Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : JAIPUR-XI

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 02-09-2024 11:34 AM

Fee Receipt No	:	202402621004550	Receipt Date	:	02/09/2024
Name	:	VISHNU KUMAR GUPTA AS PARTNER VINAYAK ASSOCIATES ,	Document S. No.	:	202401621003587
Address	:	B-27-28 ,GOKUL VATIKA, NEAR JAWAHAR CIRCLE JAIPUR ,JAIPUR ,JAIPUR			
Document Type	:	Instrument of Partnership			
Face Value	:	₹ 0	Evaluated Value	:	₹ 0

Ord-Registration Fee	:	₹ 0	Fee for Memorandum Us_64_67	:	₹
CSI	:	₹ 300	Certified copying fees Us_57	:	₹ 0
Stamp (Memorandum)	:	₹	Reg (memorandum)	:	₹
Surcharge	:	₹ 600	Stamp Duty	:	₹ 2000
Penalty	:	₹ 0	Inspection fee	:	₹ 0
Us_25_34	:	₹ 0	Commission	:	₹ 0
Custody	:	₹	Others	:	₹ 0
SiteInspection Fees	:	0	**Cash Amount Received**	:	**₹ 0**
			Other than Cash	:	**₹ 2900**
			Total Amount	:	**₹ 2900**

उप पंजीयक एकादश जयपुर पंजीयन एवं मुद्रांक विभाग SUB-REGISTRAR-XI JAIPUR सत्यमेव जयते

Mode of Payment (#Mode Number Amount #)

Stamp S022300 ₹ 1300 # e-Gras Challan 93805409 ₹ 300 # Stamp S022299 ₹ 1300

Signature of presenter or applicant for copy or Search certificate

Cashier

Signature of recipient and date of return receipt

SUB-REGISTRAR

उप पंजीयक
एकादश, जयपुर

e-Challan

Registration and Stamps department

Government of Rajasthan

GRN: **0093805409** Payment Date: **29/08/2024 18:07:48**

Office Name: **SUB REGISTRAR-XI REGISTRATION & STAMPS, JAIPUR**
Location: JAIPUR (CITY)
Period: 01/04/2024-To-31/03/2025

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्राप्तियां	300.00

Commision(-): 0.00

Total/NetAmount: **300.00**

Three Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: **VISHNU KUMAR GUPTA, PREM DEVI AGARWAL AND OTHERS**	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): JAIPUR(302018)
Address:GOKUL VATIKA, NEAR JAWAHAR CIRCLE, JAIPUR	Remarks:DEED OF PARTNERSHIP

Payment Details: Challan No. - **0**

Bank:	State Bank Of India	Bank CIN No:	**SBIN9380540929082024**
Date:	29/08/2024 18:07:48	Refrence No:	**IK0CXHKHS8**

Computer generated copy on : 29/08/2024 ***Courtsy : https://Egras.rajasthan.gov.in***

For VINAYAK ASSOCIATES
PARTNER

For VINAYAK ASSOCIATES
PARTNER

For VINAYAK ASSOCIATES
PARTNER

For VINAYAK ASSOCIATES
PARTNER

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

राजस्थान RAJASTHAN S 022299

DEED OF PARTNERSHIP

THIS DEED OF PARTNERSHIP made this 29th day of August 2024 between:

1. Shri Vishnu Kumar Gupta S/o Shri Ramgopal Agarwal aged ~~46~~ years, Resident of B-27-28, Gokul Vakita, Near Jawahar Circle , Jaipur

1st Party

उप पंजीयक
एकादश, जयपुर

2. Smt Prem Devi W/o Shri Ramgopal Agarwal aged ~~65~~, Resident of 1347, Jaipath , Barkat Nagar, Jaipur

2nd Party

3. Smt Poonam Agarwal W/o Shri Vishnu Kumar Gupta aged ~~42~~, Resident of B-27-28, Gokul Vakita, Near Jawahar Circle , Jaipur

3rd Party

For VINAYAK ASSOCIATES
PARTNER

For VINAYAK ASSOCIATES
PARTNER

For VINAYAK ASSOCIATES
PARTNER

For VINAYAK ASSOCIATE
PARTNER

उप पंजीयक एकादश जयपुर (राज.) ★ SUB-REGISTRAR-XI JAIPUR ★ पंजीयन एवं मुद्रांक विभाग

