

Serial No. 12187 Circle:-NA

Book No. :- 4 Deed No. 74

Serial No. 12187

Deed No. 74



Govt. of Bihar  
Sub Registry Office, Danapur

Summary of Endorsement

This document was presented for registration on 10/08/2021 by Sanjay Kumar Chaudhary (Partner)  
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 and 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. 74 in Book No. 4, Volume No. 2 on pages from 242 to 253 and  
has been preserved in total 12 pages in C.D. No. 1 / Year 2021

*[Signature]*

Signature with Date  
(Arpana)

Registering Officer, Danapur

Date: 10/08/2021

Token No: 12486 /2021

TN:- 12486/21

65  
84  
9/8/21 24  
10/8/21

12988  
9/8/21

13052  
10/8/21

Stamp  
*[Signature]*

PARTNERSHIP DEED

(JOINT VENTURE DEED)

THIS PARTNERSHIP DEED (JOINT VENTURE DEED) is entered on this 10<sup>th</sup> day  
of August, TWO THOUSAND TWENTY ONE

BETWEEN

M/S ASTHANU SHARDE BUILDCON a partnership firm having its registered office  
at "Janki Palace", 3<sup>rd</sup> Floor, In front of St. Karens High School, Saguna Khagaul  
Main Road, Patna - 801-503, (Bihar). vide Stamp Certificate No. IN-

दस्तावेज जाची

BR218851952241641 Dated- 20/07/2021. which expression shall unless repugnant to the  
context or meaning thereof include its successors, administrator and permitted assigns  
hereinafter called and referred to as the FIRST PARTY or the PARTY of the FIRST  
PART.

09/08/21

For GHARONDA RESIDENCY (P) LTD.

Managing Director



ASTHANU GHARONDA JV  
*[Signature]*  
PARTNER

FOR M/S ASTHANU SHARDE BUILDCON  
*[Signature]*  
PARTNER







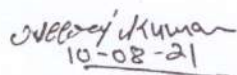






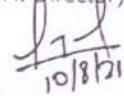






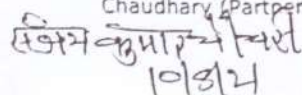

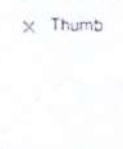

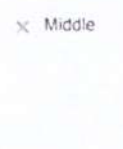

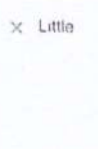
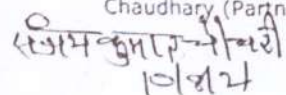






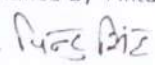
# Sub District Registry Office, Danapur

Token Number 12486

Reg. Year 2021

Serial Number 12187

Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Executant	Neeraj Kumar (Partner)						
Sig.	 10-08-21						
Executant	Piyush Kumar Singh (M. Director)						
Sig.	 10/8/21						
Presented By	Sanjay Kumar Chaudhary (Partner)						
Sig.	 10/8/21						
Executant	Sanjay Kumar Chaudhary (Partner)						
Sig.	 10/8/21						
Identified By	Pintu Singh						
Sig.	 10/8/21						

SC DRE V. 4.0

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ASTHANU GHARONDA JV  
Neeraj Kumar  
PARTNER

10-Aug-21

Sanjay Kumar Chaudhary  
10/8/21

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AND

**GHARONDA RESIDENCY PRIVATE LIMITED**, Company Registered under Companies Act 1956 vide CIN: **U45200BR2007PTC013115** having its registered office at **Ground Floor, Swadesh Tower, Rukunpura, Main Bailey Road, Patna 800 023, (Bihar)**, which expression shall unless repugnant to the context or meaning thereof include its successors, administrator and permitted assigns hereinafter called and referred to as the **SECOND PARTY** or the **PARTY** of the **SECOND PART**.

