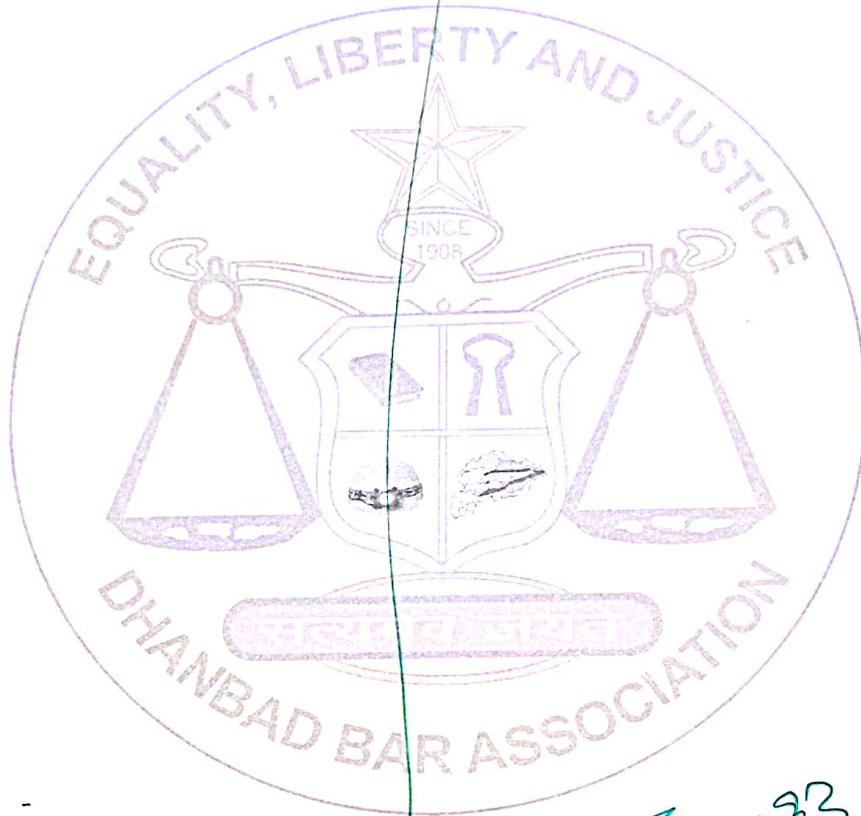
Identified by:

ADVOCATE

R. Pand
Adv.
14/7/23



APK
NOTARY DHANBAD
14.7.2023
Section 30 (c) of the Cr. P.C. 1973
(Act No 11 of 1974) & u/s (8) (ii) of the Notaries Act 1952 (Act No 53 of 1952)



ENRL. NO. JHP433/13

251510



DHANBAD BAR ASSOCIATION





सत्यमेव जयते
भारत सरकार



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1218/90056/11302

To
ऋषि कुमार
Rishi Kumar
S/O: Arun Kumar Singh
Near Balika Prathmik Vidyalaya New Bank Colony
Saraidhela
Phuphuadi
Saraidhela
Govindpur Dhanbad
Jharkhand 828127
9431726435

11/02/2014
118037278



ML180372788FT



आपका आधार क्रमांक / Your Aadhaar No. :

4313 5742 7034

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



ऋषि कुमार
Rishi Kumar
जन्म तिथि / DOB : 31/12/1981
पुरुष / Male



4313 5742 7034

आधार - आम आदमी का अधिकार

0349739

क्रमांक
S. No. 96

केन्द्रीय माध्यमिक शिक्षा बोर्ड
CENTRAL BOARD OF SECONDARY EDUCATION

अंक विवरणिका MARKS STATEMENT

सेकण्डरी स्कूल परीक्षा, 1996

ALL INDIA SECONDARY SCHOOL EXAMINATION, 1996

(8012)

नाम
NAME

RISHI KUMAR

अनुक्रमांक
ROLL NO.

