

BEFORE: THE NOTARY PUBLIC, DHANBAD

AFFIDAVIT

We (1) AZAD MUKHERJEE, S/o.Nimai Chandra Mukherjee, aged about 34 years, by faith Hindu, by occupation Business, resident of Astha Sharda Apartment, Mitra Gali, Bank More, Dhanbad, P.O.-Dhanbad, P.S. Bank More Dist. Dhanbad, Jharkhand (2) Braj Nandan Tiwari S/o.Lalan Prasad Tiwari, resident of Near Durga Mandir New Bishunpur, Dhanbad-828130, (3) Sudha Priya W/o.Ashok Kumar aged about 42 years, by faith Hindu, by occupation business, resident of 3A, Bhupendra Shanti Apartment, Jay Prakash Nagar, Near Denobili School C.M.R.I. Dhanbad, Jharkhand-825001 (4) Ragesh Kumar Singh S/o. Gopal Singh, aged 48 years, by faith Hindu, by occupation Business, resident of 11 Haryana Colony, Chirkunda, Nirsa-cum-Chirkunda, Dhanbad (Jharkhand) -828202, do hereby solemnly affirm on oath and declare as follows :-

1. That, we are the Partners of DAMODER DEVELOPERS at Floor 3/B Damodar Rama Nand Apartment Reliable Unit-2 Saraidhela Near Bardan Hospital Saraidhela, Dhanbad.
2. That, we are the owner of landed property which is situated under Mouza Kolakusma, Mouza No.12, Khata No.41 Plot No.1720 Area 15 decimals and plot No.1721 Area 21 decimals total 36 decimals, butted and bounded as :
North : Plot No.1721
South : Plot No.1721
East : Kachha Rasta Government Road.
West : Plot No. 1721.
3. That, the above properties as per market rate Rs.50,00,000 (Rupees Fifty Lacs) only.



- 2 -

4. That, the above contents are true to my/our knowledge belief and information.

5. That, we are swearing this affidavit to produce it before the authority concerned for needful.

Verification

Solemnly affirmed before me by the deponent who is duly identified by Sri N.P. Singh Advocate, Dhanbad.

The statements made are true to our knowledge and belief. We sign this at Dhanbad on 08/02/2024.

(1) *Azad Mukherjee*

(2) *B.M. Jaiswal*

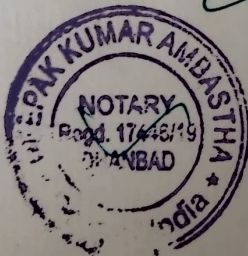
(3) *Rajendra*

(4) *Sudha Prasad*

(Deponents)

Identified by:

N.P. Singh
Advocate.
8/2/2024



[Signature]
**NOTARY
DHANBAD**

Authorised
u/s 257 (i) (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)

Notary Public, Dhanbad.



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : c044fd6a2c25e300cf12

Receipt Date : 12-Sep-2023 12:00:14 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Partnership

District Name : Dhanbad

Stamp Duty Paid By : DAMODAR DEVELOPERS

Purpose of stamp duty paid : DEED OF PARTNERSHIP

First Party Name : DAMODAR DEVELOPERS

Second Party Name : NA

GRN Number : 2319205202



NOTARY
DHANBAD

13 SEP 2023

SI.No. DI.

-: This stamp paper can be verified in the [Dhanbad](#) through receipt number :-

For DAMODAR DEVELOPERS

Sudha Praya
PARTNER



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 49 of the Indian Stamp Act, 1899

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

For DAMODAR DEVELOPERS

Azad mukhopya
PARTNER

B.N. Jaiswal
PARTNER

For DAMODAR DEVELOPERS

B. Singh
PARTNER

Deed of Reconstitution of Partnership

This deed of Reconstitution partnership is made on [12th Sept 2023] between:

1. BRAJ NANDAN TIWARY Son of Lalan Prasad Tiwary , religion Hindu by profession and residing Near Durga Mandir New Bishnupur, B Polytechnic , Dhanbad cum Kenuadih cum jagta Dhanbad:828130 of the First part hereinafter referred to as FIRST PARTNER
2. RAJESH KUMAR SINGH, Son of Gopal Singh, religion Hindu by profession and residing of Haryana Colony, Nehru Road, Chirkunda, Dhanbad: 828202 of the Third part hereinafter referred to as SECOND PARTNER.
3. AZAD MUKHERJEE, Son of Nirmai Chandra Mukherjee, religion Hindu by profession and residing of 2/4 Astha Sarde Apartment, Maitra Gali, Bank More, Dhanbad: 828106 of the second part hereinafter referred to as THIRD PARTNER.
4. . SUDHA PRIYA, Wife of Ashok Kumar, religion Hindu by profession and residing of Bhupendra Shanti Apartment, Jai Prakash Nagar, Near Denobli School, C.M.R.I. Dhanbad: 826001 of the third part hereinafter referred to as FOURTH PARTNER

(Each of the above expression unless excluded by or repugnant to the context of subject shall include their heirs, legal representative, executors, assigns and administrators)

Whereas, the hereto have agreed to commence business in partnership and it is expedient to have written instrument of partnership. Now this partnership deed witnesses as follows:

For DAMODAR DEVELOPERS
B.N. Tiwary
PARTNER
Azad mukherjee
PARTNER
B.N. Tiwary



For DAMODAR DEVELOPERS
PARTNER

NOW THIS DEED OF PARTNERSHIP WITNESSETH AS FOLLOW :

1. That the partnership deed reconstitution business shall continued to be carried on effect from 5th Sep 2023
2. That the name and style of the partnership business shall continue to be "DAMODAR DEVELOPERS" and the name may be changed thereafter into some other name as desired by the partners.
3. That the head office of the firm shall be **Damodar Ramanandum Apartment, Raghunath Nagar, Vardan Hospital, Big Bazar Saraidhela, DHANBAD - B2B127.** Or at any place or places as may be decided by the partners hereof.
4. That the partnership is at will and will continue till such time as the partners hereof agree to continue in partnership.
5. That the business of partnership firm is and will be **Trading & Construction Activities.**

That the scope of the business may be extended or restricted from time to time as mutually agreed upon between the partners.

6. That the necessary capital required for the efficient conduct and development of partnership business has been and/or shall be contributed and/or arranged by the partner as and when required.
7. That the interest at the rate of 12% per annum or as may be prescribed under section 40(b)(iv) of the income - tax Act, 1961 or any other applicable provisions as may be in force shall be payable to the partners on the amount standing to the credit of the accounts of the partners. Such interest shall be calculated and credited to the account of each partner at the close of the accounting year.

However, in the case of lose or lower income, rate of interest can be Nil or lower than 12% as may be agreed to by and between the partners from time to time.

8. That all the partners have agreed to keep themselves actively engaged in conducting the affairs of the business of the partnership as working partners. It is remuneration.
9. That the remuneration shall be paid to partners as and from dated as under:

For DAMODAR DEVELOPERS
Asad mukherjee
PARTNER



For DAMODAR DEVELOPERS
Rajesh
PARTNER

For DAMODAR DEVELOPERS
Sudha Pradya
PARTNER

For DAMODAR DEVELOPERS
B.N. Jaiswal
PARTNER

If book profit in negative : Rs 1,50,000.00

If book profit in positive :

On first Rs 3,00,000 /- of : Rs 1,50,000/- or 90% of the books profit
whichever is higher, The book Profit

On the balance of the book profit 60% of the book profit

Explanation : For the purpose of this clause the expression 'Book Profit' Shall mean the Book Profit as defined in U/S 40(b) of the IT Act 1961 or any statutory modification or re-enactment thereof, for the times being in force. Such remuneration or commission shall be calculated at the choice of accounting year and shall be credited to the account of the working partners in profit sharing ratio. The working partner shall be entitled to withdraw out of remuneration from time to time.

