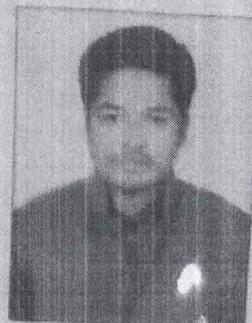


PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Shubham Saurabh						
Sig.	<i>Shubham</i> 14/6/19						
Claimant	Vishal						
Sig.	<i>Vishal</i> 14/6/19						
Executant	Amitabh Kumar Arun						
Sig.	<i>Amitabh</i> 14/6/19						
Presented By	Amitesh Arun						
Sig.	<i>Amitesh</i> 14/6/19						
Executant	Amitesh Arun	Photo	Thumb	Index	Middle	Ring	Little
Sig.							
Executant	Amrendra Prakash						
Sig.	<i>Amrendra Prakash</i> 14/6/19						
Executant	Sanjay Kumar Chaudhary						
Sig.	<i>Sanjay Kumar Chaudhary</i> 14-6-19						
Executant	Shashi Kant						
Sig.	<i>Shashi Kant</i> 14/06/19						



(2)

PVT. LTD., having its registered office at Sai R. J. Kutir, R. K. Puram, Danpur Khagaul Road, Patna-801503, having Corporate Identity No. U45309BR2017PTC034002 and PAN No. AAYCS3374E, through its director :-

- (1) Amitesh Arun S/o Sri Amitabh Kumar Arun, Address: Kailash Villa Murlichak, Jagdeopah, Patna-800014.
- (2) Shashi Kant S/o Late Surendar Prasad Singh, resident of Surendra Villa Near Shiv Narayan Chowk, Mitramandal Colony, Anishabad, Patna-800002.
- (3) Sanjay Kumar Chaudhary S/o Sri Lakshman Prasad Chaudhary, resident of Choti Marai, Yusufpur, Hajipur, Vaishali-844101.
- (4) Amitabh Kumar Arun S/o Sri Lagandeo Prasad Singh, resident of Shakuntla Niswas, Shamta Colony, Hajipur, Vaishali-844101.
- (5) Amrendra Prakash S/o Sri Ramdeo Singh, resident of Maurya Vihar Colony, Road No. 1, Khagaul, Patna-801105

AND

SATYARISHI CONSTRUCTION PVT. LTD. having its registered office at House No. 393/8, Bailey Road, Rukanpura, Patna-800014 and Corporate Identity No. U45400BR2019PTC041867 and PAN NO. ABBCS9802M, through its director :-

- (1) Vishal S/o Late Satyadeo Prasad Singh, resident of B-204, NTPC, Phase-1, Ashiana, Ram Nagari, Patna-800025
- (2) Shubham Saurabh S/o Sudhir Kumar C/o Ram Swarth Singh, Rupaspur Near Devi Mandir, Dhanauth, Patna -801506

AND WHEREAS parties of first part and second part together for developing and constructing multi-storied building, malls on land for which Development Agreements will be entered into by the both parties in Partnership under the name and Company "M/S SHREE OM SAI & SATYARISHI"

AND WHEREAS party of the first & second part are in the business of real estate and have agreed to finance the partnership business as well as to look after the said project.

AND WHEREAS party of the first & second part have joined together to under take the development and construction activity on the piece of land(s), for which development agreement will be entered into by both parties of this partnership under the name and style of "M/S SHREE OM SAI & SATYARISHI."

SHREE OM SAI & SATYARISHI

Partner



SHREE OM SAI & SATYARISHI

Amrendra Prakash
14/6/19
Vishal
14/6/19
Shashi Kant
14/6/19
Gopi Singh
14/6/19
14/6/19
14/6/19
Amitabh
14/6/19
Shashi Kant
14/6/19

Token Number 6742

Reg. Year 2019

Thumb

Index

Middle

Ring

PresType

Name

Identified By

Aditya Raj Singh

Photo



Sig.