5101885

जन्म तिथि

DATE OF BIRTH

31ST DECEMBER NINETEEN HUNDRED EIGHTY ONE

कोड CODE	विषय SUBJECT	प्राप्तांक MARKS OBTAINED				स्थितीय ग्रेड POSITIONAL GRADE
		लि. TH	प्रे. PR	कुल TOTAL	शब्दों में TOTAL IN WORDS	
001	ENGLISH COURSE-A	040	XXX	040	FORTY	D1
002	HINDI COURSE-A	061	XXX	061	SIXTY ONE	A2
041	MATHEMATICS	033	XXX	033	THIRTY THREE	D2
086	SCIENCE WITH PRAC.	015	025	040	FORTY	D1
087	SOCIAL SCIENCE	033	XXX	033	THIRTY THREE	D2
500	WORK EXPERIENCE					D2
502	PHY & HEALTH EDUCA					A1
506	ART EDUCATION					A2

PASS

परिणाम Result

Abbreviations: आद्यक्षरों का अर्थ

AB: Absent in the Subject विषय में अनुपस्थित

Ex: Exempted छूट-प्राप्त

* Appeared in compartmental examination पूरक परीक्षा में बैठे

दिल्ली Delhi

दिनांक Dated

03-06-96

K. Sharma.

परीक्षा नियंत्रक

Controller of Examinations

BIHAR INTERMEDIATE EDUCATION COUNCIL



PATNA

MARKS STATEMENT, 2001

The following are the marks obtained by **RISHI KUMAR**

College **FIROZ GANDHI COLLEGE, KARBIGAHIA, PATNA**

Roll Code **1164** No. **10225** Enlistment No. **P-7149-99**

at the Annual Intermediate **SCIENCE** Examination 2001 held in the month of **FEBRUARY 2001**

SUBJECT NAME	Full Mks	Pass Mks	Mks. I	Mks. II	Theory Total	Practical Marks	R		Subject Total	Agg Mks. Result
							Th.	Pr.		
01. COMPULSORY :										
RBH	100	030	056		056				056	
ENG	200	060	058	057	115				115	
02. OPTIONAL :										
PHY	200	065	030	042	072	048			120	
CHE	200	065	045	032	077	048			125	
MAT	200	060	062	073	135				135	
03. ADDITIONAL :										
04. VOCATIONAL :										
ST	100	030	012		012	076			088	
										609 1st DIV

Date : 30/05/2001

Dinesh Kumar
Secretary

21 APR 2023



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 36c1052d9957119352e8

Receipt Date : 21-Apr-2023 12:41:34 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Partnership

District Name : Dhanbad

Stamp Duty Paid By : HEMANT KUMAR ADWANI

Purpose of stamp duty paid : PARTNERSHIP

First Party Name : HEMANT KUMAR ADWANI

Second Party Name : AS APPLICABLE

GRN Number : 2316829477

NOTARY
DHANBAD

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



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 मुद्राक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटोकॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्राक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्राक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Hemant Kumar Adwani
Hemant Kumar Adwani

Lishi Kumar
Lishi Kumar

:3:

5. That the Bank Account or Accounts to be opened in the firm's name shall be operated upon by the parties of the First or Second Part either jointly or severally.
6. That the partners shall contribute such amount or amounts towards their capital in the firm and the same shall be brought in as and when required. The amount standing to the credit of the capital accounts of the parties shall carry interest at the maximum rate of 12% per annum or such lower rates as may be prescribed under section 40(b) of the Income Tax Act, 1961 or any amendment thereof which may be in force in the relevant financial year. Interest may not be paid or paid at such lower rates as may be agreed upon between the parties in case the profits available before providing for such interest is insufficient. In case of requirements the partners may obtain loans from Bank, Financial institution or other financiers as mutually agreed upon between them for the smooth running of the business.
7. That the parties of being working partner shall devote their time and attention in the conduct of affairs of the partnership business as the circumstances and business need may require. The remuneration payable to the above said working partners shall be computed in the manner laid down in explanation 3 to section 40(b) of the Income Tax Act 1961 or any other applicable provision as may be in force in the I. T. assessment of the PARTNERSHIP FIRM of the relevant accounting year. Such amount shall be distributed between the said working partners in their profit / loss sharing ratio. Such remuneration shall be calculated at the close of the accounting year and shall be credited to the account of each working partners. The working partners shall be entitled to withdraw out of remuneration for their personal needs from time to time.
8. That the net profit or god forbids the losses of the firm after deduction of all expresses as well as interest and salary / remuneration payable to the partners shall be shared or distributed by the partners in the following proportion.

