

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 4f0e8d60bc5bf333bffb

Receipt Date : 04-Jan-2021 11:27:42 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Partnership

District Name : Bokaro

Stamp Duty Paid By : ABDUL MANNAN ANSARI

Purpose of stamp duty paid : PARTNERSHIP DEED

First Party Name : ABDUL MANNAN ANSARI AND ZUBER AHMAD

Second Party Name : HALIM ANSARI AND KAMRUL ANSARI

GRN Number : 2103635110

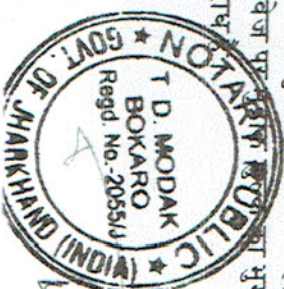
:- This stamp paper can be verified in the jharkhandban site through receipt number :-

Sl. No... 21
Date... 05/01/2021
J.D.R.A No... 26681



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 इससे दस्तावेज पर मुद्रांक का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध



3. Halim Ansari

4. Kamrul Ansari

Sl. No. 21
Date: 06/01/2021
R.O.B.A No. 26651

DEED OF PARTNERSHIP

THIS INDENTURE made this 04 day of JANUARY in the year 2021

BETWEEN

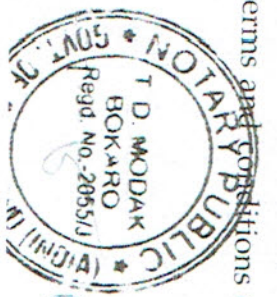
1. ZUBER AHMAD, Son of PIR ALI AHMAD, R/O AT & PO- MAKHDUMPUR, THANA- BALIDIH, VILLAGE- HESABATU, MAKHDUMPUR, BOKARO, JHARKHAND-827010, hereinafter referred to as the "Party of the First Part",
2. ABDUL MANAN ANSARI, Son of ABDUL RAJAQUE ANSARI, R/O ASHARFI MANZIL, CHANDANI CHOWK, PO.- MAKHDUMPUR, PS.- BALIDIH, HAISABATU WEST, BOKARO, JHARKHAND- 827010, hereinafter referred to as the "Party of the Second Part",
3. HALIM ANSARI, Son of GAMHIR ANSARI, R/O HAISABATU WEST, MAKHDUMPUR, THANA- BALIDIH, BOKARO, JHARKHAND- 827010, hereinafter referred to as the "Party of the Third Part",
4. QUAMRUL ANSARI, Son of ABDUL BASAR ANSARI, R/O HAISABATU WEST, MAKHDUMPUR, THANA- BALIDIH, BOKARO, JHARKHAND- 827010, hereinafter referred to as the "Party of the Fourth Part",

(The expression the party of the First Part, the party of the Second Part, the party of the Third Part and the party of the Fourth part unless they are repugnant to the context or meaning thereof, mean and include their respective heir's executors, administrators and assigns.)

THAT all as named above intends to form a partnership firm by joining hand with all the parties hereto being the parties of the first part, second part, third part and fourth Part and all have agreed to carry out Real Estate and developers of immovable properties as Builders business and/or any other incidental business supply of goods or service/s as be decided mutually by the parties hereto in partnership with each other on the terms and conditions contained herein, and the

Zuber Ahmad

2. Abdul Manan Ansari



Halim Ansari

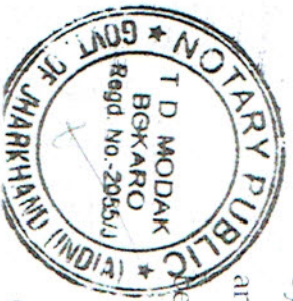
Quamrul Ansari

parties hereto have desired to put in writing the terms and conditions of their said partnership firm.

NOW THIS INDENTURE WITNESSETH and it is hereby covenanted and finalized by and between the parties as follows:

- 2 Abdul Mamom Anvari
1. That the Partnership business shall be carried on under the name and style of **SUNTECK HOME**, presently from Main Road, Siwandih, PO- Maraphari, Bokaro, Jharkhand-827011 as the Head Office of the Firm and/or at any other place/s as will be decided mutually by the parties hereto and/or to open its branches at any other place or places.
 2. That the Partnership shall be deemed to have commenced on and from the day of **04th January, 2021**.
 3. The business of Partnership shall be of Real Estate, Development of immovable properties as Builders i.e. to develop lands, buildings and hereditaments of any tenure or description whatsoever and any estate or interest therein and any rights over or connected with land and in particular by preparing building sites, by construction, reconstructing, altering, improving, decorating, furnishing and maintaining offices, flats, houses, shops, buildings, apartments, any other incidental business of supply of goods or service/s and any other business or businesses as may from time to time as partners may decide by mutual consent all those activities that can be carried on.
 4. The investment so far made for the acquisitions of land, premises or for its development shall be treated as their respective capital contribution to the partnership business. Whatsoever further capital will be required for the partnership business in future the same shall be contributed and/or arranged by the partners to the extent and in the manner to be agreed between them and such further capital whenever contributed by them or either of them shall be a loan to the partnership.

