

RAJ CONSTRUCTION

BUILDERS & DEVELOPERS

Regd. off New Chitragupt Nagar, Parvati Path, Patna-20

1398

सेवा में,

प्राधिकृत पदाधिकारी,

भू-सम्पदा विनियामक प्राधिकरण,

बिहार, पटना।

विषय:- RERA Reg no- BRERAP00613-3/457/R-406/2019 के समय सीमा बढ़ाने के लिए माँग की गयी कागजात/सूचना के सम्बंध में।

महाशय,

निवेदन पूर्वक कहना की दिनांक 20-11-2021 को **Project Raj Complex Residential** के RERA Reg no- BRERAP00613-3/457/R-406/2019 के समय सीमा बढ़ाने के लिए निम्नलिखित कागजात/ **Detail of Online fee Rs. 1, 00, 000/-** की माँग किया गया है जो मैं जमा कर रहा हूँ।

Place: Patna

Date: 26-11-2021

For Raj Construction

For **RAJ CONSTRUCTION**

Rajesh Kumar

Partner

Partner

प्रतिलिपि:-

1. Detail of Online payment Receipt
2. Two site photo of project Raj complex (Residential) with date
3. Photo copy of Map Revalidate Receipt

U-ID - AALFR9784P

PASS - 332275123

REAL ESTATE REGULATORY AUTHORITY, BIHAR

4th / 6th FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX,
SHASTRI NAGAR PATNA - 800023

FORM 'C'

[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project.

Project registration number : BRERAP00613-3/457/R.../2019

Project Name : Raj Complex (New Project)

Project Address : Dasratha (Khesra/Plot No- 14, 15, 16, 18 & 21, Khata No 157, 159, 160, 161, 197, Thana No 30, Mauza- Dasratha), Sub division/District : Patna.

1. Company Raj Construction, having its registered office at New Chitragupt Nagar, Parvati Path, Patrakarnagar, Patna-800026

2. This registration is granted subject to the following conditions, namely :-

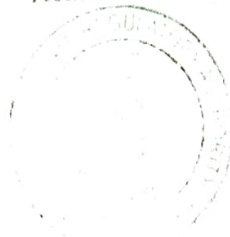
- The promoter shall enter into an agreement for sale with the allottee as prescribed by the State Government [Refer Rule 8, Annexure of Bihar Real Estate (Regulation And Development) Rules, 2017] ;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17;
- The promoter shall deposit seventy per cent. of the amounts realized by the promoter in a separate account to be maintained in a schedule bank (Corporation Bank, Branch Name- Exhibition Road, Patna, Account No. 032301601000096, IFSC Code : CORP0000323 to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4;
- The registration shall be valid for a period of 02 years 08 Months commencing from 7/7/2019 And ending with 2021/10/14 (Subject to extension of validity of map from Competent Authority) unless extended by the Authority in accordance with the Act and the rules made there under;
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under; including quarterly report of the project.
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted here in, as per the Act and the rules and regulations made there under.

Dated: 7/7/2019

Place: Patna

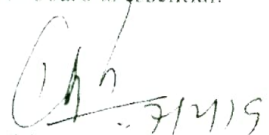
Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



376

NOTE:

- 1) This registration is being granted based on the information and documents furnished by the Promoter and the Authority bears no responsibility for the authenticity of the same. In case the promoter submitted a false or invalid document or credential, it may lead to the cancellation of registration of the project by the Authority. Registration granted cannot be construed as evidence in respect of right, conversion of land use title or interest of the plot over which plan is approved.
- 2) With regard to the information or documents that are not provided by the concerned promoter, the Authority has ensured that written explanation or reason for the same has been submitted to the Authority and it would be put up on the website for public viewing.
- 3) The above registration is valid for a period of 02 Years as provided in 2d, subject to the condition that the promoter shall get their map validated for such period from the map sanctioning authority as required under Bihar Building Bye-laws and resubmit the same to the RERA, Bihar. Failure in submitting the validated map may lead to the cancellation of registration of the project by the authority.
- 4) Promoter shall ensure compliance to all NoCs and obtain Occupancy Permission from the Competent Authority as required under Bihar Building Bye Laws, 2014.
- 5) Open Parking area comes in common area, and as such it cannot be sold.
- 6) At the project construction site, display of project details on a 6' x 6' board is essential.

