

Government of Rajasthan  
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER  
SUB-REGISTRAR : SANGANER-I

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131)

Print Date : 17-09-2024 3:38 PM

|                      |                                                                 |                              |                   |
|----------------------|-----------------------------------------------------------------|------------------------------|-------------------|
| Fee Receipt No       | : 202402024017039                                               | Receipt Date                 | : 17/09/2024      |
| Name                 | : M/S SANJEEVNI<br>BUILDHOME AS<br>PARTNER SUNIL<br>MAHESHWARI, | Document S. No.              | : 202401024012554 |
| Address              | : B-101, MAHIMA IRIS APARTMENT, JAIPUR, JAIPUR                  |                              |                   |
| Document Type        | : Instrument of Partnership                                     |                              |                   |
| Face Value           | : ₹ 100000                                                      | Evaluated Value              | : ₹ 0             |
| Ord-Registration Fee | : ₹ 1000                                                        | Fee for Memorandum Us_64_67  | : ₹               |
| CSI                  | : ₹ 300                                                         | Certified copying fees Us_57 | : ₹ 0             |
| Stamp (Memorandum)   | : ₹                                                             | Reg (memorandum)             | : ₹               |
| Surcharge            | : ₹ 1200                                                        | Stamp Duty                   | : ₹ 4000          |
| Penalty              | : ₹ 0                                                           | Inspection fee               | : ₹ 0             |
| Us_25_34             | : ₹ 0                                                           | Commission                   | : ₹ 0             |
| Custody              | : ₹                                                             | Others                       | : ₹ 0             |
| Site Inspection Fees | : 0                                                             | Cash Amount Received         | : ₹ 0             |
|                      |                                                                 | Other than Cash              | : ₹ 6500          |
|                      |                                                                 | Total Amount                 | : ₹ 6500          |

For SANJEEVNI BUILDHOME  
# e-Registration Receipt RJ0938632615878 ₹ 1300 # eStamp IN-RJ65201174621381W ₹ 5200

Signature of presenter or applicant for  
copy of Search certificate

Cashier

Signature of recipient  
and date of return receipt

SUB-REGISTRAR



Government of Rajasthan  
e-Registration Fee Receipt

FIRST COPY

SRO Unique ID 24091640480R Receipt Date 17-SEP-2024 09:29  
S R Location SANGANER-I  
Receipt No RJ0938632615878  
Name Of Seller SUNIL KUMAR MAHESHWARI  
Name Of Buyer RAJIV TAK  
Type of Document 43(1)(D) - Partnership- Instrument Of Constitution Of Partnership (1) - Where Such Share Contribution Is Brought In By  
Way Of Both Immovable Property And Cash (D)  
ACC Reference NONSH/RAMPRASAD SHARMA/SANGANER

| Paid Fees                                      |              | Amount Holding         |              |
|------------------------------------------------|--------------|------------------------|--------------|
| Particulars                                    | Amount (Rs.) | Particulars            | Amount (Rs.) |
| Registration Fees                              | ₹ 1000       | CSI                    | ₹ 300        |
| Copy of Fees                                   | ₹ 0          | Record Inspection Fees | ₹ 0          |
| Late Fees                                      | ₹ 0          | Commission Fees        | ₹ 0          |
| Other Charges                                  | ₹ 0          |                        |              |
| Total Amount                                   | ₹ 1300       | Service Charges        | ₹ 10         |
| Grand Total                                    | ₹ 1310       |                        |              |
| ( Rupees One Thousand Three Hundred Ten Only ) |              |                        |              |



Statutory Alert : The authenticity of this receipt should be verified at [www.shcilestamp.com](http://www.shcilestamp.com) . Any discrepancy in the details on this receipt and as available on the website renders it invalid.