FIRST PARTY	HEMANT KUMAR ADWANI	25.00% SHARE
SECOND PARTY	GAUTAM KUMAR ADWANI	25.00% SHARE
THIRD PARTY	SANJAY KUMAR PATWARI	25.00% SHARE
FORTH PARTY	RISHI KUMAR	25.00% SHARE

Hemant Kumar Adwani
Gautam Kumar Adwani

Rishi Kumar



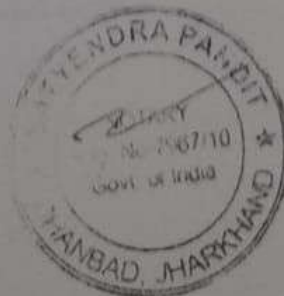
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:4:

9. Bank Account or Accounts shall be opened in the name of the Partnership Firm. All account/s shall be operated upon by HEMANT KUMAR ADWANI & GAUTAM KUMAR ADWANI. All moneys or negotiable instruments received from and on behalf and/or on account of the Partnership business/profession shall be paid/deposited into such banking account or accounts in the name of the Partnership.
10. That any partner who wish to retire from the business shall do so by giving one months notice in writing to the other partner / partner or leaving such a notice at the principal place of business, but the formality of such a notice may be waived if the firm is dissolved at any time with the mutual consent of all the partners. In case one of the partners desired to retire from the firm and other likes to continue the same. In such event remaining partners entitled to carry on or continue the business shall pay the share of outgoing partner with his capital only up to the date of his retirement.
11. That the accounting year of the partnership shall be the financial year ending 31st March every year. So soon as may be after the close of each accounting year all accounts of partnership business shall be adjusted and a profit & loss account and balance sheet shall be prepared.
12. That proper book of accounts shall be maintained according to the trade custom recording therein all the transaction of the firm truly and faithfully as and when they occur. Each of the partners shall have right to access, to inspect and to take extract from the book of accounts preferably during the business hours. In absence of book of accounts the net profit shall be estimated as mutually agreed upon between the parties
13. That unless otherwise decided by the partners, the business of the firm shall be carried on and controlled by the partners generally with the aid and assistance of the employees of the firm.
14. That the partners will, by the mutual consent withdraw such amount or amounts as may be deemed required for their personal expresses which will be debited to their respective drawing account to be opened for the purpose.
15. That the partners shall carry on the of the firm to the greatest common advantage, be just and faithful to each other and render true and accurate information of all things effecting the firm or any of the partners of his legal representative.

हेमंत कुमार अद्वानी
Gautam Kumar Adwani

गोप केशरी
Gishi Kumar



Contd...Pg/ 5

:2:

WHEREAS the parties hereto above named desirous of doing business of real estate developer, sale & purchase of land & building, real estate agents and all types of contract works under Central/ State Government Departments, Public/ Private Sector undertakings or any other Organization etc. in co-partnership under the name & style of "M/S SHIDDHI VINAYAK DEVELOPERS" with its principal place of business at H.No 62, Near Chota Gurudwara, Joraphatak Road, Dhanbad-826001 Post Office- Dhanbad, Police Station- Dhansar, in the District of Dhanbad on and from 21st Day of April, 2023 and accordingly the partnership was formed and commenced functioning on and from 21st Day of April, 2023 and

WHEREAS under the circumstances it has been considered advisable to make out a format instrument of partnership incorporating therein the terms and conditions of the partnership formed by and amongst them.

NOW THIS DEED OF PARTNERSHIP WITNESSETH AND THE PARTIES HERETO HEREBY MUTUALLY AGREE AND COVENANT WITH EACH OTHER AS FOLLOWS:

1. That this partnership has been formed and has commenced functioning on and from 21st Day of April, 2023.
2. That the business of the partnership shall be that of Builders or Developers i.e. construction of residential & Commercial Complexes and civil structures and sale thereof, real estate agent and execution of all types of contract works with the central/ state govt. departments, private/ public sector undertakings or any other organization or shall be of such other nature the parties hereto may agree upon and decide mutually from time to time.
3. That the business of the partnership shall be carried on under the name & style of "M/S SHIDDHI VINAYAK DEVELOPERS" hereinafter called the 'FIRM'.
4. That the principal place of the business shall be located at H.NO. 62 Near Chota Gurudwara, Joraphatak Road , Dhanbad – 826001, Post Office- Dhanbad, Police station- Dhansar in the District of Dhanbad, which shall be treated as its head office. The parties however by mutual agreement shift the same to some other place or open branch/ branches at some other place / places.