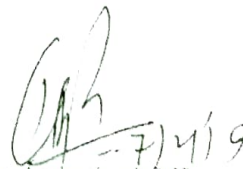

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-457/2018./J.S.K.

Dated 7-2-2019

Copy to: Chairman RERA/ Members RERA/ Raj Construction

Copy to: Branch Manager Corporation Bank, Exhibition Road, Patna


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Typed By Jen. Prakash
06-02-19

Checked By T. P. P.
6/2/2019

Rechecked By [Signature]
06/02/2019

INB Reference Number

IRR5550359

Debit Transaction Status

Processed

Debit Account No.

SBI Account No.

00000020292063603

Account Type

Savings Account

SBI Branch

PATNA MAIN BRANCH

Amount

INR22,344.00

INR0.00

Credit Account No.

Account No.

Branch

Branch

Transfer

22,344.00

QRT

2968000101053609

Rexa Bihar Ref- IRR 5550359

For RAJ CONSTRUCTION
Rajesh Kumar

Partner

1875

373



RAJ COMPLEX (RESIDENCIAL)
DATE - 26-11-2021

FOR RAJ CONSTRUCTION
Apek Kumar



RAJ COMPLEX (RESIDENCIAL)
DATE-26-11-2021

For **RAJ CONSTRUCTION**
Rafeel Keemar
Partner

20/10/21

RAJ CONSTRUCTION

BUILDERS & DEVELOPERS

Regd. off. New Chitragupt Nagar, Parvati Path, Patna-20.

सेवा में,

Authorized person,

Rera bihar, Patna.

विषय: RERA Reg no- BRERAP00613-3/457/R-406/2019 के समय सीमा बढ़ाने के सम्बंध में।

महाशय

निवेदन पूर्वक कहना है कि मैं "मेसर्स राज कन्स्ट्रक्शन" फर्म के Raj Complex residential Project का निबंधन दिनांक 14/10/2021 को खत्म हो रहा है, कोरोना काल एवं पानी जमा रहने के कारण समयनुसार काम समय पर नहीं हो सका।

अतः श्रीमान से निवेदन है कि कम से कम दो साल की समय सीमा बढ़ाया जाए जिसका मैं सदा अभारी रहूँगा।

दिनांक- 11/10/2021

आपका विश्वास भाजन

For **RAJ CONSTRUCTION**

Rajesh Kumar

पार्टनर मेसर्स राज कन्स्ट्रक्शन

Partner

प्रतिलिपि:-

1. Form - B (Affadivit cum Declaration)
2. Form - E
3. Online payment Receipt
4. Two site photo of project Raj complex

U.ID - AALFR9784P

P.WD - 332275123

REAL ESTATE REGULATORY AUTHORITY, BIHAR

4TH / 6TH FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX,
SHASTRI NAGAR PATNA - 800023

FORM 'C'

[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project:

Project registration number : BRERAP00613-3/457/R.-926/2019

Project Name : Raj Complex (New Project)

Project Address : Dasratha (Khesra/Plot No- 14, 15, 16, 18 & 21, Khata No 157, 159, 160, 161, 197, Thana No 30, Mauza- Dasratha), Sub division/District : Patna.