10. That the partners shall be entitled to increase or decrease the above remuneration. The parties hereto may also agree to revise the mode of calculating the above said remuneration as may be agreed to by and between the partners from time to time.

11. That the partners shall share the profits and losses in the following propositions:

- | | |
|-----------------------|-----------------------------------|
| a) BRAJ NANDAN TIWARY | 50.00% (Party of the First part) |
| b) AZAD MUKHERJEE | 16.67% (Party of the Second part) |
| c) RAJESH KUMAR SINGH | 16.67% (Party of the Third part) |
| d) SUDHA PRIYA | 16.66% (Party of the Fourth part) |

12. That the proper books of account of partnership business shall be kept and herein shall record particulars of all transactions, matters, and things related to the said partnership business.

13. That at the end of each and every financial year i.e. on every 31st march upto such other day as the partners may from time to time determine, the accounts

For DAMODAR DEVELOPERS
Sudha Priya
PARTNER

For DAMODAR DEVELOPERS
B.N. Tiwary
PARTNER

For DAMODAR DEVELOPERS
Azad mukherjee
PARTNER



For DAMODAR DEVELOPERS
PARTNER

of the partnership shall be made up and adjusted and a profit & loss account and a Balance Sheet shall be prepared and profit and loss of the partnership business for the year of the period shall be ascertained.

14. That the partners by mutual consent are entitled to take loan from any financial institution, bank or private parties for the development and smooth running of the partnership business.

15. That the Bankers of the partnership firm shall be such Bank to Bank as the partners hereof may agree upon from time to time and all the partners hereof named above, shall be entitled to operate upon individually and the severally all such banking account or accounts.

16. That each and every partner on behalf of the firm shall be entitled to apply for various licenses, to file and defend the suit for and against the firm and represents before any court of law, Central and State Government offices including Income Tax and Sales Tax authorities.

17. That the consent of all the partners, any new partner may be taken in with such share in the profit and losses of the partnership as may be agreed upon between the parties hereof.

18. That any of the partner may retire from the partnership after giving one calendar month notice in writing to the other partners of his intension to do so provided however the other partners may be agreed to accept shorter notice.

19. That death and retirement of any partners shall not dissolve the partnership but the deceased partner heirs and/or successor shall be admitted in his place as partner if their heir and/or successor is so willing otherwise the business shall be continue by the surviving or continuing partners.

20. That any of the about term and condition may be baried alter added by mutual consent of the partners hereof to be express in writing or implied from consent.

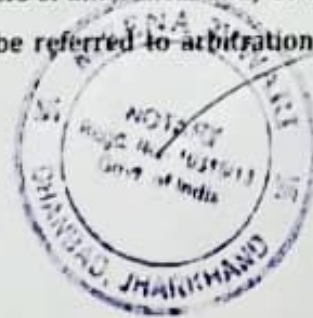
21. That in all matters not herein before otherwise expressly provided for the provision of the Indian Partnership Act, in force for the time being apply.

22. That all matters of differences and/ or disputes relating to the said partnership affairs shall be referred to arbitration according and subject to provision of

For DAMODAR DEVELOPERS
Sudha
PARTNER

For DAMODAR DEVELOPERS
W. N. Vaidya
PARTNER

For DAMODAR DEVELOPERS
Azad mukherjee
PARTNER



For DAMODAR DEVELOPERS
Bisim
PARTNER

Arbitration Act in force for the time being. As mutual agreed Mr Ashok Kumar will be the arbitrator of the firm.


IN WITNESS WHEREOF: the parties to these presents have here unto set their respective hands on the day, month and year first above written.

