Serial No. :- 37665 | Circle :- | Book No. :- 4 | Deed No. :- 289



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

बिहार BIHAR

MUZAFFARPUR TREASURY 12 DEC 2025 STAMP

क्रमांक 2579 दिनांक 15-12-2025 AL 482313

नाम चन्द्रमणी कुमार पिता अमरेन्द्र कुमार सिंह

पता आथा बिहार फोन-3 मोड़ीपुर थाना काजी

बास्ते पार्टनरशीप बन्द 1000/-

पंकज कुमार मु० वि०

ना० नं०-1/95-96

Serial No. :- 37665 | Deed No. :- 289

Govt. of Bihar

District Registry Office, Muzaffarpur

Summary of Endorsement

This document was presented for registration on **18/12/2025** by **Chandramani Kumar.** A Stamp Duty of **Rs. 10000/-**, Registration Fee of **Rs. 1000/-** and other Fees of **Rs. 500/-** have 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.

This document has been registered as Deed No. **289** in Book No. **4** Volume No. **8** on pages from **510** to **522** and has been preserved in total **13** page in database.

Date : 18/12/2025 | Application No. : 250501576341

Signature with Date
Manish Kumar
Registering officer, **Muzaffarpur**

18/12

Chandramani Kumar 17/12/25

Kavita Sharma 17/12/25

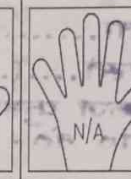
Suchita Rajnivas 17/12/25

PARTNERSHIP DEED

THIS DEED OF PARTNERSHIP is made at **Muzaffarpur** on this 17 **December of 2025 between**

जिला निबंधन कार्यालय मुजफ्फरपुर

Application No	250501576341	Registration year	2025	Serial No	37665	Deed No	289

Details Captured By Office							Details from UIDAI (if Consent Yes)	
Party Details	Photo	Thumb	Index	Middle	Ring	Little	Aadhaar Photo	eKYC Detail
Party Type : Partner **Name :** Chandramani Kumar **Sign & Date** Chandrami Kumar. 18/12/25								**Name :** Chandramani Kumar **Date & Time :** 18/12/2025 04:04 PM **Aadhaar :** ********8292
Party Type : Partner **Name :** Kavita Sharma **Sign & Date** Kavita Sharma 18/12/25								**Name :** Kavita Sharma **Date & Time :** 18/12/2025 04:05 PM **Aadhaar :** ********5351
Party Type : Partner **Name :** Suchita Kashyap **Sign & Date** Suchita Kashyap 18/12/25								**Name :** Suchita Kashyap **Date & Time :** 18/12/2025 04:06 PM **Aadhaar :** ********7560
Party Type : Attesting Witness **Name :** Pankaj Kumar **Sign & Date** 18-12-25	N/A						N/A	
Party Type : Identifier **Name :** Mithilesh Rai **Sign & Date** S/O Late Sri Alakh Narain Rai 18.12.25								**Name :** Mithilesh Rai **Date & Time :** 18/12/2025 04:07 PM **Aadhaar :** ********8863

Chandrani Kumar
18/12/25

1. **Chandramani Kumar, Age-48 years,** S/o Amrendra Kumar Singh, Religion-Hindu, Cast-Bhumihar, Occupation-Bussiness, residing at Asha Bihar, Phase -03, Ward No.- 09, Maripur, PS-Kazimohammadpur, Dist-Muzaffarpur, State – Bihar-842001 **Aadhar No**-6820 3441 8292, **PAN No**- AYYPS0523J, **Mobile No**-9122111938, hereinafter referred to as the **PARTNER** of the **"Party of the First Part".**

Chandra Kumar 17/12/25

AND

2 **Kavita Sharma, Age-51 years,** D/o Bal Binod Prasad Singh, W/o Rakesh Kumar Sharma, Religion–Hindu, Cast-Bhumihar, Occupation-Bussiness, residing at-Mangalam Apartment First Floor Gokul Dham Maripur, Ward No-9, PS-Kazimohammadpur, Dist-Muzaffarpur, State-Bihar, Pin-842001, **Aadhar No** 3455 8504 5351, **PAN No**. – AYBPS3927K, **Mobile No-** 7992400860, hereinafter referred to as the **PARTNER** of the **"Party of the Second Part".**

