



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

**Receipt Number** : ec0d51732799b191de53

**Receipt Date** : 29-Oct-2021 11:23:00 am

**Receipt Amount** : 100/-

**Amount In Words** : One Hundred Rupees Only

**Token Number** : 20210000116393

**Office Name** : SRO - Ghatshila

**Document Type** : Partnership

**Payee Name** : SHAHBAZ RAHMAN ( Vendor )

**GRN Number** : 2108164805



-: For Office Use :-



Handwritten signatures: Kashu Kumar Singh and Kashu Kumar Singh.

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



Deed of Partnership

PC- Ghatsila

System



केयम 21 के अर्थात् ...  
नियम छोटाका...  
अनुसूची 1 या 1क ...  
स्टाम्प सहित (या स्टा...  
=रुक अर्पित नहीं)



*Mipalu*  
निबन्धन 29/10/21  
पदाधिकारी  
PARTNERSHIP DEED.  
29/10/2021

This deed of partnership is made on this 29th day of October 2021,  
at Ghatsila .

असा विवेक  
उपरोक्त दस्तावेज में सहायता/ विवरण  
...  
की बात को ध्यान में रखते हुए

खाता नं०.....  
एसीए नं०.....  
देव सहायता सूची में दर्ज नं० )

BETWEEN

29/10/21

1. Mr. SHAHBAZ RAHMAN son of Khalilur Rahman, by religion – Islam (Muslim), By occupation – Business, By Nationality- Indian, Resident of 43, Market Area , Dhatkidih, P.S- Bistupur, Town Jamshedpur, ,District- East Singhbhum ,Jharkhand - 831001. Hereinafter known as the First Partner /Party ( Which expression shall unless excluded by and repugnant to the context must mean and include his legal heirs ,successors, executants ,administrators legal representatives ,nominees and assignees ) of the First Part. Adhar Card No- 5219 5360 6029, Pan Card No- AEAPR6404B, Mobile no- 7004114201.

online ke pad

2000-00  
S.P. 630.00

AND

2. Mr. ASHOK KUMAR AGARWAL son of Sri Shankar Lal Agarwal , by religion – Hindu , By Cast –Baisya , By occupation – Business, By Nationality- Indian Resident of – H .No- 59, near Hanuman Mandir , Dahigora , PO/ PS- Ghatsila ,Dist.- East Singhbhum ,Jharkhand – 832303 . Hereinafter known as the Second Partner /Party ( Which expression shall unless excluded by and repugnant to the context must mean and include his legal heirs ,successors, executants ,administrators legal representatives ,nominees and assignees) of the Second Part. Adhar Card No- 8493 8929 6505, Pan Card No- ADRPA9762B, Mobile no- 9279370656.

29/10/21  
दस्तावेज जांचा



Krishna Kumar Agarwal

Page no-2.

AND



Ahmad Raza Khan

3. Mr. KRISHNA KUMAR AGARWAL son of Sri Shankar Lal Agarwal , by religion – Hindu , By Cast- Baisya , By Occupation – Business, By Nationality- Indian , Resident of vill - Dahigora ,Hathijobra PO/ P.S-Ghatsila , District- East Singhbhum ,Jharkhand - 832303 . Hereinafter known as the Third Partner /Party ( Which expression shall unless excluded by and repugnant to the context must mean and include his legal heir ,successors, executants ,administrators legal Representatives, Nominees and Assignees) of the Third Part.  
Adhar Card No- 9418 8038 7695 , Pan Card No- AEYPA9925J, Mobile no- 7261013416.

AND

4. Mr. KASHIF RAZA KHAN S/O Ahmad Raza Khan by religion – Islam <sup>Read - Khas</sup> (Muslim), By Occupation – Business, By Nationality- Indian , Resident of Azad Nagar Road No-8 , PO- Azad Nagar , P.S- Mango , District- East Singhbhum ,Jharkhand - 832110. Hereinafter known as the Fourth Partner /Party ( Which expression shall unless excluded by and repugnant to the context must mean and include his legal heirs ,successors, executants ,administrators legal representatives ,Nominees, and Assignees) of the Fourth Part.  
Adhar Card No-6722 2342 7422, Pan Card No- BQXPK3352B, Mobile no- 6203766609.

