

## INDIA NON JUDICIAL

# Government of Jharkhand

## e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-JH07614606004651P

09-Nov-2017 10:07 AM

SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB

SUBIN-JHJHSHCIL0110914906464960P

SMT BIBHA KUMARI

Article 46 Partnership

PARTNERSHIP DEED

(Zero)

SANTOSH KUMAR SRIVASTAVA

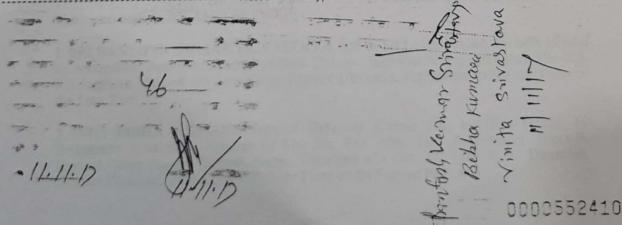
SMT BIBHA KUMARI

SMT BIBHA KUMARI

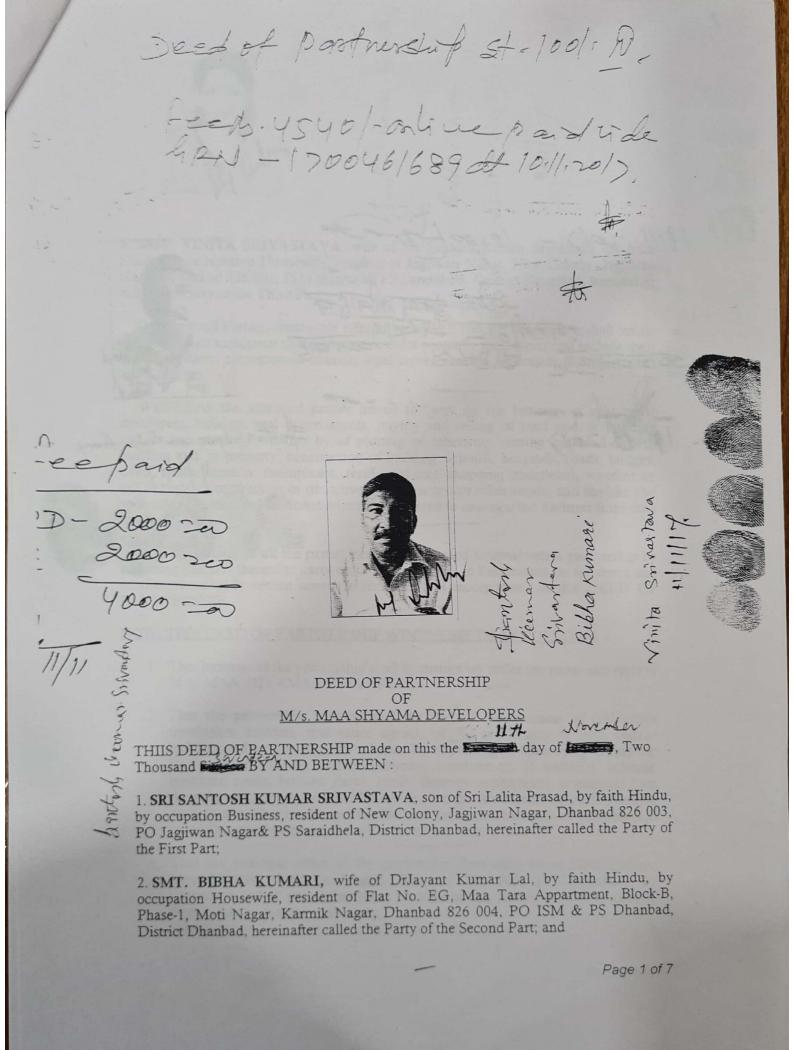
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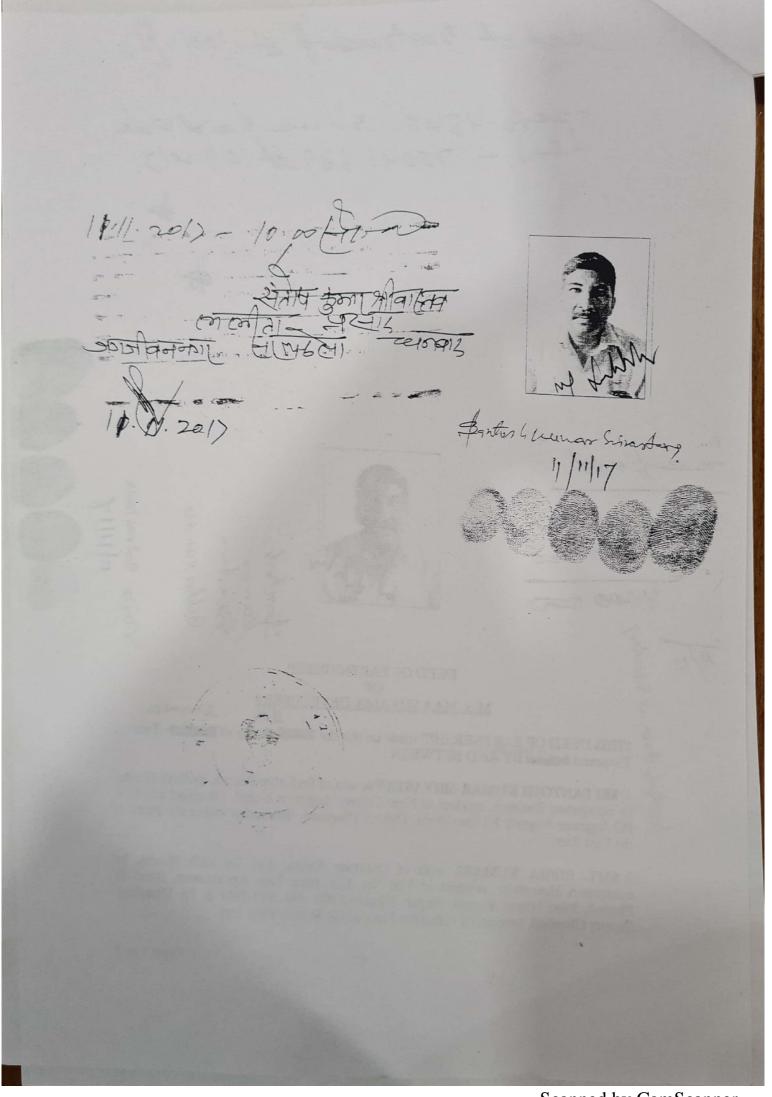