सत्यमेव जयते



IN-RJ65201174621381W

# INDIA NON JUDICIAL Government of Rajasthan

e-Stamp



|                                                                 |                                                                                                                                                                            |
|-----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Certificate No.                                                 | : IN-RJ65201174621381W                                                                                                                                                     |
| Certificate Issued Date                                         | : 17-Sep-2024 09:28 AM                                                                                                                                                     |
| Account Reference                                               | : NONACC (SV)/ rj3270404/ SANGANER/ RJ-JP                                                                                                                                  |
| Unique Doc. Reference                                           | : SUBIN-RJRJ327040415980981771597W                                                                                                                                         |
| Purchased by                                                    | : SUNIL KUMAR MAHESHWARI                                                                                                                                                   |
| Description of Document                                         | : Article 43(1)(d) Partnership- Instrument of constitution of partnership (1) - where such share contribution is brought in by way of both immovable property and cash (d) |
| Property Description                                            | : Partnership                                                                                                                                                              |
| Consideration Price (Rs.)                                       | : 0<br>(Zero)                                                                                                                                                              |
| First Party                                                     | : SUNIL KUMAR MAHESHWARI                                                                                                                                                   |
| Second Party                                                    | : RAJIV TAK                                                                                                                                                                |
| Stamp Duty Paid By                                              | : RAJIV TAK                                                                                                                                                                |
| Stamp Duty Payable (Rs.)                                        | : 4,000<br>(Four Thousand only)                                                                                                                                            |
| Surcharge for Infrastructure Development (Rs.)                  | : 400<br>(Four Hundred only)                                                                                                                                               |
| Surcharge for Propagation and Conservation of Cow (Rs.)         | : 400<br>(Four Hundred only)                                                                                                                                               |
| Surcharge for Relief from Natural and Man-made Calamities (Rs.) | : 400<br>(Four Hundred only)                                                                                                                                               |
| Stamp Duty Amount(Rs.)                                          | : 5,200<br>(Five Thousand Two Hundred only)                                                                                                                                |

For SANJEEVNI BUILDHOME

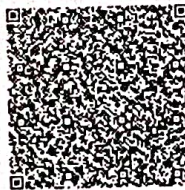
*[Signature]*

Partner

For SANJEEVNI BUILDHOME

*[Signature]*

Partner



QE

0017840167

## Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at [www.shcilestamp.com](http://www.shcilestamp.com) or using e-Stamp Mobile App of Stock Holding
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid
3. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority



## Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at [www.shcilestamp.com](http://www.shcilestamp.com) or at any Authorised collection center address displayed at [www.shcilestamp.com](http://www.shcilestamp.com) free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



0015840185



### Deed Of Partnership

This Deed of Partnership is made on this 17<sup>th</sup> September, 2024 between:

1. **Sunil Maheshwari** S/o Shri Brij Mohan Maheshwari, age 50 years residing at B-Block, Flat No.101 Mahima Iris 1<sup>st</sup>, New Sanganeer Road, Jaipur, Rajasthan-302019, (being party of the First Part)

2. **Rajiv Tak** S/o Shri Bhagchand Tak, age 49 years residing at 131, Asind Nagar, Near Oxford School, Sanganeer, Jaipur, Rajasthan-302011 (being party of the Second Part)

All of them here in after referred to as partners which expression shall Mean and include their respective legal heir/s, representative/s, executor/s, administrator/s and/or assignee/s)

Contd..... 2

For SANJEEVNI BUILDHOME

Partner

For SANJEEVNI BUILDHOME

Partner

उप पंजीयक  
सांगानेर प्रथम

WHEREAS the First and Second parties are carrying the Business under the name and style of **M/S SANJEEVNI BUILDHOME** (Registration No.- RF/JPU/2023/1454) (PAN No.- AEGFS1614C)) from 24.09.2020 and now desire to change terms and conditions of the Partnership and have agreed to continue the Partnership as **FIRM** under the name and style of **M/S SANJEEVNI BUILDHOME** w.e.f. 17-09-2024.

AND WHEREAS parties now desire to Adduce the terms and conditions of partnership agreed upon to be effective from 17.09.2024 in writing so as to avoid all future disputes and differences.