Suman Kumar Adwani
Suman Kumar Adwani

Rishi Kumar
Rishi Kumar

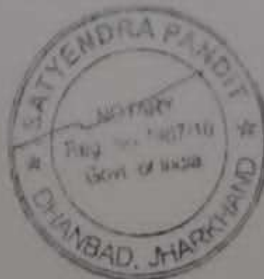


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- IV. To refer and settle all claims, disputes differences etc. relating to and arising out of the development of projects or contract works, workmen or other as mentioned hereinbefore for and on behalf of the firm.
 - V. To refer to arbitration any dispute claims. difference arising out of the development of projects or contract works and to sign the arbitration clause agreements, work order and or to enter into compromise settlement etc whether by giving up a portion of the claim or not and to grant receipt, discharge etc. in full and final settlement of all matters there to in all the department for and on behalf of the firm. All such reference to the arbitration shall be according to the arbitration and condition act 1996 (Act 26 of 1996)
 - VI. To receive cheques, drafts, hundies, pay orders and any other type of instrument and make payment of the monthly emoluments, fees or any other bills payable in connection with the contract job legal charges, income tax sales tax demand for and on behalf of firm.
 - VII. To appeal, to move and file petition in any proceedings and to accept service of notice, to produce and to take back documents and to apply for and take delivery of copies, to authorize and appoint representatives to do all act and deeds in all courts, revenue offices and all other taxation and recovery acts, apply for refunds and receive refund vouchers and to encash refund vouchers cheques and payorders, to arrange for and accept any compromise on behalf of the firm in any proceeding to inspect files, records and papers and documents filed and ordered there in to represent the firm in all matters and to do every other necessary and lawful act.
21. That the parties may by mutual consent add to alter, modify or vary the terms of this partnership or any of them
22. That the partnership shall be governed by the provision of the Indian partnership act, 1932 as amended from time to time save and except which is specifically provided otherwise in this deed.
23. That all disputes arising in the conduct of the business of the partnership firm as between them or originating either in the construction, interpretation or operation of the term or terms of this partnership deed or any other difference arising between the partners, which cannot be mutually resolved, shall be referred to the arbitration of a sole arbitrator within 15 days of notice of commencement of the arbitration. The laws of India shall apply to this deed. The seat and venue shall be in Dhanbad.

Signature of Satendra Pandey
Satendra Kumar Adhikari

Signature of Shashi Kumar
Shashi Kumar



16. That if in the best interest of the firm, admission of a new partner or partners or partners is deemed advisable, the partners reserve their right by mutual agreement to admit one or more partner or partners into the firm on such terms and conditions as may be agreed upon mutually by and amongst the continuing partners and the incoming partner or partner.
17. That none of the partners shall mortgage or hypothecate his interest or share in this firm to an outsider or otherwise alienate the same without the consent of the other partners obtained previously in writing.
18. That the partnership business shall not be dissolved on the death of any of the parties, but shall continue to be carried on by the surviving partners and or legal representative of the deceased partner and the partnership deed shall be deemed to have been reconstituted ipsofacto .
19. That none of the partners in case of any dispute amongst themselves shall be entitled to lock up the business premises, godown or officer of the partnership business nor shall be entitled to close the business or freeze the Bank Account /Accounts of the firm. In case any partner does so he shall be held liable and responsible for all the losses that may be caused to partnership for his such activities.
20. That the partners hereby authorize each other to do the following acts jointly or severally for and on behalf of the firm.
 - I. To carry on, manage and conduct all business activity arising out of the development of projects or any contract work undertaken by the firm and in the name and on behalf of the firm including signing of tenders, quotations, accepting jobs, signing of all agreements, bills. Applications and giving notices for and on behalf of the firm and signing all other forms and giving valid receipts and / or discharge for and on behalf of the firm.
 - II. To appoint Engineers, agents, skilled workers for execution of development of projects or contract works, and also to appoint architect for survey preparation of plans and designing etc. and to appoint legal advisers and other competent person or persons in carrying out of business smoothly and efficiently and pay remuneration bonus or other emolument as would be necessary for and on behalf of the firm.
 - III. To receive payment against sale of flats/shops/any type of commercial spaces developed and constructed by the firm and enter into agreement for sale of flats/shops/commercial spaces etc. and to grant valid receipt/discharge against payment received.