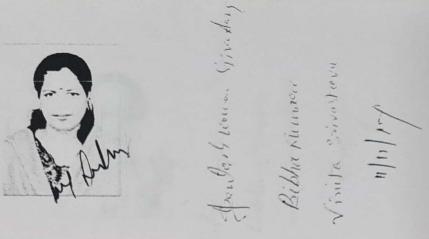
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- of this Stamp Certificate should be verified at www.shollestanip.com. Any discrepancy in the details on this Certificate and as website renders it invalid.







3. SMT. VINITA SRIVASTAVA, wife of Sri Santosh Kumar Srivastava, by faith Hindu, by occupation Housewife, resident of Jagjiwan Nagar, New Colony, Jagjiwan Nagar, Dhanbad 826 003, PO Dhanbad& PS Saraidhela, District Dhanbad, hereinafter called the Party of the Third Part.

The aforesaid Parties, commonly referred to as PARTNERS hereinafter, shall unless excluded by or repugnant to the context to these presents, shall mean and include their respective heirs, successors-in-interest, legal representatives, executors, administrators and assignees.

WHEREAS the aforesaid parties intend to carry on the business of real estate developers, builders, real estate agents, buying and selling of land and/or building and/or any property whether by of plotting or otherwise, renting out land and/or building and/or property, construction of building, schools, hospitals, roads, bridges, dams, malls, theatres, multiplexes, residential cum shopping complexes, whether by self or through contractors or on conversion basis or any other mode, and the like and such other business or businesses as mutually agreed to amongst the Partners from time to time.

AND WHEREAS all the parties hereto have agreed to constitute a partnership by becoming partners thereof to carry on the said business in Partnership on the terms and conditions mutually settled among themselves and incorporated in this DEED OF PARTNERSHIP.