1. Company Raj Construction, having its registered office at New Chitragupt Nagar, Parvati Path, Patrakarnagar, Patna-800026

2. This registration is granted subject to the following conditions, namely :-

- The promoter shall enter into an agreement for sale with the allottee as prescribed by the State Government [Refer Rule 8, Annexure of Bihar Real Estate (Regulation And Development) Rules, 2017];
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17;
- The promoter shall deposit seventy per cent. of the amounts realized by the promoter in a separate account to be maintained in a schedule bank (Corporation Bank, Branch Name- Exhibition Road, Patna, Account No. 032301601000096, IFSC Code : CORP0000323 to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4;
- The registration shall be valid for a period of 02 years, 08 Months commencing from 7/2/2019 And ending with 2021/10/14 (Subject to extension of validity of map from Competent Authority) unless extended by the Authority in accordance with the Act and the rules made there under;
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under; including quarterly report of the project;
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted here in, as per the Act and the rules and regulations made there under.

Dated: 7/2/2019

Place: Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



NOTE:

1) This registration is being granted based on the information and documents furnished by the Promoter and the Authority bears no responsibility for the authenticity of the same. In case the promoter submitted a false or invalid document or credential, it may lead to the cancellation of registration of the project by the Authority. Registration granted cannot be construed as evidence in respect of right, conversion of land use title or interest of the plot over which plan is approved.

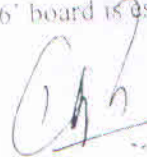
2) With regard to the information or documents that are not provided by the concerned promoter, the Authority has ensured that written explanation or reason for the same has been submitted to the Authority and it would be put up on the website for public viewing.

3) The above registration is valid for a period of 02 Year as provided in 2d, subject to the condition that the promoter shall get their map validated for such period from the map sanctioning authority as required under Bihar Building Bye-laws and resubmit the same to the RERA, Bihar. Failure in submitting the validated map may lead to the cancellation of registration of the project by the authority.

4) Promoter shall ensure compliance to all NoCs and obtain Occupancy Permission from the Competent Authority as required under Bihar Building Bye Laws, 2014

5) Open Parking area comes in common area, and as such it cannot be sold.

6) At the project construction site, display of project details on a 6' x 6' board is essential.


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-457/2018./ LSG

Dated 7-2-2019

Copy to: Chairman RERA/ Members RERA- Rai Construction

Copy to: Branch Manager Corporation Bank, Exhibition Road, Patna


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By: Don Prakash
06-02-19

Checked By: J. P. Singh
6/2/2019

Rechecked By: 06/02/2019

APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT

From:

M/S RAJ CONSTRUCTION

NEW CHITRA GUPT NAGAR,
PARVATI PATH, PATNA-20

To

The Real Estate Regulatory Authority (Name of Place)

RERA BIHAR, SHASTRI NAGAR
PATNA-800023

Sir,

[I/We] hereby apply for extension of registration of the following project:

RAJ COMPLEX (Residential)

registered with the Authority vide project registration certificate bearing No. BRERA P00613-3/45/R-406/2019 which expires on 14/10/2021.

As required [I/We] submit the following documents and information, namely:-

(i) A demand Draft No. / Bankers Cheque No. online payment dated 9/10/21 for rupees Rs 22,344/- in favour of RERA BIHAR drawn on SB-1 bank as extension fee as provided under sub-rule (2) of rule 6 or through online payment as the case may be IND NEFT UTR NO: SBIN221282185762 (give details of online payment such as date paid, transaction no. etc.); NEFT INB: LRR550359

(ii) Authenticated Plan of the project showing the stage of development works undertaken till date;

(iii) Explanatory note regarding the state of development works in the project and reason for not completing the development works in the project within the period declared in the declaration submitted in Form 'B' at the time of making application for the registration of the project covid-19 / water logging in site

(iv) Authenticated copy of the [permission/approval] from the competent authority which is valid for a period which is longer than the proposed term of extension of the registration sought from the Authority;

(v) The authenticated copy of the project registration certificate; and

(vi) Any other information as may be specified by regulations.