Sanjay Kumar Adhikari
Sanjay Kumar Adhikari

Sanjay Kumar
Sanjay Kumar



Contd...Pg/ 6

:7:

IN WTTNESS WHEREOF THE PARTIES HERETO WHILE IN SOUND HEALTH AND PERFECT MIND AND OUT OF THEIR OWN FREE WILL AND CONSENT, SET AND SUBSCRIBE THEIR RESPECTIVE HANDS ON THE DAY MONTH AND YEAR FORST ABOVE WRITTEN.

WITNESSES:

1.

Hemant Kumar Adwani

HEMANT KUMAR ADWANI

2.

Gautam Kumar Adwani

GAUTAM KUMAR ADWANI

Sanjay Kumar Patwari

SANJAY KUMAR PATWARI

Attested
Satyendra Pandit
Satyendra Pandit
Notary Dhanbad

Rishi Kumar
RISHI KUMAR



Authorised
u/s 287 (i) (c) of the Cr. P.C. 1873
(Act No 11 of 1974) & u/s (B) (i)
of the Notaries Act 1952
(Act No 53 of 1952)





भारत सरकार

Government of India



संजय कुमार पटवारी
Sanjay Kumar Patwari
जन्म तिथि/DOB: 28/08/1970
पुरुष/ MALE

Issue Date: 31/08/2016

2711 5388 5168

VID : 9185 7642 5520 0193

मेरा **आधार**, मेरी पहचान

Download Date: 24/07/2021



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O राधे श्याम पटवारी,
राधानगर थाना महुदा,
पदुगोडा, धनबाद,
आरखण्ड - 828305

Address:

S/O Radhe Shyam Patwari,
RADHANAGAR THANA
MOHUDA, Padugora, Dhanbad
Jharkhand - 828305

2711 5388 5168

MERA AADHAAR, MERI PEHACHAN

21 APR 2023



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 36c1052d9957119352e8

Receipt Date : 21-Apr-2023 12:41:34 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Partnership

District Name : Dhanbad

Stamp Duty Paid By : HEMANT KUMAR ADWANI

Purpose of stamp duty paid : PARTNERSHIP

First Party Name : HEMANT KUMAR ADWANI

Second Party Name : AS APPLICABLE

GRN Number : 2316829477

NOTARY
DHANBAD

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



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 मुद्राक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटोकॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्राक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्राक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Hemant Kumar Adwani
Hemant Kumar Adwani

Lishi Kumar
Lishi Kumar

:3:

5. That the Bank Account or Accounts to be opened in the firm's name shall be operated upon by the parties of the First or Second Part either jointly or severally.
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7. That the parties of being working partner shall devote their time and attention in the conduct of affairs of the partnership business as the circumstances and business need may require. The remuneration payable to the above said working partners shall be computed in the manner laid down in explanation 3 to section 40(b) of the Income Tax Act 1961 or any other applicable provision as may be in force in the I. T. assessment of the PARTNERSHIP FIRM of the relevant accounting year. Such amount shall be distributed between the said working partners in their profit / loss sharing ratio. Such remuneration shall be calculated at the close of the accounting year and shall be credited to the account of each working partners. The working partners shall be entitled to withdraw out of remuneration for their personal needs from time to time.
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SECOND PARTY	GAUTAM KUMAR ADWANI	25.00% SHARE
THIRD PARTY	SANJAY KUMAR PATWARI	25.00% SHARE
FORTH PARTY	RISHI KUMAR	25.00% SHARE