Rubair Ahmad



A Halim Anvari

M. Mamom Anvari

5. The Net Profit or Loss of the Partnership business as arrived at after adjustment of salary, bonus, commission and interest to the partners, shall be divided between the parties as follows

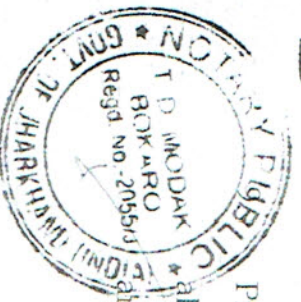
a)	ZUBER AHMAD:	25%
b)	ABDUL MANAN ANSARI:	25%
c)	HALIM ANSARI :	25%
d)	QUAMRUL ANSARI:	25%

6. That the rate of profit or loss ratio shall be increase or reduce and may agree to pay remuneration to the partner or partners as agreed by the all partners. The parties hereto may also agree to revise the mode of calculating the remuneration and decide to pay salary and grant the benefit of house rent allowance, medical expenses, accident and/or Life Insurance Policy Premium, Provident fund, gratuity, bonus, commission and/or other benefits to the above and/or the other partner or partners either on monthly or yearly basis as they may mutually agreed upon.

7. The accounting year of the Partnership shall be the year ending on the last day of March every year. The Final Accounts as will be drawn up at the close of the year shall be countersigned by all the parties hereto as a token of acceptance.

8. Bank Account or Accounts shall be opened in the name of the Partnership Firm. All account/s shall be operated upon by all the four parties jointly. All moneys or negotiable instruments received from and on behalf and/or on account of the Partnership business shall be paid/deposited into such banking account or accounts in the name of the Partnership firm.

Proper books of accounts shall be maintained by the Parties hereto in which all the transactions relating to the partnership business shall be entered into and recorded and such books together with all documents, letters, vouchers



1. Zubair Ahmad

2. Abdul Manan Ansari

3. Halim Ansari

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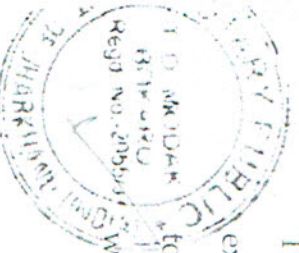
4. Quamrul Ansari

of and belonging to the partnership shall be kept at the place of business of the partnership or at such other place or places as the parties hereto may from time to time mutually decide in writing. Each partner shall have full and free right and liberty to inspect such books of accounts, documents, letters, vouchers and of making extracts or copies there from.

10. The capital of the partnership business shall be contributed by all the partners equally or as agreed by mutual consent by all the parties. Partners may contribute capital as and when considered necessary and expedient for the purpose of carrying on the business and the same shall carry interest at 12% (Twelve Percent) per annum or such other rate as may mutually be agreed upon by the parties hereto from time to time. The partners hereto shall be entitled to draw out in advance, against their drawing accounts of such sums from time to time as may be mutually agreed upon and on taking account for the year, the excess, if any, drawn by any partner over his share of the profits shall be refunded to the firm within a period of Six month or be treated as loan to him which shall carry interest at 13% (Thirteen Percent) per annum or any other rate mutually agreed upon.

11. That Party of the first Part, second Part, third part, fourth part, shall be the working partners and take active part in the day-to-day conduct of the business of the firm.

12. Party of the first Part, second part, third part, fourth part shall be entitled to a salary per month. The parties hereof shall also be entitled to bonus and commission at a rate as will be mutually determined and fixed by the parties hereof at the close of the year. Besides, the parties hereof will be entitled also to draw interest on capital at a percentage not exceeding 12% per annum. That in no case the aggregate salary, bonus and commission per year shall exceed the limit as fixed by the Income Tax Act, 1961 as amended from time to time. That the quantum of salary can be increased or reduced to a sum as will mutually be decided by the parties hereof. Any drawings by the parties



B. Hakim Ansari

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U. Anamul Hasan

hereof as salary, bonus or commission in excess of the permissible limit as fixed by the Income Tax Act, 1961, from time to time, such amount/s shall be refunded to and/adjusted in the accounts at the close of the year and will be debited to their respective capital account/s as will be mutually be agreed by the partners, the parties hereof.