WITNESSTH AS FOLLOWS:-

Whereas the above named Partners agreed to run all type of business related to Civil Construction, Real Estate, Land Development, Housing Project etc. and all or any other business as they may agreed upon with the name and style of M/S RILIANCE REAL ESTATE , a partnership firm , having its Head office at Rahman Tower ,H No- 60 Market Area Dhatkidih ,PO/PS- Bistupur Town Jamshedpur , District -East Singhbhum, State -Jharkhand and one site office at Ghatsila .





Amresh Agarwal



Amresh Agarwal



Page no-3



Kapil Chauhan



AND whereas to achieve the above Goal , The firm M/S RILIANCE REAL ESTATE , and its partners has decided to bring all efforts and activities of Civil Construction, Real Estate ,land development , Housing project etc. under one umbrella / one Joint Project and also declared its name as project “ GHATSILA CITY CENTER” .

And Whereas for the above purpose the firm M/S RILIANCE REAL ESTATE and its partners also entered into a Development Agreement with the landlords namely Smt Rinki Agarwal W/O Sri Krishna Kumar Agarwal resident of Gopalpur ,Ghatsila and Smt Saroj Agarwal W/O Sri Ashok Kumar Agarwal resident of Gopalpur ,Ghatsila, who have agreed to participate in and to join the Joint project of the firm and also agreed to handover every power to develop their landed property at Powah Mouza and having is site Office Powrah, P.O. and P.S. Ghatsila, District East Singhbhum, under the khata no- 57 (k) plot no- 338/1009 subject matter of sub plot no- 338/1009/B/2 and sub plot no-338/1009/B/1 .

And whereas the firm M/S RILIANCE REAL ESTATE and its partners to avoid all or any kind of litigation ,legal complication and misunderstandings etc. in future the present Partner have Jointly entered into this indenture on the following the terms and conditions :-

NOW THIS PARTNERSHIP DEED WITNESSETH AS FOLLOWS :-

1. That this Partnership at will be run with effect from signing of this Deed /Agreement .
2. That all the Partners expressed their desire to join as partner of the Firm and they also agreed to carry on the Partnership business under the Name and Style of M/S Riliance Real Estate. Having its place of Business & office at Rahman Tower , H No- 60 Market Area Dhatkidih , PO/PS- Bistupur Town Jamshedpur , District -East Singhbhum , State Jharkhand. The partners may with mutual consent be able to open any new branch office at Ghatsila etc. or at such other places or may change its office to any suitable location at Ghatsila, Powrah Mouza, P.S. Ghatsila, District East Singhbhum;

Ashok Kumar Agarwal  
Krishna Kumar Agarwal  
Kashif Raza Khan

3. That the investment of partners /capital and their Profit and Loss sharing ratios will be as mentioned below:-

Capital Invested Ratio (Net Profit/loss)	S.NO	Name of the Partners	Profit & Loss
A. 50%		Mr. Shahbaz Rahman	- } 50%
0%		Mr .Kashif Raza Khan	- } 10%
B. 25%		Mr Ashok Kumar Agarwal	- } 20%
25%		Mr. Krishna Kumar Agarwal	- } 20%