### NOW, THIS DEED OF PARTNERSHIP WINTNESSETH AS FOLLOWS:

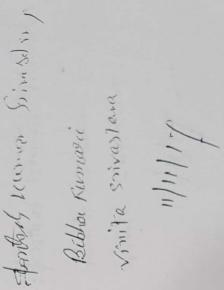
- 1. That business of the partnership shall by carried on under the name and style of M/s. MAA SHYAMA DEVELOPERS.
- 2. That the partnership business shall be that of the business of real estate developers, builders, real estate agents, buying and selling of land and/or building and/or any property whether by of plotting or otherwise, renting out land and/or building and/or property, construction of building, schools, hospitals, roads, bridges, dams, malls, theatres, multiplexes, residential cum shopping complexes, whether by self or through contractors or on conversion basis or any other mode, and the like and such other business or businesses as mutually agreed to amongst the Partners from time to time
- 3. That the principal office of the partnership firm shall be at New Colony, MeeraBhawan, Jagjiwan Nagar, Dhanbad 826 003, PO Dhanbad, PS Saraidhela and at such other place or place as the parties may from time to time decide by mutual agreement.

Page 2 of 7



- 4. That the Partnership shall be deemed to have commenced on Fifteenth day of January, Two Thousand Sixteen and shall be a partnership AT WILL.
- 5. That the Partners of M/s. MAA SHYAMA BUILDERS, the Firm, shall execute a Registered Power of Attorney in favour of the Party of the First Part, Sri. SANTOSH KUMAR SRIVASTAVA, on behalf of the Partnership business, duly authorizing him to execute all such acts, deeds and things, as relates to construction, in any manner in the best interest of the partnership business with specific authority to make construction thereon and sell the same with or without any construction thereon or otherwise or to deal with it in any other manner.
- 6. That, all the Partners, i.e. Party of the First Part, Party of the Second Part and Party of the Third Part shall contribute the capital required for the partnership business as and when required and the same shall always be kept credited to their respective Capital accounts.
- 7. That all the Parties hereto shall be entitled to withdraw such sum of money as may be required by them from time from their respective Capital accounts and the amount so withdrawn shall be debited to their Capital accounts.
- 8. That the accounting year of the partnership firm shall be the financial year ending on the 31<sup>st</sup> day of March every year.
- 9. That the books of accounts of the partnership firm shall be kept in the principal place of business and the Partners shall have the right to access to and inspect and copy of the books of the firm, preferably during the business hours.
- 10. That the Bank account or accounts, required to be opened shall be opened in the firm's name and the same shall be operated singly by the Party of the First Part. If required, the Partners may authorize such other Partners and/or authorized representative(s) or authorized signatory(ies) specifically authorized as such in writing, in addition to the persons named above or otherwise, as mutually agreed by all partners from time to time, for the opening and/or operation of any or all Bank accounts.
- 11. That to enter into any agreement, understanding, contract with any persons or any authorities or any concerned departments, and/or to sign, submit, receive, alter, modify any documents, and/or to perform tasks or deeds on behalf of the other Partners and on behalf of the Firm, all Partners hereby authorize the action of the Party of the First Part. The Partners and the Partnership Firm shall ratify and shall be liable for any deeds of the above named person done legally on their behalf.

Page 3 of 7

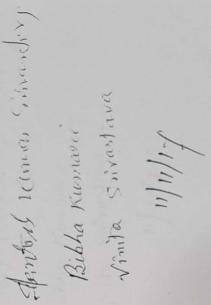


- 12. That in addition to the person named in clause 5 above or otherwise, as and when the need arises, the Partners may authorize, appoint, depute, any person(s) as mutually agreed to by the partners by means of a written instrument to enter into any agreement, understanding, contract with any persons or any authorities or any concerned departments, and/or to sign, submit, receive, alter, modify any documents, and/or to perform tasks or deeds on behalf of the Partners and on behalf of the Firm. The instrument shall clearly specify the purpose, terms, duration, remuneration, and other aspects of such authorization, appointment, and deputation in the instrument. The Partners and the Partnership Firm shall ratify and be liable for any deeds of such person done legally within the frame of such authorization, appointment, deputation laid down in the instrument.
- 13. That, if required, the Firm, through the persons authorized in clause 11 and/or clause 12 above or otherwise, may borrow money from any persons, whether Banks, Financial Institutions, or otherwise, on loans at reasonable rate of interest and or other terms, with the consent of all the Partners in writing, whether by pledge of such securities or otherwise as agreed upon by them and other persons for the business of the partnership firm.
- 14. That the Profit and, God forbid, the losses of the firm shall be divided or borne by the Partners in the following ratio:

		In profits	In losses
First Party	Sri Santosh Kumar Srivastava	40%	40%
Second Par	ty SmtBibhaKumari	40%	40%
Third Party	Smt Vinita Srivastava	20%	20%

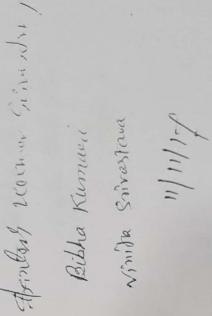
- 15. That the capital contribution of the partners, as appearing in the respective capital accounts of the Partners, shall be entitled to interest at the rate of 12% p.a. subject to the availability of profit or as may mutually be decided by the Partners from time to time.
- 16. That the Party of the First Part hereto is the working partner devoted to the business of the firm. He shall be entitled to working remuneration per month @ Rs 10,000/- each respectively from January 2016 unless otherwise mutually agreed upon by and between the Parties hereto.

Page 4 of 7



- 17. That the Party of the Second Part and the Party of the Third Part shall be the SILENT PARTNERs contributing only Capital for the purpose of the Firm. They are not working partners and will not be working in any way. They will not be involved in the working or managing the business of the Firm and, therefore, will not be responsible in any way whatsoever for the business of the Firm, its day-to-day operation, any of its activities and/or including but not limited to any act done by the other Partner, the Party of the First Part.
- 18. That the Party of the First Part shall be the WORKING PARTNER looking after and managing the business of the Firm including but not limited to the day-to-day operations (including Banking), transactions, interacting with the various Government/ non-Government organizations, persons/ parties. He shall be fully and solely responsible for the Firm's business/ business activities and/or his activities.
- 19. That new partner or partners may be admitted into the Partnership as and when required with the mutual consent in writing of all the existing Partners upon such terms and conditions as the then existing Partners may deem fit.
- 24. That the Partner who may wish to retire may do so by giving one month's notice in writing to the other partners.
- 25. That the firm shall not stand dissolved on the retirement or upon demise of any of the Partners, but shall continue duly reconstituted by the surviving partners and the legal heir of the deceased partner, on the terms and conditions that may then be agreed upon by them.
- 26. That none of the Partners shall either transfer their share of interest in the firm to any outsider in writing or hypothecate his interest or share or otherwise alienate the same.
- 27. That the Partners shall carry on the business of the firm to the greatest common advantage, be just and faithful to each other and render true and accurate account and full information of all things effecting the firm or the other partners or their legal representatives.

  Page 5 of 7



- 28. That every Partner shall indemnify the firm for any loss caused to it by his/her fraud in the conduct of the business.
- 29. That every Partner shall have the right to take part in the conduct of the business.
- 30. That for the matters not specifically provided for in this Deed the provisions of the Indian Partnership Act, 1932 amended from time to time shall apply.
- 31. That all disputes arising in the conduct of the business of the Partnership Firm as between the Partners originating either in the construction or interpretation otherwise shall primarily and ordinarily be settled by a reference to Arbitration . Unless there be reasons for contrary, no Partner shall rush to the Court of law for the adjudication of their disputes.

IN WITNESS THEREOF, the partners, the parties hereto, while in their sound health and perfect mind and after due consideration and out of their own free will and consent do hereunto set and subscribe their hands, the day, month and year first above written.

**WITNESSES** 

1. Rites hiPersa 1

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2. Amen Maleion Stry. Maleions Histoper Drombo L

Dontos ( Weng Smarting (SANTOSH KUMAR SRIVASTAVA)

Party of the First Part

Bibha Kumari (BIBHA KUMARI) Party of the Second Part

Page 6 of 7

Vinita Sorvasteura (VINITA SRIVASTAVA)
Party of the Third Part

Certified that the finger prints of the left hand of the parties, whose photograph is affixed in the document have been duly obtained before me :-Varkenin Char My.