Aditya Raj Singh
14/02/19

Biometric Captured By 2800sop028

SCORE Ver.4.0

Powered by IL&FS Technologies Ltd.



Handwritten signature

(4)

who is/ are to be first inducted as director / managing director of the respective parties in place of the present director or managing director who are representing the respective parties at the time of execution of this deed. In case the legal heirs, successors and assignees of the present director / managing director of the parties are not inclined to step into the shoes of the present director / managing director then the parties can be represented by any independent person / third party with the mutual consent to the other party and in no case any independent person / third party is permitted to represent the parties without the mutual consent of the other party. However, in no circumstances, any third party can be inducted into the partnership for continuation / completion of the project for which this partnership deed is being executed, so long as the present directors / managing directors of the parties are alive and / or their legal heirs, successors and assignees are inclined to join in their place.

10. That usual books of accounts shall be maintained in the like business. Each parties shall at all materials time be entitled to have free access there to read, inspect and take copy of the same through their present representative and /or through heirs, successors and assignees of the present representative.

11. That the account of the partnership shall be closed on 31st day of March every year when profit and Loss account and Balance Sheet shall be drawn and profit or loss so determined shall be divided between parties according to their respective profit and loss sharing ratio as set forth in para 7 above.

12. That the bank accounts of the partnership shall be opened in any bank and shall be operated by joint signature of both the parties, who are authorizing their director / managing director named below for this purpose:-

Name of the parties to his deed (partners)
Shree Om Sai Structures And Colonisers Pvt. Ltd.

- Name of the director / managing director at present
1. Amitesh Arun (Director.)
 2. Amitabh Kumar Arun (Director)
 3. Shashi Kant (Director)
 4. Sanjay Kumar Chaudhary (Director.)
 5. Loukesh Kuamr (Director)
 6. Amrendra Prakash (Director)

Satyarishi Construction Pvt. Ltd.

1. Vishal (Director)
2. subham saurabh (Director)

SHREE OM SAI & SATYARISHI

Partner



SHREE OM SAI & SATYARISHI

Partner

Amrendra Prakash
Vishal
Shashi Kant
Subham Saurabh

(5)

It is further made clear that the bank account shall not be operated by individual signature of any of the parties and it is compulsory to operate the bank account with the joint signatures of any one of the director / managing director representing the parties. The above said directors / managing directors of the respective parties shall include their heirs, successors and assignees.

13. That the parties hereto are authorized to jointly raise loan from bank, financial institution and private parties etc., on behalf of the partnership and shall jointly be responsible for payment or repayment of such loan or advances raised on behalf of the partnership business.

14. That party of the first and second part may make withdrawal out of capital standing to its credit with the mutual consent of other party.

15. That interest @ 12% per annum shall be paid or credited to the partners on their capital on annual rest basis. The interest shall be debited to profit and loss account before arriving at net profit to be divided or borne as set forth in para 7. The rate of interest may vary with the mutual consent of the partners from time to time. The interest so paid / credited shall be considered as business expenditure.

16. That both the parties will be looking after and managing the day-to-day affairs of the partnership and as such they will be entitled to salary / remuneration as mentioned below:-

Party of the first part	Rs. 12,000/- per annum
Party of the second part	Rs. 12,000/- per annum

The salary / remuneration so decided may be increased or other wise varied as per mutual agreement in between the parties from time to time and shall be considered as business expenditure.

17. That the interest and / or salary as stipulated in clauses 15 & 16 are regulated by provisions of section 40 (b) of the Income Tax Act and the parties shall adhere to the provisions for the purpose of allowance of the aforesaid expenditure as business expenditure.

18. Any Taxation liability arising out of the transfer of right of development to this partnership and any other taxation liability, be it union or state, shall be borne by both the parties in their profit sharing ratio i.e. 75% & 25% each.