Kavita Sharma 17/12/25

AND

3 **Suchita Kashyap, Age-40 Years,** D/o Nagendra Singh, , Religion–Hindu, Cast-Bhumihar, Occupation-Bussiness, residing at Asha Bihar, Phase -03, Ward No.- 09, Maripur, PS-Kazimohammadpur, Dust-Muzaffarpur, State - Bihar, Pin-842001, **Aadhar No** 5805 6871 7560, **PAN No**. – CQIPK4692L, **Mobile No** - 9135810704, Religion – Hindu hereinafter referred to as the **PARTNER** of the **"Party of the Third Part".**

Suchita Kashyap 17/12/25

WHEREAS the Party of the **FIRST PART, SECOND PART & THIRD PART** have agreed, upon mutual discussion, to enter into Partnership arrangement for carrying on business of Real Estate projects, Development of New Flat under Joint Development Agreement & to acquire, develop, and sell or lease properties under the name and style of **VALLEY DEVELOPERS.**

WITNESS – 1. MITHILESH RAI S/O Late Sri Alakh Narayan Rai Asha Vihar Appartment Phase-3- Flat No-304 MARI PUR P.S. Kazi Md PUR DIST- MUZAFFAR PUR. 17.12.25

WHEREAS,

1. Parties are individuals having rich and diverse experience in managing business operations;

Application No. : 250501576341 Deed Type : Partnership Deed Sub Type : If the capital of the partnership is disclosed in an instrument

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Registering Officer, Muzaffarpur (1400)

2. Upon mutual discussion, parties have agreed to enter into Partnership arrangement, whereby parties have agreed to jointly engage in the business of Real Estate as may be mutually agreed between the parties;

3. In pursuance to the aforementioned Partnership arrangement, the parties have agreed to enter into and execute this Deed to exhaustively defined the terms of the aforementioned Partnership arrangement, the right roles, responsibilities and obligation of the Parties, inter-se and other wise and also other terms governing the business to be carried under the aforementioned Partnership arrangement and other ancillary matters related thereto.

Now therefore in consideration of the foregoing and in consideration of the covenants, warranties and promises set forth below, the parties agree as follows.

DEFINITIONS AND INTERPRETATION

Definitions:
In this Deed the following words and expressions shall have the following meanings unless the context otherwise requires:

a. "Act" means the (Indian) Partnership Act 1932 the rules and regulation prescribed there under as enacted and presently in force and amended, replaced or reenacted from time to time.

b. Applicable Law (s) shall mean and statute, law, regulation including and regulation policy and guidelines ordinance, rule, judgment, order, decree, by law approval from the concerned authority, government resolution, directive, guideline policy requirement, or other governmental restriction or any similar form of decision of, or determination by, or any interpretation or adjudication having the force of law in the applicable jurisdiction.

c. "INCOME TAX ACT" means the (Indian) Income tax Act 1961, the rules and regulations prescribed there under as enacted and presently in force and amended, replaced or re-enacted from time to time.

Chandramani Kumar 17/12/25

Kajal Sharma 17/12/25

Suchita Kashyap 17/12/25

17-12-2025

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NOW THIS INDENTURE WITNESSETH & IT IS HEREBY DECLARED BY THE PARTIES HERE AS FOLLOWS:

1. **NAME**: THE PARTIES hereto mutually agree to carry on the Business of the name and style of **VALLEY DEVELOPERS** (hereinafter called "THE FIRM"). The name and style of the firm may be changed or modified as per the mutual consent of all the parties.

2. **DURATION OF PARTNERSHIP**: This partnership comes into effect from the **22nd November 2024** and shall be a partnership at will & can be dissolved by the mutual consent of all the partners.

3. **NATURE OF BUSINESS**: The business of the partnership shall be to carry on the business real estate involves acquisition, development, construction, sale, and leasing of immovable properties, requiring substantial capital investment, regulatory compliance, market analysis, and long-term planning to generate sustainable returns. and any other business in any other manner as may be mutually decided by the all partners as per mutual consent for the growth of the Firm.

