

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

Fee Receipt

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

Print Date : 15-07-2022 5:53 PM

Fee Receipt No	: 202202016012190	Receipt Date	: 15/07/2022
Name	: TARUN GOEL,	Document S. No.	: 202201016010325
Address	: 09 ,Shubham Enclave ,JAIPUR ,JAIPUR		
Document Type	: Instrument of Partnership		
Face Value	: ₹ 0	Evaluated Value	: ₹ 694110
Ord-Registration Fee	: ₹ 7453	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 13416	Stamp Duty	: ₹ 44717
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 65986
		Total Amount	: ₹ 65986

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 64577299 ₹ 65886

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Cashier

SUB-REGISTRAR

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0064577299



Payment Date: 15/07/2022 16:04:46

Office Name: SUB REGISTRAR-II REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (CITY)
Period: 01/04/2022-To-31/03/2023

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	4472.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	4472.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	4472.00
4	0030-02-800-01-00-अन्य प्राप्तियां	300.00
5	0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति	7453.00
6	0030-02-103-01-00-दस्तावेजों के मुद्रांकन/कमी मुद्रांक हेतु प्राप्त आय	44717.00

Commission(-):

0.00

Total/NetAmount:

65886.00

Sixty Five Thousand Eight Hundred Eighty Six Rupees and Zero Paise Only

Payee Details:

Full Name: GANPATI GREENS

Tin/Actt.No./VehicleNo./Taxid :

Pan No.(If Applicable):

City(Pincode): JAIPUR(302001)

Address:JAIPUR

Remarks:361, 362, 363/1, 379, 380, 381, GRAM MANDU, TEHSIL SANGANER, JAIPUR

Payment Details:

Challan No. - 0

Bank: IDBI Bank

Bank CIN No: IBKL6457729915072022

Date: 15/07/2022 16:04:46

Refrence No: 2756585334

Computer generated copy on : 15/07/2022

Courtesy : <https://Egras.raj.nic.in>

San Raj



San Raj





PARTNERSHIP DEED

This Partnership Deed is made and executed at Jaipur on 15th Day of July 2022 between:

MR. TARUN GOEL S/o Tara Chand Goel, Aged 53 years having PAN: ABTPG9246Q presently residing at Plot 9, Shubham Enclave, Civil Lines, Jaipur Rajasthan - 302001 (which expression shall, unless it be repugnant to the subject or context thereof, include his legal heirs, successors, nominees and permitted assignees and hereinafter called the **FIRST PARTY**); and

MR. DUKSH GOEL S/o Tarun Goel, Aged 30 years having PAN: AXIPG6529M presently residing at Plot 9, Shubham Enclave, Civil Lines, Jaipur Rajasthan - 302001 (which expression shall, unless it be repugnant to the subject or context thereof, include her legal heirs, successors, nominees and permitted assignees and hereinafter called the **SECOND PARTY**)

BOTH THE FIRST & SECOND PARTY SHALL BE COLLECTIVELY REFERRED TO AS PARTIES OR PARTNERS

Tarun



Page 1 of 8



Duksh

उप पंजीयक द्वितीय
जयपुर

AND WHEREAS the parties hereto are desirous of recording the terms and conditions governing their partnership into writing

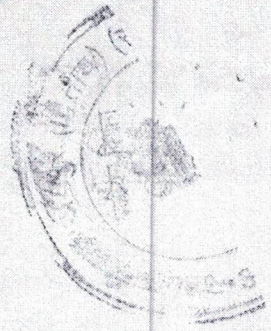
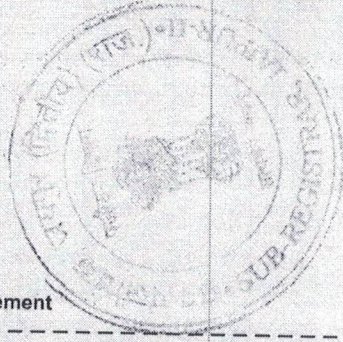
NOW THEREFORE THIS INDENTURE IS AS UNDER:

1. **DATE OF START:** The partnership hereto shall be deemed to come in existence with effect from 15th Day of July, 2022.
2. **NATURE OF PARTNERSHIP:** That the partnership shall be "AT WILL". However the partnership firm shall not be dissolved unless loans from Banks and financial institutions are fully repaid.
3. **NAME OF FIRM:** The partnership business shall be carried under the name and style of "GANPATI GREENS" and/or in other name as mutually decided by the partners.
4. **NATURE OF BUSINESS:** That the main business of the partnership firm shall be to carry on in India or elsewhere the business of:

To carry on the business of builders, real estate-developers including housing and infrastructure developers, contractors, sub-contractors, dealers, constructors, colonizers, real estate owners, agent and developers, and for these purposes to purchase, take on lease or otherwise acquire and hold any land or building or properties for developing, leasing, operating and/or maintaining the same in any manner and to enter into contracts and arrangements of all kinds with builders, tenants, occupiers, government and others, for development or re-development of property, land, service apartments, constructions of residential and commercial apartments, including business centers and offices, town ships, convention centre, business centre, club house, entertainment centre, roads, infrastructure facilities, school, colleges, hospital, malls, retail spaces, shopping arcade, house, apartment, structures, shelters, warehouses

San


Subhash

Presentation Endorsement

आज दिनांक 15 माह 07 सन् 2022 को 05:49 PM बजे
श्री/श्रीमती/सुश्री TARUN GOEL पुत्र/पुत्री/पत्नि श्री TARA CHAND GOEL
उम्र 53 वर्ष, जाति 0-AGARWAL, व्यवसाय Other
निवासी House No.:09, Colony: Shubham Enclave, Area: C SCHEME,
City: JAIPUR, Pin code: 302001, District: JAIPUR, State:
RAJASTHAN

ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202201016010325



उपपंजीयक द्वितीय
हस्ताक्षर उपपंजीयक,
JAIPUR-II

(c) where such share contribution is brought in by way of only immovable property

Fees Receipt Endorsement

रसीद नं.	202202016012190
दिनांक	15-07-2022
पंजीयन शुल्क ₹	7453
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	44717
कमी सरचार्ज शुल्क ₹	13416
कुल योग	65886

202201016010325

(c) where such share contribution is brought in by way of only immovable property

उपपंजीयक द्वितीय
उपपंजीयक, JAIPUR-II
उपपंजीयक जयपुर

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 64577299 ₹ 65886



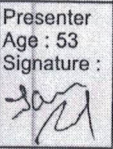


and or residential, office, industrial, institutional or commercial complex, securing lands, private or Government and sale, resale, trade, transfer, give, on lease by providing with all amenities or conveniences thereon by consolidating, subdividing, development and re-development thereof and securing capital, funds and raising loans for construction and advancing to other organizations for similar purposes in India or abroad either on its own or with joint venture or to do business of the above in any manner whatsoever and other ancillary activities thereto. The firm may carry any other business with the mutual consent of both the partners.

5. **PLACE OF BUSINESS:** The Principal Office of the firm is to be situated at G 2-3, Vinoba Marg, C-Scheme, Jaipur (Raj.) and at such other places or place as the partners may mutually agree upon from time to time.
6. **REMUNERATION TO PARTNERS:** Mr. Tarun Goel and Mrs. DUKSH Goel, parties of First and Second parts have agreed to work in the Partnership Firm as working partners. It is hereby agreed that in consideration of the parties of First and Second Part devoting their time and attention to the business of the partnership firm and working in the Partnership, they shall be entitled to draw remuneration in the ratio of 1:1. That while calculating the remuneration payable to the said working partners as mutually agreed between the parties shall be as per provisions of the Income Tax Act, 1961.
By Mutual consent the partners may take lower salary or may not take any salary from the firm. The partners shall be entitled to take the remuneration monthly/quarterly/yearly as agreed between the partners mutually.
7. **SHARE OF PROFIT AND/OR LOSS:** The partners of the firm have mutually agreed to share the net profit or loss



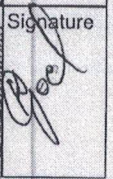
Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री TARUN GOEL, पुत्र/पुत्री/पत्नि श्री TARA CHAND GOEL, व्यवसाय Otherजाति 0-AGARWAL House No.:09, Colony: Shubham Enclave, Area: C SCHEME, City: JAIPUR, Pin code: 302001, District: JAIPUR, State: RAJASTHAN			Presenter Age : 53 Signature : 
2	श्री/श्रीमती/सुश्री DUKSH GOEL, पुत्र/पुत्री/पत्नि श्री TARUN GOEL, व्यवसाय Otherजाति 0-MAHAJAN House No.:9, Colony: SHUBHAM ENCLAVE, Area: CIVIL LINES, City: JAIPUR, Pin code: 302001, District: JAIPUR, State: RAJASTHAN			Claimant Age : 30 Signature : 

ने लेख्यपत्र (c) where such share contribution is brought in by way of only immovable property को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

प्रतिफल राशि रु 0/- पूर्व में / मेरे समक्ष / में से रु 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 हैं।

अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/सुश्री MAKHAN MEENA, पुत्र/पुत्री/पत्नि श्री SHYORAJ MEENA जाति MEENA Age: 28 Add: House No.:00, Colony: MANSAROVAR, Area: MANSAROVAR, City: JAIPUR, Pin code: 302020, District: JAIPUR, State: RAJASTHAN			Signature 
2	Name: श्री/श्रीमती/सुश्री KIRTI GOEL, पुत्र/पुत्री/पत्नि श्री TARUN GOEL जाति MAHAJAN Age: 53 Add: House No.:0, Colony: G-2 VINOBA MARG, Area: C-SCHEME, City: JAIPUR, Pin code: 302001, District: JAIPUR, State: RAJASTHAN			Signature 

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उप पंजीयक, JAIPUR-II

(c) where such share contribution is brought in by way of only immovable property

accruing from the said partnership in the following proportion:

Name of the Partners	Profit/Loss Share Ratio
Tarun Goel	99% (Ninety Nine Percent)
DUKSH Goel	1% (One Percent)

8. **CONTINUANCE OF PARTNERSHIP:** The retirement/death of any of the partner shall not dissolve the partnership but the partnership shall continue by admitting other partner / partners and upon the death of the partner his/her legal heirs will be admitted as partner of the firm. No partner will be entitled to retire from the firm without giving at least two month notice in advance, to the other.

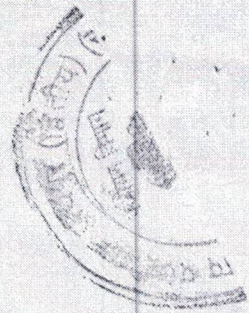
In Case of retirement of any Partner as provided in above clause, account will be taken to the date of retirement and retiring partner will be entitled to such share of profit or liable for such share of loss in the business as on that date.

In case of irreconcilable differences/disputes between partners, Partnership firm would be dissolved. Dissolution of the firm means the business of partnership would be closed and after the payment of all liabilities, the capital would be returned to partners.

9. **ACCOUNTING YEAR OF THE PARTNERSHIP BUSINESS:** Shall be financial year ending 31st March of the year.

