Serial No. - 26807

Book No.- 4 / Deed No. - 4356

Summary of Endorsement

This document was presented for registration on this Monday, the 29th of August 2011 by Ranjeet Kumar.

A stamp duty of Rs. 5000/- and other fees of Rs. 579/- 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. 4356 in Book No. 4 , Volume No. 57 on pages from 27 to 35 and has been preserved in total 9 pages in C.D. No. 9 / Year 2011 .

SCANNED

Date :29/08/2011

Token No. : 27359 / 2011

Signature with date
Ashok Kumar Thakur)
Registering Officer , Patna

PARTNERSHIP DEED

JOINT VENTURE DEED

THIS INDENTURE OF JOINT VENTURE MADE THIS

THE **11th August' 2011**

Between :

1. M/s Jagdamba Auto Sales (P) Ltd registered with the Registrar of Companies, Bihar & Jharkhand under the Companies Act,1956 and having its registered office at FR-15,Luv Kush Tower, Exhibition Road,Patna-800 001

Serial No : 26807
Token No : 27359
Type & Status of Party

Deed No : 4356 of 2011
Name of Party

Photo	Thumb	Index	Middle	Ring	Little

In Favour of — *Jitendra Kumar(Dir)*

Jitendra Kumar
29/8/2011
Signature of Party



Presented by Self — *Ranjeet Kumar*

Ranjeet Kumar
29/8/2011
Signature of Party



Executed by — *Ranjeet Kumar*

Ranjeet Kumar
29/8/2011
Signature of Party

Identifier — *Santosh Kumar Singh*

Santosh Kumar Singh
29-8-11
Signature of Party



represented through Managing Director Ranjeet Kumar S/o Sri Gauri Shankar Singh resident of Ashok Nagar, Road no 1/F, Kankarbagh, Patna -800020, herein after being called the Party of the FIRST PART;

AND

3. M/s Shristi Narayana Construction Private Limited registered with the Registrar of Companies, Bihar & Jharkhand under the companies act, 1956 and having its office at Radghkunj Niwas,Road No 1,Near Devisthan, Postal Park, Patna - 800001 represented through Managing Director Jitendra Kumar, S/o Sri Tileshwar Prasad Yadav , resident of Milk Market, Patna Jucntion, Patna -800001 in the District & town of Patna, hereinafter being called the party of the SECOND PARTY;

WHEREAS the expression the Party of the FIRST and SECOND PARTS referred hereto above unless repugnant to the context shall include their successors, assignees.

AND WHEREAS the Parties of the FIRST and SECOND PARTS have been carrying on construction business in their individual capacity. Both the parties intend to construct apartments Residential or commercial or any other construction works like Road, bridges as mutually decided by both parties. But they cannot succeed so if they do the work alone. Hence, party of the first part approached the party of the second part to form a specific joint venture agreement for construction works and they mutually decided to form a joint venture agreement.

Ranjeet Kumar
11/8/2011

Jitendra Kumar
11/8/2011

AND WHEREAS it was thought necessary and expedient to reduce into writing the terms and conditions to avoid any disputes to be arrived in future.

NOW THIS INDENTURE WITNESSTH AND THE PARTIES HERETO MUTUALLY COVENANT AND AGREE AS FOLLOWS :

1. That the Joint Venture shall be carried on under the name and style of **JAS & SNC JV.**
2. That the Joint Venture business shall be commenced from the 11th August 2011.
3. That the office of the Joint venture shall be at FR-15 Luv Kush Tower, Exhibition Road, Patna-800001 in the District & town of Patna. The offices may be opened at other places too as mutually decided between the both parties.
4. That the Joint Venture shall be for Construction of Apartments either residential or Commercial, or any other construction works like Road, bridges as mutually decided by both parties in the year and coming years of business.
5. That the Parties of the First & Second part shall actively engaged in conducting the day to day business of the Joint Venture.
6. That the both parties shall contribute required capital in the business of Joint Venture according to the business needs.

Pankaj Kumar
11/8/2011

Jitendra Kumar
11/8/2011

7. That the Profits or Losses of the business shall be divided or borne by the both parties of this joint venture agreement as under :

A. Party of the FIRST PART ———— 50% Share

B. Party of the SECOND PART ———— 50% Share

8. That the books of account shall be properly and regularly maintained. The same shall be kept at the office of the Joint Venture and shall be open to inspection by the both parties and their representatives, who shall also be entitled to take copies thereof during business hours.

9. That the accounts of the Joint Venture business shall be closed and adjusted annually on 31st March, every year when the profit and or loss shall be ascertained and distributed amongst the Parties hereto according to their respective shares as enumerated AT Serial No. 07.