Page 7 of 7



#### भारत सरकार GOVERNMENT OF INDIA



मेतोष पुमार श्रीवास्तव Santosh Kumar Srivastava जन्म वर्ष / Year of Birth : 1965 प्रमा Male



3152 0763 6078

अवस — आम आदमी का अधिकार



#### भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पनाः S/O लिलता प्रसाद, दुर्गा मंडप, त्यु Address: S/O Lalita Prasad, कॉलोनी पोस्ट जगजीवन नगर याना सराईदेला, न्यू कॉलोनी, जगजीवन नगर, धनबाद, झारखण, 826003

DURGA MANDAP, NEW COLLONY POST JAGJIWAN NAGAR PS SARAIDHELA, NEW COLLONY, Jagjivan Nagar, Dhanbad, Jharkhand, 826003

1947 1800 180 1947

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### भारत सरकार

THE RESERVE WHEN PROPERTY OF

Unique spensification Authority of India

### Government of India

नामांकन क्रम / Enrollment No 1187/00101/00910

To, विभा कुमारी Bibha Kumari Dr. Jayant Kumar Lal H. NO. 4/6. KRISHI VIHAR ARSENDEY BOREYA. Boreya Boreya Ranchi Jharkhand 834006 9430740509

Ref: 652 / 14C / 610964 / 612315 / P

## 

UE181178556IN



आपका आबार कनाक / Your Hagnaar No. :

3090 4874 8580

आधार - आम आदमी का अधिकार



भारत सरकार GOVERNMENT OF INDIA

विभा कुमारी Bibha Kuman

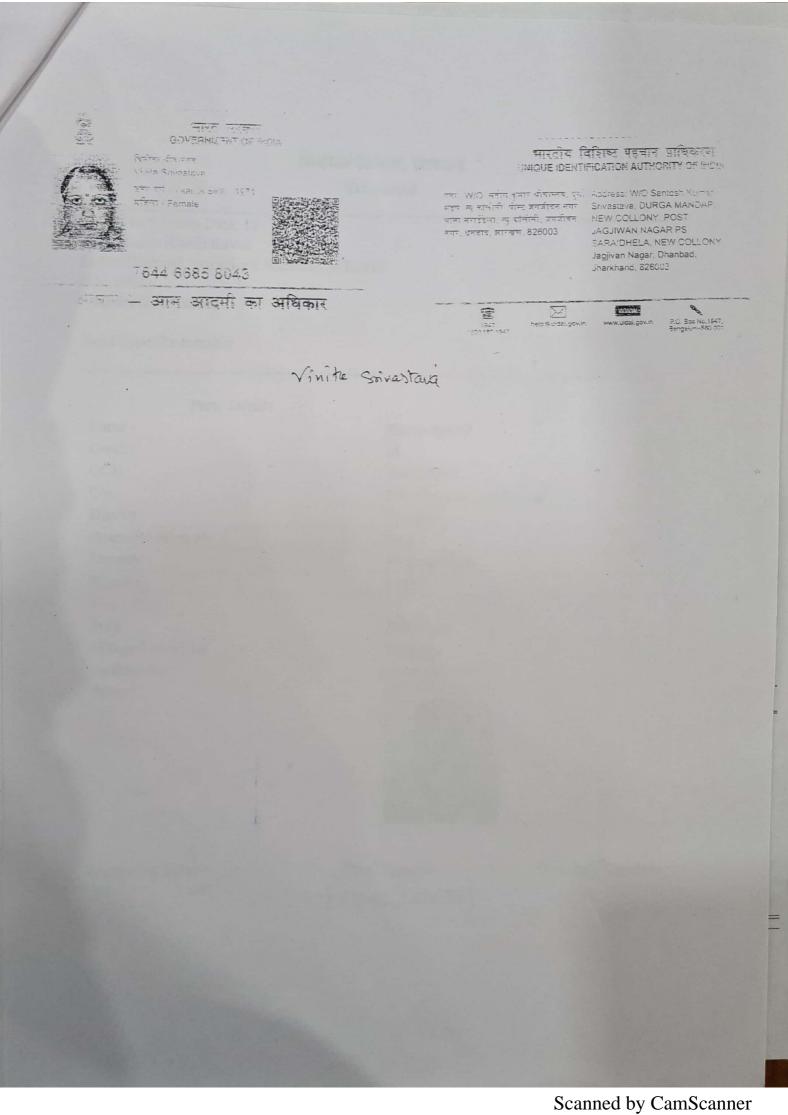
पति : डॉ. जयंत कुमार लाल Husband : Dr. Jayant Kumar Lal जन्म वर्ष / Year of Birth : 1974

महिला / Female 3090 4874 8580



आधार - आम आदमी का अधिकार

Bibha Kumacii



Token No.6 Token Date: 2017-11-11

Party Name: Ritesh Rawal

Father/Husband Name:Late Ramnik Lal Rawal

(Identifier)