NOW THIS DEED OF PARTNERSHIP WITNESSTH AS UNDER:

1. NAME

That the business of partnership firm has been and shall be carried on under the name and style of **M/S SANJEEVNI BUILDHOME** or under such other name or names as partners may mutually decide from time to time.

2. PLACE:

That business of partnership firm has been and shall be carried on at- 4/187, Ajit Tower, 2<sup>nd</sup> Floor, Near Galaxy Cinema, Mansarovar ,302020, or at such other place or places in India or abroad as Partners may mutually decide from time to time

3. BUSINESS:

That business of partnership has and shall be of All type of Infrastructure Development Projects, Construction Projects , Interior Decoration Projects , Real Estate Development Projects , Real Estate Consultancy work, Real Estate Business such as Purchases , Sales , Convert, Develop Land including Industrial Land, Farm Houses, Resorts, House Building ,Colonizers activities and also Providing of all type of Business Promotional Services , Marketing and developing of Real Estate . The partners may carry on any other business by mutual consent from time to time.

4. COMMENCEMENT:

That the terms of new partnership firm shall be deemed to be in effect from 17.09.2024

5. INTEREST ON CAPITAL:

(i) Interest at the rate of 12 percent per annum or as may be prescribed under section 40 (b) of 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 amounts standing to the credit of the account of the partners such interest be calculated and credited to the account of partners at the close of the accounting Year.

(ii) However in case of loss or lower income , rate of interest can be NIL or lower than 12 percent as may be agreed to by amongst the partners from time to time.

6. REMUNERATION TO WORKING PARTNER:

a) All the Parties of First and Second part have agreed to keep themselves actively engaged in conducting the affairs of the partnership business as working partners . It is here by agreed that in consideration of actively working in partnership business they shall be entitles to get Remuneration.

b) The total remuneration payable (hereinafter called as remuneration ) to the above working partners shall be computed in the manner and within the ceilings laid down to section 40(b)(v) read with explanation 3 of the Income Tax Act. 1961 or any other applicable provision as may be in force in the Income Tax Laws of the partnership firm for the relevant accounting year

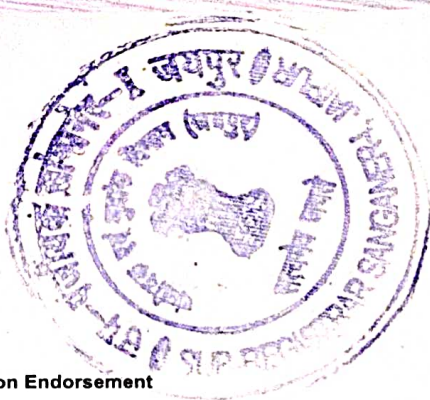
For SANJEEVNI BUILDHOME

Partner

For SANJEEVNI BUILDHOME

Partner

Contd..... 3



**Presentation Endorsement**

Print Date: 9/17/2024 4:15:52 PM

आज दिनांक 17 माह 09 सन् 2024 को 03:24 PM बजे  
श्री/श्रीमती/सुश्री M/S SANJEEVNI BUILDHOME AS PARTNER, SUNIL  
MAHESHWARI पुत्र/पुत्री/पति श्री BRIJ MOHAN MALPANI  
उम्र 50 वर्ष, जाति 0-MAHESHWARI, व्यवसाय Other  
निवासी House No.:B-101, Colony: MAHIMA IRIS APARTMENT, Area:  
NEW SANGANER ROAD OPP BIG BAZAR SWEZ FARM  
RAMNAGAR JAIPUR, City: JAIPUR, Pin code: 302019, District:  
JAIPUR, State: RAJASTHAN

ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता  
202401024012554

हस्ताक्षर उप पंजीयक  
SANGANER-I

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/-

**Fees Receipt Endorsement**

Print Date: 9/17/2024 4:15:52 PM

|                       |                 |
|-----------------------|-----------------|
| रसीद नं.              | 202402024017039 |
| दिनांक                | 17-09-2024      |
| पंजीयन शुल्क ₹        | 1000            |
| प्रतिलिपि शुल्क ₹     | 0               |
| पृष्ठांकन शुल्क ₹     | 300             |
| अन्य शुल्क ₹          | 0               |
| कमी स्टाम्प शुल्क ₹   | 4000            |
| कमी सरचार्ज शुल्क ₹   | 1200            |
| मौका निरीक्षण शुल्क ₹ | 0               |
| कुल योग               | 6500            |