पंजीयन एवं मुद्रांक ★ SUB-RE

क्रमांक 2935 दिनांक 23.8.24

मुद्रांक का मूल्य 2000

क्रेता का नाम

पिता / पति का नाम M/s VINAYAK ASSOCIATES

पता Partnership

मुद्रांक का योजन

Jaipur

रमा रंजन शर्मा
स्टाम्प ला. नं. 13 / 2017
जेडीए परिसर, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अधीन
स्टाम्प राशि पर प्रभारित अधिभार

आधारभूत आवसरचन सुविधाओं हेतु
(धारा क)10% रुपये 100

गाय और उसकी नस्ल के संरक्षण पर संवर्धन हेतु
(धारा ख)–20% रुपये 200

हस्ताक्षर स्टाम्प 2000 कुल राशि 300

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

राजस्थान RAJASTHAN S 022300

4. Ramgopal Agarwal HUF represented by its Karta Ramgopal Agarwal, Resident of 1347, Jaipath , Barkat Nagar, Jaipur

4th Party

WHEREAS the above mentioned parties were carrying on the business in partnership of purchase, sale and development of land, allotment of pattas, construction of all kinds of building and shopping malls, developing complexes, colonies, vihar working as real estate dealer etc. under the name
and style of M/S VINAYAK ASSOCIATES vide deed of partnership dated 5th April 2010 And WHERAS the parties desires to revise the terms and conditions of said deed and desires to adduce the new terms and conditions of partnership agreed upon so as to avoid all future disputes and differences ;

उप पजीयक एकादश, जयपुर

NOW THIS INDENTURE WITNESSES AS UNDER:

1. That the new terms of partnership shall be deemed to have commenced with effect from 14.10.2015.

2. That the business of partnership shall be carried on under the name and style of M/S VINAYAK ASSOCIATES and the principal place of partnership business shall be situated at 1347, Jaipath Barkat Nagar, Tonk Phatak , Jaipur . The principal place can be changed with the mutual consent of

For VINAYAK ASSOCIATES PARTNER

For VINAYAK ASSOCIATES PARTNER

For VINAYAK ASSOCIATES PARTNER

For VINAYAK ASSOCIATES PARTNER

उप पंजीयक एकादश जयपुर (राज.) ★ SUB-REGISTRAR-XI JAIPUR ★ पंजीयन एवं मुद्रांक विभाग

क्रमांक 2935 दिनांक 23.8.24

मुद्रांक का मूल्य 2000/-

क्रेता का नाम .....

पिता / पति का नाम ..... M/s VINAYAK ASSOCIATES

पता Partnership Jaipur

मुद्रांक का योजन .....

स्मा रंजन शर्मा

स्टाम्प ला. नं. 13 / 2012

जेडीए परिसर, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत

स्टाम्प राशि पर प्रभारित अधिभार

आधारभूत अवसंरचना सुविधाओं हेतु

(धारा ... क) 10% ... 100

... और उसकी ... के संरक्षण ... नवीन हेतु

(धारा ... ख) 20% ... 200

300

हस्ताक्षर स्टाम्प ... कुल ...

the parties and business can also be carried on at other places

3. That the main business of partnership shall be of purchase, sale and development of land, allotment of pattas, construction of all kinds of building and shopping malls , developing complexes, colonies, vihar working as real estate dealer and any other business of similar nature . Any other business can also be carried on with the mutual consent of the parties.

4. (A) Necessary capital as well as further funds required for the purpose of the partnership business shall be contributed or arranged by the partners in such manner as may be mutually agreed upon by and between the partners from time to time. Interest at the rate of 12% per annum or such rate as may be maximum allowable under section 40 (b) of the Income Tax Act, 1961 or any other applicable provisions as may be in force in the income tax assessment of the partnership firm for the relevant accounting period shall be payable to the partners on the amount standing to the credit of the account of the partners. Such interest shall be calculated and credited to the account of each partners at the close of the accounting year.

(B) However, in case of loss or lower income, rate of interest will be reduced proportionatlely so as to make the income as NIL.

(C) The Partners shall be at liberty to increase or reduce the above rate of interest from time to time by mutual consent .

