



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 0b6d6a9e76f97ef8d44d

Receipt Date : 03-Mar-2023 02:01:17 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300028232

Office Name : District SRO - Jamshedpur

Document Type : Partnership

Payee Name : FIROZ KHAN AND OTHERS (Vendor)

GRN Number : 2316059400



:- For Office Use :-

Defaced
[Signature]



2023/JSR/1246/BK4/75

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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है। इस रसीद के अधिकार से प्रतीक प्रसारण के अर्थ में भी नहीं है।

[Signature]

[Signature]

[Signature]

[Signature]

Reconstituted deed
of Partnership

P.S.
Mango.

Stamp
100/-

ATTEST
KAUSHAL
ADV



Handwritten signature and date: 4/3/2023



ATT
KAUSHAL
ADV



Handwritten signature and date: 4/3/2023



पिता: 21 के अधीन जाका: भारतीय स्वतन्त्र-कर्मिणम
(अधिकांश स्वतन्त्र) 1933 के अधीन
मा 100, सं-46 के अधीन
स्वतन्त्र-कर्मिणम (मा स्वतन्त्र-कर्मिणम
या स्वतन्त्र-कर्मिणम अधीन)

Handwritten signature and date: 4/3/2023

Handwritten signature

Handwritten signature and date: 4/3/2023

RECONSTITUTED DEED OF PARTNERSHIP

Handwritten signature

THIS DEED OF RECNSTITUTED OF PARTNERSHIP is made on this the
3rd day of March, 2023 at Jamshedpur

Between:

DD- 2000000

1) FIROZ KHAN, son of Ishaque Khan, by faith Muslim, by Caste General, by Nationality Indian, by occupation Business, resident of Sahara Sunderban, Phase-II, Line No. Tulsi 152, Mango, Near Chepapul, P.O. & P.S. Azadnagar, Town Jamshedpur, Pin: 832110, District East Singhbhum, State Jharkhand, hereinafter referred to as the First Party (Continuing Partner) (which expression shall unless, excluded by or repugnant to the context, mean and include his legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the First Part; (UID No. XXXX XXXX 8372)

Handwritten signature and date: 4/3/2023

ATTESTED BY
KAUSHAL AGARWAL
ADVOCATE

3/3/2023
: 2 :
AND
3/3/2023

SHAKIL ASLAM, son of Shamim Aslam, by faith Muslim, by Caste-
General, by occupation Business, by Nationality Indian, resident Iqra
Colony, Lane No.1, Near JKS College, Jawaharnagar, Mango, P.O. & P.S.
Mango, Town Jamshedpur, District East Singhbhum within the state of
Jharkhand, hereinafter called the **Second Party (Continuing Partner)**
(which expression shall unless, excluded by or repugnant to the context,
mean and include his legal heirs, successors, executors, administrators,
legal representatives, nominees and assigns) of the Second Part; (UID No.
XXXX XXXX 2878)

A N D

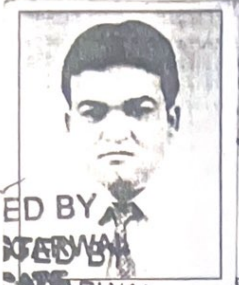
MR. FIROZ AKHTAR, Son of Mr. Moin Akhtar, by faith Muslim, by
Nationality Indian, by occupation Business, resident of House No. 92,
Road No. 13 A, Jawahar Nagar, Azadnagar, Mango, Town Jamshedpur,
District East Singhbhum State Jharkhand, hereinafter called the **Third
Party (Incoming Partner)** of the Third Part; (UID No. XXXX XXXX 5715)

A N D

MR. SANTOSH KUMAR SINGH, Son of Mr. Jai Prakash Singh, by faith
Hindu, by Nationality Indian, by occupation Business, resident of Hill
View Colony, Road No 11, Dimna, within P.S. and P.O. MGM., Town
Jamshedpur, District East Singhbhum State Jharkhand, hereinafter called
the **Fourth Party (Outgoing Partner)** of the Fourth Part; (UID No. XXXX
XXXX 3674)

Whereas the First Party, Second Party & Fourth Party hereof are carrying
on business in Partnership under the name and style of "M/s. BHARAT
PROMOTERS & DEVELOPERS", having its Office at RTI Building, Near
Natures Park, Road No.15, Jawahar Nagar, Mango, P.O. & P.S. Mango,

ED BY
ATTEN
KAUSH/
AD



Handwritten signatures and fingerprints of the partners.