Signed and Delivered at Dhanbad

In Presence of
For DAMODAR DEVELOPERS
B.N. Tiwari
PARTNER
BRAJ NANDAN TIWARY (First partner)
For DAMODAR DEVELOPERS
Rajesh
PARTNER
RAJESH KUMAR SINGH (Second partner)

[Signature]
[Signature]
[Signature]
I, K. SARAN (Adv.)
E. No. 2202 / 2020

For DAMODAR DEVELOPERS
Azad mukherjee
AZAD MUKHERJEE (Third partner)
For DAMODAR DEVELOPERS
Sudha Priya
PARTNER
SUDHA PRIYA (Fourth partner)

[Signature]
**ATTESTED**
NOTARY DHANBAD
Authorised.
u/s (8) (i) (a) of the Notaries
Act 1952 (Act No. 53 of 1952)

General Public 31 07/1984 5108 20/07/84 5075
5075 51/11/84



मि. प्र. लिख 21 के पास श्री प्र. राजगुरु
के सहकारी भण्डार (अ. प्र. नं. 100/1984)
मा. प्र. नं. 100/1984 के अंतर्गत
अनुसूचित 100/1984 के अंतर्गत
दि. 20/7/84 को अंतिम ले
निवृत्त करे.

मि. प्र. लिख 21 के पास श्री प्र. राजगुरु
के सहकारी भण्डार (अ. प्र. नं. 100/1984)
मा. प्र. नं. 100/1984 के अंतर्गत
अनुसूचित 100/1984 के अंतर्गत
दि. 20/7/84 को अंतिम ले
निवृत्त करे.

श्री प्र. देवी अग्रवाला
20/7/84

THIS DEED OF ABSOLUTE SALE is made this the 19th day of July, One thousand Nine hundred and eighty four, By and Between SMT. MIRA DEVI AGRAWALLA, wife of Sri Basudeo Prasad Agarwala, by faith Hindu, by profession Housewife, resident of Jharla, Pergana Jharla, P. S. Jharla, chowki, sador Registry office Dhanbad, in the District of Dhanbad, herein after called and referred to as the V E N D O R (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, successors executors, administrators, legal representatives and assigns of the C O N T R A P T

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20/7/84

संस्थापक का हस्ताक्षर

निर्वाहक अधिकारी का हस्ताक्षर

20-7-84

आज राम मरिमा की निर्वाचनी श्री श्री देवी अग्रवाला प्रति
 बासुदेव प्रसाद अग्रवाला प्रेशा कर गृहस्थी के विकास पर
 पहुंम पर मैंने उक्त श्री देवी अग्रवाला की ज्ञान की
 जितनी पहचान इतनी प्रति बालदेव प्रसाद अग्रवाला प्रि
 बाबू लाल अग्रवाला ने मेरे सन्तोष के अकुरुण की है।
 उपर श्रीमती श्री देवी ने ह्यीकार
 की दि. ग्रह इलीन इन्हीने निष्ठापित की है।
 जितनी श्री देवी के अंगे अंगुष्ठ के
 लप इतने परमान द्वारा पद के अन्तर सं निष्ठा
 जमा है।

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 श्री 371 पद पंजीय
 20-7-84

20/7/84



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श्री उमा पादा पण्डित
- उर्वचक्षु -

SRI UMA PADA PANDIT, Son of Late Krishnalal Pandit, by faith Hindu, by profession Service, resident of R.N. Bagchi, Dohari Colliery, Pergana Jharria, P.S. Jharria, Chowki, sader Registry office Dhanbad, in the District of Dhanbad, hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the OTHER PART:

9204 unaloda 18/7/84
Dubai callidry ghalisi
29-9203

ly

I have read out and explained
the contents of this Deed to the lady
executant Smt Meera Devi
Agarwal after fully
understood she admitted
her execution
and I have take her
L.T.I behind Parada