5. A) That party No 1 to 3 have agreed to keep actively engaged in conducting the affairs of the partnership business as working partners. It is hereby agreed that in consideration of working in partnership they shall be entitled to get remuneration as follows:

For VINAYAK ASSOCIATES
PARTNER

For VINAYAK ASSOCIATES
PARTNER

For VINAYAK ASSOCIATES
PARTNER

For VINAYAK ASSOCIATES
PARTNER

2	Name: श्री/श्रीमती/सुश्री JITENDRA KUMAR KHOJ, पुत्र/पुत्री/पत्नि श्री SHRI GHANSHYAM SHARMA जाति BAGDA BRAHAMAN Age: 32 Add: House No.:0, Colony: VILLAGE- TITARIYA TEH. CHAKSU JAIPUR, Area: CHAKSU, JAIPUR, City: JAIPUR, Pin code: 303903, District: JAIPUR, State: RAJASTHAN		Signature

202401621003587

उप पंजीयक, JAIPUR-XI

Partnership-(1) Instrument of constitution of partnership-(a) where there is no share contribution Partnership or where such share contribution brought in by way of cash does not exceed Rs. 50000/-

उप पंजीयक एकादश जयपुर (राज.) पंजीयन एवं मुद्रांक विभाग SUB-REGISTRAR-XI JAIPUR

I. SALARY:

01.	Smt Vishnu Kumar Gupta	Rs.	5000/ p.m.
02.	Smt Prem Devi	Rs.	5000/ p.m.
03	Smt Poonam Agarwal	Rs.	5000/ p.m.

Provided that if the Book profit as defined in explanation 3 of Section 40 (b) of the Income Tax Act is not sufficient to bear the above mentioned salary then the salary payable shall be reduce in the above mentioned ratio so as not to exceed the "Book Profit" and in case of loss, no salary shall be paid to the working partners.

II It is further provided that if the amount of Book Profit as defined in explanation 3 of Section 40(b) of the Income tax Act remains positive after deducting the above mentioned salary a bonus which shall be equivalent to the maximum allowable remuneration after deducting above mentioned salary shall be paid to all the working partners in the above mentioned ratio.

B. Remuneration shall be calculated at the close of the accounting year and shall be credited into the account of working partners. The working partners shall be entitled to withdraw out of remuneration for their personal use from time to time.

C. The partners shall be entitled to increase or reduce the above remuneration. The partners hereto may also agree to revise the mode of calculating the above said remuneration as may be agreed to by and between the partners from time to time.

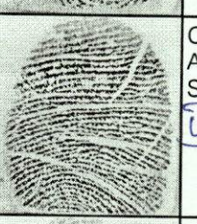
6. The net profit of the partnership firm as per the accounts maintained by the firm after deducting all expenses relating to business of the partnership including rent, salaries and other establishment expenses as well as remuneration payable to the partners in accordance with the clause of this Deed of partnership shall be divided and distributed amongst the partners on the close of the accounting year in the following ratio:

For VINAYAK ASSOCIATES
PARTNER

For VINAYAK ASSOCIATES
PARTNER

For VINAYAK ASSOCIATES
PARTNER

For VINAYAK ASSOCIATES
PARTNER

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री VISHNU KUMAR GUPTA AS PARTNER VINAYAK ASSOCIATES , पुत्र/पुत्री/पत्नि श्री SHRI RAM GOPAL GUPTA, व्यवसाय Otherजाति 0-MAHAJAN House No.:B-27-28, Colony: GOKUL VATIKA, NEAR JAWAHAR CIRCLE JAIPUR, Area: JAWAHAR CIRCLE JAIPUR, City: JAIPUR, Pin code: 302018, District: JAIPUR, State: RAJASTHAN			Executant Age : 46 Signature :
2	श्री/श्रीमती/सुश्री PREM DEVI AS PARTNER VINAYAK ASSOCIATES , पुत्र/पुत्री/पत्नि श्री SHRI RAM GOPAL AGARWAL, व्यवसाय Housewifeजाति 0-MAHAJAN House No.:1347, Colony: JAIPATH, BARKAT NAGAR, JAIPUR, Area: BARKAT NAGAR, JAIPUR, City: JAIPUR, Pin code: 302015, District: JAIPUR, State: RAJASTHAN			Claimant Age : 65 Signature :
3	श्री/श्रीमती/सुश्री POONAM AGARWAL AS PARTNER VINAYAK ASSOCIATES , पुत्र/पुत्री/पत्नि श्री SHRI VISHNU KUMAR GUPTA, व्यवसाय Housewifeजाति 0-MAHAJAN House No.:B-27-28, Colony: GOKUL VATIKA, NEAR JAWAHAR CIRCLE,JAIPUR, Area: JAWAHAR CIRCLE, JAIPUR, City: JAIPUR, Pin code: 302018, District: JAIPUR, State: RAJASTHAN			Claimant Age : 42 Signature :
4	श्री/श्रीमती/सुश्री RAM GOPAL AGARWAL HUF KARTA RAM GOPAL AGARWAL AS PARTNER VINAYAK ASSOCIATES , पुत्र/पुत्री/पत्नि श्री SHRI RAMHET AGARWAL, व्यवसाय Otherजाति 0-MAHAJAN House No.:1347, Colony: JAIPATH, BARKAT NAGAR, JAIPUR, Area: BARKAT NAGAR, JAIPUR, City: JAIPUR, Pin code: 302015, District: JAIPUR, State: RAJASTHAN			Claimant Age : 66 Signature :