19. That no partners will during the continuance of the partnership do either of the following:

Amarendra Prakash
11/11/19
11/11/19
11/11/19

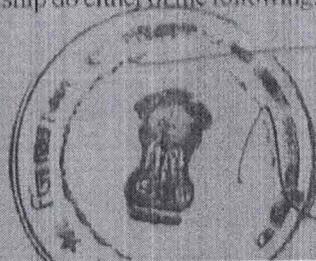
11/11/19
11/11/19

11/11/19
11/11/19

11/11/19
11/11/19

SHREE OM SAI & SATYARISHI

Partner



SHREE OM SAI & SATYARISHI

Partner

(6)

- a. Apply the partnership fund in speculative transactions.
- b. Acknowledge a debt so as to extend the period of limitation against the firm.
- c. Compromise or refer to arbitrator, any suit or proceedings between the partship firm and a third party.
- d. Transfer, Assign and Mortgage its share in the partnership.

20. That partnership shall stand dissolved upon completion of the project, as aforesaid, and at the time of dissolution the account of the partnership shall be drawn. The ascets after payment of all dues and liabilities shall be divided in between the two partners in ratio of 75:25 each. It has also mutually been decided that in case the liability / dues are exceeding the assets as on the date of dissolution, the same will be discharged in the ratio of 75% & 25% each.

21. That in case of dispute or differences between the parties in the interpretation of any of the terms of this Deed or any matter relating to teh affairs of partnership shall be referred to arbitrator or to arbitrator. One to be nominated by each of the partners and one to be nominated by the said two arbitrators and decision of the majority shall be final and binding on all the parties. Further it has been mutually agreed in between the partners that in case of arbitrator, the provision of Arbitrator and Reconciliation Act, 1996, as amended from time to time shall apply.

22. That for the matters not provided for above, the provisions of the Indian Partnership Act, 1932 as amended from time time shall apply.

IN WITNESS WHEREOF THE PARTIES TO THESE PRESENTS HAVE HEREUNTO SET AND SUBSCRIBED THEIR HAND, on the date, month and year first above mentioned.

ANNEXURE-1

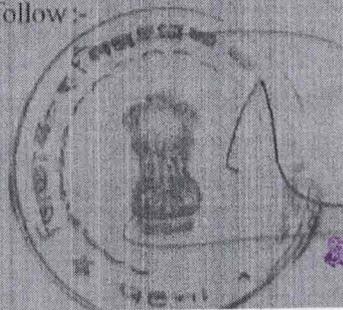
(Development agreements will be entered into by the firm of this partnership deed)

Land bearing Mauza - Jamsaut, Paragana - Phulwari, Thana No. - 30, Tauzi No. - 5461, Khata No. 351, 342, Survey Plot No. - 1549, 1551, 1553, 1554, Area -85.810 Decimals, well and sufficiently entitled to all that land situated within the limit of **Danapur Nagar Parishad Nizamat** and Patna Regional Development Authority and under the jurisdiction of Sub Registrar of Danapur and sadar Registry Office, Patna, which is bounded as follow :-