4. **ACCOUNT**: Usual books of account in respect of the partnership shall be maintained and kept at the place or places of business of the partnership or at such other place or places and in such script and under such system of accounting as the parties hereto may agree upon from time to time. All the Partners shall be entitled at all reasonable times to inspect the books of accounts and other documents of the Partnership and to take copies and extracts there from.

5. **CAPITAL FUND & INTEREST ON CAPITAL**: The Partners shall bring in the initial contribution as a capital in the Partnership Firm as under:

FIRST PARTY – Rs.10,00,000.00 (Rupees Ten Lakhs Only)

SECOND PARTY – Rs.10,00,000.00 (Rupees Ten Lakhs Only)

THIRD PARTY – Rs.10,00,000.00 (Rupees Ten Lakhs Only)

Chandrani Kumari 17/12/25

Kavita Sharma 17/12/25

Suchita Kashyap 17/12/25

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AND they may make further addition as and when required according to the business needs in such manner and on such terms as would be mutually agreed upon by the partners. Partners shall be entitled to interest at such rate as may be mutually decided by the partners from time to time on the capital standing to his credit in the books of the firm. However, the simple interest shall not exceed 12% per annum. Interest shall not be paid in case of loss arising to the firm before providing for interest & Salary. Further, whether interest on capital shall be given or not, the same shall be decided by mutual consent only.

Chandramani Kumar 17/12/25
Kavita Sharma 17/12/25
Suchita Kashyap 17/12/25

6.**REMUNERATION TO PARTNERS**: The Partners shall be paid Remuneration by way of Salary, Bonus, Commission, or other remuneration as may be mutually agreed between the partners from time to time.

However, Remuneration shall not exceed the following: -

- **If Book Profit is Negative** Rs. 1,50,000/-
- **If Book Profit is Positive**

On First Rs. 6 lakhs of book profit — Rs. 3,00,000/- or 90 per cent of book profit, whichever is more

On the balance of the book profit — 60 per cent of book profit

7. **SHARES**: The parties hereto shall Share Profit & Loss of Partnership in the following Ratio: -

Chandramani Kumar, Party of the First Part : 33.33 %

Kavita Sharma, Party of the Second Part : 33.34 %

Suchita Kashyap, Party of the Third Part : 33.33 %

8. The accounting year of the Partnership shall be the financial year ending on 31st March every year. The same may be changed by the mutual consent of all the partners, hereto.

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9. **MANAGING PARTNER**: ALL THE PARTIES will look after all the day to day transaction of the Firm and any legal activities in the name of the Firm. There can be change in operations by mutual consent if it is required at any point of time

10. Within six months of the Close of every accounting year the annual accounts will be made drawn, settled by the Parties at mutual consent, such accounts when so drawn will deemed to be final and none of the parties shall subsequently question the same or any part there of save, of any error or commission that may be manifest on the face of it.

11. **OFFICE**: The Registered office of partnership shall be situated at **Asha Vihar, Phase -03, Ward No.- 09, Maripur, Muzaffarpur, State - Bihar 842001** & Branch/Centers/Chain may be opened at such place as may be mutually decided by the parties to this deed.

12. **DISTRIBUTION OF PROFITS AND/OR LOSSES**: After the finalization of the accounts of any year the partnership shall pay the profit after adjusting all drawings made by the partners respectively, according to his shares and in case there be any loss, then within the time as aforesaid the parties shall pay to partnership such losses coming to his respective shares. Provided that such portion of the Profits of any year may be retained by the partnership for meeting contingencies or for meeting the Income-Tax liabilities as may be agreed upon and provided further that instead of making or receiving payment the partner's accounts may be debited or credited with the amounts of the profit and losses determined as aforesaid.

13. **DRAWINGS**: The partners may draw such sum or sums from the partnership as may be mutually agreed upon.