Tarun Goel

Subscribed



Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 694110 मानते हुए इस पर देय कमी मुद्रांक राशि रु 44717 पर कमी पंजीयन शुल्क रु 7453, सरचार्ज राशि 13416 कुल रु 65586 रु 65586 संख्या 202202016012190 दिनांक 15-07-2022 में जमा किये गये हैं।

अतः दस्तावेज को रु 44717 के मुद्रांकों पर निष्पादित माना जाता है।

202201016010325

उप पंजीयक, जयपुर
उप पंजीयक, JAIPUR-II

(c) where such share contribution is brought in by way of only immovable property

Registration Endorsement

आज दिनांक 21/07/2022 को
पुस्तक संख्या 4 जिल्द संख्या 187 में
पृष्ठ संख्या 72 क्रम संख्या 202203016400386 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 4 जिल्द संख्या 675 के
पृष्ठ संख्या 1233 से 1245 पर चस्पा किया गया।

202201016010325

उप पंजीयक, जयपुर
उप पंजीयक, JAIPUR-II

(c) where such share contribution is brought in by way of only immovable property



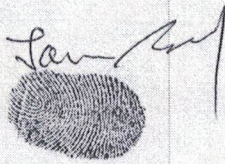
10. CAPITAL OF THE PARTNERSHIP BUSINESS:

The Capital required for the business of the firm shall be contributed by the partners from time to time in the ratio as may be mutually decided between them.

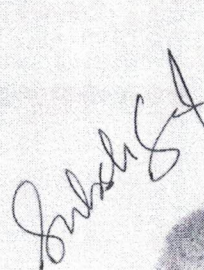
That the one of the partners Tarun Goel is bringing capital contribution in kind amounting Rs 7,48,76,150/- by (AS par Dlc. 2,93,00,000/- Hectare) transferring the Parcels of land to "GANPATI GREENS" the partnership firm in lieu of getting share in the Capital of the firm. Details of the land being transferred are as follows:

Property Owner	GRAM	Property Khasra No.)	RAKBA(HQ)
Tarun Goel	MANDAU	362	0.3400 मे से 0.2135
		361	0.3500 मे से 0.1190
		363/1	0.7200
		379	0.1900
		380	0.0100
		381	0.4400
		378	0.9900 मे से 0.1750
		366	0.0100
		678/374	0.9400 मे से 0.1480
		375	0.1800
		679/374	0.1300 मे से 0.0300
		377	0.1600 मे से 0.1400
		376	0.1800
	TOTAL LAND	13	2.5555

The stamp duty paid in this respect will be borne by the said Partnership Firm. After registration of the deed in the sub registrar office Jaipur the ownership would be transferred in the favour of partnership firm.



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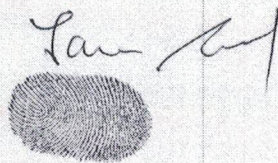



उप पंजीयक द्वितीय
जयपुर

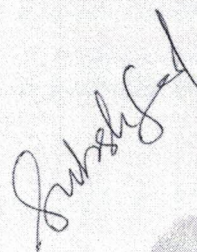
11. **INTEREST ON CAPITAL:** Interest on capital shall be calculated at the close of account years at the rate of 12% per annum or as may be provided by u/s 40(b) or any other provisions of the Income Tax Act, 1961 and such interest shall be credited to the partners capital account. In case of loss or inadequacy of profit, interest rate may be NIL or lower than the rate of interest as provided u/s 40 (b) of the I.T. Act 1961 or partners may decide mutually from time to time.

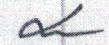
By Mutual consent the partners may take lower interest or may not take any interest from the firm.

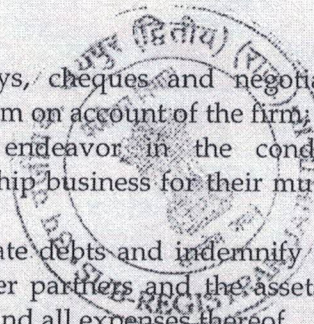
12. **BORROWINGS:** The Firm may borrow funds whenever required for the purpose of its business from Banks, Financial Institutions, NBFC, such other person or persons and on such terms & conditions as the partners may determine.
13. **BANK ACCOUNT OPERATIONS:** That all the Bank Accounts of the firm shall be opened in the name of the firm "GANPATI GREENS" and shall be operated by 'ANY ONE' of the partners.
14. That all the necessary and proper books of account together with all letters, papers or writing concerning/belonging to the partnership shall be regularly maintained and any partner or his authorized agent shall at all time have access and right to inspect and copy the same.
15. That the number of staff to be appointed, their salaries & incentives will be decided by mutual consent of the partners.
16. That each partner shall: -



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उप पंजीयक द्वितीय
जयपुर



- (A) Forthwith pay all moneys, cheques and negotiable instruments received by him on account of the firm;
- (B) Use his/her skill and endeavor in the conduct, promotion of the partnership business for their mutual advantage and benefit;
- (C) Punctually, pay his separate debts and indemnify and keep indemnified the other partners and the assets of the firm against the same and all expenses thereof.
17. That no partner without the consent in writing of the partners shall assign or mortgage his share or interest in the partnership business.
18. That notwithstanding anything stated here or provided herein the partners shall have full power and discretion to modify, alter or vary the terms and conditions of this Partnership deed in any manner whatsoever they think fit by mutual agreement, which shall be reduced into writing and signed by all the partners thereupon such writing shall become appendage and part of this deed. Anything not stipulated here shall be decided by mutual consent of the partners.
19. **ARBITRATION:** All the important financial and legal matters shall be worked out with the knowledge of the other partners and in case of difference of opinion, the matter in dispute, shall be subject to arbitration. 'Decision by Arbitrator so nominated' shall be final and binding on all the partners, such arbitration proceedings shall be governed by Indian Arbitration Act, which is in force.
20. Any terms and conditions of the partnership deed can be altered, modified, varied, added, deleted at any time with mutual consent of the partners by a Supplementary deed, which then shall form part of this deed.

