

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number Card

AAIFO9161G

नाम / Name

OM SAI DEVELOPERS

निगमन / गठन की तारीख
Date of Incorporation/Formation

09/02/2024





NOTARY
DHANBAD

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 458dae6a72b6dc86f10e

Receipt Date : 09-Feb-2024 10:33:46 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Partnership

District Name : Dhanbad

Stamp Duty Paid By : Hira Lal Pandey

Purpose of stamp duty paid : Partnership Deed

First Party Name : Hira Lal Pandey

Second Party Name : Santosh Kumar and Others


GRN Number : 2400614398



12 FEB 2024

S. No. Date

This stamp paper can be verified in the jharkhand site through receipt number

Om Sai Developers <i>Hira Lal Pandey</i>	Partner	Om Sai Developers <i>Santosh Kumar</i>	Partner	Om Sai Developers <i>Madhusudan Singh</i>	Partner	Om Sai Developers <i>Hira Lal Pandey</i>	Partner	
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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 दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Om Sai Developers

Hira Lal Pandey

Partner

Santosh Kumar
Om Sai Developers

Partner

Prateek Singh
Om Sai Developers

Partner

Madhuran Singh
Om Sai Developers

Partner

Partner

Om Sai Developers

Anjali Sinha

Partner

DEED OF PARTNERSHIP



This Deed of Partnership is made on this 10th Of February 2024 by and

BETWEEN

Hira Lal Pandey, S/o Sri Balram Pandey, having PAN number AEBPP9726R, Adhaar number 3756 3884 0172, by faith Hindu, by caste Brahmin, by occupation Business, R/o House No 100, JC Mallick Road, Hirapur, Near Nepal Kali Mandir, P.S. & Dist Dhanbad - 826001, hereinafter called the Partner of the First Party (which expression shall unless Excluded by or repugnant to the context be deemed to mean and include their representatives, heirs, executors, administrators, legal representatives and assignee say First Party as one part.

AND

Santosh Kumar, S/o Sri Sukar Gope, having PAN number AEHPK5209G, Adhaar number 5220 0358 2915, by faith Hindu, by caste Gwala, by occupation Business, R/o Sahyogi Nagar Sector 02, Near Big Bazar, Saridhela, Dhanbad - 828127, hereinafter

Om Sai Developers
Om Sai Developers
Partner

Partner

Om Sai Developers
Pradeep Kumar Mandal

Partner

Om Sai Developers

Madhusudan Singh

Partner

Om Sai Developers
Om Sai Developers

Partner

called the Partner of the Second Party (which expression shall unless Excluded by or repugnant to the context be deemed to mean and include their representatives, heirs, executors, administrators, legal representatives and assignee say Second Party as Second part.

AND

Pradeep Kumar Mandal, S/o Sri Bhuban Mandal, having PAN number ANSPM9424B, Adhaar number 3400 9318 0980, by faith Hindu, by caste Sumandal (Suri), by occupation Business, R/o DhaiyaDumduma Basti, Near Lakhi Mandir, P.O. ISM, P.S. & Dist Dhanbad - 826004, hereinafter called the Partner of the Third Party (which expression shall unless Excluded by or repugnant to the context be deemed to mean and include their representatives, heirs, executors, administrators, legal representatives and assignee say Third Party as Third part.

AND

Madhusudan Kumar Singh, S/o Late Rajkishor Singh, having PAN number BKPPS6532R, Adhaar number 5528 8161 7973, by faith Hindu, by caste Rajput, by occupation Business, R/o House No 27, Near Tiwari Mandir, Chouthai Kulhi, Amtal, P.O. & P.S. Jharia, Dhanbad, Jharkhand 828111, hereinafter called the Partner of the Fourth Party (which expression shall unless Excluded by or repugnant to the context be deemed to mean and include their representatives, heirs, executors, administrators, legal representatives and assignee say Fourth Party as Fourth part.



Om Sai Developers

Rajesh Kumar

Partner

Om Sai Developers
Pradeep Kumar Mandal

Partner

Om Sai Developers

Madhuran Singh

Partner

Om Sai Developers

Partner

AND

Pankaj Kumar Anand, S/o Late Anand Kishore Prasad, having PAN number AEGPA1893M, Adhaar number 2717 0421 1842, by faith Hindu, by caste Kayastha, by occupation Business, R/o Vikas Nagar, P.O. Jagjiwan Nagar, P.S. Saraidhela, Dhanbad, Jharkhand 826003, hereinafter called the Partner of the Fifth Party (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their representatives, heirs, executors, administrators, legal representatives and assignee) say Fifth Party as Fifth part.

Whereas the Parties aforesaid have agreed to start Construction & Real Estate Business within the state of Jharkhand, in the name and style of **M/s Om Sai Developers** from their Administrative office at Shop No. 06, Lotus Tower, Main Road Saraidhela, P.S. Saraidhela, Dhanbad, Jharkhand 828127, as Partnership Firm.

Whereas, all the parties aforesaid have amicably agreed, consented each other for the commencement of the above business under the name and style of **M/s Om Sai Developers** and entered into the Partnership Agreement.

And Whereas agreed amongst the Partners, the partners hereto and in order to avoid future disputes and differences amongst the Partnership in relative to the said, Partnership Business, it is deemed disable that the regulatory draw up Deed of Partnership, executed by the Partners, the Partners hereto incorporating therein all the terms and conditions so mutually agreed & being worked.