4. That in case additional capital is required it will be infused by the Firm by its resolution and it can be arranged by any means necessary like borrowing funds from the Bank /Banks Financial Institutions or from other person on such term and condition as may be deem fit & proper for the firm.
5. That the partners may contribute capital in the business as per his/their ration or any other ration as the parties may be mutually agreed upon. The individual partners may invest capital in excess of his PL ration in the business/firm for which such partners or partners shall be entitled to get interest capital from the firm.
6. That the partnership firm will mainly focus on all kinds of development works construction , Real Estate Development ,Housing and commercial projects etc, and all other works they may agreed upon from time to time .
7. That first partner namely Shahbaz Rahman will be working partner/Managing Partner and will do all Work, Act on behalf of the firm which deem to be fit for the benefit of the partnership firm and for the success of its Joint project Ghatsila City Center only .Managing Partner will do all work keeping in the confidence of all other partners of the firm .
8. That the proper books of accounts of the firm will be maintained to the nature and size of the business. The books of accounts must be kept in the office of the firm except for genuine purpose for producing the same before any concerned authority .The accounting year of the firm will same as financial year which begins from 1st April and end with 30<sup>th</sup> March every year.
9. That bank account of the firm can be opened in any nationalized bank or leading Private Bank which is incorporated and constituted under the Act of



Reserve Bank Of India. It will be operated by the Managing /Working Partner of the firm by its resolution .

10 . That all the partners individually or jointly can receive the cheque or any fund or financial paper /instruments on behalf of the firm , can issue receipt etc on behalf of the firm but all cash cheque /financial instruments will be deposited in the bank account of the firm . But Withdrawal from the Bank only will be done /made by the Working Partner/ Managing Partner namely Shahbaz Rahman .

11 . That on the death or lunacy of any partner their legal heirs will continue the operation of this partnership firm until and unless the project is completed and further if the legal heirs wants to continue the business they can do so or else they will take their share and the continuing partner can run the partnership business by admitting new partners in to the firm .

12 . That a partner may retire from the partnership business of the firm after giving two months prior notice in advance in writing to the other partner of his intention to retire voluntarily from the firm .

13 . That in case of any dispute arising amongst the parties which the partners fail to settle amicably the Arbitration will be preferred and decision and award of Arbitrator/s would be final and binding on the partners as per the Indian Arbitration and Reconciliation Act 1996.

14 . That the terms and conditions shall be followed in accordance with "The Indian Partnership Act 1932" or any statutory modification thereof and the partners along with their heirs and successors will abide the terms and conditions of this Deed of partnership .

15 . That for any dispute arose inside and outside the firm the Ghatsila Court alone will be jurisdictional court of the firm .

16 . That all papers , documents of the business including lender, Quotation, Bills, vouchers, Challan etc. shall be signed and placed by any partner for and on behalf of the firm.

17 . That all employees, agents and workmen for the business shall be engaged and or dismissed with joint consent of all the partners or any one acting through on /for the behalf of the firm.

18 . That all the parties shall be fair and diligent for the business and shall work best for the interest and benefit of the firm.

19 . That all the partners given their consent that they will abide all the rules of this agreement and will follow all the terms and conditions without fail .

Shahbaz Rahman

Shahbaz Rahman

Shahbaz Rahman

In witness whereof all the Partners hereof after going through the contents of the deed in Hindi and English found correct and given their acceptance and put their respective signature on this Deed of Partnership on this the 29th day of October 2021. At Ghatsila .

Read and found correct.

Witnesses .

1. Rupa Bhabalr  
G/o. Sri Kalipada Bhabalr  
At - Uporbandha  
P.O - Sorda

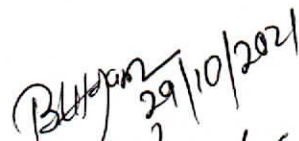
1. 


2. Swapan Dandapat  
S/O Narayan Dandapat  
vill - Kiferdi PS - Ghatsila

2. 

3. 


4. 

  
(B.L. Adhary), Ghatsila  
Typed by

  
Drafted by Advocate.  
29/10/2021

Certificate

It is to certify that the figure prints of left hand of each persons whose photographs is affixed in the present document have been obtained before/by me.

