Serial No. 7517 Circle:-:NA

Book No. :- 4 Deed No. 463

1

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

बिहार BIHAR

B 567158

Serial No. 7517 Deed No. 463

अशोक कुमार, मुद्रांक विक्रेता

Govt. of Bihar, पटना

District Registry Office-4, Patna

Summary of Endorsement

This document was presented for registration on **29/05/2024** by **Dharmesh Kumar**.
A Stamp Duty of Rs. **10000**/- and other Fees of Rs. **1500**/- 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. **463** in Book No. **4**, Volume No. **10** on pages from **211** to **222** and has been preserved in total **12** pages in C.D. No. **2** / Year **2024**.

29/5/2024

(Signature with Date)
(**Dhananjay Kumar Rao**)
Registering Officer, **Patna**

Date: 29/05/2024

Token No: 7649 /2024

बिहार सरकार

28 MAY 2024

SCANNED BY

PARTNERSHIP DEED

THIS DEED OF PARNERSHIP is made the

29th day of May 2024

BETWEEN

दस्तावेज की जाँच किया एवं दस्तावेज में अंकित वर्णित विवरणी के अनुरूप सही पाया।

जिला निबंधक पटना

1. **MR. Dharmesh Kumar** Son of Sri Surendra Prasad Singh, age about 45 years, resident of 49A/1, Adarsh Path, Road No.-06, Near Lal Babu Market, West Patel Nagar, District -Patna (Bihar) -800023. Hereinafter called and referred to as **'Party of the FIRST PART'**. (PAN-APGPK3168L AND AADHAR No.- 356303722981) Mobile No.-07004085406

2. **MR. Raghuendra Narayan Singh** Son of Sri Bharat Sharma, Age about 46 years, resident at Patna Super Market, B-Block, Flat No-203, Frazer Road, District-Patna (Bihar) -800001. Hereinafter called and referred to as **'Party of the SECOND PART'**. (PAN-BAMPS0452H AND AADHAR No.- 408468822543) Mobile No.- 9334267930

3. **Mr. Manish Chandra** Son of Sri Ashok Chandra, Age about 42 Years, resident at Manju Niwash, Janak Kishore Road, Opp. Devendra Kutil, Kadam Kuan, Dist. Patna, PIN- 800003. Hereinafter called and referred to as **'Party of the THIRD PART'**. (PAN-AJOPC5068P AND AADHAR No.- 251485754370) Mobile No.- 9334014433

4. **MR. Ravi Shankar Kumar** son of Sri Vishnu Deo Prasad Age about 51 Years, resident at 1/19, L.I.G. Flat, Hanuman Nagar, Kankarbagh, Dist. Patna Bihar PIN-800020, Hereinafter called and referred to as **'Party of the FOURTH PART'**. (PAN- AGZPK2358 AND AADHAR No.- 853795038872) Mobile No.- 9431015624

Abhishek Kumar 29/5/24 (5)

Ravi Shankar Kumar 29/05/2024 (4)

(3) 29/5/24

Dharmesh Kumar 29/05/24 (1)

(2) 29/5/2024

5. **MR. Abhijeet Kumar** son of Harishchandra Kumar Age about 28 Years, (Age: - 28 years, resident at 1/19, L.I.G. Flat, Hanuman Nagar, Kankarbagh, Dist. Patna Bihar PIN-800020, Hereinafter called and referred to as '**Party of the FIFTH PART**'. (PAN-EROPK7346Q AND AADHAR No.- 618682161346) Mobile No.- 7070532684

WHEREAS FIRST, SECOND, THIRD, FOURTH AND FIFTH parties hereto are having faith in Hindu Religion and the expression FIRST, SECOND, THIRD, FOURTH AND FIFTH Parts referred above and shall unless repugnant to the context, include their heirs, successors executors, legal representatives' administrators and assigns of the respective parties.

WHEREAS all parties above mentioned having agreed to carry a business of Construction & building, all types of Developments of land, Resorts, Hotels, Commercial Mall or Buildings, Flats, Apartments and all other business related to any field as may be mutually decided by the Parties, for any person or persons, party or parties, Where Private or Govt. or Semi Govt. or Corporation under the name and style of **"SUNRISE HOMES".**

Whereas the parties of this deed mutually decided the Terms and Conditions of Partnership Deed with a provision of salary to Partners and interest to the Partners on their Capital Balance of the Firm and

suitable clauses be incorporated in the Partnership deed for such Remuneration and interest on capital, and

WHEREAS it is now considered expedient and desirable to execute a written document of Partnership, regarding the said terms and conditions settled amongst both the Parties to avoid any doubts, dispute and or ambiguities in future.