Om Sai Developers
Hira Lal Sharma

Om Sai Developers
Saurabh Kumar

Partner

Om Sai Developers
Pradeep Kumar Jambal

Partner

Om Sai Developers
Madhusudan Singh

Partner

Om Sai Developers
Saurabh Kumar

Partner

NOW THEREFORE: The above named Partners do hereby affirm, declare, confirm and having settled and agreed as follows :-

1. That, The Partnership Business shall be that of Construction & Real Estate Business within the state of Jharkhand shall be carried from the Administrative Office of Partnership Firm and such declared Place & Places as the Partners may change from time to time, which mutually agreed upon by the Partners as required.
2. That, the Name of Partnership Firm shall be **M/s Om Sai Developers**.
3. That, now of the Partners of the Partnership Firm separately can't continue the same style of Business under the same name of Business without consent of other Partners of the Partnership Firm.
4. That, the Partnership shall commence on the 09th day of February 2024 and shall continue for the terms of Five Years and thereafter until determine as hereinafter provided.
5. That, the Capital of the Partnership firm shall be provided by the Partners according to their profit/loss ratio and of any time there after any capital shall be required for the business purpose. The same shall unless and otherwise agreed, shall be allocated by the Partners in the same Ratio of share.
6. That, the Management shall be carried by the partners jointly.



Om Sai Developers

Hira Lal Pandey

Om Sai Developers

Partner

Om Sai Developers

Pradeep Kumar Mandal

Partner

Om Sai Developers

Madhusudan Singh

Partner

Om Sai Developers

Pankaj Kumar Anand

Partner

7. That, the Bank Account shall be opened in the name of Partnership Firm and shall be operated by among Three Partners jointly, namely Hira Lal Pandey (Partner No. 1), Pradeep Kumar Mandal (Partner No. 02) and Pankaj Kumar Anand (Partner No. 05).
8. That the Profit & Losses shall be divided and born by the Partners in ratio written below :
- | | |
|---------------------------|--------|
| a. Hira Lal Pandey | 16.67% |
| b. Santosh Kumar | 16.67% |
| c. Pradeep Kumar Mandal | 16.66% |
| d. Madhusudan Kumar Singh | 25.00% |
| e. Pankaj Kumar Anand | 25.00% |
9. That, all necessary and proper books of accounts, securities, vouchers etc. shall be kept properly pasted up & shall not removes from the Business without consent of the partners unless required by court or public authorities.
10. That, the Partnership will be at WILL.
11. That, the Partners of the Partnership Firm also receive Interest @ 12% per annum on their Capital Investment in Partnership Firm.
12. (a.) That, the Partners will collect the dues and operate the business.
- (b.) That, the Partners will bear the liabilities of Income Tax, Goods & Services Tax and other any Government statutory Liabilities & dues in the name of the firm on their proportionate share.
- (c.) That, the Partners will bear the expenditure comes in legal matter.



Om Sai Developers
[Signature]

Om Sai Developers
[Signature]

Partner

Om Sai Developers Mandla
[Signature]

Partner

Om Sai Developers

Madhulalan Singh
[Signature]

Partner

Om Sai Developers
[Signature]

Partner

13. That, every succeeding year during continuance of Partnership Business a general account of proceeding year to be maintained and shall be entered into books of accounts and signed by all the Partners and keep the same after General Audit.
14. That, in the event Death of any Partner, the surviving Partners shall be entitled to continue and carry on the said business in the Partnership with legal heirs of the deceased Partner and if the legal heirs decide not to carry on the said business in the Partnership then surviving Partners may carry on the said business thereof, in the same & style after working out and paying all the dues & claim of the deceased Partner to his heirs.
15. That, in the event of Partners desiring to retire for any reason, he may give at least one month's notice in prior that effect of retirement of Partner and other clearance of all the liabilities of the firm.
16. That, all disputes & differences in connection with the Partnership Firm this deed, arising between Partners, shall be referred to the common Arbitrators to be appointed by the Partners and the decision of the Arbitrators will be Final and binding on all the Partners.
17. That, matters not specially provided in those present shall be governed by the Indian Partnership Act there inforce.



In witness whereof all the Partners herein their sound health & perfect state of mind and after fully understanding everything said above have set and subscribed their respective hands and sign this day, month and year first above mentioned.

Om Sai Developers
[Handwritten Signature]

Partner
Signature of Partner No 1

Witness (1): ✓

Gyanjee Singh
Late :- R. N. Singh
Saraidhela, Dhanbad.

Om Sai Developers
[Handwritten Signature]
Signature of Partner No 2
Partner

Khushboo Kumari
Sri G.N. Singh
Jamadoba, Dhanbad.
Witness (2):

Om Sai Developers
[Handwritten Signature]
Signature of Partner No 3
Partner

Om Sai Developers
[Handwritten Signature]
Partner
Signature of Partner No 4



NOTARY
DHANBAD

[Handwritten Signature]
12/2/2024
Authorized
U.S. 207 (7) (C) of the Cr.P.C. 1973
Act No 21 of 1973 & 116 (2) (2)
Act No 25 of 1972

Om Sai Developers
[Handwritten Signature]
Partner
Signature of Partner No 5