202401024012554

उप पंजीयक, SANGANER-I

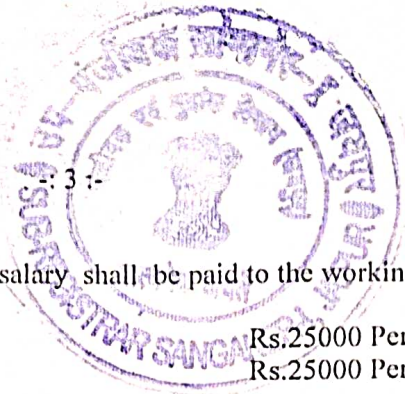
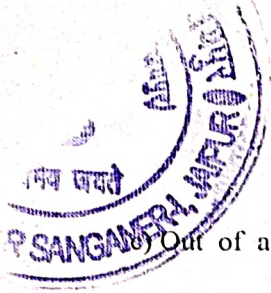
Partnership-(1) Instrument of constitution of partnership-(a) where there is no share contribution  
Partnership or where such share contribution brought in by way of cash does not exceed Rs. 50000/-

Mode of Payment (#Mode Number Amount #)

e-Registration Receipt  
RJ0938632615878 ₹ 1300 # eStamp IN-  
RJ65201174621381W ₹ 5200

**Endorsement of Execution**

Print Date: 9/17/2024 4:15:52 PM



Out of above "remuneration" salary shall be paid to the working partners

Sunil Maheshwari  
Rajiv Tak

Rs.25000 Per Month/-  
Rs.25000 Per Month/-

Provided that if the amount of "remuneration" remains positive after deducting the above salary a bonus shall be paid to working partners as per the ratio to the balance amount of remuneration.

Sunil Maheshwari  
Rajiv Tak

50%  
50%

It is further Provided that if the remuneration is not sufficient to bear the above mentioned salary then the salary payable shall be reduced in proportion so as not to exceeds the 'Remuneration' allowable under Income Tax Act and in case of loss, no salary shall be paid to the working partners.

- d) Remuneration shall be calculated at the close of the accounting year and shall be credited to the account of working partners. The working partners shall be entitled to withdraw remuneration for there personal use from time to time.
- e) The partners shall be entitled to increase or reduce the above remuneration and may agree to pay remuneration to other working partner or partners as the case may be. The partners hereto 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.

#### 7. SHARING OF PROFIT/ LOSSES:

The net profit of the partnership business as per accounts maintained by the firm after deducting all expenses relating business of the partnership including rent, salaries and other establishments expenses as well as interest and remuneration payable to the partners in accordance with the 6<sup>th</sup> clause of the deed of partnership shall be divided and distributed amongst the partners on the close of the accounting year in the following proportion:

Sunil Maheshwari 50%  
Rajiv Tak 50%

The loss if any , including loss of capital suffered in the Year shall also be apportioned in the same proportion as in the case of profit .

#### 8. BANKING ACCOUNT:

That the bank account if any in the name of the firm shall be opened in such bank or banks mutually agreed upon between the partners and such bank account shall be operated by Partners or there authorized persons individually, Jointly/ severally as per instructions given by them to the Bank from time to time.