Handwritten notes on the right side of the page:
 1. 11/11/19
 2. 11/11/19
 3. 11/11/19
 4. 11/11/19
 5. 11/11/19
 6. 11/11/19
 7. 11/11/19
 8. 11/11/19
 9. 11/11/19
 10. 11/11/19
 11. 11/11/19
 12. 11/11/19
 13. 11/11/19
 14. 11/11/19
 15. 11/11/19
 16. 11/11/19
 17. 11/11/19
 18. 11/11/19
 19. 11/11/19
 20. 11/11/19
 21. 11/11/19
 22. 11/11/19
 23. 11/11/19
 24. 11/11/19
 25. 11/11/19
 26. 11/11/19
 27. 11/11/19
 28. 11/11/19
 29. 11/11/19
 30. 11/11/19
 31. 11/11/19
 32. 11/11/19
 33. 11/11/19
 34. 11/11/19
 35. 11/11/19
 36. 11/11/19
 37. 11/11/19
 38. 11/11/19
 39. 11/11/19
 40. 11/11/19
 41. 11/11/19
 42. 11/11/19
 43. 11/11/19
 44. 11/11/19
 45. 11/11/19
 46. 11/11/19
 47. 11/11/19
 48. 11/11/19
 49. 11/11/19
 50. 11/11/19
 51. 11/11/19
 52. 11/11/19
 53. 11/11/19
 54. 11/11/19
 55. 11/11/19
 56. 11/11/19
 57. 11/11/19
 58. 11/11/19
 59. 11/11/19
 60. 11/11/19
 61. 11/11/19
 62. 11/11/19
 63. 11/11/19
 64. 11/11/19
 65. 11/11/19
 66. 11/11/19
 67. 11/11/19
 68. 11/11/19
 69. 11/11/19
 70. 11/11/19
 71. 11/11/19
 72. 11/11/19
 73. 11/11/19
 74. 11/11/19
 75. 11/11/19
 76. 11/11/19
 77. 11/11/19
 78. 11/11/19
 79. 11/11/19
 80. 11/11/19
 81. 11/11/19
 82. 11/11/19
 83. 11/11/19
 84. 11/11/19
 85. 11/11/19
 86. 11/11/19
 87. 11/11/19
 88. 11/11/19
 89. 11/11/19
 90. 11/11/19
 91. 11/11/19
 92. 11/11/19
 93. 11/11/19
 94. 11/11/19
 95. 11/11/19
 96. 11/11/19
 97. 11/11/19
 98. 11/11/19
 99. 11/11/19
 100. 11/11/19

SURESH CHANDRA SAH & SATYANSHU

Partner



SURESH CHANDRA SAH & SATYANSHU

Handwritten signature in blue ink.

Boundary

North - Creative Grih Nirmaan Co-operative Society
 South - Survey Plot No. - 1554 and 1555
 East - Road
 West - Plot No. 1549

Witnesses:-

1. Aditya Raj Singh / mlaha
 (ADITYA RAS SINGH)
 SIO - Binod kumar Singh
 Add: Rupaipati, Bhanout
 P.S Rupaipat 801506
 9835555329

Amitesh
 14/6/19
 (Amitesh Arun)

Shashi Kant
 14/6/19
 (Shashi Kant)

Sanjay Kumar Chaudhary
 14/6/19
 (Sanjay Kumar Chaudhary)

2. Rajesh Kumar

s/o Shree Jageshwar Rai
 village. mulichale
 Jagko Peth
 PS - Hawari Adela
 Patna - 14
 14/6/2019

Amitabh Kumar Arun
 14/6/19
 (Amitabh Kumar Arun)

Amrendra Prakash
 14/6/19
 (Amrendra Prakash)
Signature of the First Part

Vishal
 14/6/19
 (Vishal)

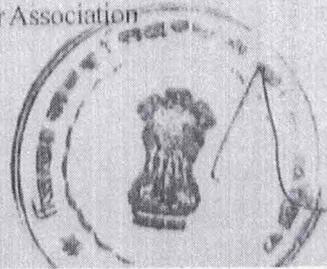
Shubham Saurabh
 14/6/19
 (Shubham Saurabh)
Signature of the Second Part

Drafted as per instruction of the parties.

Anand Kumar
 14/6/19
 ("ANAND KUMAR")
 Deed writer

Lic no- 181/02
 'Chamber', Collectorate Bar Association
 Patna

Printed By:
Santosh Kumar
 (Santosh Kumar)
 UDDYOGIJI'S CHAMBER,
 Collectorate Bar Association
 Patna.



SHREE OM SAI & SATYARISHI

Partner

SHREE OM SAI & SATYARISHI

Anand Kumar
 Partner

Endorsement of Certificate of Admissibility

is under Rule 5 ; duly Stamped (or exempted from or does not require stamp duty) under the Indian Act, 1899, Schedule I or I-A, No. '46'. Also admissible under section 26(a) of the B. T. Act.