FOR

The Development of a Residential Project with some office spaces, retail spaces, trade marts and recreational spaces in accordance with the plan duly sanctioned by the competent authorities situated at Mauja-Jamsot, Thana No. 30, Tauzi No. 5171, Pargana - Phulwari, Thana - Danapur, District Patna. The land may vary as per the availability and feasibility thereof.

AND WHEREAS the parties of the **FIRST PART** namely **M/S ASTHANU SHARDE BUILDCON** represented through two of its multiple Partners **(1) SANJAY KUMAR CHAUDHARY**, S/o Sri Lakshman Prasad Chaudhary, resident of H.No.602, Kumar Ranjan Enclave, Bahadurpur, Beside Bahadurpur Flyover, Kankarbagh, LohiaNagar, Patna800020 (Bihar) PAN:ACAPC6987E and **(2) NEERAJ KUMAR S/o Sri Ram Deep Singh** resident of 55, Naya Tola, Ward No. 15, Saguna More, Danapur, Patna 801 503, (Bihar) PAN: EEHPK5916N India, 11-887781111.

AND WHEREAS the party of the **SECOND PART** namely **GHARONDA RESIDENCY Pvt. Ltd.** represented through its Managing Director **Sri PIYUSH KUMAR SINGH**, S/o Late Pankaj Kumar Singh, (DIN 03402829) resident of 5D/17, North S.K. Puri, Patna 800 013 Bihar, India

For GHARONDA RESIDENCY (P) LTD.

Managing Director



संजय कुमार चौधरी

06/08/21

06/08/21

ASTHANU GHARONDA JV

Neeraj Kumar  
PARTNER

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NOW THEREFORE, THIS JOINT VENTURE AGREEMENT WITNESSTH AS UNDER:

AND WHEREAS, the parties are desirous of forming a Joint Venture (Namely M/s ASTHANU GHARONDA JV), NOW, THEREFORE in consideration of the mutual covenants and promises herein contained, the Parties herein agree to constitute themselves as Joint Venturers henceforth, "Venturers" by execution of this Agreement for the purpose set forth herein. Parties are desirous of fixing and defining between themselves their respective responsibilities, interest, and liabilities in connection with the performance of the above mentioned project; and for the purposes above mentioned, and intending to be legally bound hereby, the parties hereto, after first being duly sworn, do covenant, agree and certify as follows:

#### PURPOSE OF THE JOINT VENTURE

AND WHEREAS, the parties desire to formalize their understanding regarding the development of a certain tract of land (approximately 63.7578 dismil) located at Mauja – Jamsot, Thana No. 30, Tauzi No. 5171, Pargana – Phulwari, Thana – Danapur, District Patna.

AND WHEREAS the PARTY OF THE SECOND PART GHARONDA RESIDENCY Pvt. Ltd has entered a development agreement with several land owners for development of their lands (in three parts) situated at Mauja – Jamsot, Pargana – Phulwari, Thana – Danapur, District Patna with registered Deed :

(1) Deed No.30236, Serial No.36070 dated 04/12/2012, Book No.1, Volume No.587,Token No.36905/2012, Thana No. 30, Khata No. 137, Survey Plot No. 2124 & Khata No. 123, Survey Plot No. 2129, total land 13 Katha,6 Dhur,12 Dhurki or 41.65625 Decimal.

For GHARONDA RESIDENCY PVT. LTD.

Managing Director



संजय कुमार चौधरी

06/08/21

06/08/21

ASTHANU GHARONDA JV  
Partner

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(2) ) Deed No.3002, Serial No.3354 dated 07/04/2015, Book No.1, Volume No.72, Token No.3430/2015, Thana No. 30, Tauji No. 5171, Khata No. 68, Survey Plot No. 2123, total land 4812.88 Sqft.or 11.0508 Decimal.