ने लेख्यपत्र Partnership-(1) Instrument of constitution of partnership-(a) where there is no share contribution Partnership or where such share contribution brought in by way of cash does not exceed Rs. 50000/- को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

प्रतिफल राशि रू 0/- पूर्व में / मेरे समक्ष / में से रू 0/- पूर्व में ---------- ये मेरे समक्ष प्राप्त करना स्वीकार किया ।

उक्त निष्पादन कर्ता की पहचान निम्न व्यक्तियों ने की है , जिनके हस्ताक्षर एवं अंगूठा निशान मेरे समक्ष लिए गए है।

अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/सुश्री ANIL TODAWAT , पुत्र/पुत्री/पत्नि श्री GOPAL TODAWAT जाति JAT Age: 30 Add: House No.:0, Colony: VLLAGE- MUHANA TEH. SANGANER JAIPUR, Area: SANGANER JAIPUR, City: JAIPUR, Pin code: 302029, District: JAIPUR, State: RAJASTHAN			Signature

उप पजीयक
एकादश, जयपुर

SUB-REGISTRAR-XI JAIPUR

उप पंजीयक एकादश जयपुर (राज.) पंजीयन एवं मुद्रांक विभाग SUB-REGISTRAR-XI JAIPUR

01.	Shri Vishnu Kumar Gupta	25 %
02.	Smt. Prem Devi	25 %
03.	Smt. Poonam Agarwal	25%
04.	Ramgopal Agarwal HUF	25%

The loss if any, including loss of capital suffered in any year shall also be apportioned in above proportion.

7. That bank account may be opened in any of the bank and it can be operated under the signature of either party or as mutually agreed by the partners from time to time .

8. Proper and regular accounts of the affairs and transaction of partnership business shall be maintained and kept at the principle place of the business of the partnership or any other place as mutually agreed between the parties and each partner shall be at liberty to examine, inspect and to take copies and extracts there from either personally or through his authorized agent.

9. The firm shall observe "FINANCIAL YEAR" as accounting year. Every year FINAL (ANNUAL) ACCOUNTS of all the assets & liabilities and of the profit/loss of the partnership business shall be prepared.

10. All the partners of this agreement shall be just and faithful to each other and shall render to each other true & correct account of the affairs of the firm.

11. The partners of this agreement shall keep the firm effectively indemnified against their separate debts & liabilities.

12. Each of partners shall act for himself and for the other partners and on behalf of the firm and each partner can sign on behalf of the firm and or represent the partnership firm in industries Govt./semi Govt. , departments, corporation and other departments.

13. That if any clause(s) of this partnership deed is are at any time found inconsistent with the terms and conditions of the agreement to be made with financial institutions (Viz. RFC,

For VINAYAK ASSOCIATES
PARTNER

For VINAYAK ASSOCIATES
PARTNER

For VINAYAK ASSOCIATES
PARTNER

For VINAYAK ASSOCIATES
PARTNER

Presentation Endorsement

Print Date: 9/2/2024 11:44:49 AM

आज दिनांक 02 माह 09 सन् 2024 को 11:20 AM बजे
श्री/श्रीमती/सुश्री VISHNU KUMAR GUPTA AS PARTNER VINAYAK ASSOCIATES पुत्र/पुत्री/पत्नि श्री SHRI RAM GOPAL GUPTA
उम्र 46 वर्ष, जाति 0-MAHAJAN , व्यवसाय Other
निवासी House No.:B-27-28, Colony: GOKUL VATIKA, NEAR JAWAHAR CIRCLE JAIPUR, Area: JAWAHAR CIRCLE JAIPUR, City: JAIPUR, Pin code: 302018, District: JAIPUR, State: RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202401621003587

हस्ताक्षर उप पंजीयक,
JAIPUR-XI

Partnership-(1) Instrument of constitution of partnership-(a) where there is no share contribution Partnership or where such share contribution brought in by way of cash does not exceed Rs. 50000/-