  
Advocate. 29/10/2021

**Transaction Success!** Please Note Your Transaction Id.

Name	ShahbazRahman
Token No / Depositor ID	20210000116393
Amount	2630
Transaction ID	11da83c88d1d1c336a66
GRN	2108164242
CIN	10002162021102902464
Time	2021-10-29 11:09:41







## Pre Registration Docket

Date :- 29-10-2021 11:39 am

Office Name :- SRO - Ghatshila  
Token No:- 20210000116393

Appointment :- 29-Oct-2021 Time:- 12:0

Article	Partnership
Pre Registration Date	29-Oct-2021
No. Of Pages	21
Stamp Duty	42
Paid Stamp Duty	0
Total Fees	₹ 2,630.

FIRST PARTY	<b>-Mr. SHAHBAZ RAHMAN, Address - 43 MARKET AREA DHATKIDIH BISTUPUR JAMSHEDPUR- ,Father/Husband Name KALILUR RAHMAN , PAN No.- ,Permission Case No.- , Aadhaar No. *****6029</b>
PARTY	<b>-Mr. KASHIF RAZA KHAN, Address - AZAD NAGAR ROAD NO - 8 MANGO JAMSHEDPUR- ,Father/Husband Name AHMAD RAZA KHAN , PAN No.- ,Permission Case No.- , Aadhaar No. *****7422</b>
	<b>-Mr. ASHOK KUMAR AGARWAL, Address - H.NO - 59 NEAR HANUMAN MANDIR DAHIGORA P.S - GHATSHILA EAST SINGHBHUM- ,Father/Husband Name SHANKAR LAL AGARWAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****6505</b>
	<b>-Mr. KRISHNA KUMAR AGARWAL, Address - HATHIJOBRA DAHIGORA P.S - GHATSHILA EAST SINGHBHUM- ,Father/Husband Name SHANKAR LAL AGARWAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****7695</b>

Witness Information	<b>Mr. SWAPAN DANDAPAT , Address - KITADIH P.S - GHATSHILA EAST SINGHBHUM-, Father/Husband Name-NARAYAN DANDAPAT</b>
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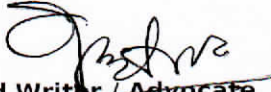
Identifier Details	<b>Mr. RUPA BHAKAT , Address - UPARBANDHA P.S - MUSABANI EAST SINGHBHUM-, Father/Husband Name-KALIPADA BHAKAT</b>
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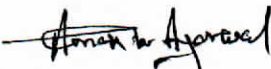
1	Stamp Duty	42
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1	DD	2,000
<b>Total</b>		<b>2,000</b>
2	SP	630

All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

  
Deed Writer / Advocate  
29/10/2021

  
Vendee / Claimant

  
Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी





## Document Registration Summary 1

Date :-29-Oct-2021

- Government/Market Value: ₹0/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

**Receipt : 553200**

**Receipt Date : 29-10-2021**

**Presenter Name: -**

**SP** ₹630  
**DD** ₹2000  
**Stamp Duty** ₹100

On Date 29-10-2021 Presented at SRO - Ghatshila

Signature of Presenter




SRO - Ghatshila

**Total** ₹2730

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	42	100	-58	GRAS	ShahbazRahman	GRN Number : 2108164805 DEPT Transaction Id : ec0d51732799b191de53 Transaction Type :	100
SP	630	630	0	GRAS	ShahbazRahman	GRN Number : 2108164242 DEPT Transaction Id : 11da83c88d1d1c336a66 Transaction Type :	630

DD	2000	2000	0	GRAS	ShahbazRahman	GRN Number : 2108164242 DEPT Transaction Id : 11da83c88d1d1c336a66 Transaction Type :	2000
Sub Total	2672	2730	-58				

Article : Partnership Number of Pages : 42

  
Signature of Operator

  
Signature of Head Clerk

  
Signature of Registering Officer





**OFFICE OF THE SUB REGISTRAR**

Office Name :- SRO - Ghatshila

District Name :-

State Name :- Jharkhand

**Deed Endorsement**

Token No :- 20210000116393

Deed Type	Partnership
Number of Pages	42
Fee Details	Stamp Duty :- Rs. 42, SP :- Rs. 630, DD :- Rs. 2000,

