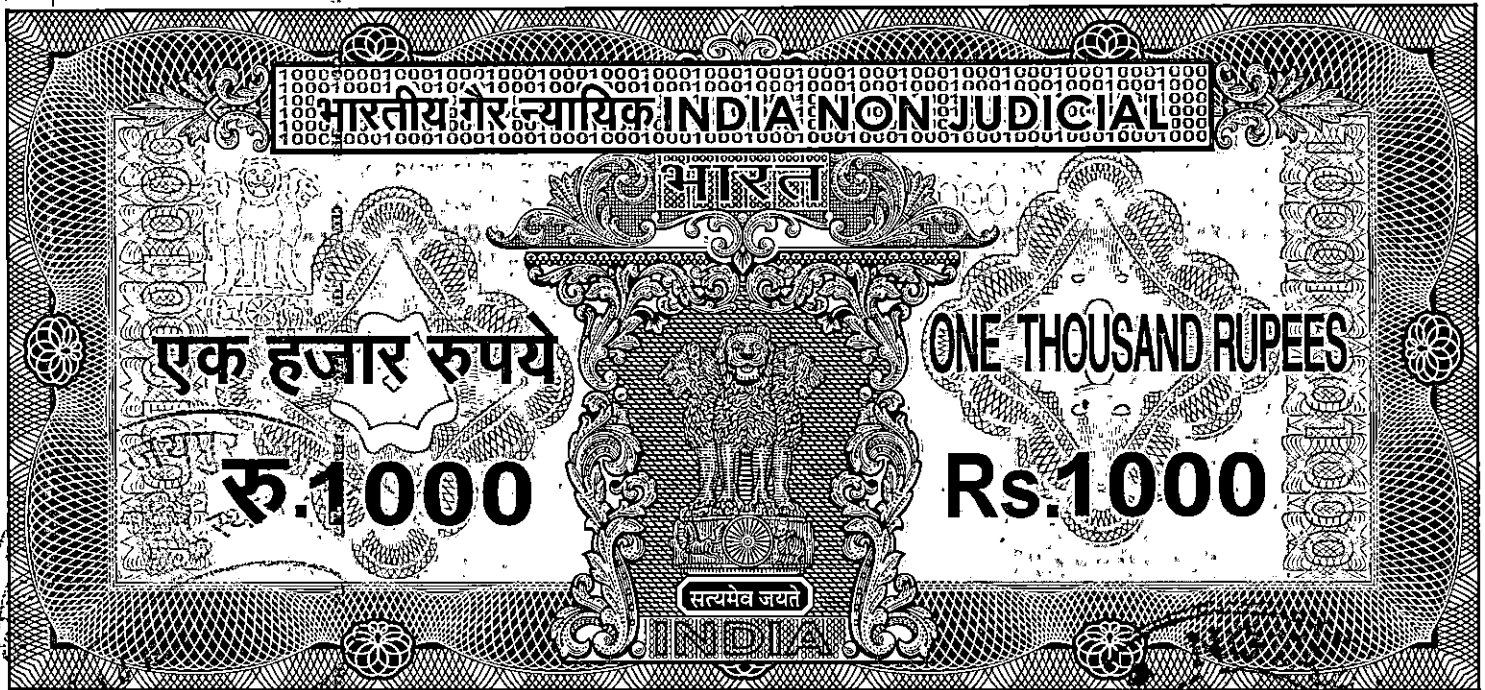




DEED OF PARTNERSHIP

THIS DEED OF PARTNERSHIP made this 26th Day of April 2023 between:

1. Shri Vishnu Kumar Gupta S/o Ram Gopal Agarwal, aged 43 years, Resident of B-27-28, Gokul Vatika, Near Jawahar Circle, Jaipur Rajasthan, 302018, which expression shall, unless it be repugnant to the subject or context thereof, include his legal heirs, successors, nominees and permitted assignees.

1st

Party

2. Shri Mukesh Yadav S/o Shri Gopal Lal Yadav, Aged 38, R/o Village Muhana, Tehsil Sanganer, Jaipur -302029, which expression shall, unless it be repugnant to the subject or context thereof, include his legal heirs, successors, nominees and permitted assignees.