Hemant Kumar Adwani
Gautam Kumar Adwani

Rishi Kumar



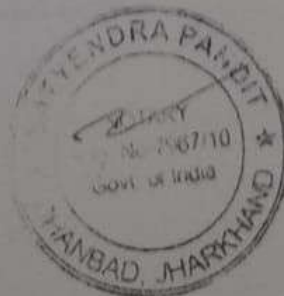
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9. Bank Account or Accounts shall be opened in the name of the Partnership Firm. All account/s shall be operated upon by HEMANT KUMAR ADWANI & GAUTAM KUMAR ADWANI. All moneys or negotiable instruments received from and on behalf and/or on account of the Partnership business/profession shall be paid/deposited into such banking account or accounts in the name of the Partnership.
10. That any partner who wish to retire from the business shall do so by giving one months notice in writing to the other partner / partner or leaving such a notice at the principal place of business, but the formality of such a notice may be waived if the firm is dissolved at any time with the mutual consent of all the partners. In case one of the partners desired to retire from the firm and other likes to continue the same. In such event remaining partners entitled to carry on or continue the business shall pay the share of outgoing partner with his capital only up to the date of his retirement.
11. That the accounting year of the partnership shall be the financial year ending 31st March every year. So soon as may be after the close of each accounting year all accounts of partnership business shall be adjusted and a profit & loss account and balance sheet shall be prepared.
12. That proper book of accounts shall be maintained according to the trade custom recording therein all the transaction of the firm truly and faithfully as and when they occur. Each of the partners shall have right to access, to inspect and to take extract from the book of accounts preferably during the business hours. In absence of book of accounts the net profit shall be estimated as mutually agreed upon between the parties
13. That unless otherwise decided by the partners, the business of the firm shall be carried on and controlled by the partners generally with the aid and assistance of the employees of the firm.
14. That the partners will, by the mutual consent withdraw such amount or amounts as may be deemed required for their personal expresses which will be debited to their respective drawing account to be opened for the purpose.
15. That the partners shall carry on the of the firm to the greatest common advantage, be just and faithful to each other and render true and accurate information of all things effecting the firm or any of the partners of his legal representative.

हेमंत कुमार अद्वानी
Gautam Kumar Adwani

गोप केशरी
Gishi Kumar



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WHEREAS the parties hereto above named desirous of doing business of real estate developer, sale & purchase of land & building, real estate agents and all types of contract works under Central/ State Government Departments, Public/ Private Sector undertakings or any other Organization etc. in co-partnership under the name & style of "M/S SHIDDHI VINAYAK DEVELOPERS" with its principal place of business at H.No 62, Near Chota Gurudwara, Joraphatak Road, Dhanbad-826001 Post Office- Dhanbad, Police Station- Dhansar, in the District of Dhanbad on and from 21st Day of April, 2023 and accordingly the partnership was formed and commenced functioning on and from 21st Day of April, 2023 and

WHEREAS under the circumstances it has been considered advisable to make out a format instrument of partnership incorporating therein the terms and conditions of the partnership formed by and amongst them.

NOW THIS DEED OF PARTNERSHIP WITNESSETH AND THE PARTIES HERETO HEREBY MUTUALLY AGREE AND COVENANT WITH EACH OTHER AS FOLLOWS:

1. That this partnership has been formed and has commenced functioning on and from 21st Day of April, 2023.
2. That the business of the partnership shall be that of Builders or Developers i.e. construction of residential & Commercial Complexes and civil structures and sale thereof, real estate agent and execution of all types of contract works with the central/ state govt. departments, private/ public sector undertakings or any other organization or shall be of such other nature the parties hereto may agree upon and decide mutually from time to time.
3. That the business of the partnership shall be carried on under the name & style of "M/S SHIDDHI VINAYAK DEVELOPERS" hereinafter called the 'FIRM'.
4. That the principal place of the business shall be located at H.NO. 62 Near Chota Gurudwara, Joraphatak Road , Dhanbad – 826001, Post Office- Dhanbad, Police station- Dhansar in the District of Dhanbad, which shall be treated as its head office. The parties however by mutual agreement shift the same to some other place or open branch/ branches at some other place / places.