: 3 :

Jamshedpur, Dist. East Singhbhum, State of Jharkhand, (Earlier Office at Road No.7, Bagan Shahi, Mango, P.O. & P.S. Mango, town Jamshedpur, District East Singhbhum, State- Jharkhand) and the nature of business is Promoter, Developer, Real Estate Construction, housing projects etc., and all other allied and related business in India, since 06th February, 2018 on the basis of registered Partnership deed No. IV-86, Serial No. 976, Dt. 07.03.2018, registered at Dist. Sub-registry Office, Jamshedpur, however, six Partners have then taken voluntary retirement from the firm by virtue of registered Reconstitution Deed of Partnership No. 2020/JSR/2631/BK4/235, Dt. 09.09.2020, registered at Dist. Sub-Registry Office, Jamshedpur and thereafter other two Partners have taken voluntary retirement from the firm by virtue of registered Reconstitution Deed of Partnership No. 2020/JSR/3192/BK4/290, dated 20.10.2020, registered at Dist. Sub-registry Office, Jamshedpur and now one Partner Santosh Kumar Singh is willing to voluntary retirement from the partnership firm which was executed vide registered Reconstitution Deed of Partnership No. 2022/JSR/3866/BK4/253, dated 02.08.2022, registered at Dist. Sub-registry Office, Jamshedpur;

AND WHEREAS the aforesaid Santosh Kumar Singh has expressed his willingness to retire from the partnership on today by serving a valid notice of his willingness to retire and which has been accepted by the remaining partners. The remaining partners have decided to continue the partnership by taking Firoz Akhtar as partner under the same name & style certain mutual agreed terms & conditions with effect from today.

As from the said date the Continuing Partner along with incoming partner will be entitled to continue to carry on the said business in partnership on such terms as may be agreed upon between them.

Handwritten signatures and initials, including the number "4" and the name "Sanku Kumar Singh".

AND WHEREAS the both the first party and second party made their consent to introduce new incoming partner in the partnership business, and the third party (Incoming Partner) has expressed his consent/concurrence to become a partner of the Firm.

AND WHEREAS it is thought expedient to put in writing the mutually agreed terms and conditions in a formal deed of Reconstituted partnership.

NOW THIS RECONSTITUTED DEED OF PARTNERSHIP WITNESSETH AND PARTIES MUTUALLY AGREED AS FOLLOWS:-

- (1) That the Reconstitution of Partnership will be effective from today i.e. from the date of signing of this indenture, however, all other conditions as mentioned in the partnership deeds will remain the same, except for the bank operation as it will be done jointly by any of two partner.
- (2) That the Partnership business will continue with the name and style of M/s. BHARAT PROMOTERS & DEVELOPERS, having its Office at RTI Building, Near Natures Park, Road No.15, Jawahar Nagar, Mango, P.O. & P.S. Mango, Jamshedpur, Dist. East Singhbhum, and State Jharkhand, the Partner/s with mutual consent can open any new office, place of business, etc., at such other place/s as it may deem fit for the firm, however, all the partners will sign all legal documentation on behalf of the firm.
- (3) That, the Investment of the Partner/s and their profit and loss sharing ratios is changed and mentioned below:-

: 5 :

<u>Name of the Partner/s</u>	<u>Profit / Loss Ratio</u>
Firoz Khan (First Partner)	37.5%
Shakil Aslam (Second Partner)	37.5%
Firoz Akhtar (Third Partner)	25%

In case additional capital is required for it will be infused by the Existing / Continuing Partner/s only and they can arrange the same by any means necessary like borrowing funds from Banks, Financial Institutions, or from any person on such terms and conditions as they may deem fit and proper.