2ND

Party

3. Sunil Nandwana S/o Shri Babu Lal Nandwana, Aged 43, R/o 51 Muhana, Jaipur -302029, which expression shall, unless it be repugnant to the subject or context thereof, include his legal heirs, successors, nominees and permitted assignees.

3RD Party

For Dev Bhoomi Developers

[Signature]
Partner

For Dev Bhoomi Developers

[Signature]
Partner

For Dev Bhoomi Developers

[Signature]
Partner

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NOTARY PUBLIC
JAIPUR DISTT

28 APR 2023

क्रमांक 345 दिनांक 25/4/2023

पुद्राक का मूल्य 1000x2 = 2000/-

क्रेता का नाम Dev Bhaumi

पिता का नाम Develapada

निवासी 158 Mahaveer Nagar - B Goliyawa

वास्ते Partnership Deed Mansarovar Jain

क्रेता विवेक

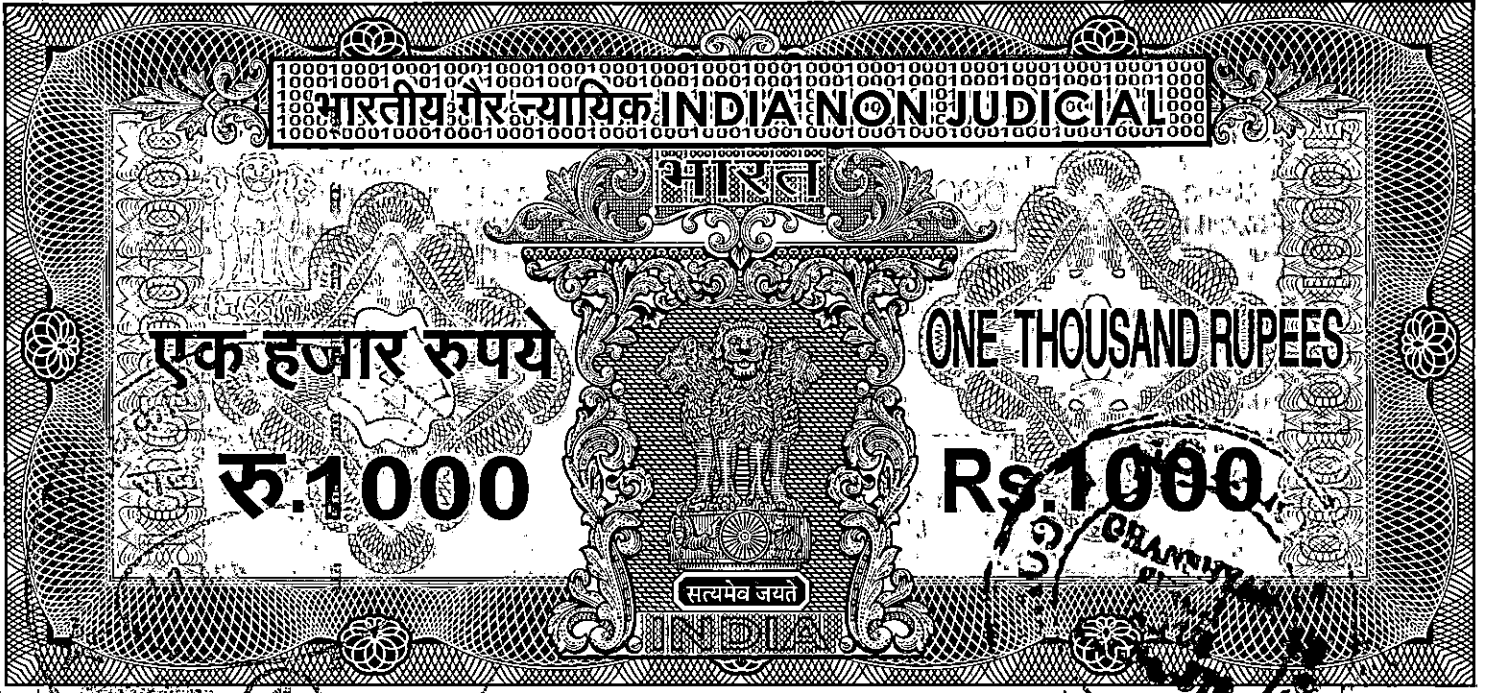
राजस्थान स्टाम्प अधिनियम 1998 अन्तर्गत
स्टाम्प राशि पर प्रभाविता अधिभार