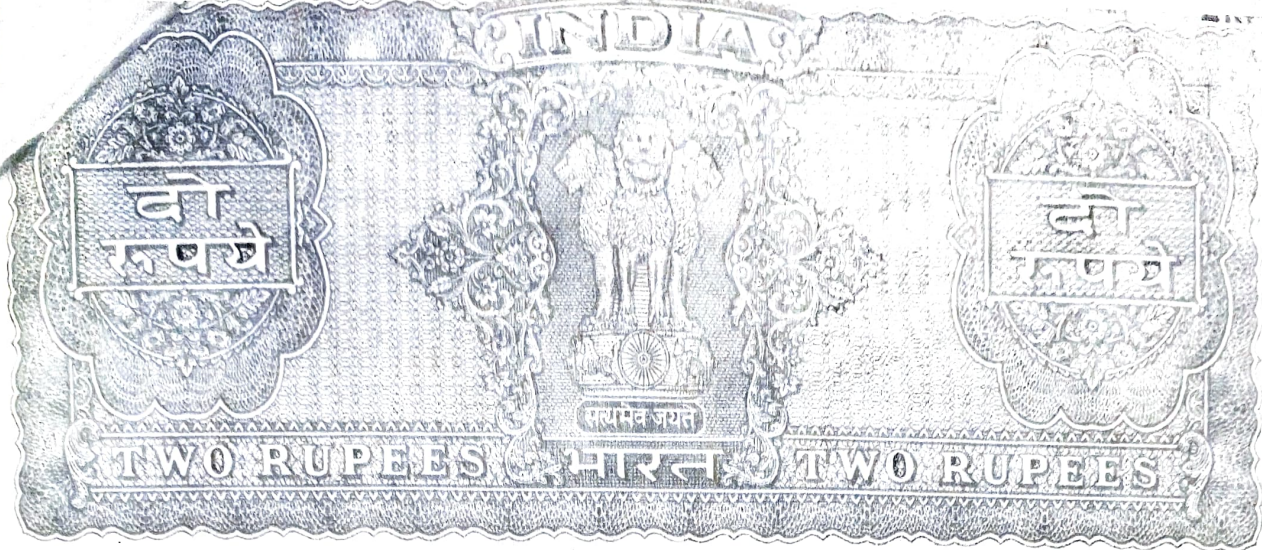
Badeo Prasad Agarwala.
20-7-84

Badeo Prasad Agarwala.
20-7-84

20-7-84



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मिश्रकबी अत्रिवाता
बनारस

WHEREAS the land which is described in the schedule below originally purchased by the vendor by virtue of Registered sale deed no.230, dated 7.1.64 from Smt. Jadu Kumari, & others recorded in Book No.1, Volume no.23, pages 569 to 571 for the year 1964, registered in Dhanbad Sadar Registration office and after purchasing the same the vendor is in peaceful and undisturbed possession thereof.

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Handwritten signature and name in vertical text.

And whereas the Vendor is being in urgent need of cash money for purchasing other suitable land in some other places expressed her desire to transfer the land which is described in the schedule below and whereas in course of negotiation and as a good faith the vendor has agreed to sell and the purchaser has agreed to purchase the same for a valuable consideration of sum of Rs. 2000/- (Rupees Two thousand) only, on the terms, conditions and covenants hereinafter appearing.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH:-

That in pursuance of the aforesaid agreement and in consideration of sum of Rs. 2000/- (Rupees two thousand) only, paid by the purchaser to the vendor (the receipt whereof the vendor doth hereby admits and acknowledges) for sale of the said land which is described in the schedule below and in the terms, conditions and covenants hereinafter contained The vendor doth hereby absolutely and indefeasibly grant, sell transfer, convey and assigns unto the purchaser all his right title, interest and possession together with all claims, demands, liberties, benefits, easements, advantages etc. belonging to or appertaining to free from all encumbrances whatsoever TO HAVE AND TO HOLD the same to and unto the use of the purchaser peaceably and quietly for at all times to come subject the payment of annual rent and cess that to the Landlord the State of Bihar, having full right and authority to transfer the same by sale, gift, mortgage, lease or otherwise as the purchaser's likes.