Saraidhela, Dhanbad

Deed Type: Partnership

Party Details	
Name :	Ritesh Rawal
Gender:	M
DOB:	09-02-1962
C/o:	S/O: Ramanik Lal Rawal
District:	Dhanbad
House/Building No.:	D/12
Locality:	PS Saraidhela
Pincode:	828127
Post Office:	
State:	Jharkhand
Village/Town/City:	Nichitpur
Aadhaar No:	xxxxxxxx6074
Photo:	

Registering Officer

Party Signature
RISHRESCOI

Token No.6 Token Date: 2017-11-11

Party Name: Vinita Srivastava

Father/Husband Name:Santosh Kumar Srivastava

(Party)

New Colony, Jagjiwan Nagar, P.s - Saraidhela, Dist. - Dhanbad

Deed Type: Partnership

Party Details				
Name:	Vinita Srivastava			
Gender:	F			
DOB:	21-11-1971			
C/o :	W/O Santosh Kumar Srivastava			
District:	Dhanbad			
House/Building No.:				
Locality:	NEW COLLONY POST JAGJIWAN NAGAR PS SARAIDHELA			
Pincode:	826003			
Post Office :				
State:	Jharkhand			
Village/Town/City:	NEW COLLONY			
Aadhaar No :	xxxxxxxx8043			
Photo:				

Registering Officer

Vinita Stivestava
Party Signature

Scanned by CamScanner

Token No.6 Token Date: 2017-11-11

Party Name: Bibha kumari

Father/Husband Name:Dr. Jayant Kumar Lal

(Party)

Flat No.- E G . MAA Tara Apartment , Karmik Nagar , Dhanbad

Deed Type: Partnership

Party Details					
Name:	Bibha Kumari				
Gender:	F				
DOB:	15-04-1974				
C/o:	Dr. Jayant Kumar Lal				
District:	Ranchi				
House/Building No.:					
Locality:	KRISHI VIHAR ARSENDEY BOREYA				
Pincode:	834006				
Post Office:					
State:	Jharkhand				
Village/Town/City:	Boreya				
Aadhaar No:	xxxxxxxx8580				
Photo:					

Registering Officer

Bibba Kumae Party Signature

Token No.6 Token Date: 2017-11-11 Party Name: Santosh Kumar Srivastava Father/Husband Name:lalita Prasad

(FIRST PARTY)

New Colony , Jagjiwan Nagar , P.s - Saraidhela , Dist. - Dhanbad

Deed Type: Partnership

Party Details			
Name:	Santosh Kumar Srivastava		
Gender:	M		
DOB:	23-12-1965		
C/o :	S/O Lalita Prasad		
District:	Dhanbad		
House/Building No. :			
Locality:	NEW COLLONY POST JAGJIWAN		
	NAGAR PS SARAIDHELA		
Pincode:	826003		
Post Office:			
State:	Jharkhand		
Village/Town/City:	NEW COLLONY		
Aadhaar No:	xxxxxxxx6078		
Photo:			

Registering Officer

Party Signature

resenter/Executant's Name Santosh Kumar Srivastava Token For Registry Payment Mode. Online 98825 Verify On-line Payment Online Application ID (If Any) Verify eGras Payment View Deed e-Stamp Certificate No. (If Any) Issue Token Maximum Token Issue Time: 2 PM

Payment is done of Rs. 4540.00 on 10/11/2017 with CIN - 10002162017111000679 & GRN No. - 1700461689 & Status - SUCCESS

de Token 10:50:59 AM

Presenter/Executant's Name

Santosh Kumar Srivastava

Token For

Registry

Payment Mode

Online

98825 Verify On-line Payment

Online Application ID (If Anv)

Verify eGras Payment View Deed

e-Stamp Certificate No. (If Any)

IN-JH07614606004651P Verify

Issue Token

IN-JH07614606004651P:

Stamp Details For Verification. Please click issue after verification

CertificateNo:

IN-JH07614606004651P

CertificateIssuedDate: 09-Nov-2017 10:07 AM

AccountReference:

SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB

UniqueDocReference: SUBIN-JHJHSHCIL0110914906464960P

Purchasedby:

SMT BIBHA KUMARI

DescriptionofDocument: Article 46 Partnership

PropertyDescription: PARTNERSHIP DEED

ConsiderationPriceRs: 0

FirstParty:

SANTOSH KUMAR SRIVASTAVA

SecondParty:

SMT BIBHA KUMARI

StampDutyPaidBy:

SMT BIBHA KUMARI

StampDutyAmountRs: 100

Janton wermer Siranters. Maximum Token Issue Time: 2 PM

Details

#### निवंधन डिआग, इत्सबंड Drambac

निबंधन आवेदन

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Document/Transaction Value Stamb value 100 CNO/PNO Special Type Serial No. Remarks / Other Details Property Details: Anonal Th.No. Wrd/Hik Mauza No. No Vol.No. Paga.No. Type North South East West No ULS Category Area Value

Other Property Details: Area Rate Amount Location Th. No. | Wrd Mauza Property Type

1	y Details: PType	Party	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F60	UID	Mobile	Pres. Address	Perm. Address
4	DDST	Santosh Kumar Srivastava	lalita Prasad	Business	पिता	काएरत	Male		315207636078	7631227181		New Coiony , Jagjiwan Nagar , P.s - Saraidhela , Dist - Dhanbad
2	Party	Bibha kumari	Dτ. Jayant Kumar Lai	Business	पिंट	काएस्त	Female		309048748580	9430740509		Flat No E G MAA Tara Apartment , Karmik Nagar Dhanbad
3	Party	Vinita Srivastava	Santosh Kumar Srivastava	Business	पति	काएस्त	Female		764466858043	7631227181		New Colony, Jagjiwan Nagar, P.s - Saraidhela, Dist Dhanbad
4	Identifier	Ritesh	Late Ramnik Lal	Business	पिता	बह्मण	Iviale		206507266074	9334007036	5	Saraidhela , Dhanbad

Fee Details: Amount Description 2,000.00 540.00 2,000.00 4,540.00

उपयुंबत प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप है |

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Signature's of Executant & Claimant

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114) Token Date/Time: 11/11/2017 10:46:23 Token No: 6 Presenter Santosh Kumar Srivastava Document Type Partnership Presenter' Name & Address New Colony , Jagjiwan Nagar , P.S - Saraidhela , Dist.- Dhanbad Date of Entry 11/11/2017 Total Pages 36 Stampable Doc. Value Document/Transaction Value IV Stamp Value 100 Book CNO/PNO Special Type Not Req. Serial /Deed No. Remarks / Other Details Old Serial No. e-Stamp Cert. No. Property Details: 98825 App. ID JH07614606004651P Kh. Plot Registeril Registeril Plot Boundary Boundary Boundary Boundary H No ULB Category Area Vali Anchal Th.No. Wrd/Hlk Mauza No. No. Vol.No. West Page No. Type North South East Other Property Details: Area Rate Amount Location Property Type Th. No. Wrd Mauza Party Details: PAN/F Gender 60 Party UID Pres Address Perm. Addres Relation Caste Mohile SN P Type Father/Husband Occup. Name New Colony New Colony, Jagjiwan Jagjiwan Santosh Nagar, FIRST Nagar, P.s -काएस्त Male Business पिता xxxxxxx6078 xxxxxxxx81 Kumar lalita Prasad P.s-PARTY Saraidhela, Srivastava Saraidhela, Dist. - Dhanbad Dist -Dhanbad Flat No.-Flat No.- E G IF G MAA Tara MAA Tara Bibha Dr. Jayant Kumar Business पति xxxxxxx8580 xxxxxxxx09 Apartment Apartment, 2 Party काएस्त Female kumari Lal Karmik Nagar, Karmik Dhanbad Nagar Dhanbad New Colony New Colony Jagjiwan Jagjiwan Vinita Santosh Kumar Nagar, 3 Party Business पति काएस्त Female xxxxxxx8043 xxxxxxx81 Nagar , P.s -Srivastava Srivastava P.s -Saraidhela, Saraidhela. Dist. - Dhanbad Dist. -Dhanbad

4 Identifier Fee Details

Ritesh

Rawal

SN	Description	Amount
1	E	2,000.00
2	SP	540.00
3	DD	2,000.00
Total		4,540.00

Business पिता

Late Ramnik Lal

Rawal

xxxxxxxx6074 xxxxxxx36 Saraiune Dhanbad nita Svivastava

Saraidhela

Saraidhela

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Signature's of Executant & Claimant

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