

- Fourth Part).
- 800014, (Hereinafter called the 'New Partner' Party of the Nagar, Town and District - Patna in the State of Bihar, PIN - Ashokpur Road, Khajpura, P.O. - B.V. College, P.S. - Shastri Nirmla Kumar, resident of 204, Akansha Urmila Palace, 4. **MR. PREMCHAND KUMAR NIRMAL**, Son Sri called the 'Retiring Partner' party of the Third Part).
- District - Patna in the State of Bihar, PIN - 800014, (Hereinafter Khajpura, P.O. - B.V. College, P.S. - Shastri Nagar, Town and resident of 204, Akansha Urmila Palace, Ashokpur Road, 3. **MRS. KARUNA**, Wife Mr. Premchand Kumar Nirmla, 'Continuing Partner' party of the Second Part).
- the State of Bihar, PIN - 801503, (Hereinafter called the Road, P.S. - Rupaspur, P.O. - Danapur Cantt, District - Patna in of Raghunath Path, Near RPS More, Danapur Cantt, New Bailey 2. **MR. SANJEEV KUMAR**, Son of Sri Rajeshwar, resident First Part).
- 800018, (Hereinafter called the 'Continuing Partner' party of Digha, Town and District - Patna in the State of Bihar, PIN - Gupta, resident of Ramjee Chak, Digha, P.O. - Bataganj, P.S. - 1. **MR. SUDHIR KUMAR**, Son Sri Ramchandra Prasad

BETWEEN

This Deed of Partnership made and entered into this 1st Day of August, 2018.

DEED OF PARTNERSHIP

Scanned by
10862
1/8/18
8/3/18

Date: 01/08/2018

Token No: 11613 / 2018

Serial No. 11026

Deed No. 101



Govt. of Bihar

Sub Registry Office, Danapur

Summary of Endorsement

This document was presented for registration on 01/08/2018 by **Sudhir Kumar**

A stamp duty of Rs. 10000/- and other fees of Rs. 1250/- 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. 101 in Book No. 4, Volume No. 2 on pages from 405 to

412 and has been preserved in total 8 pages in C.D. No. 1 / Year 2018

Signature with Date
(Aparna Shiva)
Registering Officer, Danapur

8/1/8/18
8/2/8/18

Sudhir Kumar
01-08-2018

Danajee Kumar
1/8/18

PreType

Claimant

Sig.

Karuna
11/8/18

Premchand Kumar

Nirmal

Sig.

Sanjeev Kumar

Sig.

Sanjeev Kumar
11/8/18

Executant

Sudhir Kumar

Sig.

Sudhir Kumar
01.08.2018

Presented By

Sudhir Kumar

Sig.

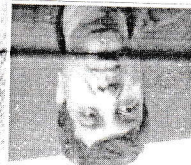
Sudhir Kumar
01.08.2018

Identified By

Sudhanshu Kumar

Sig.

Sudhanshu Kumar
01/11/18



Photo

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Index

Middle

Ring

Little

Name

Karuna

PreType

Claimant

Sig.

Karuna
11/8/18

Premchand Kumar

Nirmal

Sig.

Sanjeev Kumar

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Sanjeev Kumar
11/8/18

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01/11/18



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11/8/18

Premchand Kumar

Nirmal

Sig.

Sanjeev Kumar

Sig.

Sanjeev Kumar
11/8/18

NOW THEREFORE IT IS AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS -

WHEREAS, the "Continuing Partner" and the "Retiring Partner" were carrying on the business of contract works with Civil Semi Government or Government contractor, construction of Building, Apartments, Mall, Rent or Lease of Building and Apartments etc. either on purchased property or on the properties taken on Development Agreement, Land purchase and Sale by way of development of plots and any other business or businesses under the name and style of WINSOME BUILDERS & ASSOCIATES as Partner thereof on the terms and conditions laid down in the Partnership deed, executed between them on 3rd Day of November, 2017 vide Deed No. 146, Book No. 4, Volume No. 3, Page No. 336 to 347 and C.D. No. 1/Year 2017 registered at Sub Registry Office, Danapur in the State of Bihar.

AND WHEREAS, the party hereto of the Third Part expressed her desire to retire with effect from 1st Day of August, 2018 from the said Partnership including the Assets and Liabilities of the said Partnership.

AND WHEREAS, the First Part and Second Part has agreed for the Retirement of the party hereto of the Third Part.

AND WHEREAS, the part of the Fourth Part hereto expressed his desire to join as partner to which the party hereto of the First Part and Second Part agreed.

AND WHEREAS, the party hereto have expressed their desire to record the terms and conditions of Retirement of the Party hereto of the Third Part and admitting party of the Fourth Part as new partner into writing.