NOW THEREFORE THIS DEED WITNESSETH AND PARTIES HERETO MUTUALLY SETTLED AND AGREED AS STATED HERE UNDER.

1. That the name and style of the firm shall be "**SUNRISE HOMES**", which name may be altered or modified, and its Branches and offices may be opened and established such name as may be mutually decided by the Parties hereto.

2. That the partnership has commenced from 29th day of May 2024.

3. That head office of business of partnership will be at "**SUNRISE HOMES**", 203, Patna Super Market, Fraser Road, Patna-800001 (Bihar).
   However, Head office may be shifted to any other place by mutual consent of the partners. Moreover, branches and offices and centers may also be opened at any places either under the aforesaid name and style or any other name and style as may be mutually

agreed between partners and such offices may be started from time to time.

4. That all the parties i.e., Party of the ALL PART shall be working Partners and will actively take part in the business of partnership, manage such part of the partnership business, and perform such duty as mutually be decided by them from time to time.

5. That Capital in the firm contributed by all the partners in according to their profit share ratio, according to their convenience, need of the business and as per mutual consent of the partners.

6. That the profit & losses of the firm after providing for all expenses, liabilities and salary and interest to partners shall be divided amongst the partners as mentioned below:-

1. Sri Dharmesh Kumar	-	40.0%
2. Sri Raghuendra Narayan Singh	-	25.0%
3. Sri Manish Chandra	-	15.0%
4. Sri Ravi Shankar Kumar	-	10.0%
5. Sri Abhijeet Kumar	-	10.0%

7. The Bank account may be opened in the name of firm and in the name of any unit, branch or center of the firm and will be operated by any three parties, on jointly basis and also by any change in the Mode of operation shall be valid and accepted by the Bank only if any three partners notify to the Bank in writing to this effect.

8. That this partnership is a partnership at will and any partner may retire by giving two months' notice to the other party or by leaving such a notice at the principal place of business and in case the partners so agree upon, the partner may retire at any time without a notice with the mutual consent of the partners.

9. That for the beneficial interest of the business of the firm and with prior consent of the other partner, firm can borrow / arrange financial from bank / other financial institute through any legal manner.

10. That proper books of account will be maintained at the place or Places of business, which will be opened to inspection by the all partner or by any one of them during business hours and each partner will be entitled to take copies of or extract from the same. The books will be closed on 31st March of every year unless otherwise decided mutually by the parties hereto.

11. That at the end of accounting period on such date or dates as may be convenient to the partners, a general account of the transactions of the firm will be taken and profit or loss determined after providing for all the outgoing expenses and provision including interest, if any payable to or receivable from partners or such net profit or loss will be divided among the partners according to their shares, as stated in clause 6 above.

12. That each partner will be honest and diligent and will carry on the business of the firm on behalf of the partners to the best advantages of the partnership.

13. That each partner will be reimbursed for all expenses incurred for carrying on the business of the firm or in protecting the firm loss in an emergency, as will be done by a person ordinary prudence.

14. That No Party Shall:-

A) Do any act or acts and things whereby the Partnerships assets and Properties shall become liable for any private debts, and

B) Are not at liberty to pledge, Mortgage, hypothecated or otherwise encumber the Properties and assets of the Partnership Firm without the previous written consent of other partner.

C) Not carry on any business similar to the business of the firm or any other business anywhere without the consent of other partners.

D) Not to Attend or carry any business against the partnership firm business.

E) That both partners be just and faithful to each other's and work diligently and actively for achieving the goal of the partnership firm.

F) No partners stand as a guarantor or surety for any person or firm or company, in the name of the firm or for on behalf of the firm.

G) Admit any person as the partner of the firm.

H) Withdraw any suit or legal proceedings field by the firm without the previous written consent of other partner.

15. That in the case of death, insanity, or other disability of any of the parties here to , the partnership shall not be dissolved and shall be carried on by the surviving parties along with the legal heirs or representatives of the deceased party, if such heirs/ representatives agree to be taken as partner.

16. That any of the parties hereto may authorize any person acceptable to all the other parties hereto look after his/her interest in the partnership business and in such event the other partners will be bound to permit such person to do all such acts and things as he could himself have done as a partner of the firm for such purposes.

17. That firm will not dissolve on the death of any of the partners. If any partner ~~dies, one~~ of his heirs or other legal representatives who is a major at the time of his death, will be considered to be taken in as a partner in his place and if a minor, he will be given the benefits of partner of this partnership deed as far as applicable will apply to such newly constituted partnership and such heir or other legal ~~representative~~ who is taken in as a partner shall, if a major, be deemed to have executed this Partnership deed in place of the deceased partner.