Suman Kumar Adwani
Suman Kumar Adwani

Rishi Kumar

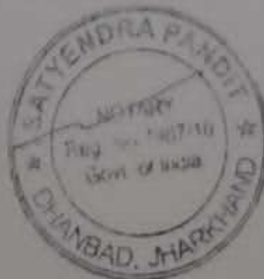


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- IV. To refer and settle all claims, disputes differences etc. relating to and arising out of the development of projects or contract works, workmen or other as mentioned hereinbefore for and on behalf of the firm.
 - V. To refer to arbitration any dispute claims. difference arising out of the development of projects or contract works and to sign the arbitration clause agreements, work order and or to enter into compromise settlement etc whether by giving up a portion of the claim or not and to grant receipt, discharge etc. in full and final settlement of all matters there to in all the department for and on behalf of the firm. All such reference to the arbitration shall be according to the arbitration and condition act 1996 (Act 26 of 1996)
 - VI. To receive cheques, drafts, hundies, pay orders and any other type of instrument and make payment of the monthly emoluments, fees or any other bills payable in connection with the contract job legal charges, income tax sales tax demand for and on behalf of firm.
 - VII. To appeal, to move and file petition in any proceedings and to accept service of notice, to produce and to take back documents and to apply for and take delivery of copies, to authorize and appoint representatives to do all act and deeds in all courts, revenue offices and all other taxation and recovery acts, apply for refunds and receive refund vouchers and to encash refund vouchers cheques and payorders, to arrange for and accept any compromise on behalf of the firm in any proceeding to inspect files, records and papers and documents filed and ordered there in to represent the firm in all matters and to do every other necessary and lawful act.
21. That the parties may by mutual consent add to alter, modify or vary the terms of this partnership or any of them
22. That the partnership shall be governed by the provision of the Indian partnership act, 1932 as amended from time to time save and except which is specifically provided otherwise in this deed.
23. That all disputes arising in the conduct of the business of the partnership firm as between them or originating either in the construction, interpretation or operation of the term or terms of this partnership deed or any other difference arising between the partners, which cannot be mutually resolved, shall be referred to the arbitration of a sole arbitrator within 15 days of notice of commencement of the arbitration. The laws of India shall apply to this deed. The seat and venue shall be in Dhanbad.

Satyendra Pandey
Satyendra Pandey

7-7/10
Lilhi Kumar



16. That if in the best interest of the firm, admission of a new partner or partners or partners is deemed advisable, the partners reserve their right by mutual agreement to admit one or more partner or partners into the firm on such terms and conditions as may be agreed upon mutually by and amongst the continuing partners and the incoming partner or partner.
17. That none of the partners shall mortgage or hypothecate his interest or share in this firm to an outsider or otherwise alienate the same without the consent of the other partners obtained previously in writing.
18. That the partnership business shall not be dissolved on the death of any of the parties, but shall continue to be carried on by the surviving partners and or legal representative of the deceased partner and the partnership deed shall be deemed to have been reconstituted ipsofacto .
19. That none of the partners in case of any dispute amongst themselves shall be entitled to lock up the business premises, godown or officer of the partnership business nor shall be entitled to close the business or freeze the Bank Account /Accounts of the firm. In case any partner does so he shall be held liable and responsible for all the losses that may be caused to partnership for his such activities.
20. That the partners hereby authorize each other to do the following acts jointly or severally for and on behalf of the firm.
 - I. To carry on, manage and conduct all business activity arising out of the development of projects or any contract work undertaken by the firm and in the name and on behalf of the firm including signing of tenders, quotations, accepting jobs, signing of all agreements, bills. Applications and giving notices for and on behalf of the firm and signing all other forms and giving valid receipts and / or discharge for and on behalf of the firm.
 - II. To appoint Engineers, agents, skilled workers for execution of development of projects or contract works, and also to appoint architect for survey preparation of plans and designing etc. and to appoint legal advisers and other competent person or persons in carrying out of business smoothly and efficiently and pay remuneration bonus or other emolument as would be necessary for and on behalf of the firm.
 - III. To receive payment against sale of flats/shops/any type of commercial spaces developed and constructed by the firm and enter into agreement for sale of flats/shops/commercial spaces etc. and to grant valid receipt/discharge against payment received.