14. **BANK OPERATION:** Unless otherwise provided by THE PARTIES in writing, parties hereby expressly agree that any banking transactions through the bank accounts of the firm be initiated or be affected only under the **mandatory signatures of any two partners**. All the bank accounts of the firm shall be operated under the signatures of **any of the two partners.**

15. The firm as mutually decided by all the partners shall from time to time at his discretion borrow, raise, or secure the payment of any sum of money for the purpose of the firm from any person, firm, financial institution, commercial bank, NBFC

Chandrani Kumar 17/12/25

Manisha Sharma 17/12/25

Suchita Kashyap 17/12/25

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and Co-operative bank in such manner and on such terms and conditions as agreed upon by the partners.

16. **RIGHT AND DUTIES OF THE PARTNERS**:
(a) The partners shall promote the business to the best of his abilities.

(b) The firm shall indemnify a partner in respect of payment made and liabilities incurred by him:

(i) In the ordinary and proper conduct of business, and

(ii) In doing such act, in an emergency for the purpose of protecting the firm from loss as would be done by person of ordinary Prudence, in his own case, under similar circumstances.

(c) All the partners shall punctually pay his separate debts and

(d) All the partners shall be just and faithful to one another.

17. **NEITHER PARTNER SHALL WITHOUT THE CONSENT OF ALL THE PARTNERS**

(a) Lend any of the moneys and deliver upon credit any of the goods of the firm to any person or persons whom the other partner shall have previously in writing forbidden him.

(b) Give any securities or promises for payment of money on account of the firm except in the ordinary course of its business.

(c) Knowingly do anything whereby the partnership property may be endangered.

(d) Mortgage or change his or her shares in the properties of the firm.

(e) Draw, accept, or endorse any bills of exchange or promissory notes on accounts of the firm save in the ordinary course of its business.

(f) Apply partnership fund in speculative transactions.

Chandrani Kumar. 17/12/25

Kavita Sharma 17/12/25

Suchita Kashyap 17/12/25

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(g) Acknowledge any debts so as to extend the period of limitation against the time or,

(h) Submit a dispute relating to the business of the firm to arbitration, or

(i) Compromise or relinquish any claims or a portion of a claim by the firm, or

(j) Withdraw a suit or proceeding filed on behalf of the firm, or

(k) Admit any liability in a suit or proceeding against the firm, or

All matters relating to the management, change of objects, change of name and /or adoption of other names and objects or opening closing of branch office, shifting of the partnership, and otherwise arising out of the affairs of the partnership including those as are referred herein would and shall be determined in such manner as all the partners may desire.

18. **ADMISSION OF PARTNERS**: Any person may be admitted into the partnership, with the mutual consent of all the partners.

19. In the case of death of any partner the firm will not be dissolved and legal heirs, successors of assignee if qualified will be taken as partner of the firm in his place.

(i) Any partner may retire by giving notice in writing and the partnership shall not be dissolved on such retirement but will be reconstituted by the remaining partners.

(ii) On retirement of any partner, account will be prepared and share of Profit & Loss of the retiring partners will be ascertained and shall be paid to him by the remaining partner/partners.

20. The Partners may by mutual consent vary the terms and conditions of the DEED by executing an agreement for the same and without executing a fresh partnership deed and in such event, this DEED shall stand modified to that extent.

21. **ARBITRATION** : All disputes and difference by and between the parties hereto and the heirs and legal representatives of any of the parties hereto, in any relating to or connected with any of the provisions hereto or anything done in pursuance hereto, including those relating to dissolution and/or retirement of any

Chandanmal Kumar. 17/12/25

Kavitri Sharma 17/12/25

Suchita Kashyap 17/12/25

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other partner or partnership shall be referred to the arbitration of any person agreed upon by the parties there to and the award made by such arbitrator shall be final and binding on the parties hereto and his respective heirs and legal representative and such arbitration shall be governed by the law relating to the arbitration for the time being in force.

22. **JURISDICTION:** For any dispute, differences, legal cases related to the Firm and its partners the jurisdiction shall be limited to the courts of Muzaffarpur District.

23.**MODIFICATION IN THE TERMS OF THE PARTNERSHIP DEED:** By the mutual consent of all the partners any modification in the terms and conditions of this Partnership Deed can be done.