10. That Parties of the First & Second Parts shall be entitled to open and operate Bank Account jointly in the name of the Joint Venture and also to draw, endorse, negotiate or give valid discharge of all cheques, hundies, bills, promissory notes and other negotiable instruments in the name of the Joint Venture. The Joint Venture may raise loans for carrying on the business of the firm from Banks and/or other persons including the State & Central Govt. & Semi Govt. bodies or Financial Institutions both State and Central, on hypothecation of stock

or any other security or without security or otherwise and the liability in this regard shall be binding upon both the parties jointly and severally. Party of the First and Second parts decided mutually by both the parties may raise and operate such a account on behalf of the Joint Venture and bind the Joint Venture business by their actions in this regard.

11. That all cheques from the contractee shall be made in the name of "JAS & SNC JV".

12. That none of the party shall, without the consent of the other party, sub let in part or as whole any work of this joint venture to any other party and shall enter into any contract or engagement, give credit or lend any of the joint venture funds, give any bill, note or security, or become bailor or surety on behalf of the joint venture , compound, release, discharge or postpone any debt or demand, due or payable to the joint venture or enter into any speculative or hazardous transaction, of any kind or description.

13. That none of the party shall enter into an agreement without the consent of the other party.

14. That the Joint Venture business shall be continued for the project and construction work taken up in this year and coming years as decided by both parties mutually.

Ranjeet Kumar
11/8/2011

Jitendra Kumar
11/8/2011

15. That any parties may be expelled from the Joint Venture, if he is found guilty of any breach, non-performance or mis-performance of the terms or conditions of this Deed, by the other party and after expulsion of him the remaining party shall continue the business and shall be free to make a fresh agreement with any other party.

16. That on retirement or expulsion of any partner, an account shall be taken of assets and liabilities as well as of profit and loss of the Joint Venture at the date of retirement or expulsion as the case may be and profit or loss shall be divided or borne by both the parties as provided at Sl. No. 07 of this Deed, and the amount then standing to his / her capital or current account, if any shall be paid to him / her in instalments within six months without interest and after that with twelve percent simple interest per annum after satisfying all the liabilities to which the expelled party was liable.

17. That if any dispute or difference arises between the parties during the continuance of this business shall be decided by an arbitraror to be appointed with mutual consent and decision of the arbitrator shall be binding upon the both parties.

Ranjeet Kumar
11/8/2011

Jitendra Kumar
11/8/2011

IN WITNESS THEREOF THE PARTIES TO THESE PRESENTS HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HAND AT PATNA ON THE DAY MONTH AND YEAR FIRST MENTIONED ABOVE.

SIGNATURE OF WITNESS

1. Sanjeet Kumar Singh
S/o Late S. P. Singh
M.I.G- 131, Patrakar nagar
Dist- Patna.
11-08-11

2. Dibesh Kumar
S/o Ashanarayan Singh
Azadnagar Road no 1
South Chandmari Road
Kankar bgh Patna
11/8/2011

SIGNATURE OF PARTNERS

1. (Party of the First part)
Ranjeet Kumar
11/8/2011

2. (Party of the Second Part)
Jitendra Kumar
11/8/2011
AKMPK4148F

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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. 5000 *Amt. paid by N.J. Stamp Paper -* Rs. 0

Addl. Stamp duty paid under Municipal Act Rs. *Amt. paid through Bank Challan -* Rs. 5579

FEE PAID			Registration Fee				LLR + Process Fee		Service Charge
	A1	0 C	0 H1b	0 Ka1	0 Lii	0	LLR	0	
	A8	0 D	0 H2	0 K1b	0 Liii	0	Proc. Fee	0	275
	A9	0 DD	250 I	0 K1c	0 Mb	0	Total-	0	
	A10	0 E	0 J1	0 K2	0 Na	54			
	B	0 H1a	0 J2	0 Li	0				
					TOTAL-	304			

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. 579

Date : 29/08/2011

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 29th August 2011 by Ranjeet Kuma S/O Sri Gauri Shankar Singh by profession Others. Status - Executant

Ranjeet Kumar
29/8/2011

Signature / L.T.I. of Presentant *Date : 29/08/2011*

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Santosh Kumar Singh age .... Sex M son/daughter of Sundar Pd. Singh resident of Mig-131,Patrakar Nagar,Patna.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 29/08/2011

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book No. 4 Volume No. 57 on page no. 27 - 35 for the year 2011 and stored in CD Volume No.CD-9 year 2011. The document no. is printed on the front Page of the document.

Registering Officer
Patna

Date : 29/08/2011

Token No. 27359 Year - 2011 Sl.No. 26807 SCORE Ver. 2.1 Deed No. 4356 NIC-Bihar