13. That the partnership shall be AT WILL.

14. If any partner is desirous of retiring from the said Partnership he shall be entitled to do so by giving 3 months' notice in writing to the other Partners of his intention to retire and on expiration of 3 months from the date of such notice, he shall cease to be a partner and his interest in the Partnership shall cease on and from that date. Immediately on receipt of the aforesaid notice his accounts including Goodwill shall be drawn upon and settled forthwith.

15. The retiring partner will hand over the property of the Partnership under his possession and/or any other books/documents etc. belonging to the Partnership or any of its clients to the remaining Partners upon due receipt forthwith and the Partnership Firm shall also issue to the retiring Partner a "no claim receipt" to this effect. On retirement, a retiring Partner shall not in any way interfere with the business of the Partnership.

16. The death, insolvency or lunacy of any partner shall not automatically dissolve the Partnership.

17. Death or Insolvency of any partner shall not dissolve the Firm but at the happening of such contingency arising in the case of parties hereto, such partner shall be deemed to have retired from the partnership as on the date of such contingency and his heir shall be paid by or shall pay to the Firm the amount due as if such partner has retired on the date of such contingency. In the case of such contingency even sole surviving partner shall carry on business for a maximum period of 60 days within which either the business is



2. Abdul Manam Ansari

3. Hatim Ansari

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4. Anam Ansari

discontinued or new partner is taken and his inclusion is approved by appropriate authorities.

18. Each partner shall be entitled to draw against his share of profit the amount agreed to between the partners.

19. No partner or the Partnership firm shall be liable and/or responsible for the personal debt and/or liabilities of any other partner or partners.

20. Each Partner shall :

22.1 Punctually pay his personal and separate debts and indemnify the other partners and the assets of the partnership against the same and pay all expenses on account thereof;

22.2 Forthwith pay all moneys, cheques, negotiable instruments received by him on account of the Partnership into the Partnership Bank Account or Accounts;

22.3 Be just and faithful to others and at all times give to each other full information and truthful explanations of all transactions relating to the Partnership business;

22.4 At all times give to the others a just and faithful account of the same and also upon every reasonable request furnish a full and correct explanation thereof;

22.5 Afford every assistance and co-operation in his power and to use his best skill and endeavour in the conduct, promotion and execution of the Partnership business/profession for their mutual advantage and benefit; and,

22.6 No partner shall divulge any information of the partnership or of its clients to any outsiders.



1. Zubair Akbar

2. Abdul Mamun Anson

3. Halim Anson

6

W. Ghannoul Anson

21. In respect of matters not specifically provided herein, the Partnership shall be governed by the provisions of the Indian Partnership Act, 1932.

22. Any dispute or difference arising between the parties hereto in relation to the affairs of the Partnership Firm or in regard to construction of any clause hereof in relation to the rights, duties and obligations of the parties hereto shall be referred to the arbitration. Such arbitration shall be final and binding on the parties hereto subject to the provisions of the Arbitration and Conciliation Act 1996.

IN WITNESSETH WHEREOF the parties to the above presents have hereunto set and subscribed their respective signatures and seals on the day, month and year first hereinabove written.

SIGNED, SEALED & DELIVERED by the
within named Party of the First Part
ZUBER AHMAD.

Zuber Ahmad

SIGNED, SEALED & DELIVERED by the
within named Party of the Second Part
ABDUL MANAN ANSARI.

Abdul Manan Ansari

SIGNED, SEALED & DELIVERED by the
within named Party of the Third Part
HALIM ANSARI.

Halim Ansari

SIGNED, SEALED & DELIVERED by the
within named Party of the Fourth Part
QUAMRUL ANSARI

Quamrul Ansari

In the presence of as witness :

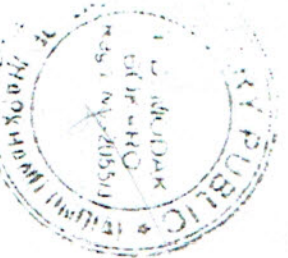
Identified by me
Amrath Kumar
Advr.
05/04/2021

1. Shri/Smt
Address

Amrath Kumar

Amrath Kumar

Sector - 3, BJS Colony.



NOTARY PUBLIC
Okara (District Okara)
Regd. No. 2055/J

2. Shri/Smt
Address

Abhishek Kumar
Sector I C,
B.S. City.

Abhishek Kumar

Attested by Advocate on 05/01/2021

On Identification by the Advocate
Shri/Smt. Abhishek Kumar
Attested the Signatures & Thumb
Impression



T. D. Modak
05/01/2021

T. D. Modak
NOTARY PUBLIC
BOKARO (Jharkhand)
Regd. No. 2055/J

Sl. No. 21
Date: 05/01/2021
R.D.B.A No. 26681



(Signature)
05/01/2021

T. D. Modak
NOTARY PUBLIC
Bokaro (Jharkhand)
Regd. No.-2055/J