Place: PATNA

Dated: 11/10/2021

For RAJ CONSTRUCTION

Rajesh Kumar

Partner

Yours faithfully,

Signature and seal of the applicant(s)



Other Bank Transfer

INB Reference Number

IRR5550359

09-Oct-2021 [08:08 PM IST]

Debit Transaction Status

Processed

Debit Account Details

SBI Account No	Account Type	SBI Branch	Amount	Commission Amount	Transaction Type
00000020292063603	Savings Account	PATNA MAIN BRANCH	INR22,344.00	INR0.00	QKT

Credit Account Details

Account No	Bank	Branch	Transfer Type	Amount	Purpose
2968000101053609			QKT	22,344.00	Rera Bihar time extention fee

INB NEFT UTR NO: SBIN221282185762

NEFT INB: IRR5550359

FOR RAJ CONSTRUCTION

Rajesh Kumar
Partner

rediffmail

Mailbox of ravikantkk

Subject: NEFT Transaction

From: <neftinfo.https@sbi.co.in> on Sat, 09 Oct 2021 20:41:05

To: <ravikantkk@rediffmail.com>

1 attachment(s) - SBI_MAIL_Header.png (31.00KB)



Dear Customer,

Thank you for banking with State Bank of India.
The details of the NEFT transaction originated by you are given below.

A/c Debited: XX3603
Date: 09/10/2021
UTR No.: SBIN221282185762
Beneficiary Name: Rera Bihar
Beneficiary A/c No.: XX3609
Bank IFSC: PUNB0296800
Amount Remitted: INR 22,344.00

This is an auto generated mail. Please do not reply to this message or on this email address.
For any query, please contact our toll-free number 1800-112-211.

(Do not disclose any confidential information such as Username, Password, OTP, etc. to anyone.)

Sincerely,
SBI NEFT Team

For RAJ CONSTRUCTION
Rajesh Kumar

Partner

22 740001439400



AFFIDAVIT CUM DECLARATION

Affidavit cum deceleration of Rajesh Kumar Authorized person/ Authorized signatory of the proposed project / duly authorized by the promoter (RAJ CONSTRUCTION) of the proposed project (RAJ Complex residential) vide their authorization dated 01/10/2021:

I, Rajesh kumar s/o Sri Rajendra Singh age about 50 years R/o Mohalla- Lalji Tola, P.S.- Gandhi Maidan, P.O.- G.P.O., Patna- 800001 authorized signatory of the **RAJ Complex** residential project / duly authorized by the promoter (**M/S RAJ CONSTRUCTION**) of the proposed project do hereby solemnly declare, under take and state as under.

1. That promoter have legal title to the land on which the development of the project is proposed.
2. That the said land is free from the all encumbrances.
3. That the time period within which the project or phase thereof, as the case may be shall be completed by promoter is two years dated 30-10-2023.
4. That seventy percent (70%) of the aamount realized by promoter for the reall estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts form the separate account, to cover the cost of the project, shall be withdrawn in proporation to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architec and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shallbe verified during the audit that the amount collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / Promoter shall take all pending approvals on time, from the competent authorities.
9. That I/ promoter havr/ has furnished such other document as have been specified by the rule and regulations made the real estate (Regulation and Development) Act, 2016.
10. That I/ promoter shall not discriminate on the basis of cse, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building as the case may be, on any grounds.

For RAJ CONSTRUCTION

Deponent

Partner

Verification

I, Rajesh kumar s/o Sri Rajendra Singh age about 50 years R/o Mohalla- Lalji Tola, P.S.- Gandhi Maidan, P.O.- G.P.O., Patna- 800001 do hereby verify that the consents in para no. 1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Patna on this 6th day of October 2021.