Sh./Smt. **SHAHBAZ RAHMAN** s/o/d/o/w/o **KALILUR RAHMAN** has presented the document for registration in this office today dated :- **29-Oct-2021** Day :- **Friday** Time :- **13:18:35 PM**






SHAHBAZ RAHMAN(Individual)

Party Name	Document Type	Document Number
SHAHBAZ RAHMAN	PAN/UID	521953606029




Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>SHAHBAZ RAHMAN</b> <b>Address1 - 43 MARKET AREA DHATKIDIH BISTUPUR JAMSHEDPUR,</b> <b>Address2 - , , Jharkhand</b> <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Shahbaz Rahman <b>Address:-</b> H.No-43, , Sonar Line ,Market Area,Dhatkidih, Jamshedpur,Po-Bistupur, Kalimali, , East Singhbhum, 831001, , Jharkhand, India		FIRST PARTY Age:36			
2	<b>KASHIF RAZA KHAN</b> <b>Address1 - AZAD NAGAR ROAD NO - 8 MANGO JAMSHEDPUR,</b> <b>Address2 - , , Jharkhand</b> <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Kashif Raza Khan <b>Address:- 29, , Azadnagar Road No-8, Jamshedpur, Azadnagar, , East Singhbhum, 832110, , Jharkhand, India</b>		PARTY Age:41			
3	<b>KRISHNA KUMAR AGARWAL</b> <b>Address1 - HATHIJOBRA DAHIGORA P.S - GHATSHILA EAST SINGHBHUM,</b> <b>Address2 - , , Jharkhand</b> <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Krishna Kumar Agarwal <b>Address:- , , , Dahigora, Hathijobra, Ghatshila, , East Singhbhum, 832303, , Jharkhand, India</b>		PARTY Age:41			



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	<b>ASHOK KUMAR AGARWAL</b> Address1 - H.NO - 59 NEAR HANUMAN MANDIR DAHIGORA P.S - GHATSHILA EAST SINGHBHUM, Jharkhand Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Ashok Kumar Agarwal Address:- H NO-59, near Hanuman mandir, , Dahigora, Ghatshila, , East Singhbhum, 832303, , Jharkhand, India		PARTY Age:47			

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>RUPA BHAKAT</b> S/o-D/o <b>KALIPADA BHAKAT</b> Address1 - UPARBANDHA P.S - MUSABANI EAST SINGHBHUM, Jharkhand Address2 - , , , Jharkhand PAN No.:			

**Witness:**

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>SWAPAN DANDAPAT</b> Address1 - KITADIH P.S - GHATSHILA EAST SINGHBHUM, Jharkhand Address2 - , , , Jharkhand			

  
Signature of Operator



  
Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **SHAHBAZ RAHMAN , ASHOK KUMAR AGARWAL , KRISHNA KUMAR AGARWAL , KASHIF RAZA KHAN**), has/have admitted the execution before me. He/ She/ They has / have been identified by ( **RUPA BHAKAT**) Son/Daughter/Wife of ( **KALIPADA BHAKAT**) resident of ( **UPARBANDHA P.S - MUSABANI EAST SINGHBHUM**) and by occupation ( **Business**).

W/

Signature of Registering Officer

Date:- 29-Oct-2021



W/

Seal and Signature of Registering Officer



Token No.: 20210000116393

## CERTIFICATE

### Office of the SRO - Ghatshila

This **Partnership** was presented before the registering officer on date **29-Oct-2021** by **SHAHBAZ RAHMAN**, S/O, D/O, W/O **KALILUR RAHMAN** resident of 43 MARKET AREA DHATKIDIH BISTUPUR JAMSHEDPUR ,.

This deed was registered as Document No:- **2021/GHA/1551/BK4/44** in Book No :- **BK4**, Volume No :- 7 from Page No :- 187 to 228 at, office of **SRO - Ghatshila**

Date:- **29-Oct-2021**

  
29/10  
Registering Officer