It is now proposed to execute this Deed of Partnership Retirement - Cum - Admission recording the terms and conditions of such retirement - Cum - Admission.

1. The party hereto of the Third Part has retired from the Partnership of on and with effect from day of 01-08-2018 and the party of the Fourth Part is admitted on the same day.



Sudhix Kumar
01.08.2018

Danagar Kumar
1-8-18

8/1/8/18
Kumar
8/1/8/18

2. It is also agreed by and between the parties hereto that the

Continuing Partner and New Partner shall become the absolute owners of the ~~all the assets, liabilities, stock in trade, property, fixtures, articles and goodwill of the said business of and shall also be entitled to carry on and continue the said business under the name and style of WINSOME BUILDERS & ASSOCIATES~~ at 202, Shanti Heritage, Rukampura, Bailey Road, P.S. - Rupaspur, P.O. - B.V. College, Town and District - Patna in the State of Bihar, PIN - 800014 and may further be carried on in other name or place as the parties of First Part, Second Part and Fourth Part hereto may mutually agree upon from time to time.

3. It is also declared that except as hereinafter provided the Retiring Partner shall not have and hereby release all their share, right, title and interest in the business of the said Partnership, its assets including goodwill, all licenses and permits held by the said firm, its outstanding dues and receivables and outstanding contracts, that the same shall belong to the Continuing Partner and new partner alone.

4. After such arrangement of addition of new Partner and retiring of partner the distribution of share of loss and profit between the Partner shall be as under effective from 01-08-2018;

Sl	No.	Name of the Partner	Nature of Partner	Share in Percentage
1	MR. SUDHIR KUMAR	Continuing Partner	33.33	
2	MR. SANJEEV KUMAR	Continuing Partner	33.34	
3	MR. PREMCHAND KUMAR NIRMAL	New Partner	33.33	

Mrs. Karuna Third Part has retired and thus does not retain any share of said firm in any circumstances.



Sudhir Kumar
01.08.2018

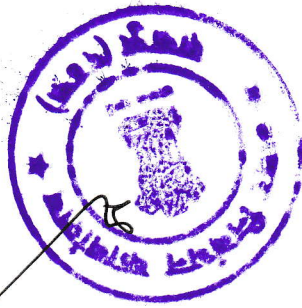
Sanjeev Kumar
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8/08/2018
Sanjeev Kumar

8/8/18
Sanjeev Kumar

5. In order to better enable the Continuing Partner and New Partner to get in and receive the Partnership estate, effects, assets and Premises, the Retiring Partner hereby irrevocably appoints of the Retiring Partner at the sole risk and costs of the Continuing Partner and New Partner to ask, demand, sue for recover and receive and to sign and give full and effectual receipt and discharge of all and singular debts, estates and effects of or due or owing or in anywise belonging to the said Partnership or any party thereof with sufficient power and authority to settle all accounts, reckonings, matters and things whatsoever relating to the said business with all and every or any person/s whatsoever and to compound for or release all or any of the debts or claims belonging thereto and to submit the same or any questions or controversy relating thereto to arbitration and otherwise to act for the aforesaid purposes and generally to take and prosecute every and any method expedient whatsoever for recovering and receiving the said Partnership estate, effects or any part thereof in as full beneficiary as the Retiring Partner/s and the Continuing Partner/s might or could jointly have done in case, the said Partnership had been still subsisting.

6. The party hereto covenant with each other that the Continuing Partner and New Partner shall pay and satisfy or cause to be paid and satisfied all debts and liabilities of the Partnership on the date of the retirement of the Retiring Partner and the Retiring Partner shall have no responsibility to discharge any of the liabilities thereof and will not have any claim over assets after the date of retirement and full and final settlement of accounts of retiring partner and liability of paying and satisfying the liabilities of any sort of the Partnership Business on the day of their retirement except that the payment of Income Tax by the Retiring Partner on account of any Income accruing to them respectively from the Partnership till the date of his retirement shall be paid and discharged by the Retiring Partner only to whomsoever it may belong and the Continuing Partner and new Partner shall not be responsible for the same.