(3) ) Deed No.11138, Serial No.10428 dated 18/10/2019, Book No.1, Volume No.263, Token No.10619/2019, Thana No. 30, Tauji No. 5171, Khata No. 68, Survey Plot No. part of 2123, total land 4812.88 Sqft.or 11.0508 Decimal.

i.e. Total Land area including Deed No.30236, Deed No.3002 & Deed No 11138 is 63.75785 decimal. or 27768.024 Sqft.

AND WHEREAS the Party of the First and Second Parts have decided and agreed to carry on above business (Project) in Joint Venture w.e.f. 28<sup>th</sup> day of July,2021 under the name and style of M/S ASTHANU GHARONDA JV. and shall have its principal office and place of business at JANKI PALACE, 3<sup>rd</sup> FLOOR, IN FRONT OF ST. KARENS HIGH SCHOOL, SAGUNA KHAGAU MAIN ROAD, PATNA-801 503, (BIHAR), and/or at such other place or places as may be agreed upon from time to time by the parties hereto on the terms & conditions as settled and agreed amongst them.

#### PERCENTAGE OF PARTICIPATION

The interest of the Parties in any Profits and their respective shares in any Losses and/or Liabilities that may result from the performance of the project and their interests in all property and equipment acquired and all money received in connection with the performance of the contract shall be as follows:

#### Share in Profit & Loss

M/S ASTHANU SHARDE BUILDCON	75 %
GHARONDA RESIDENCY PRIVATE LIMITED	25 %

ASTHANU GHARONDA JV  
PARTNER

For GHARONDA RESIDENCY (P) LTD.

Managing Director



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06/08/21

06/08/21

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Payments of Profits shall be drawn by the parties from the account of the Joint Venture. Subject to the provisions of this JV the net profit and losses of the Venture (including any Net Block Gains/Net Block Losses of the Venture resulting from a capital event) shall be allocated to ventures as mentioned above Para.

#### FUNDING OF THE PROJECT

For the purpose of the Joint Venture, the parties shall make capital contributions as mutually decided. If the Joint Venture requires additional funds, the party of the first part shall make additional contributions as mutually agreed upon by the parties.

#### MANAGEMENT

Party of the First Part M/S ASTHANU SHARDE BUILDCON will be responsible with the project for the following duties and obligations of the Joint Venture: (a) managing day to day business affairs; (b) monitoring, controlling, marketing (sale of flats) and directing the financial, business and operational affairs; (c) properly maintaining account books and financial records according to standard accounting practices; (d) using express or implied authority granted by this Agreement to handling all other issues; and (e) hiring production and administration staff and third party contractors as needed, including any required labor negotiations.

#### CONFIDENTIALITY

- a) **Confidential and Proprietary Information:** In the course of the Joint Venture, the parties will be exposed to confidential and proprietary information "Confidential Information" shall mean any data or information that is competitively sensitive material and not generally known to the public, including, but not limited to, information relating to development and plans, marketing strategies, finance, operations, systems, proprietary concepts, documentation, reports, data, specifications, computer software, source code, object code, flow charts, data, database, inventions, know-how, trade secrets, customer

For GHARONDA RESIDENCY (P) LTD.

ASTHANU GHARONDA JV  
Partner  
PARTNER

Managing Director



संजय कुमार चौधरी  
06/08/21  
06/08/21

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lists, customer relationships, customer profiles, supplier lists, supplier relationships, supplier profiles, sales estimates, business plans and internal performance results relating to the past, present or future business activities, technical information, designs, processes, procedures, formulas, improvements, and other information which the parties consider confidential and proprietary. The parties acknowledge and agree that each parties' Confidential Information is valuable property, developed over a long period of time at substantial expense and that it is worthy of protection.

b) **Confidentiality Obligations:** Except as otherwise expressly permitted in this Agreement, the parties shall not disclose or use in any manner, directly or indirectly, any Confidential Information either during the term of this Agreement or at any time thereafter, except as required to perform their respective duties and responsibilities or with the other party's prior written consent. Both parties agree that all Confidential Information disclosed and received shall remain secret and confidential during the term of this Agreement.

c) **Irreparable Harm:** Each party acknowledges that the use or disclosure of any Confidential Information in a manner inconsistent with this Agreement will give rise to reparable injury for which damages would not be an adequate remedy. Accordingly, in addition to any other legal remedies which may be available at law or in equity, the disclosing party shall be entitled to equitable or injunctive relief against the unauthorised use or disclosure of Confidential Information. The disclosing party shall be entitled to pursue any other legally permissible remedy available as a result of such breach, including but not limited to damages.