Lan by



Page 7 of 8

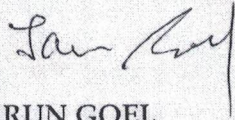
Subscribed



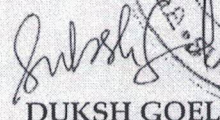
उप पंजीयक द्वितीय
जयपुर

IN WITNESS where of the parties hereto have set signed with full knowledge and conscious to this deed in the present of witnesses :-

For and behalf of the GANPATI GREENS

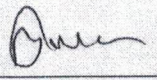


TARUN GOEL
PAN: ABTPG9246Q

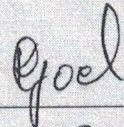


DUKSH GOEL
PAN: AXIPG6529M

IN THE PRESENCE OF WITNESS OF: -

1. 

महजन श्री ॥ गान्पति ग्रीन्स ॥
गान्पति ग्रीन्स जयपुर

2. 

श्री ॥ गान्पति ग्रीन्स ॥
गान्पति ग्रीन्स जयपुर


सुब पंजीयक द्वितीय
जयपुर



30 MAR 2023

क्र.स. 17320 दिनांक
नाम 1101 पति 32 मिन
पिता/पति का नाम
पता
मुद्राक का मूल्य 500

ओमप्रकाश गुप्ता
ला. स्टाम्प विक्रेता
कामवा 2023 टवाडा
जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के
अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार
1. आधारभूत आसंरचना सुविधाओं हेतु
चि. 3- क)- 10% रु. 50
2. ग. और उल्की
चि. 3- ख. 2% रु. 100
कुल राशि 150
हस्ताक्षर

30 MAR 2023



MR. SHASHI KANT SHARMA S/o Kailash Chand Sharma,
Aged 44 years having PAN: AHNPS6527N presently residing at ,
81/33, 'Mahesh Villa', Patel Marg, Mansarover, Jaipur - 302020
(which expression shall, unless it be repugnant to the subject or context
thereof, include her legal heirs, successors, nominees and permitted
assignees and hereinafter called the **THIRD PARTY**); and

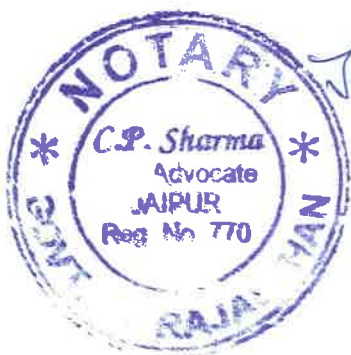
MR. CHANDRA SHEKHAR SHARMA S/o Kailash Chand
Sharma, Aged 46 years having PAN: ANWPS2035A presently
residing at 119/552, Agarwal Farm, Mansarover, Jaipur - 302020
(which expression shall, unless it be repugnant to the subject or context
thereof, include her legal heirs, successors, nominees and permitted
assignees and hereinafter called the **FOURTH PARTY**)

Whereas Party of the First Part Tarun Goel and Second Part
Duksh Goel are running partnership firm in the name of Ganpati
Greens wef 15.07.2022. The partnership firm is engaged in the
activity of real estates activities of plotting and development.
Both the partners are new to real estate activities and therefore
new partners namely Shashi Kant Sharma and Chandra Shekhar
Sharma are admitted in the partnership firm having vast
experience of real estate activities who would be responsible for
development of project, sales, purchases / expenses, accounts,
taxation, RERA, JDA Works, other departmental work, valuation,
marketing, brokerage and other related activities of the project.

AND WHEREAS the parties hereto are desirous of recording the
terms and conditions governing their partnership into writing

NOW THEREFORE THIS INDENTURE IS AS UNDER:

1. **NATURE OF PARTNERSHIP:** That the partnership shall be
"AT WILL". However the partnership firm shall not be
dissolved unless loans from Banks and financial institutions
are fully repaid.
2. **NAME OF FIRM:** The partnership business shall be
carried under the name and style of "GANPATI
GREENS" and/or in other name as mutually decided by the
partners.



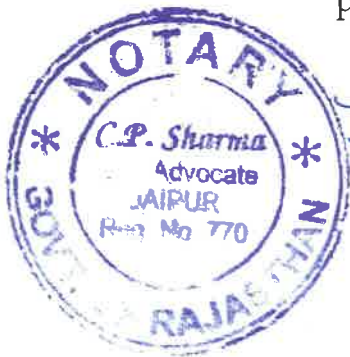
ATTESTED

30 MAR 2023

3. **NATURE OF BUSINESS:** That the main business of the partnership firm shall be to carry on in India or elsewhere the business of:

To carry on the business of builders, real estate-developers including housing and infrastructure developers, contractors, sub-contractors, dealers, constructors, colonizers, real estate owners, agent and developers, and for these purposes to purchase, take on lease or otherwise acquire and hold any land or building or properties for developing, leasing, operating and/or maintaining the same in any manner and to enter into contracts and arrangements of all kinds with builders, tenants, occupiers, government and others, for development or re-development of property, land, service apartments, constructions of residential and commercial apartments, including business centers and offices, town ships, convention centre, business centre, club house, entertainment centre, roads, infrastructure facilities, school, colleges, hospital, malls, retail spaces, shopping arcade, house, apartment, structures, shelters, warehouses and or residential, office, industrial, institutional or commercial complex, securing lands, private or Government and sale, resale, trade, transfer, give, on lease by providing with all amenities or conveniences thereon by consolidating, subdividing, development and re-development thereof and securing capital, funds and raising loans for construction and advancing to other organizations for similar purposes in India or abroad either on its own or with joint venture or to do business of the above in any manner whatsoever and other ancillary activities thereto. The firm may carry any other business with the mutual consent of both the partners.