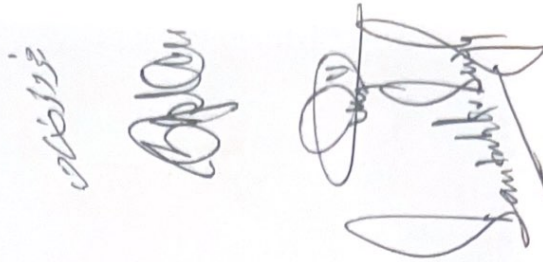
- (4) That, this Partnership Firm will mainly focus on all kinds of work related to construction, real estate development, housing projects etc., and all other allied and related business as they may agreed upon from time to time by infusing requisite capital.
- (5) That the existing partner/s will be full time working partner/s and are entitled to get salary or remunerations, which will be calculated as follows:

The remuneration shall be subject to the following condition:

On the First Rs.3,00,000/- of such profits before charging partners' remuneration:

90% of such profits or Rs.1,50,000/- whichever is higher.

On the balance of such profits before charging partners' remuneration:
60%



: 6 :

The above rules made applicable as per the Tax Rules presently prevailing in India.

- (6) That the proper books of accounts of the firm will be maintained according 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 be same as the financial year, and the partners are entitled to access the books of the firm.
- (7) That the Bank Account of the firm will be operated jointly by any two partner only, however, money can be deposited to the account by any person or party or firm or company by any modes or forms, but withdrawal can only be done jointly by the any two partner.
- (8) That, each partner/s will act as an agent of the other partner and the partner/s will have ownership in the assets and properties of the firm as per their proportions, and should also be liable equally for the debts of the firm. Be it noted that individually the Partner/s were also indulged in their separate business, so, their individual liabilities and assets will not to be included in this Partnership, and the previous liabilities and assets of the Partner/s will also not be included in this Partnership.
- (9) That, the partner/s hereby confirm and declare that there were no pending litigation or court cases in the firm's name as on date and any liabilities of taxation etc., will be of the continuing partner prior to this date, and all acts done from today will be the responsibility of all the partners jointly.

محمد رضا

محمد رضا

محمد رضا

: 7 :

- (10) That, on the death or lunacy of any of the Partner/s, then their legal heirs will continue the operations of this partnership firm until and unless the legal heirs wants to discontinue the business, however, they can do so or else they can take their share, and take retirement from the firm, and the then continuing partner can continue the business by admitting any new partner/s for the business.
- (11) That the partner/s may take voluntary retirement from the firm as per their wish and will before giving one month prior notice and after final settlement of accounts with the firm.
- (12) That, it is mutually decided between the partner/s that the operations of the Firm and the day to day working/s of the firm will be look after by all partner/s, and they will run and operate the firm/s business from now onwards, i.e. the continuing / existing partners.
- (13) That it is mutually decided among the partner/s that any legal documentation or legal paper work related to the partnership firm, will be signed and executed by the partner's jointly and cannot be done by any individual partner in their individual capacity at any point of time.
- (14) That, the partner/s will work sincerely and efficiently for the profits of the firm and the partner/s must be loyal to each other, and be it noted that the partner/s of this firm can be Director/s of Companies or Partner/s in other Partnership Firm/s also, but, the liability of any other Companies or Firm/s cannot be claimed from this firm's assets, and this Firm will only be liable for the work done by this particular firm.

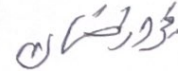
: 8 :

- (15) That in case of any dispute arising amongst the partners which the partners fail to settle amicably, the arbitration will be preferred and the decision and award of arbitrator/s would be final and binding on the Partner/s as per the Indian Arbitration and Conciliation Act of 1996.
- (16) That the other terms and conditions shall be in accordance with the Indian Partnership Act, 1932, or any statutory modification thereof. And the Partner/s along with their respective legal heirs and successors will abide by the terms and conditions of this Partnership. Jamshedpur Court will have jurisdiction in any or all matters arising out of this Indenture.