#### NOTICES

All notices given under this Agreement must be in writing. A notice is effective upon receipt and shall be sent via one of the following methods: delivery in person, overnight

FOR GHARONDA RESIDENCY (P) LTD.

Managing Director

ASTHANU GHARONDA JV

Deepest Kumar  
PARTNER



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06/08/21  
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courier service, certified or registered mail, postage prepaid, return receipt requested, addressed to the party to be notified at the address first stated above, or to such other address as such party may designate upon reasonable notice to the other party.

#### RESOLUTION OF DISPUTES

That all disputes between parties, regarding their respective rights and liabilities and also regarding interpretation of the Provisions contained in these presents will be referred to one arbitrator/s, selected by the parties with umpire being selected by the arbitrators and the award of the arbitrators will be final and conclusive in respect or of the points referred to such arbitration within a period of sixty (60) days.

#### TERMINATION

This Agreement will terminate when the Joint Venture has completed this project or unless terminated earlier by a written agreement of the both parties.

#### AMENDMENT

This Joint Venture Agreement may be amended or modified only by a written agreement signed by both parties.

#### JOINT VENTURE BANK ACCOUNTS

The Joint Venture can open bank accounts in one or more banks as and when required in the name of M/S ASTHANU GHARONDA JV and such account shall be operated by any Two Partner of Asthanu Sharde Buildcon and one Director of Gharonda Residency Pvt. Ltd. jointly. Therefore there will be three joint signing authorities.

For GHARONDA RESIDENCY (P) LTD.

Managing Director

संजय कुमार चौधरी  
06/08/21  
Kuma  
06/08/21



ASTHANU GHARONDA JV  
Kuma  
PARTNER



## ACCOUNTING AND AUDITING

Separate books of accounts shall be kept by the parties or by any one of them or by his/her authorized representative of the Joint Venture. Any Venturer may inspect such books upon reasonable notice and at any reasonable time. Periodic audits may be made upon said books at such time as authorised by the parties by persons designated for the same and copies of the said audit shall be furnished to all Venturers on quarterly basis.

At the end of each financial year and upon completion of the Project, a final audit shall be conducted and copies of such audit report shall be furnished to each of the parties. Each parties shall have free access to the books of account of the JV at all times and shall be entitled to make such copies or extract there from as he may think fit.

## TAXES AND DUTIES

The Parties hereby for purposes of Income Tax assessment expressly declare that they shall separately file their Tax returns and be assessed and liable to pay tax separately on their respective profits or gain arising to them from the execution of their respective scope of work.

## LAWS GOVERNING THE AGREEMENT

This AGREEMENT shall be governed by and construed in accordance with the laws of the State of Bihar, without regard to the principles of conflict of laws. The parties agree and undertake that they shall maintain full cooperation and communication and ensure that the terms and conditions of this AGREEMENT are fully complied with and effectively implemented in all respects. None of the PARTIES shall do or suffer to be done anything whereby the compliance of this AGREEMENT is prevented, delayed, frustrated or rendered ineffective in any manner.

For GHARONDA RESIDENCY (P) LTD.

Managing Director

सौरभ कुमार चौधरी  
06/08/21

Neelaj Kumar  
06/08/21

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ASTHANU GHARONDA JV  
PARTNER  
Neelaj Kumar



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IN WITNESS WHEREOF, the PARTIES hereto have signed this AGREEMENT by their respective duly authorized representatives at Patna, India on the day and date first above mentioned in presence of following witnesses.