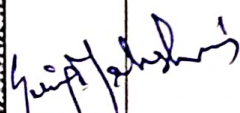
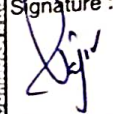
For SANJEEVNI BUILDHOME

Partner

Contd..... 4

For SANJEEVNI BUILDHOME

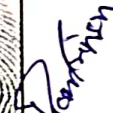
Partner

| अनु क्र. | पक्षकारों का नाम व पता                                                                                                                                                                                                                                                                                                                   | छायाचित्र                                                                          | अंगूठा                                                                              | पक्षकारों का प्रकर                                                                                                       |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| 1        | श्री/श्रीमती/सुश्री M/S SANJEEVNI BUILDHOME AS PARTNER SUNIL MAHESHWARI , पुत्र/पुत्री/पति श्री BRIJ MOHAN MALPANI , व्यवसाय Otherजाति 0-MAHESHWARI House No.:B-101, Colony: MAHIMA IRIS APARTMENT , Area: NEW SANGANER ROAD OPP BIG BAZAR SWEZ FARM RAMNAGAR JAIPUR, City: JAIPUR, Pin code: 302019, District: JAIPUR, State: RAJASTHAN |  |  | Presenter<br>Age : 50<br>Signature :  |
| 2        | श्री/श्रीमती/सुश्री M/S SANJEEVNI BUILDHOME AS PARTNER RAJIV TAK , पुत्र/पुत्री/पति श्री BHAGCHAND TAK , व्यवसाय Otherजाति 0-TAK House No.:131 , Colony: ASHIND NAGAR , Area: NEAR OXFORD SCHOOL SANGANER , City: JAIPUR, Pin code: 302029, District: JAIPUR, State: RAJASTHAN                                                           |  |  | Claimant<br>Age : 49<br>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 पत्र सुन व समझकर निष्पादन करना स्वीकार किया ।

प्रतिफल राशि रु 100000/- पूर्व में / मेरे समक्ष / में से रु 100000/- 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 हैं।

| अनु क्र. | गवाहों का नाम व पता                                                                                                                                                                                                                                                        | छायाचित्र                                                                            | अंगूठा                                                                                | हस्ताक्षर                                                                                          |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| 1        | Name: श्री/श्रीमती/सुश्री KRISHAN KUMAR, पुत्र/पुत्री/पति श्री TEJ SINGH जाति HINDU<br>Age: 26<br>Add: House No.:G1-199, Colony: GORI ENTERPRICES ICE FACTORY RIICO IND AREA , Area: MANSAROVAR JAIPUR, City: JAIPUR, Pin code: 302020, District: JAIPUR, State: RAJASTHAN |  |  | Signature<br> |
| 2        | Name: श्री/श्रीमती/सुश्री RAM SINGH CHOUDHARY , पुत्र/पुत्री/पति श्री GIRDHARI LAL CHOUDHARY जाति JAT<br>Age: 36<br>Add: House No.:0, Colony: WARD NO 06 AMARPURA , Area: JAIPUR, City: JAIPUR, Pin code: 303804, District: JAIPUR, State: RAJASTHAN                       |  |  | Signature<br> |

202401024012554

उप पंजीयक, SANGANER

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/-

9. MAINTENANCE OF BOOKS OF ACCOUNTS:

The firm shall maintain usual account and other books at the place of business and they shall be kept properly posted up to date and shall not be removed from the place of business without the consent of all the partners. The Books of Accounts shall be closed on the 31<sup>st</sup> day of March every year or such other date as may be agreed upon by the partners. Each partner shall have free access to the books of account of the partnership at all times and they shall be entitled to make such copies or extract there from as they may think fit with. All transactions of the firm shall be done in the name of the partnership and all goods shall be purchase or sold in the firm name. All the bills, vouchers, delivery notes, receipts etc. shall be issued in the name of the firm. All Partners can by mutually decision assign all the power for conducting all the transaction and affairs of the firm to any one or two of the partners and those partners are fully responsible of there work in respect of the affairs of the firm .

10. ADMISSION OF NEW PARTNER:

That if all the Partners deem proper and in there interest, they may admit any other person or persons as partners on the terms and conditions as may be agreed by them .

11. RETIREMENT/DISSOLUTION:

That notwithstanding anything contained in the Indian Partnership Act , it is hereby mutually agreed to by and between partners that in case of retirement or death of any one of the partner , business of the firm shall be continued by the remaining/surviving partners in partnership. New partners or heirs, successor, survivor of the deceased partners, as may so desire, will be admitted as partner on the same terms and conditions as incorporated in this deed of partnership agreement 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 not succession.

