

Date of Registration:- 31/10/2023

निबंधन महानिरीक्षक बिहार तथा फर्म के रजिस्ट्रार का कार्यालय



सत्यमेव जयते

फर्मो के रजिस्ट्रीकरण की अभिस्वीकृति

भारतीय भागीदारी अधिनियम, इण्डियन पार्टनरशिप ऐक्ट 1932 के नियम 10(क)

---विहित फारम 'ज'---

Nº F294

फर्म रजिस्ट्रार बिहार इसके द्वारा भारतीय भागीदारी अधिनियम इण्डियन पार्टनरशिप ऐक्ट 1932 की धारा-58 (1) द्वारा विहित विवरण की प्राप्ति स्वीकार करते हैं।

विवरण प्राप्त कर लिया गया है और फर्म का नाम एवं पता MAAGAYATRI BUILDERS AND DEVELOPERS

**Address - C/O PRADEEP KUMAR SINGH,
CHANAKYA VIHAR COLONY,
KHEMANICHAK, NEAR**

DY PATIL SCHOOL, JAGANPURA, PATNA 800027

फर्म रजिस्ट्रार में संख्या:-

F000196/2023

के अन्तर्गत दर्ज कर लिया गया है।

प्राप्ति फीस का मेमो

मात्र 1000 /- (एक हजार रुपये)



**फर्म रजिस्ट्रार, रजिस्ट्रीकरण विभाग
बिहार, पटना।**



बिहार BIHAR

Serial No. 11592

क्रम संख्या... 11723... शीट संख्या... 47807
 कोठा का नाम एवं मता... 5723... B 547807

रमेश प्रसाद मुद्रक, बिक्रता
 भा. नं. 11/77 समाहरनालय, पटना
 Govt. of Bihar

District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 07/07/2023 by Pradeep Kumar Singh. A Stamp Duty of Rs. 1000/- and other Fees of Rs. 2000/- has been paid in it. The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page. The document has been registered as Deed No. 584 in Book No. 4, Volume No. 11 on pages from 470 to 483 and has been preserved in total 14 pages in C.D. No. 2 / Year 2023.

दस्तावेज की जाँच किया एवं
 दस्तावेज 07/07/2023 को
 विवरणी के अनुसार

जाँच लिपिक
 (अभिषेक कुमार)
 3080लि०

Token No. 11721/2023

Signature with Date
 (Dhananjay Kumar Rao)
 Registrar

**Maa Gayatri Builders and
 Developers**

PARTNERSHIP DEED

THIS DEED OF PARTNERSHIP is executed on
 the 7th Day of July, 2023 (Two thousand and
 Twenty Three)



SCANNED BY

7/07/2023

Between

1. Mr Pradeep Kumar Singh Son of Rajendra Prasad Singh, Resident of, Chanakya Vihar Colony, Khemnichak, Near D Y Patil School, Jaganpura, P.S.- Ramkrishna Nagar, District- Patna, Bihar 800027, hereafter called and referred to as the "FIRST PARTY" or party of the First Part.

Aadhar No- 2893 6432 9703

Mob.No.- 9334315106

2. Mrs Babita Devi, wife of Pradeep Kumar Singh, Resident of Chanakya Vihar Colony, Khemnichak, Near D Y Patil School, Jaganpura, P.S.- Ramkrishna Nagar, District- Patna, Bihar 800027 as the "SECOND PARTY" or party of the second part.

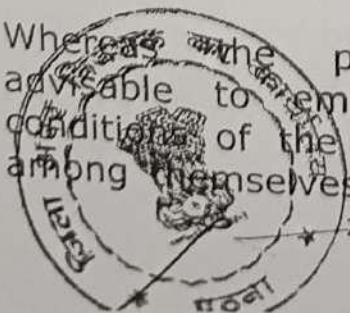
Aadhar No- 9178 7828 7652

Mob.No.- 6200985711

The words and expressions referred to above shall unless contrary or repugnant to the context include their respective heirs, executors, administrators and assigns of the respective parts

WHEREAS the parties of the First and Second hereinbefore mentioned have decided to start a business a business under Partnership.

Whereas the parties considered it advisable to embody the terms and conditions of the Partnership as settled among themselves into an instrument of



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partnership in order to avoid complications and misunderstanding in future.

NOW, THEREFORE THIS DEED WITNESSETH AND IT IS MUTUALLY AGREED AND SETTLED AS UNDER:-

1. Date of Commencement : The date of commencement of the partnership is 7th Day of July, 2023.

2. Name : The Name and style of firm is and will be Maa Gayatri builders and Developers which may be changed or modified, as may be mutually agreed by the Parties hereto and any branch/branches may be established in the name or under separate names as the hereto mutually agree from time to time.