For RAJ CONSTRUCTION

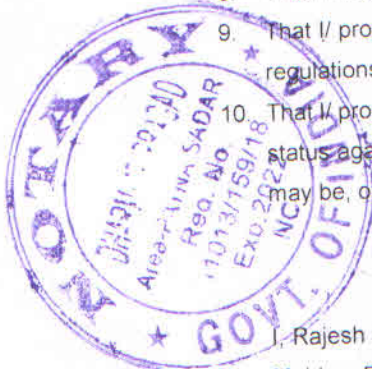
Deponent

Partner

I identify the deponent LTI
who has signed in my presence

6/10/2021
Advocate
C.B.A. PATNA
Reg. No. 2847192

Sri/Smt. Rajesh Kumar
who is identified by Sri
Advocate Solemanly affirmed
declared before me.



SHCIL

YL 0001439400

GOVERNMENT OF BIHAR
e-Court Fee



DATE & TIME :

30-SEP-2021 13:27:05

NAMES OF THE ACC/ REGISTERED USER :

SREI INFRASTRUCTURE FINANCE LIMITED

LOCATION :

CIVIL COURT PATNA

e-COURT RECEIPT NO :

BRCT3057I2117N942

e-COURT FEE AMOUNT :

₹ 95

(Rupees Ninety-Five Only)



BRCT3057I2117N942



Statutory Alert : The authenticity of this e-Court fee receipt should be verified at www.shcilestamp.com. Any discrepancy in the details on this receipt and as available on the website renders it invalid. In case of any discrepancy please inform the Competent Authority. This receipt is valid only after verification & locking by the Court Official.



PROJECT - RAJ COMPLEX

For RAJ CONSTRUCTION

Rajesh Kumar

Partner



PROJECT - RAJ COMPLEX

For RAJ CONSTRUCTION

Rajesh Kumar
Partner

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

बिहार BIHAR

4456-18/10/10 राधा कृष्ण शर्मा
राधा कृष्ण शर्मा राधा कृष्ण शर्मा
4200-5790

ALLOTMENT AGREEMENT

This deed of Allotment Agreement is made on this the 16th day of January 2010.

BETWEEN

Sri Abhay Kumar Singh s/o Late Shashi Bhushan Prasad, resident of Mauja Ghataro, P.S. Kartaha, Dist. Vaishali, at present resident of R.K. Lane Langartoli Gali, P.S. Kadam Kuan, Town & Distt. Patna by faith-Hindu, hereinafter collectively called the FIRST PARTY.

M/s Raj Construction a Partnership firm under Indian Partnership Act, 1932 having its registered office at New Chitragupt Nagar, Parvati Path, P.S.- Patrakar Nagar, District- Patna hereinafter called the SECOND PARTY.



Rajesh Kumar

Abhay Kumar Singh

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

BIHAR

क्रमांक १५६९५/५२ किमत ₹१०० वास्ते पेज
देवा का नाम

C 087981

चन्द्रेश्वर प्रसाद

having its office at New Chitragupt Nagar, Parvati Path, P.S. Patrakar Nagar,
Patna -20, District- Patna.

कलकत्ता कोर्ट, पटना

WHEREAS this deed of constitution of a partnership accordingly executed by
the mutual consent of the parties here to continue in partnership the business of Firm
w.e.f 05.02.2007.

AND WHEREAS the parties here to had consequently decided and agreed to
reduce into writing the terms and conditions where upon the business of partnership as
constituted here by in the name and styled M/S RAJ CONSTRUCTION shall be carried
on w.e.f. 05.02.2007.

IT IS HEREBY MUTUALLY SETTELED AGREED AND DECLARED AS FOLLOWS:-

1. That the parties here to shall be deemed to have constituted themselves into a
partnership firm as per the terms and condition recorded here by with effect from
05.02.2007.
2. That the name and style of partnership is to and continue to be M/S RAJ
CONSTRUCTION having its office at New Chitragupt Nagar, Parvati Path, P.S-
Patrikar Nagar, Patna -20, District- Patna.