4. **PLACE OF BUSINESS:** The Principal Office of the firm is to be situated at **G 2-3, Vinoba Marg, C-Scheme, Jaipur (Raj.)** and at such other places or place as the partners may mutually agree upon from time to time.
5. **REMUNERATION TO PARTNERS:** The partners shall not be entitled to take salary from the firm.
6. **SHARE OF PROFIT AND/OR LOSS:** The partners of the firm have mutually agreed to share the net profit or loss accruing from the said partnership in the following proportion:



ATTESTED

30 MAR 2023

Name of the Partners	Profit/Loss Share Ratio
TARUN GOEL	94% (Ninety Four Percent)
DUKSH GOEL	1% (One Percent)
SHASHI KANT SHARMA	4% (Four Percent)
CHANDRA SHEKHAR SHARMA	1% (One Percent)

7. **CONTINUANCE OF PARTNERSHIP:** The retirement/death of any of the partner shall not dissolve the partnership but the partnership shall continue by admitting other partner / partners and upon the death of the partner his/her legal heirs will be admitted as partner of the firm. No partner will be entitled to retire from the firm without giving at least two month notice in advance, to the other.

In Case of retirement of any Partner as provided in above clause, account will be taken to the date of retirement and retiring partner will be entitled to such share of profit or liable for such share of loss in the business as on that date.

In case of irreconcilable differences/disputes between partners, Partnership firm would be dissolved. Dissolution of the firm means the business of partnership would be closed and after the payment of all liabilities, the capital would be returned to partners.

8. **ACCOUNTING YEAR OF THE PARTNERSHIP BUSINESS:** Shall be financial year ending 31st March of the year.
9. **INTEREST ON CAPITAL:** The partners would not be entitled to take Interest on capital from the firm. Also incase the capital balance is negative then the firm would also be not entitled to take interest from the partners.
10. **BORROWINGS:** The Firm may borrow funds whenever required for the purpose of its business from Banks, Financial Institutions, NBFC, such other person or persons and on such terms & conditions as the partners may determine.



Tarun Goel

Shashi Kant Sharma

Subodh Singh

Chandra Shekhar Sharma

ATTESTED

NOTARY
Tehsil Jaipur/District Jaipur

30 MAR 2023

11. **BANK ACCOUNT OPERATIONS:** That all the Bank Accounts of the firm shall be opened in the name of the firm "GANPATI GREENS" and shall be operated by 'TARUN GOEL' or 'DUKSH GOEL'.
12. That all the necessary and proper books of account together with all letters, papers or writing concerning/belonging to the partnership shall be regularly maintained and any partner or his authorized agent shall at all time have access and right to inspect and copy the same.
13. That the number of staff to be appointed, their salaries & incentives will be decided by mutual consent of the partners.
14. That each partner shall: -
(A) Forthwith pay all moneys, cheques and negotiable instruments received by him on account of the firm;
(B) Use his/her skill and endeavor in the conduct, promotion of the partnership business for their mutual advantage and benefit;
(C) Punctually, pay his separate debts and indemnify and keep indemnified the other partners and the assets of the firm against the same and all expenses thereof.
15. That no partner without the consent in writing of the partners shall assign or mortgage his share or interest in the partnership business.
16. That notwithstanding anything stated here or provided herein the partners shall have full power and discretion to modify, alter or vary the terms and conditions of this Partnership deed in any manner whatsoever they think fit by mutual agreement, which shall be reduced into writing and signed by all the partners thereupon such writing shall become appendage and part of this deed. Anything not stipulated here shall be decided by mutual consent of the partners.
17. **ARBITRATION:** All the important financial and legal matters shall be worked out with the knowledge of the other partners and incase of difference of opinion, the matter in dispute, shall be subject to arbitration. 'Decision by



Tarun

Duksh

Sharma

Sharma

ATTESTED

30 MAR 2023

Arbitrator so nominated' shall be final and binding on all the partners, such arbitration proceedings shall be governed by Indian Arbitration Act, which is in force.

18. All the partners shall work in legal manner and in the interest of the firm. If any partner is found any illegal acts or deeds then he / she would be personally liable for it.
19. Any terms and conditions of the partnership deed can be altered, modified, varied, added, deleted at any time with mutual consent of the partners by a Supplementary deed, which then shall form part of this deed.

IN WITNESS where of the parties hereto have set/signed with full knowledge and conscious to this deed in the presence of witnesses :-

For and behalf of the GANPATI GREENS

TARUN GOEL
PAN: ABTPG9246Q

DUKSH GOEL
PAN: AXIPG6529M

SHASHI KANT SHARMA CHANDRA SHEKHAR SHARMA
PAN: AHNPS6527N PAN: ANWPS2035A

IN THE PRESENCE OF WITNESS OF: -

1. _____

N.K. Choudhary
Keshopura Ajmer Road
Jaipur

2. _____

36 Krishna Nagar
Officer's Enclave
Kalwar Road
Jhotwara, Jaipur

ATTESTED

NOTARY
Tehsil Jaipur/District Jaipur

30 MAR 2023



D.L
PAN 20160053962 = 14/7/2018
DZ - Ashim



AC 028762

THIS DEED/AGREEMENT is made at Jaipur on 01.06.2023 among

In favour of

ATTESTED

STORY

6-11 JUN 2023

4504 - 11 JUN 2023
 जूनाको का बुर्याक
 ईका का माव
 विहा का पार
 विहास बरव
 जूनाको बरवरी का बाबर बरव
 जूना का बुर्याक
 जूना का बुर्याक

★ श्रीमति रुचि भुराडा ★ JUN 2023
(रुद्राक्ष विक्रेता)
अनुशासन संख्या 24/2002
स्थान: एलस्टेड, मालाबार नगर, जयपुर।
दि. 11/5/23, अक्षयकृत कर्म, अक्षयकृत, जयपुर।