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BRITISH
SOUTH
INDIA

That the Vendor doth hereby covenant with the purchaser that she is the sole and lawful owner of the land in sole and exclusive possession of the same and she has not in any way or manner transferred or encumbered the same or any part or portion thereof and should therefore in future it transpire that the vendor is not the true and lawful owner of the land or has other sharer or co-sharer and if by any other reasons thereof the purchaser be put to any loss the vendor doth hereby unconditionally and irrevocably undertake to compensate and indemnify the purchaser's loss for which she may be put to.

That the purchaser shall hereafter pay the proportionate annual rent and cess that to the Landlord the State of Bihar or any other amount that may be assessed for the said land hereby sold to the purchaser by virtue of this Deed.

That the Vendor doth hereby further covenant with the purchaser and the Vendor shall render all possible aid and assistance to the Purchaser in getting the purchaser's name mutated in the sherista of the Landlord the State Govt. of Bihar

IN WITNESS WHEREOF, the Vendor has set and subscribed his respective hands on this the day, month and year first above written.

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SCHEDULE

17/12/2014
for 6/12/14

All that piece and parcel of Raiyati right of land situated in Mouza KALAKUSHWA, Pergana Jharra, P.S. Dhanbad, chowki, sadar Registry office Dhanbad, in the District of Dhanbad.

Mouza No.12,

Khata no.41,

Plot No.1720- Area: 15 decimals

Plot no. 1721- Area: 61 decimals

Total area 76 decimals, out of which purchased area 26 $\frac{1}{2}$ dec, out of which 2 kathas (two kathes) in plot no.1721, only for land is hereby sold by this sale deed.

Measurement as follows:-

East to West: 38'-0" feet.

North to South: 38'-0"

Butted and bounded as follows:-

North: Portion of plot no.1721,

South: Portion of plot no.1721.

East : Katchha Rasta, (Government Road).

West : Portion of plot no.1721.

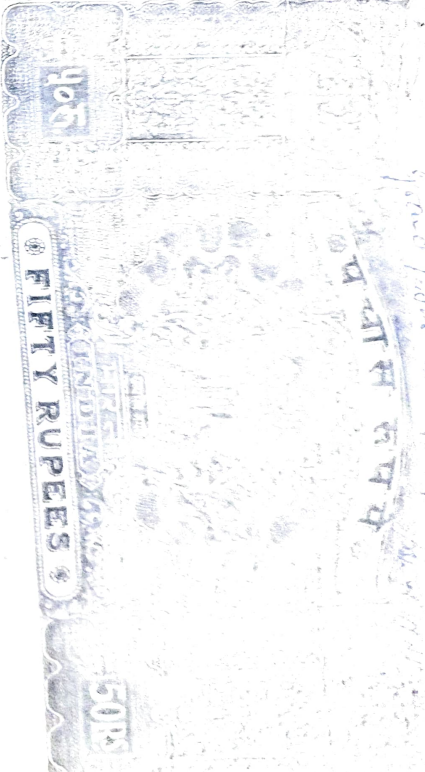
Rent: 6 M.P.

Witnesses

1. Trancho Prasad Agarwal
20/12/14

2. Salti Prada Choudhry
antopara, Shaurie

Signed by:-



Number of notes
Serial number
Date
Signature
Amount
20-7-84

श्री राधवी अग्रवाल
20/7/84

THIS DEED OF ABSOLUTE SALE is made this 20th day of July, One thousand nine hundred and eighty four and Between Smt. MIRA DEVI AGRAWALA, wife of Sri Devesh Prasad Agarwala, by faith Hindu, by profession Housewife resident of Jharla, Pergana Jharla, Tal. Jharla, Chokki Registry office Dhanbad, in the District of Dhanbad, after called and referred to as the VENDOR (Vendor) and Smt. Mira Devi Agrawala (Mira Devi Agrawala) expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, successors, administrators, legal representatives and assigns of the VENDOR