Rajesh Kumar

Rajesh Kumar

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

BIHAR

क्रमांक १८८२० ती ४२ किमत १०० दाखले पेज
देता का नाम

C 087989

यमशिवप्रसाद
चन्द्रशेखर प्रसाद
मुद्रांक नं० १० नं० ३३/८७
कलकत्ता कोर्ट, पटना

3. That by mutual consent of the parties here to the partnership business may be carried on in any other name or names at any other place and places as mutually agreed.
4. That the business of partnership shall be that of developing the flats, shops, markets etc on the vacant land of the land lord after making agreement between landlord and the firm and sale the developed flats, shops, markets etc to the desired person and / or to give the flats shops etc to the tenants on rent.
5. That if flats; shops etc will be handed over to the tenant on rent; the earning by the way of rent will be treated as income of the firm.
6. That the partnership shall be a partnership at will.
7. Those proper books of accounts will be maintained by the firm which shall be authenticated by all the partners.
8. That the capital invested from time to time by the parties here to or any one of them will stand in the books of accounts of the partnership in his name.

Rajesh Kumar

Rajesh Kumar

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

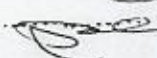
ONE
HUNDRED RUPEES

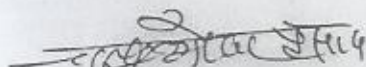
भारत INDIA
INDIA NON JUDICIAL

BIHAR

मार्क १८६२९ नं. ५१/२००५ किम्वेंदु दिनांक १९८७

C 08799

हस्ताक्षर का नाम 


रजेश कुमार प्रसाद

मुद्रांक : फोटो, १० नं० ३३/८७
कलकत्ता कोर्ट, ४६वा

9. Simple interest@ 12% p.a. or at such other rate as may be mutually agreed upon or at such rate not exceeding the rate as may be prescribed u/s 40(b) of the income tax Act, 1932 or such other statutory modification reenactment there of as may be in force from time to time, shall be payable on the amount standing to the credit of capital accounts, loan accounts or current accounts of the partners. If there is any debit balance in any such account of the partners, simple interest as above shall be payable by such partners.

10. a) That all the parties here to shall be working partners and accordingly devote such time and attention in the conduct of the affairs and activities of the partnership business as the circumstances and the business needs may be required.

b) That it is here by decided to in consideration there of, the working partner shall be entitled to be paid as remuneration as mentioned below , which may be increased or reduced, if mutually agreed to by the parties here to, subject to the prevision of sec.40(b) of the I.T.Act, as in force from time to time.

Rajesh Kumar

Rajesh Kumar

such working partner within three months of the finalization of accounts of the firm for that year. Further provided that no interest shall be payable by the working partners on such excess drawn by them till such date by which such working partner/ partners may be liable to refund such excess amount.

d) That by executing fresh deed of partnership and/ or such nature of documents as permissible under any relevant law in force, the parties here to as mutually agreed shall be entitled to remove any party here to as working partner by amending suitably the sub. Clause of clause 10.

11. a) That the profit and loss of the firm determined after the payment of interest and remuneration, as the case may be, as provided here by above and/ or in accordance with any subsequent variation there of and/ or worked out in accordance with the provisions of income tax act, and /or statutory modification or re-enactment there of as may be in force from time to time shall be divided between the parties here to as follows.

1. Sri Rajesh Kumar

50 %

2. Sri Rajesh Kumar

50 %

b) That all the partners shall also been titled to withdraw such reasonable amounts as may be mutually agreed by the parties hereto from time to time towards their shares of profit/ accumulated profit or other wise every month, and/ or other periodicity and/ or in the event of necessity.

12. That the usual books of accounts shall be kept at the place of business and shall not be removed from the place of business without the consent of all the partners. Each partner shall have access to them at all times and shall be at liberty to make such extract there from as he think fit by himself or by his agent.

13. That the accounts of the firm shall be made upon as at the end of 31st march annually. The net profit or loss as worked out by such accounts shall be divided between the partners in accordance with the shares mentioned in clause 11(a) here in above.

14. That as mutually agreed by the parties here to, the existing account/ accounts with different Bank / Banks if any, on the date of commencement of the partnership constituted here under may be continued and/ or be closed down at any time.