Sudhir Kumar
01.08.2018

Deepak Kumar
1.8.18

8/08/18
Sudhir Kumar

8/11/18
Kumar

7. The Retiring Partner releases all his rights and claims to and in the said Firm and its assets of all kinds.
8. The Continuing Partner agree to indemnify and keep indemnified the Retiring Partner against all loss, costs, charges and expenses that the Retiring Partner may suffer or incur on account of any claim being made against him as a Partner of the said firm.
9. The Retiring Partner hereby agrees and undertakes to sign, execute and do all such things in respect of further documents, deeds, acts and things as the Continuing Partner and New Partner shall reasonably require for completely and effectively carrying out this Deed of Retirement.
10. The terms and conditions laid down in the Partnership dated 03-11-2017 shall be binding upon the continuing partner and new Partner except those terms and conditions which are specifically revised or supersede in this agreement.
11. Duration of the Partnership Business shall be "AT WILL".
12. The Partnership Business shall be continued to be that of and further any other business as the party/parties hereto may mutually agree upon from time to time.
13. For the purpose of assigning a partner for execution of deed or account opening or fixing remuneration of continuing / new Partner, the decision shall be taken only on mutual consent by all the continuing parties.
14. Capital of the Partnership Business shall consist of such sum or sums as may be contributed by the party/parties hereto from time to time and additional fund required for running the Partnership business may be borrowed from banks, financial institutions and/or any other such sources with or without security as the parties hereto may mutually agree upon from time to time.
15. The retirement of the Retiring Partner may be advertised in the local newspapers if require in the interest of firm. The retiring partner has no any objection in this regard. The Retiring Partner agrees to sign application or papers required for the purpose.



Sudhir Kumar
01.08.2018

Devgar Wani
17.8.18

8/18/11
Karni
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Karni

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. 0/-
Addl. Stamp duty paid under Municipal Act	Rs. 0/-	Amt. paid through Bank Challan	Rs. 11250/-

Registration Fee

TOTAL- 1000		TOTAL- 1250	
A1	0	C	0
A8	0	D	0
A9	0	DD	0
A10	0	E	0
B	0	H1a	0
	0	H1b	0
	0	H2	0
	1000	I	0
	0	K1b	0
	0	K1a	0
	0	L1	0
	0	L1b	0
	0	L1c	0
	0	K2	0
	0	L2	0
	0	Na	0
	0		0

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

LLR + Proc Fee	0
Proc. Fee	0
Total	0
Service Charge	250

Registering Officer
Danapur

Date: 01/08/2018

Endorsement under section 52

Presented for registration at Registration Office, Danapur on Wednesday, 01st August 2018 by Sudhir Kumar S/O- Ramchandra Prasad Gupta by profession Others. Status - Executant

Signature/L.T.I. of Presentant

Sudhir Kumar
01.08.2018

Date: 01/08/2018

Registering Officer
Danapur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Sudhanshu Kumar Sinha' age '31' Sex 'M', 'S/O- Late Shyamakanta Prasad', resident of 'Ashiyana Nagar, Patna',) whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Danapur

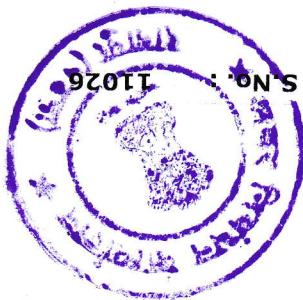
Date : 01/08/2018

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 4 Volume No. 2 on pages on 405 -412, for the year 2018 and stored in CD volume No. CD-1 year 2018. The document no. is printed on the Front Page of the document.

Registering Officer
Danapur
Deed No. : d No. : 101

SCORE Ver.4.1



S.No. : 11026

Year : 2018

Token No. : 11613

Date : 01/08/2018

8/1/2018

SBI toll free, 24 Hours Call Centre
No. 18004253800, 1800112211

SBI

Branch :
SB/CA/RD/OD/CC/TU/DL A/c No./Credit Card No.

Name :
Tel. No. :
Amount :
Rupees in Words :
Cash/Cheque No./Date & Name of Bank & Branch :
P

Date : 18/08/18

DEPOSIT / PAY IN SLIP

Valid Up to : 16/08/2018
GRN : BHR201808000378M
Department : Registration, Excise & Prohibition Department
Office Name : Danapur
Financial Year : 2018-2019
Treasury : Danapur

ACCOUNT HEAD DETAILS

R0030021030001-75-49-STAMP DUTY ON IMPRESSING OF DOCUMENTS
R0030031040001-75-49-FEES FOR REGISTERING DOCUMENTS
R00290080000006-00-01-LANDLORD REVENUE AND PROCESSING FEES

Total Amount : Rupees Eleven Thousand Only

PAYER DETAILS

Tax ID (if any) :
Unique Id :
Name : WINSOME BUILDERS AND
Address : Patna

PAYMENT DETAIL

BANK Name : SBI
Branch :
FOR USE IN RECEIVING BANK

CIN : null
REF No : CPJ0534155
Date & Time : 01/08/2018 10:19:10 AM
Scroll No & Date :

PAY AMOUNT

10000.00
1000.00
11000.00

Date : 01/08/2018 10:19:10 AM
From :
To :

E-CHALLAN
BTC-4
Government of Bihar