IN WITNESSES WHEREOF the partners hereto have put their respective hand on this deed of partnership in presence of witnesses on the day, month and year first mentioned at Jamshedpur.

Witnesses:-

- 1) Ishtiaq Ansari
Badrinarayan, Mayo.
- 2) Ramesh Agrawal
Shri. K. S. Agrawal
1st Kashi P.S. Sakchi, J.S.R.



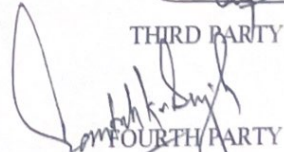
FIRST PARTY



SECOND PARTY




THIRD PARTY



FOURTH PARTY

Drafted, read over and explained the contents of this Reconstituted Deed of Partnership to the parties in Hindi who found and admitted the same to be true and correct.



Advocate



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :-

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300028232

Deed Type	Partnership
Number of Pages	60
Fee Details	Stamp Duty :- Rs. 32, E :- Rs. 2000, SP :- Rs. 900,

Sh./Smt.FIROZ KHAN s/o/d/o/w/o ISHAQUE KHAN has presented the document for registration in this office



today dated :- 04-Mar-2023 Day :- Saturday Time :- 11:33:03 AM



FIROZ KHAN(Individual)







Party Name	Document Type	Document Number
FIROZ KHAN	PAN/UID	438450028372

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
-------	------------------------	--------------------	---------------	-------------------	------------	-------------	--------------	-----------

3	SHAKIL ASLAM Address1 - IQRA COLONY, LANE NO.1, NEAR JKS COLLEGE, JAWAHARNAGAR, MANGO, P.O. AND P.S. MANGO, TOWN JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Shakil Aslam Address:- Iqra Colony, Near JKS College, Lane No. 1, Jawaharnagar, Po-Ps-Mango, Jamshedpur, , East Singhbhum, 831012, , Jharkhand, India	PARTY Age:45		 
4	SANTOSH KUMAR SINGH Address1 - HILL VIEW COLONY, ROAD NO. 11, DIMNA, P.O AND P.S. M.G.M, JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Santosh Kumar Singh Address:- , H. No.-74, Hill View Colony, , MGM Medical College, Dimna, Mango, Jamshedpur, M.g.m Medical College, , East Singhbhum, 831018, , Jharkhand, India	PARTY Age:42		 

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
-------	------------------------	-------	-------------	-----------

1	FIROZ KHAN Address1 - SAHARA SUNDERBAN, PHASE-II, LINE NO. TULSI 152, MANGO, NEAR CHEPAPUL, P.O. AND P.S. AZADNAGAR, TOWN JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Firoz Khan Address:- Sahara Sunderban, Phase 2, Near Chepapul, Line no Tulsi 152, mango, jamshedpur, , Azadnagar, , East Singhbhum, 832110, , Jharkhand, India	FIRST PARTY Age:51			
2	FIROZ AKHTAR Address1 - HOUSE NO. 92, ROAD NO. 11 A, JAWAHAR NAGAR, AZADNAGAR, MANGO, TOWN JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Firoz Akhtar Address:- , house no-92, , road no-13 A jawahar nagar ,mango ,jamshedpur, Azadnagar, , East Singhbhum, 832110, , Jharkhand, India	PARTY Age:39			

1

RAMESH AGARWAL
 S/o-D/o **LATE B L AGARWAL**
 Address1 - 196, KASHIDIH, SAKCHI, JAMSHEDPUR,
 Address2 -
 , , , Jharkhand
 PAN No.:



Ramesh Agarwal

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MD ISRAFIL ANSARI Address1 - H.NO-16, CROSS ROAD NO-09, BAGANSHHI, P.O.-AZADNAGAR, MANGO, JAMSHEDPUR, Address2 - , , , Jharkhand			

Signature of Operator

[Handwritten Signature]



Seal and Signature of Registering Officer

[Handwritten Signature]

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**FIROZ AKHTAR , FIROZ KHAN , SHAKIL ASLAM , SANTOSH KUMAR SINGH**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**RAMESH AGARWAL**) Son/Daughter/Wife of (**LATE B L AGARWAL**) resident of (**196, KASHIDIH, SAKCHI, JAMSHEDPUR**) and by occupation (**Business**).