15. That account/accounts with different bank/banks at such place/ places in the name of firm here to may be opened and be operated jointly.

Rajesh Kumar

Rajesh Kumar

16. That on behalf of the firm every partner is entitled to enter in to an agreement with third parties, to sign on tenders and contracts, to receive payments, to file suits in courts and to do all such other law full acts as may be necessary in the interest of the firm and duly authorized by other remaining partners here to in writing. Such acts done by him on behalf of the firm will be binding on the firm
17. That if any partner obtains any contracts in his individual name during the continuance of this partnership, the same shall be deemed to have been obtained on behalf of the firm subject to any contrary option exercised by the other remaining partners here to in writing.
18. That no party hereto will during the continuance of the partnership except with the consent in writing of remaining parties do either of the followings:-
- Apply the partnership fund in speculative transaction.
 - Acknowledge debt so as to extend the period of limitation against the firm.
 - Compromise or refer to arbitration any suit or proceeding between the partnership firm and third party.
 - Enter into any transaction detrimental to the commercial interest of the firm.
19. That any partner here to may retire from the partnership by giving to the other partners three calendar months notice in writing of his intention to do so, and at the expiration of such notice or, if so agreed upon by other partners, at a date earlier than the date of expiration of such notice the partner giving such notice shall be deemed to have retired from the business.
20. That in case of death of any of the partners here to, the partnership shall not be dissolved but the remaining partners shall continue to carry on the business in Partnership with legal here/ representative of such deceased Partner, if mutually decided, settled and agreed.
21. That in case of retirement as provided in clause 19 or death of any partner, profit or loss will be computed up to such date of retirement or death as provided in clause 10. (b) And the parties here to will be entitled to such profit or liable to such loss as may be found in accordance with his shares of profit or loss in the business as provided in clause 11(a) here in above. Further unless otherwise settled, it is here by declared and Agreed by the parties here to that the goodwill, if any, of the firm will at all time be considered to have belonged exclusively to the remaining partners.

Rajesh Kumar Rajesh Kumar

22. That all the disputes and differences, what so ever, which shall either during the partnership or after wards arise between the partners or between any partner and the legal representative of the other partners touching this deed of the construction or application there of any clause contained herein or any account, value of division of any asserts, debts or liabilities or as to any act, deed or commission or any partner or as to any other matter in any way relating to the partnership business or the affairs there of or the rights duties or liabilities of any person under this deed shall be settled by arbitration which will be conducted, according to the provisions of Indian Arbitration Act, unless other wise agreed between the concerned contending parties here to and its decisions/ award shall be binding to all the said partners.

23. That during the tendency of the decisions of arbitrators or any court of law, no party will be entitled to lock up the premises of the firm or to suspend the business of the firm or to freeze bank accounts of the firm. The business under such circumstances will be carried on by the remaining partners subject to other provisions of this deed and no partner will be entitled to obstruct in the normal carrying of the business of the partnership or in any way to do any thing against the interest of the firm.

24. That any of the terms and condition of the partnership deed can be altered, modified, varied, added, deleted at any time with mutual consent of the partners by a supplementary deed which then shall form part of this deed.

25. That for matters not provided here in, the provisions of Indian partnership Act, 1932 as amended from time to time will apply.

IN WITNESS WHERE OF THE PARTIES HERE TO have here into set and subscribed their respective hands and seals the day, month and year first herein above written.

WITNESS:

Kumari Darsi Ka.
5/2/07
1. W/o Sri. Rajesh Kumar
Lalji tola, Patna-1

2. Kumari Rema Sinha
5/2/07

W/o Sri Rajesh Kumar
Chitragupt Nagar
K-Bagh, Patna-20

SIGNATURE OF PARTNER'S

1. Rajesh Kumar
(Rajesh Kumar)

2. Rajesh Kumar
(Rajesh Kumar)