3. Place of Business: The principal place of Business of partnership shall be at C/o Pradeep Kumar Singh, Chanakya Vihar Colony, Khemnichak, Near D Y Patil School, Jaganpura, Patna, Bihar 800027 , **Branch Office-** C/o Maa Gayatri, Pradeep Kumar Singh, Bihar Pradesh Bharat Sevak Samaj, Daroga Rai Path, P.O.- G.P.O., P.S.- Kotwali, District- Patna-800001.

That is has also been agreed by the Parties that the place of business may be shifted to any other place from time to time and its branch or branches, unit or units may be opened at any place or



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places as the parties hereto agreed mutually agree.

4. Nature of Business – a. To purchase, acquire, get convert, develop, improve, hold with absolute or limited rights or otherwise and to erect, built, demolish, re-erect, alter, repair, furnish and maintain land, including agricultural land, buildings, houses, farm houses, residential flats, commercial complexes, industrial land, colonies, markets, shops, factories, mill, godowns and buildings for hotels, restaurants and cinema houses, roads bridges, dams canals and well, in India or abroad and to sell, exchange, lease, sub lease, barter, or otherwise deal in land including agriculture land, building, whether in India or abroad and to manage and develop green land, landscape park, land, townships, building and other properties and to collect rents and income and to supply and provide tenants, occupiers and others refreshments, attendance, waiting room, reading room, meeting room, laboratories, water, electric and all other conveniences including inter communication equipments.

b. To carry on the business of Contractors, Sub-Contractors, interior decorators, General Construction, Builders, Engineers, Engineering Consultancy, Interior Decorator, Designing Architecture, Mechanical, Electrical, Chemical, Civil, Irrigation and haulers and to lay

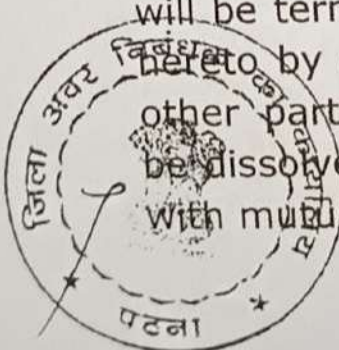


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out, develop, construct, built, erect, demolish, re-erect, alter, repair, remodel or do any other work in connection with any building or building scheme, roads, docks, ships sewer, bridges, canals, wells, springs, dams, power plants, reservoirs, embarkments, railways, irrigation, reclamations, improvements, sanitary, and to prepare estimates, designs plants, specification or models and to carry on the business of advisers, consultants, planner, maintenance and repair, housekeeper, engineers or managers in connection with construction, reconstruction, development, improvement of all kinds of land, building, colonies or apartment buildings in India or and to act as town planers, building contractors, surveyors, and appraisers, to enter into an agreement with persons, firms and company or any other entity to develop the land and property on conversion basis anywhere in India and abroad and of other similar contract of similar nature.

5. Duration : That the partnership business shall commence with effect from the date of this deed and continue for the period at the will of the partners and it shall be a partnership at WILL. This partnership will be terminated at the option of any party hereto by giving three months notice to the other parties agree upon, partnership may be dissolved at any time, without any notice with mutual consent of the parties hereto.



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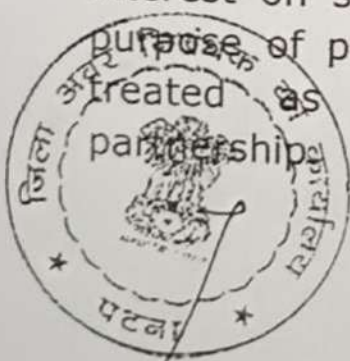
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5. Capital : That the partners to this deed shall contribute to the capital of partnership that will be decided mutually time to time.

6. Interest on Capital : That 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 in the income-tax assessment of the partnership firm for the relevant accounting period or at a lower rate as may be agreed to by and between the parties from time to time shall be paid to the partners or credited to the partners on the amount standing to the credit of the account of the partners.

7. Salary to Partners: That Salary to working partners will be decided by firm. Which can be changed from time to time by decided by partners with mutual consent.

8. That whenever any further funds are required over and above the capital brought in by the parties, the same can be borrowed from private individuals, friends and relatives, firms, bodies corporate, banks or financial institutions and any interest on such funds borrowed for the purpose of partnership business shall be treated as the expenditure of the partnership.



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9. Sharing of Profits/Losses: That the profits of the partnership business shall be divided between the partners to this deed in equal shares and the liability of losses, if any, shall be borne by them in proportion to their respective shares as aforesaid.