Schulz

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत राजस्थान स्टाम्प पर प्रभावी अधिनियम	
1. आधारभूत आयसंरचना (स्लैब) (रु.) (धारा 2-क)	राजस्थान 50
2. गाय और कुत्ता (धारा 2-क) आयसंरचना	100
12	150
हस्ताक्षर राजस्थान वैण्डर	

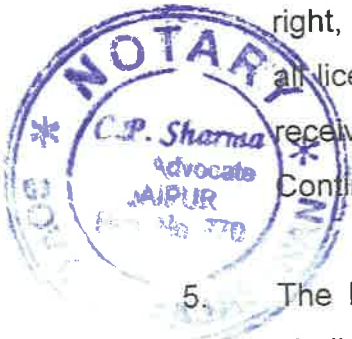
WHEREAS the parties hereto have been carrying on business in partnership in the name of M/s Ganpati Greens at G 2-3, Vinoba Marg, C-Scheme, Jaipur (Raj.)

AND WHEREAS the Retiring Partner has given notice to the Continuing Partners of their desire to retire from the said partnership from 01.06.2023.

AND WHEREAS it is now proposed to execute this Deed of Retirement recording the terms and conditions of such retirement.

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

1. The Retiring Partner do hereby retire from the said Partnership carried on in the name of M/s Ganpati Greens from 01.06.2023.
2. As from the said date 01.06.2023 the Continuing Partners will be entitled to continue to carry on the said business in partnership on such terms as may be agreed upon between them.
3. The Principal Office of the firm is changed to 119/ 552, Agarwal Farm, Mansarover, Jaipur-302020.
4. The Retiring Partner shall not have and hereby releases all their share, right, title and Interest in the business, of the said partnership, Its assets, all licenses and permits held by the said Firm, Its outstandings dues and receivables and outstanding contracts, that the same shall belong to the Continuing Partners alone.
5. The balance outstanding in the capital account of the retiring partners shall be transferred to unsecured loans. Income from Interest, salary and profit (if any) of retiring partners upto the date of retirement shall also be



[Signature]

[Signature]

[Signature]

[Signature]

ATTESTED

NOTARY

11 JUN 2023

transferred to unsecured loans. No interest would be payable on such unsecured loans. Incase the balance of unsecured loans is negative i.e. the retiring partners are liable to pay to the partnership firm then the partners would not be liable to pay interest on such balance to the partnership firm.

6. The Retiring Partner agrees and undertakes to execute any document or papers as may be required to give complete effect to his retirement from the said partnership.
7. On request of the Continuing Partners the retiring partners may sign any document after the date of retirement for smooth running of the partnership firm. The Continuing Partners would only be responsible for it.
8. The continuing partners would be liable for any Income Tax, Stamp Duty or any other tax or duty arising on the partnership firm due to retirement of the partners Tarun Goel and Duksh Goel. Further it is also agreed that in case any liability of income tax or any other tax or duty arises for period before the date of retirement then also the continuing partners would be liable for the same.
9. The profit share ratio of continuing partners would be as under :-

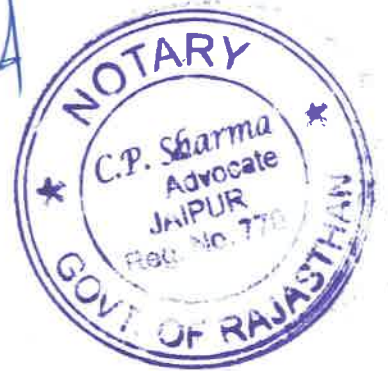
Name of the Partners	Profit sharing ratio
Shashikant Sharma	80% (Eighty Percent)
Chandra Shekhar Sharma	20% (Twenty Percent)

Tarun Goel

Shashikant Sharma

Duksh Goel

Chandra Shekhar Sharma



ATTESTED
NOTARY
Tehsil Jaipur/District Jaipur

11 JUN 2023

10. That the partnership firm is engaged in the business of development and sale of plots. The project of the firm is at Gram Madau, Tehsil Sanganer, Jaipur which is under construction wherein the work of levelling, road building, water and sewerage, electric work, JDA, RERA etc. is pending. The existing partners Tarun Goel and Duksh Goel are very busy in their furniture business and are finding it difficult to manage the works of the real estate project of the firm. Therefore Tarun Goel and Duksh Goel are retiring from the firm and all the pending work of the firm would be taken care by the Continuing Partners in responsible manner. The Continuing Partners hereby assure the retiring partners that the ongoing project would be completed within the given timeline and all the qualitative parameters would be met. In case any liability arises in future for delay in project or due to lack of quality then only Continuing Partners would be responsible for it.

11. That retiring partners will not be liable to the business carried on by the firm w.e.f. 01.06.2023

IN WITNESS WHEREOF the Partners have put their respective hands the day and year first hereinabove written.

Retiring Partners

1.

Tarun Goel

2.

Duksh Goel

Continuing Partners

1.

Shubh

2.

[Signature]

IN THE PRESENCE OF WITNESS OF :-

1.

[Signature]

N.K. Choudhary
Keshopura Ajmer Road
Jaipur

2.