उप पंजीयक
एकादश, जयपुर

Fees Receipt Endorsement

Print Date: 9/2/2024 11:44:49 AM

रसीद नं.	202402621004550
दिनांक	02-09-2024
पंजीयन शुल्क ₹	0
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	2000
कमी सरचार्ज शुल्क ₹	600
मौका निरीक्षण शुल्क ₹	0
कुल योग	2900

202401621003587

उप पंजीयक, JAIPUR-XI

Partnership-(1) Instrument of constitution of partnership-(a) where there is no share contribution Partnership or where such share contribution brought in by way of cash does not exceed Rs. 50000/-

उप पंजीयक
एकादश, जयपुर

Mode of Payment (#Mode Number Amount #)

Stamp S022300 ₹ 1300 # e-Gras
Challan 93805409 ₹ 300 # Stamp S022299 ₹ 1300

Endorsement of Execution

Print Date: 9/2/2024 11:44:49 AM

BANK, RIICO,etc.) Such clause(s) shall have no effect during the currency of loan provided by said financial institution.

14. That a new partner or partners can also be included in the partnership firm with the mutual consent of all the parties on such terms and conditions as may be agreed by the partners.

15. That the partnership is AT WILL and any party can retire from the partnership by giving one month notice in writing.

16. That in case of any dispute among the parties the matter shall be referred to arbitration and provisions of Indian Arbitration Act shall apply accordingly.

17. That the terms and conditions of this partnership can be added to altered or amended by the consent of parties in writing or by implied conduct.

18. That not withstanding any thing contained in the Indian Partnership Act, it is hereby mutually agreed to by and between the partners that in case of retirement/death of any one on more partners, the firm shall not be dissolved but shall continue to be carried on by and between the remaining/surviving partners as a continuing concern, on the same terms and conditions as incorporated in this Deed or on such terms and conditions as may be agreed to by and between them from time to time. It is hereby further clarified that it shall be deemed as change in constitution and not succession.

For VINAYAK ASSOCIATES
PARTNER

For VINAYAK ASSOCIATES
PARTNER

For VINAYAK ASSOCIATES
PARTNER

For VINAYAK ASSOCIATES
PARTNER

Under 54 Endorsement

Print Date: 9/3/2024 1:55:48 PM

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रू 0 मानते हुए इस पर देय कमी मुद्रांक राशि रू 2000 पर कमी पंजीयन शुल्क रू 0, सरचार्ज राशि 600 कुल रू 2600 रसीद संख्या 202402621004550 दिनांक 02-09-2024 में जमा किये गये है।

अतः दस्तावेज को रू 2000 के मुद्रांकों पर निष्पादित माना जाता है।

202401621003587

उप पंजीयक, JAIPUR-XI

उप पंजीयक
एकादश, जयपुर

Partnership-(1) Instrument of constitution of partnership-(a) where there is no share contribution Partnership or where such share contribution brought in by way of cash does not exceed Rs. 50000/-

Registration Endorsement

Print Date: 9/3/2024 1:55:48 PM

आज दिनांक 03/09/2024 को
पुस्तक संख्या 4 जिल्द संख्या 1 में
पृष्ठ संख्या 84 क्रम संख्या 202403621400074 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 4 जिल्द संख्या 1 के
पृष्ठ संख्या 1090 से 1105 पर चस्पा किया गया।

202401621003587

उप पंजीयक, JAIPUR-XI

उप पंजीयक
एकादश, जयपुर

Partnership-(1) Instrument of constitution of partnership-(a) where there is no share contribution Partnership or where such share contribution brought in by way of cash does not exceed Rs. 50000/-

IN WITNESS WHEREOF the parties to the above PRESENTS have set respective hands this day and year mentioned above.

For VINAYAK ASSOCIATES

PARTNER

Signature of 1st Party

For VINAYAK ASSOCIATES

PARTNER

Signature of 2nd Party

उप पंजीयक एकादश जयपुर (राज.) पंजीयन एवं मुद्रांक विभाग SUB-REGISTRAR-XI JAIPUR

For VINAYAK ASSOCIATES

PARTNER

Signature of 3rd Party

For VINAYAK ASSOCIATES

PARTNER

Signature of 4th Party

Witness

1. Anil Todawat s/o Gopal Todawat aged about 30 years Address- Village Muhana, teh. Sanganer, jaipur

2. Jitendra kumar khoj s/o Ghanshyam Sharma aged about 32 years Address- Village- Titariya teh. Chaksu, jaipur

उप पंजीयक
एकादश, जयपुर