Dharmaj kumar 29/05/24 (2) 29/5/2024

(3) 29/5/24

(4) Ravi Shankar Kumar 29/05/2024

(5) Abhijit Kumar 29/5/24

18. That on behalf of the firm every partner is entitled (with the prior written consents of the other partners) to enter into an agreement with third parties, to receive payments, to file & withdraw any suits / cases in courts and to do all such other lawful acts as may be necessary in the interests of the firm and not otherwise forbidden by other partners. Such acts done by him on behalf of the firm will be binding on the firm.

19. That all disputes arising in the conduct of business of the Partnership Firm as between the parties and originated either from the construction or interpretation of the Partnership Agreement or otherwise shall primarily and ordinarily be settled by a reference to three persons be appointed or nominated in the following manner, that is to say, One Arbitrators shall be appointed by all the parties to this deed and such appointed arbitrators will jointly nominate a third Arbitrator, who shall act as Chairman of the Board of Arbitrators. The decision of the majority of the arbitrators will be final and binding on all parties.

20. That the provisions of Indian Partnership Act, 1932 so far as these have not been varied in this deed will apply to this partnership.

21. That the partners may undertake any changes as may be required by the firm with mutual consent and a resolution of that purpose shall form part of this deed.

(5) Abdul Kumar 29/05/24

(4) Ravi Shankar Kumar 29/05/2024

(3) 29/5/24

(2) 29/5/2024

Dharmesh kumar 29/05/24

IN WITNESS WHEREOF all the partners have put their respective signature on this Partnership Deed on this 29th day of May 2024, in presence of below noted attesting witnesses who have also signed on this Deed in their presence.

WITNESSES: -

1. Keanav Prakash Kheta
S/o. Purushottam Jaiswal
Khetam
ADD. Indrapuri
P.S Patliputra
Dist Patna
29/05/24

2. Munna Kumar
S/o - Satya Lal
Add - Sheikhpura, Mangal
Patna
29/05/2024

Signature of the Partners

1. Dharmesh Kumar 29/05/24
(First Part)

2. Rishi 29/5/2024
(Second Part)

3. 29/5/24
(Third Part)

4. Ravi Shankar Kumar 29/05/24
(Fourth Part)

5. Abhijit Kumar 29/05/24
(Fifth Part)

Drafted by
Aradhan Kumar Sharma
Adv, Patna
L-899/23

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp 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

A1	0	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	1000	I	0	K1c	0	Mb	0
A10	0	E	0	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
								TOTAL-	1000

LLR + Proc Fee		Service Charge
LLR	0	
Proc.Fee	0	500
Total	0	

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

Registering Officer
Patna

Date: 29/05/2024

Endorsement under section 52

Presented for registration at Registration Office, Patna on Wednesday, 29th May 2024 by Dharmesh Kumar Surendra Prasad Singh by profession Others. Status - Executant

Dharmesh Kumar
29/05/24

Signature/L.T.I. of Presentant **Date:29/05/2024**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Munna Kumar' age '23' Sex 'M', 'Satya Rai', resident of 'Sherpur Maner, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 29/05/2024

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 4 Volume No. 10 on pages on 211 -222, for the year 2024 and stored in CD volume No. CD-2 year 2024 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 29/05/2024

Token No. : 7649 Year : 2024 S.No. : 7517 SCORE Ver.4.1 Deed No . :d No . : 463

INDIA NON JUDICIAL

Government of Bihar

e-Stamp

Certificate No.	:	IN-BR-2400702612
Certificate Issue Date	:	29-May-2024 01:22 PM
GRN No.	:	
Unique Doc Reference	:	EST-BR-2800-2400009672
Party Name	:	DHARMESH KUMAR
Purchased by	:	DHARMESH KUMAR
Purpose	:	NA Article no (NA)
Stamp Duty Paid (Rs.)	:	0 (Zero Only)
Reg. Fee (Rs.)	:	0 (Zero Only)
LLR & P Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Discore SC (Rs.)	:	500 (Five Hundred Only)
Total Amount (Rs.)	:	500 (Five Hundred Only)

1764

Dharmesh kumar
29/05/24

IN 2400705182

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at https://enibandhan.bihar.gov.in or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

बिहार सरकार

View GRN Details Live

Download e-Challan

GRN	BHR2024050099829OE VIEW
DSRO CODE	2800
Party Name	DHARMESH KUMAR
Stamp Duty-(R0030021030001)	5000
Registration & Other Fees-(R0030031040001)	1000
LLR & Proc Fee-(R0029008000006)	0
Challan Total Amount	6000
Status	Success
Payment Date	2024-05-29 12:10:37.0
CIN	00001532024052978671

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