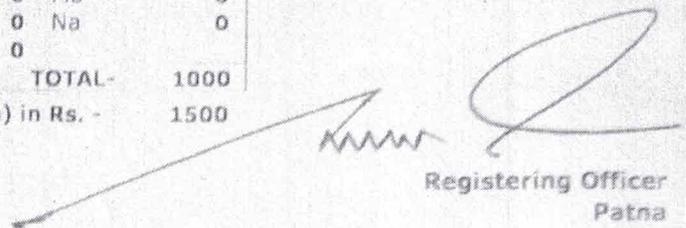
Stamp duty paid under Indian Stamp Act	Rs. 10000/-	Amt. Paid By N.J Stamp Paper	Rs. 5000/-
Addl. Stamp duty paid under Municipal Act	Rs. 0/-	Amt. paid through Bank Challan	Rs. 6500/-

Registration Fee

FEE PAID	Registration Fee								LLR + Proc Fee		Service Charge
	A1	0	C	0	H1b	0	K1a	0	L1	0	LLR
A8	0	D	0	H2	0	K1b	0	L11	0	Proc.Fee	0
A9	0	DD	1000	I	0	K1c	0	Mb	0	Total	0
A10	0	E	0	J1	0	K2	0	Na	0		
B	0	H1a	0	J2	0	Li	0				
								TOTAL-	1000		

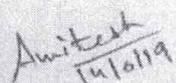
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 1500

Date: 14/06/2019

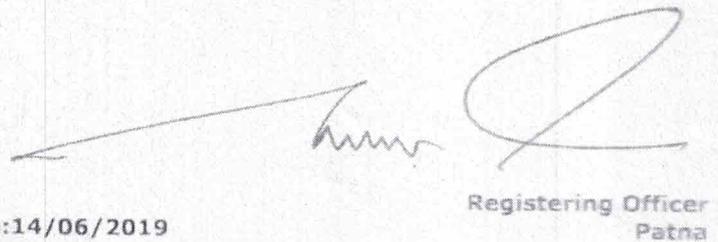

 Registering Officer
 Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 14th June 2019 by Amitesh Arun Amitabh Kumar Arun by profession Others. Status - Executant


 Signature/L.T.I. of Presentant

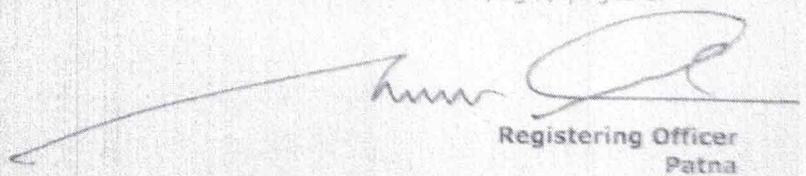
Date: 14/06/2019


 Registering Officer
 Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Aditya Raj Singh' age '27' Sex 'M', 'Binod Kumar Singh', resident of 'Yasoda Niwas, A-1547, Gayatri Mandir Rupaspur, Sahay Nagar, Patna '), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 14/06/2019


 Registering Officer
 Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 4 Volume No. 10 on pages on 195 -207, for the year 2019 and stored in CD volume No. CD-2 year 2019 .The document no. is printed on the Front Page of the document.

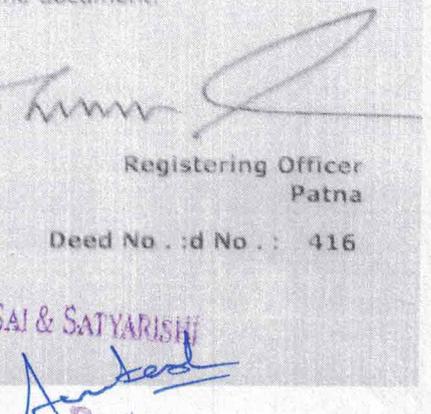
Date : 14/06/2019



Token No. : 6742 Year : 2019 S.No. : 6625 SCORE Ver.4.1 Deed No. : d No. : 416

SHREE OM SAI & SATYARISHI

SHREE OM SAI & SATYARISHI


 Registering Officer
 Patna