[Signature]

36 Krishna Nagar
Officers Enclave
Kalwar Road, Jhotwara
Jaipur

ATTESTED

11 JUN 2023

[Signature]
NOTARY
Tehsil Jaipur District Jaipur

P2114 20/6/2023 3903
7.2
Aashish

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

Fee Receipt

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

Print Date : 26-07-2024 3:22 PM

Fee Receipt No	: 202402016012626	Receipt Date	: 26/07/2024
Name	: SHASHI KANT SHARMA,	Document S. No.	: 202401016010735
Address	: 81/33 ,MANOHAR VILLA ,JAIPUR ,JAIPUR		
Document Type	: Supplementary Deed/Correction Deed		
Face Value	: ₹ 0	Estimated Value	: ₹ 0
Ord-Registration Fee	: ₹ 200	Fee of Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 150	Stamp Duty	: ₹ 500
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	: ₹ 1150
		Total Amount	: ₹ 1150

Mode of Payment (#Mode Number Amount #)

eStamp IN-RJ55599870853243W ₹ 650 # e-Registration Receipt RJ1532472081096 ₹ 500

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR



Government of Rajasthan e-Registration Fee Receipt

SECOND COPY

Unique ID: 24072643551R
Receipt Date: 26-JUL-2024 15:12
R Location: JAIPUR-II
Receipt No: RJ1532472081096
Name Of Seller: SHASHI KANT SHARMA
Name Of Buyer: CHANDRA SHEKHAR SHARMA
Type of Document: 24 - Supplementary Deed- (Ii) Supplementary Deed When Original Instrument Has Been Duly Stamped
ACC Reference: NONSH/ASHOK KUMAR DADLANI/SHASTRI NAGAR



Paid Fees

Particulars

Amount (Rs.)

Registration Fees

₹ 200

Copy of Fees

₹ 0

Late Fees

₹ 0

Other Charges

₹ 0

Total Amount

₹ 500

Grand Total

₹ 510

(Rupees Five Hundred Ten Only)

Particulars

Amount (Rs.)

CSI

₹ 300

Record Inspection Fees

₹ 0

Commission Fees

₹ 0

Service Charges

₹ 10



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

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

Certificate No.

: IN-RJ55599870853243W

Certificate Issued Date

: 19-Jul-2024 07:30 PM

Account Reference

: NONACC (SV)/ rj3130904/ SANGANER/ RJ-JP

Unique Doc. Reference

: SUBIN-RJRJ313090497276433676048W

Purchased by

: GANPATI GREENS

Description of Document

: Article 24 Supplementary Deed- (ii) Supplementary Deed when original instrument has been duly stamped

Property Description

: Mansarovar, Jaipur

Consideration Price (Rs.)

: 0
(Zero)

First Party

: GANPATI GREENS

Second Party

: NA

Stamp Duty Paid By

: GANPATI GREENS

Stamp Duty Payable (Rs.)

: 500
(Five Hundred only)

Surcharge for Infrastructure Development (Rs.)

: 50
(Fifty only)

Surcharge for Propagation and Conservation of Cow (Rs.)

: 50
(Fifty only)

Surcharge for Relief from Natural and Man-made Calamities (Rs.)

: 50
(Fifty only)

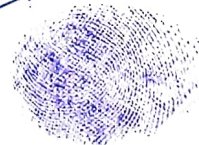
Stamp Duty Amount(Rs.)

: 650
(Six Hundred And Fifty only)

Shah



Shah



RS 0000241465

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shilestamp.com' or using e-Stamp Mobile App or Stock Holding. 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.



SUPPLEMENTARY PARTNERSHIP AGREEMENT DEED

This Supplementary Deed of partnership is made on this 26-07-2024
between:

1. Shri Shashi Kant Sharma (PAN: AHNPS6527N) S/o Late Shri Kailash Chand Sharma, residing at 81/33, 'Manohar Villa' Patel Marg, Mansarover, Jaipur - 302020, which expression shall, unless it be repugnant to the subject or thereof, include their legal heirs, successors, nominees and permitted assignees and hereinafter called the **Existing Designated Partner**, the party of the **FIRST PART**.
2. Shri Chandra Shekhar Sharma (PAN: ANWPS2035A) S/o Late Shri Kailash Chand Sharma, residing at 119/552, Agarwal Farm, Mansarover, Jaipur 302020, which expression shall, unless it be repugnant to the subject or thereof, include their legal heirs, successors, nominees and permitted assignees and hereinafter called the **Existing Designated Partner**, the party of the **SECOND PART**.

उप पंजीयक द्वितीय
जयपुर

Shashi



Chandra





Presentation Endorsement

Print Date: 7/26/2024 3:25:45 PM

आज दिनांक 26 माह 07 सन् 2024 को 03:07 PM बजे
श्री/श्रीमती/सुश्री SHASHI KANT SHARMA पुत्र/पुत्री/पत्नि श्री LATE SHRI
KAILASH CHAND SHARMA
उम्र 45 वर्ष, जाति 0-BRAHMIN, व्यवसाय Business
निवासी House No.:81/33, Colony: MANOHAR VILLA, Area: PATEL
MARG, MANSAROVAR, City: JAIPUR, Pin code: 302020, District:
JAIPUR, State: RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202401016010735

हस्ताक्षर उप पंजीयक, जयपुर
उप पंजीयक, जयपुर (द्वितीय) (राज.)
SUB-REGISTRAR, JAIPUR-II

Supplementary Deed -(ii) Supplementary Deed when original instrument has been duly stamped

Fees Receipt Endorsement

Print Date: 7/26/2024 3:25:45 PM

रसीद नं.	202402016012626
दिनांक	26-07-2024
पंजीयन शुल्क ₹	200
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	500
कमी सरचार्ज शुल्क ₹	150
मौका निरीक्षण शुल्क ₹	0
कुल योग	1150

202401016010735

Supplementary Deed -(ii) Supplementary Deed when original instrument has been duly stamped