WITNESSES:

1. पिता-शंभुजीरामलाल  
आशु - कृष्णलाल  
पुत्र - शंभुजी  
पिता - पटना  
06/08/21

2. रवि प्रकाश  
पिता - कृष्णलाल  
पुत्र - शंभुजी  
पिता - पटना  
06/08/21

SIGNATURE OF PARTIES:

1. For M/S ASTHANU SHARDE BUILDCON

संजय कुमार चौधरी  
(SANJAY KUMAR CHOUDHARY)  
Partner

Neeraj Kumar 06/08/21  
(NEERAJ KUMAR)

Partner

2. For GHARONDA RESIDENCY PVT. LTD.

For GHARONDA RESIDENCY (PVT.) LTD.  
Piyush Kumar Singh  
Managing Director  
(PIYUSH KUMAR SINGH)

(Managing Director)

ASTHANU GHARONDA JV  
Neeraj Kumar  
PARTNER





### Endorsement of Certificate of Admissibility

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. 0/-
Stamp duty paid under Municipal Act	Rs. 0/-	Amt. paid through Bank Challan	Rs. 11500/-

Registration Fee								LLR + Proc Fee	Service Charge
A1	0	C	0	H1b	0	K1a	0	LLR	0
AS	0	D	0	H2	0	K1b	0	Proc.Fee	0
A9	0	DD	1000	I	0	K1c	0	Total	0
A10	0	E	0	J1	0	K2	0		500
B	0	H1a	0	J2	0	L1	0		
TOTAL-									
1000									
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -									1500

Date: 10/08/2021

Registering Officer  
Danapur

### Endorsement under section 52

Presented for registration at Registration Office, Danapur on Monday, 09th August 2021 by Sanjay Kumar Chaudhary (Partner) Sri Lakshman Prasad Chaudhary by profession Others. Status - Executant

Signature/L.T.I. of Presentant  
10/8/2021

Date: 10/08/2021

Registering Officer  
Danapur

### Endorsement under section 58

Execution is admitted by those Executants and Identified by the person ( Identified by 'Pintu Singh' age '38' Sex 'M', 'Jugeshwar Singh', resident of 'Brijnarayanpur, Danapur, Patna' ), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 10/08/2021

Registering Officer  
Danapur

### Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 4 Volume No. 2 on pages on 242 -253, for the year 2021 and stored in CD volume No. CD-1 year 2021 .The document no. is printed on the Front Page of the document.

Date : 10/08/2021

Token No. : 12486

Year : 2021



SCORE Ver.4.1

Deed No. : d No. : 74

10-Aug-21

ASTHANU GHARONDA JV  
PARTNER

INDIA NON JUDICIAL  
Government of Bihar  
e-Stamp



Certificate No. : IN-BR22594983240951T  
Certificate Issued Date : 06-Aug-2021 01:18 PM  
Account Reference : SHCIL (FI)/ brshcil01/ DANAPUR SRO/ BR-PAT/ DNP  
Unique Doc. Reference : SUBIN-BRBRSHCIL0130044510449150T  
Purchased by : ASTHANU SHARDE BUILDCON  
Description of Document : Not Applicable  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0 (Zero)  
First Party : Not Applicable  
Second Party : ASTHANU SHARDE BUILDCON  
Stamp Duty Paid By : ASTHANU SHARDE BUILDCON  
Stamp Duty Paid (Rs.) : 10,000 (Ten Thousand only)  
Reg. fee (Rs.) : 1,000 (One Thousand only)  
LLR & P Fee (Rs.) : 0 (Zero)  
Miscellaneous Fee (Rs.) : 0 (Zero)  
Discre SC (Rs.) : 500 (Five Hundred only)  
Total Amount (Rs.) : 11,500 (Eleven Thousand Five Hundred only)



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*7/08/21*

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ASTHANU GHARONDA JV  
*Handwritten signature*  
PARTNER



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