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

IN WITNESS WHEREOF THE SAID PARTIES HAVE HEREUNTO SET HIS HANDS AND SEALS THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

Chandrani Kumar 17/12/25
Kavita Sharma 17/12/25
Suchita Kashyap 17/12/25



SIGNATURE

Chandrani Kumar 17/12/25

1. **CHANDRAMANI KUMAR**
PARTY OF THE FIRST PART

Kavita Sharma 17/12/25

2. **KAVITA SHARMA**
PARTY OF THE SECOND PART





suchita kashyap 17/12/25

3. **SUCHITA KASHYAP**
PARTY OF THE THIRD PART

Date : 17-12-2025

lication No. : 250501576341 Deed Type : Partnership Deed Sub Type : If the capital of the partnership is disclosed in an instrument

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Sd/-
Registering Officer, Muzaffarpur (1400)

INDIA NON JUDICIAL

Government of Bihar

e-Stamp

Certificate No.	:	IN-BR-2502393283
Certificate Issue Date	:	16-Dec-2025 04:13 PM
GRN No.	:	BHR202512161521572218O3E
Unique Doc Reference	:	EST-BR-1400-2500080692
Party Name	:	CHANDRAMANI KUMAR
Purchased by	:	CHANDRAMANI KUMAR
Purpose	:	NA Article no (NA)
Stamp Duty Paid (Rs.)	:	9000 (Nine Thousand Only)
Reg. Fee (Rs.)	:	1000 (One Thousand Only)
LLR & P Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Discore SC (Rs.)	:	500 (Five Hundred Only)
Total Amount (Rs.)	:	10500 (Ten Thousand Five Hundred Only)

e-Stamp Locked

IN 2502402052

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.

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(a)'. Also admissible under section 26(a) or the B.T. Act.

Stamp duty paid under Indian Stamp Act **Rs. 9000**
Addl. Stamp duty paid under Municipal Act. **Rs. 0**

Amt. Paid By N.J. Stamp Paper **Rs. 1000**
Amt. Paid Through Bank Challan **Rs. 0**

Registration Fee						LLR+Proc Fee	Service Charge
A1	0 C	0 H1b	0 K1a	0 Lii	0	LLR Rs. 0	
A8	0 D	0 H2	0 K1b	0 Liii	0	Proc.Fee Rs. 0	
A9	0 DD	1000 I	0 K1c	0 Mb	0	Total Rs. 0	Rs.500
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

Sd/-
Manish Kumar
Registering Officer
Muzaffarpur (1400)

Date : 18/12/2025

Endorsement under section 52

Presented for registration at Registration Office, Muzaffarpur (1400) on Thursday, 18th December 2025 by Chandramani Kumar S/O Amrendra Kumar Singh by profession Agriculture, Status - Partner.

Chandra Kumar

Signature/L.T.I of Presentant

Date : 18/12/2025

Sd/-
Manish Kumar
Registering Officer
Muzaffarpur (1400)

Endorsement under section 58

Execution is admitted by Chandramani Kumar, Kavita Sharma, Suchita Kashyap and Identified by the person (1. Name Mithilesh Rai, Age 67, Sex Male, S/O Alakh Narayan Rai, AT-MARIPUR,WARD NO-09,ASHA BIHAR PHASE NO-03,PS-KAZI MOHAMMADPUR) whose Names, Photographs Fingerprints and Signature are affixed as such on back page/pages of the instrument.

Date : 18/12/2025

Sd/-
Manish Kumar
Registering Officer
Muzaffarpur (1400)

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Muzaffarpur (1400) in Book 4 Volume No. 8 on pages on 510 - 522 for the year 2025 and stored in database of year 2025. The summary of document No 289/2025 is printed on the front page of the document.

स्कैण्ड किया गया

डाटा ऑपरेटर

Date : 18/12/2025

Sd/-
Manish Kumar
Registering Officer
Muzaffarpur (1400)

Application No : 250501576341 Book No : 4 Year : 2025 S.No.37665 Deed No. : 289