That the goodwill of the firm shall be estimated and agreed at the time of retirement/dissolution and credited to capital accounts of the partner in profit/loss sharing ratio .

12. EACH PARTNER shall-

(i) Be just and faithful to other partners in the transactions relating to partnership business;

(ii) Pay his separate debts and indemnify the other partners and assets of the firm against the same and all other proceedings, costs, claims or demands in respect thereof;

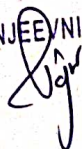
(iii) Give full information and truthful explanations of all matters relating to the affairs of the partnership to ail the partners at all times.

13. RIGHTS:

If any of The Partner shall assign, charge or encumber his share in the partnership or shall become bankrupt or a lunatic or otherwise permanently incapable of attending to the partnership business or shall absent himself from the partnership business for more than 180 days, in any period of the twelve months without the consent of the other partners, or commit any breach of any of the provisions of this agreement or commits any criminal offence or do or suffer any act which would be a ground for the dissolution of the partnership by the court and in any such case it shall be lawful for the other partners by notice in writing to the offending or incapacitated partner or his trustee or official assignee to determine the partnership whereupon the partnership so far-as concerns such partner shall determine and the other partner shall have the option to purchase his share and pay the purchase price to the offending partner or his trustee or official assignee as per the balance of capital account in books of accounts maintained as per Law.

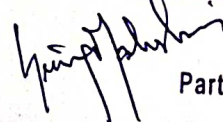
Contd..... 5

For SANJEEVNI BUILDHOME



Partner

For SANJEEVNI BUILDHOME



Partner



**Under 54 Endorsement**

Print Date: 9/17/2024 7:26:06 PM

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 100000 मानते हुए इस पर देय कमी मुद्रांक राशि रु 4000 पर कमी पंजीयन शुल्क रु 1000, सरचार्ज राशि 1200 कुल रु 6200 रसीद संख्या 202402024017039 दिनांक 17-09-2024 में जमा किये गये हैं।

अतः दस्तावेज को रु 4000 के मुद्रांकों पर निष्पादित माना जाता है।

202401024012554

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, SANGANEER-I

**Registration Endorsement**

Print Date: 9/17/2024 7:26:06 PM

आज दिनांक 17/09/2024 को  
पुस्तक संख्या 4 जिल्द संख्या 64 में  
पृष्ठ संख्या 95 क्रम संख्या 202403024400250 पर पंजीबद्ध किया गया तथा  
अतिरिक्त पुस्तक संख्या 4 जिल्द संख्या 150 के  
पृष्ठ संख्या 772 से 784 पर चस्पा किया गया।

202401024012554

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, SANGANEER-I

14. DURATION :

That the duration of the partnership firm shall be at 'AT WILL'.

15. ARBITRATION :

That all the matters of disputes and differences relating to this partnership shall be referred to Arbitration in terms of provisions of Arbitration Act or any other Statutory Modification for the time being in force.

16. MODIFICATION :

That without the consent of majority of the partners none of the terms and conditions of this deed shall be altered amended modified, added, deleted and /or changed.

WHEREAS all the partners hereby put their signatures after going through all the terms and conditions of the partnership deed and after understanding the same in their full sense and sound mind without any sort of pressure and obligation.

WITNESS:

For SANJEEVNI BUILDHOME

*Sunil Maheshwari*  
1. (Sunil Maheshwari) Partner

For SANJEEVNI BUILDHOME

*Tej Singh*  
2. (Tej Singh) Partner

WITNESS:

*Ram Singh*  
1- Mr. Ram Singh S/o Shri Girdhari Lal Choudhary  
R/o Ward No. 06, Amarpura Jaipur

*Kishan*  
2- Mr. Kishan Kumar S/o Shri Tej Singh  
R/o G1-199, Gori Enterprises Ice Factory Riico Ind. Area Mansarovar, Jaipur

*उप पंजीयक*  
*सांगानेर प्रथम*