Mode of Payment (#Mode Number Amount #)

e-Registration Receipt

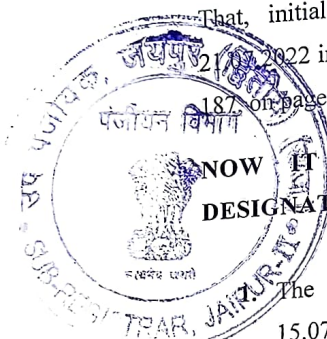
RJ1532472081096 ₹ 500 # eStamp IN-

RJ55599870853243W ₹ 650



ALL THE PARTNERS SHALL BE INDIVIDUALLY REFERRED TO AS A DESIGNATED PARTNER OR PARTY AND COLLECTIVELY AS DESIGNATED PARTNERS OR PARTIES

WHEREAS The existing designated partners were carrying on the business of Real Estate under the name and style of **M/S GANPATI GREENS** having registered office situated at 119/552, Agarwal Farm, Mansarover, Jaipur (Raj.) in terms of initial Partnership Deed dated 15.07.2022, Partnership Deed dated 30.03.2023 and Retirement Deed dated 01.06.2023 respectively.



That, initial Partnership Deed dated 15.07.2022, was duly registered on 21/08/2022 in the office of Sub Registrar-II, Jaipur in its book no. 4, Volume No. 187 on page no. 72 bearing serial no. 202203016400386.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE DESIGNATED PARTNERS HERETO AS UNDER: -

The Agreement is supplemental to initial Partnership Deed dated 15.07.2022, Partnership Deed dated 30.03.2023 and Retirement Deed dated 01.06.2023 executed between the partners of the Firm on the terms of which the mutual rights and duties of the partners and their rights and duties in relation to the Partnership Firm is determined.

2. That all the designated partners are agreeing to register all the supplementary deeds under The Rajasthan Stamp Act, 1998.
3. That all other terms and conditions as mentioned in the initial Partnership Deed dated 15.07.2022, Partnership Deed dated 30.03.2023 and Retirement Deed dated 01.06.2023 shall remain unaltered.

Except as modified by this Agreement, initial Partnership Deed dated 15.07.2022, Partnership Deed dated 30.03.2023 and Retirement Deed dated 01.06.2023 respectively shall hereafter be read and constructed as if the same had been executed by the existing designated partners.





Endorsement of Execution

Print Date: 7/26/2024 3:25:45 PM

अनु क्र. पक्षकारों का नाम व पता

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री SHASHI KANT SHARMA, पुत्र/पुत्री/पति श्री LATE SHRI KAILASH CHAND SHARMA, व्यवसाय Businessजाति 0-BRAHMIN House No.:81/33, Colony: MANOHAR VILLA, Area: PATEL MARG, MANSAROVAR, City: JAIPUR, Pin code: 302020, District: JAIPUR, State: RAJASTHAN			Executant Age : 45 Signature :
2	श्री/श्रीमती/सुश्री CHANDRA SHEKHAR SHARMA, पुत्र/पुत्री/पति श्री KAILASH CHAND SHARMA, व्यवसाय Businessजाति 0-BRAHMIN House No.:81/38, Colony: PATEL MARG, Area: MANSAROVAR, City: JAIPUR, Pin code: 302020, District: JAIPUR, State: RAJASTHAN			Executant Age : 47 Signature :

ने लेख्यपत्र Supplementary Deed -(ii) Supplementary Deed when original instrument has been duly stamped को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

प्रतिफल राशि रु 0/- पूर्व में / मेरे समक्ष / में से रु 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 हैं।

अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/सुश्री CHANDRA KANT SHARMA, पुत्र/पुत्री/पति श्री MANOHAR LAL SHARMA जाति BRAHMIN Age: 55 Add: House No.:124/479, Colony: THADI MARKET, Area: MANSAROVAR, City: JAIPUR, Pin code: 302020, District: JAIPUR, State: RAJASTHAN			Signature
2	Name: श्री/श्रीमती/सुश्री DEEPANSHU SHARMA, पुत्र/पुत्री/पति श्री CHANDRA KANT जाति BRAHMIN Age: 26 Add: House No.:124/479, Colony: AGARWAL FARM, Area: MANSAROVER, City: JAIPUR, Pin code: 302020, District: JAIPUR, State: RAJASTHAN			Signature

202401016010735

उप पंजीयक, JAIPUR-II

Supplementary Deed -(ii) Supplementary Deed when original instrument has been duly stamped

उप पंजीयक द्वितीय
जयपुर



IN WITNESS WHERE OF THIS SUPPLEMENTAL AGREEMENT IS
SIGNED BY THE PARTIES HERE TO THE DAY 26 MONTH JULY AND
YEAR 2024 AS ABOVE WRITTEN.

FOR GANPATI GREENS

Signature:



Name: Shri Shashi Kant Sharma

(Existing Designated Partner)

Signature:



Name: Shri Chandra Shekhar Sharma

(Existing Designated Partner)

Witness to above signature



(1)

Signature:

Name: SHRI CHANDRA KANT SHARMA S/O SHRI MANOHAR LAL
SHARMA

ADDRESS: 124/479, AGARWAL FARM, MANSAROVAR, JAIPUR - 302020



Signature:

Name: DEEPANSHU SHARMA S/O CHANDRA KANT

ADDRESS: 124/479, AGARWAL FARM, MANSAROVAR, JAIPUR - 302020

Registration Endorsement

Print Date: 7/29/2024 11:27:34 AM

आज दिनांक 29/07/2024 को
पुस्तक संख्या 1 जिल्द संख्या 1613 में
पृष्ठ संख्या 169 क्रम संख्या 202403016109542 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 6440 के
पृष्ठ संख्या 425 से 432 पर चस्पा किया गया।

202401016010735

Supplementary Deed -(ii) Supplementary Deed when original instrument has been duly stamped

उप पंजीयक, JAIPUR-II

उप पंजीयक (द्वितीय)
जयपुर