Signature of Registering Officer

[Handwritten Signature]

Date:- 04-Mar-2023

Seal and Signature of Registering Officer

[Handwritten Signature]
04/03/23



Pre Registration Docket

Date :- 04-03-2023 11:35 am

Office Name :- District SRO - Jamshedpur
Token No:- 202300028232

Appoinment :- 04-Mar-2023 Time:- 11:15

Article	Partnership
Pre Registration Date	02-Mar-2023
No. Of Pages	30
Stamp Duty	32
Paid Stamp Duty	0
Total Fees	₹ 2,900.

FIRST PARTY	-Mr. FIROZ KHAN, Address - SAHARA SUNDERBAN, PHASE-II, LINE NO. TULSI 152, MANGO, NEAR CHEPAPUL, P.O. AND P.S. AZADNAGAR, TOWN JAMSHEDPUR- ,Father/Husband Name ISHAQUE KHAN , PAN No.- ,Permission Case No.- , Aadhaar No. *****8372
PARTY	-Mr. FIROZ AKHTAR, Address - HOUSE NO. 92, ROAD NO. 11 A, JAWAHAR NAGAR, AZADNAGAR, MANGO, TOWN JAMSHEDPUR- ,Father/Husband Name MOIN AKHTAR , PAN No.- ,Permission Case No.- , Aadhaar No. *****5715
	-Mr. SHAKIL ASLAM, Address - IQRA COLONY, LANE NO.1, NEAR JKS COLLEGE, JAWAHARNAGAR, MANGO, P.O. AND P.S. MANGO, TOWN JAMSHEDPUR- ,Father/Husband Name SHAMIM ASLAM , PAN No.- ,Permission Case No.- , Aadhaar No. *****2878
	-Mr. SANTOSH KUMAR SINGH, Address - HILL VIEW COLONY, ROAD NO. 11, DIMNA, P.O AND P.S. M.G.M, JAMSHEDPUR- ,Father/Husband Name JAI PRAKASH SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****3674

Witness Information	Mr. MD ISRAFIL ANSARI , Address - H.NO-16, CROSS ROAD NO-09, BAGANSHHI, P.O.-AZADNAGAR, MANGO, JAMSHEDPUR- ,Father/Husband Name-MD MUKHTAR
---------------------	---

Identifier Details	Mr. RAMESH AGARWAL , Address - 196, KASHIDIH, SAKCHI, JAMSHEDPUR- , Father/Husband Name-LATE B L AGARWAL
--------------------	---

1	Stamp Duty	32
---	------------	----

1	E	2,000
Total		2,000

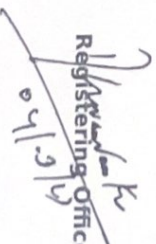
Token No.: 202300028232

CERTIFICATE

Office of the District SRO - Jamsheedpur

This Partnership was presented before the registering officer on date **04-Mar-2023** by **FIROZ KHAN, S/O, D/O, W/O ISHAQUE KHAN** resident of SAHARA SUNDERBAN, PHASE-II, LINE NO. TULSI 152, MANGO, NEAR CHERAPUL, P.O. AND P.S. AZADNAGAR, TOWN JAMSHEEDPUR, .
This deed was registered as Document No.:- **2023/JSR/1246/BK4/75** in Book No :- **BK4**, Volume No :- 10 from Page No :- 335 to 394 at, office of **District SRO - Jamsheedpur**

Date:- **04-Mar-2023**


Registering Officer