Jyoti Kulkarni
Jyoti Kulkarni

Shilpi Kulkarni
Shilpi Kulkarni



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IN WTTNESS WHEREOF THE PARTIES HERETO WHILE IN SOUND HEALTH AND PERFECT MIND AND OUT OF THEIR OWN FREE WILL AND CONSENT, SET AND SUBSCRIBE THEIR RESPECTIVE HANDS ON THE DAY MONTH AND YEAR FORST ABOVE WRITTEN.

WITNESSES:

1.

Hemant Kumar Adwani
HEMANT KUMAR ADWANI

2.

Gautam Kumar Adwani
GAUTAM KUMAR ADWANI

Sanjay Kumar Patwari
SANJAY KUMAR PATWARI

Satyendra Pandit
Attested
Satyendra Pandit
Notary Dhanbad

Rishi Kumar
RISHI KUMAR



Authorised
u/s 287 (i) (c) of the Cr. P.C. 1873
(Act No 11 of 1974) & u/s (B) (i)
of the Notaries Act 1952
(Act No 53 of 1952)



Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number : 20AEZFS6262B1ZX

1.	Legal Name	SHIDDHI VINAYAK DEVELOPERS			
2.	Trade Name, if any	SHIDDHI VINAYAK DEVELOPERS			
3.	Additional trade names, if any				
4.	Constitution of Business	Partnership			
5.	Address of Principal Place of Business	H. NO- 62, PS- DHANSAR, JORAPHATAK ROAD, NEAR CHOTA GURUDWARA, DHANBAD, Dhanbad, Dhanbad, Jharkhand, 826001			
6.	Date of Liability				
7.	Period of Validity	From	31/05/2023	To	Not Applicable
8.	Type of Registration	Regular			
9.	Particulars of Approving	Jharkhand			
Signature		Signature Not Verified Digitally signed by DS GOODS AND SERVICES TAX NETWORK 07 Date: 2023.05.31 11:30:38 IST			
Name	Afsana Khanum				
Designation	Assistant Commissioner				
Jurisdictional Office	Dhanbad Urban				
Date of issue of Certificate	31/05/2023				
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 31/05/2023 by the jurisdictional authority.



Goods and Services Tax Identification Number: 20AEZFS6262B1ZX

Details of Additional Place of Business(s)

Legal Name SHIDDHI VINAYAK DEVELOPERS

Trade Name, if any SHIDDHI VINAYAK DEVELOPERS

Total Number of Additional Places of Business in the State 0

Goods and Services Tax







Goods and Services Tax Identification Number: 20AEZFS6262B1ZX

Legal Name SHIDDHI VINAYAK DEVELOPERS

Trade Name, if any SHIDDHI VINAYAK DEVELOPERS

Details of Managing / Authorized Partners

1		Name	HEMANT KUMAR ADWANI
		Designation/Status	PARTNER
		Resident of State	Jharkhand
2		Name	GAUTAM KUMAR ADWANI
		Designation/Status	PARTNER
		Resident of State	Jharkhand
3		Name	SANJAY KUMAR PATWARI
		Designation/Status	PARTNER
		Resident of State	Jharkhand
4		Name	RISHI KUMAR
		Designation/Status	PARTNER
		Resident of State	Jharkhand



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AEZFS6262B

नाम / Name	SHIDDHI VINAYAK DEVELOPERS	
निगमन / गठन की तारीख / Date of Incorporation/Formation	21/04/2023	
		Signature valid Digitally Signed by Income Tax Department Date : 04/05/2023_201510 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 क्यूआर 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

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>भारत सरकार GOVT. OF INDIA</p> <p>ई-स्थायी लेखा संख्या कार्ड e - Permanent Account Number Card AEZFS6262B</p> <p>नाम / Name SHIDDHI VINAYAK DEVELOPERS</p> <p>निगमन / गठन की तारीख Date of Incorporation/Formation 21/04/2023</p>	<p>Fold</p> <p>In case this card is lost / found, kindly inform / return to : Income Tax PAN Services Unit, UTHITSL, Plot No. 3, Sector 11, CBD Belapur, Navi Mumbai - 400 614.</p> <p>इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं : आयकर पैन सेवा यूनिट, UTHITSL, प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर, नवी मुंबई-४०० ६१४.</p>
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