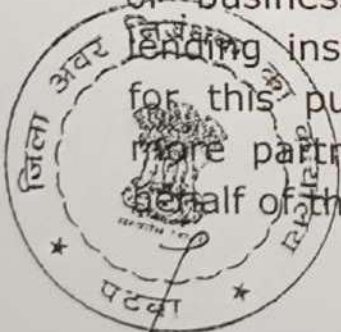
Profit/ Loss Sharing Ration :

Pradeep Kumar Singh	50%
Babita Devi	50%

10. Accounts: That the books of account shall be closed on 31st day of March each year. The net profit or loss after deducting all expenses, interest, remuneration, outgoings shall be divided between the parties in proportion to the sharing ratio referred to hereinabove.

11. Bank Account : The account of the partnership business shall be kept in such bank as the partners agree upon from time to time and it shall be operated by partners and will be decided by partners through passing resolution.

12. Borrowing power: The partners are free to borrow monies for the purpose of business from banks, financial and lending institutions and from others and for this purpose may designate one or more partners to negotiate and sign on behalf of the firm.



प्रदेप कुमार सिंह
07/10/2023

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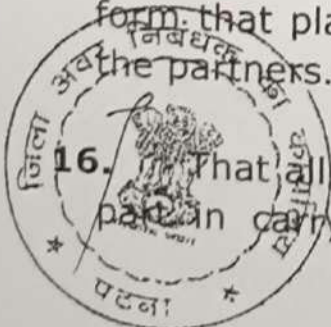
13. That no partner during the continuance of these business except with the consent of the other partners, do the following:-

- a. Compromise or relinquish the claim or portion of the claims by the firm
- b. Transfer any immovable property or property belonging to the firm.
- c. Acknowledge a debt so as to extend the period of limitation against the firm.
- d. Apply the Partnership fund in speculative transaction.
- e. Compromise or refer to arbitration any suit or proceeding between the firm and the third party.
- f. Assign or mortgage his share in the partnership.

14. That the aforesaid partners shall be working partners and shall work diligently to the best of their ability in the supreme interest of partnership and none will show any negligence or lack of integrity and earnestness.

15. That the books of accounts of the partnership business shall be kept at the place of the firm and shall not be removed from that place without the consent of all the partners.

16. That all the partners shall take active part in carrying on the business of the



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firm and each partners shall act for the common benefit.

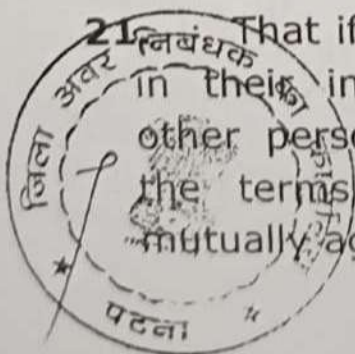
17. That no partner shall engage himself in any business or trade which may directly or indirectly compete with the business of the firm.

18. That if any partner has any personal statutory liability regarding his other business which he may have apart from this business, will not have any effect on the present business. The present business will not have any responsibility regarding personal claims over the partners.

19. That the annual account shall be taken on the 31st March each and the statement of assets and liabilities and profit and loss prepared thereby shall be duly signed by each partner.

20. **Retirement of Partner :** That the partner shall have the right to retire himself from the partnership business during the continuance of the partnership and he can exercise this right by giving three calendar months' previous notice to the other partner.

21. That if the partners deem proper and in their interest, they may admit any other person or persons as partners on the terms and conditions as may be mutually agreed amongst themselves.



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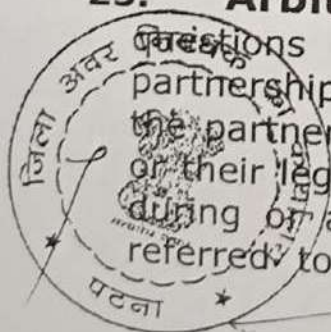
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22. That on retirement, death or bankruptcy of any partner his share of the profits and losses in the assets of the partnership after meeting the liabilities shall be payable to him or his heirs, successors, legal representatives or nominees, as the case may be.

23. **Death of partner:** That on the death of any partner the partnership firm will not be dissolved and will be carried on in the same name and style and legal heir, successors or legal representatives or nominee of the deceased partner will be inducted in to partnership. If legal heir, successors or legal representatives or nominee of the deceased partner does not want to continue the deceased partners share in profit will be paid to legal heir, successors or legal representatives or nominee of the deceased partner after deducting losses, if any.

24. That no partner shall, without the previous consent in writing of the other partner, assign, transfer or mortgage his share or interest in the partnership.

25. **Arbitration** : That all disputes and questions in connection with the partnership or this deed arising between the partners or between any one of them or their legal representatives and whether during or after the partnership, shall be referred to the arbitrator in accordance



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