(1) आधारभूत प्रत्येक 100/- के लिये
(धारा 3 क) 0% 100/-

(2) गाय और उसकी 200/- के लिये
(धारा 3 ख) 200/-

कुल 300/-
हस्ताक्षर स्टाम्प देखें

प्रमाण दत्त
सा स्टाम्प विवेक
ला.नं. 113/2011-12
64/388, हीरा पथ
मानसरोवर जयपुर



WHEREAS the above mentioned parties intended to carry on business in partnership of purchase, sale and development of land, allotment of patta, 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 **DEV BHOOMI DEVELOPERS** and WHEREAS, the Parties here to hereby mutually desired that the terms & conditions

of this partnership be reduced to writing to avoid any sort of misunderstanding amongst them in future.

NOW THIS INDENT TRUE WITNESSES AS UNDER:

1. That the partnership shall be deemed to have commenced with effect from 26th April 2023.
2. That the business of partnership shall be carried on under the name and style of **DEV BHOOMI DEVELOPERS** or such other name and style as may be decided by the parties from time to time.
3. That the Principal place of the partnership business shall be situated at **158 Mahaveer Nagar B, Near Baba Paradise, Golyawas Jaipur Rajasthan 302020** or such other place/ places as the parties may

For Dev Bhoomi Developers

[Signature]
Partner

For Dev Bhoomi Developers

[Signature]
Partner

For Dev Bhoomi Developers

[Signature]
Partner

ATTESTED
[Signature]
NOTARY PUBLIC
JAIPUR DIST.

28 APR 2023

क्रमांक 345 दिनांक 25/4/2023

पुद्राक का मूल्य 100x2=200/-

केता का नाम Dev Bhoami

पिता का नाम Developers

निवासी 158, Mahaveer Nagar - 6 Gurgaon

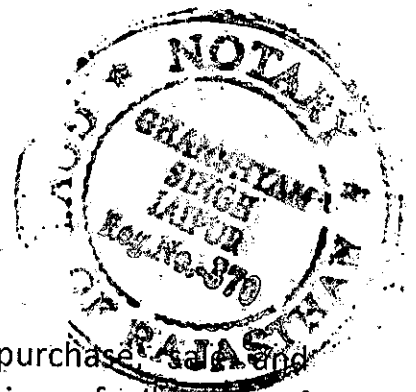
घास्ते Partner Ship Dev Mansarovar

केता जितेंद्र

राजस्थान स्टाम्प अधिनियम 1998 अस्तंगत
स्टाम्प राशि पर प्रभाविता अधिभार

(1) आधारभूत प्रवर्धन	मरिधाओं हेतु
(घारा 3 क) 4% रु०	200/-
(2) गाय और उसकी	मरिधाओं हेतु
(घारा 3 ख) 2% रु०	200/-
कुल रु०	400/-
हस्ताक्षर	स्टाम्प

प्रमाण देवा
ला. स्टाम्प विक्रेता
ला. नं. 193/2011-12
84/1000, डीरा पथ
मानसरोवर जयपुर



4. That the business of partnership firm 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
5. (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 higher or lower rate as may be maximum prescribed 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 interests shall be calculated and credited to the account of each partner at the close of the accounting year.
- (B) However, in case of loss or lower income, rate of interest will be reduced proportionately so as to make the income as NIL
- (C) The Partners will be allowed to withdraw from their Current Accounts the credit of profit and such other sums 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 interest 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:
- | | |
|-----------------------------|--------|
| 01. Shri Vishnu Kumar Gupta | 40.00% |
| 02. Shri Mukesh Yadav | 40.00% |
| 03. Shri Sunil Nandwana | 20.00% |

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

For Dev Bhoomi Developers
1836 Partner

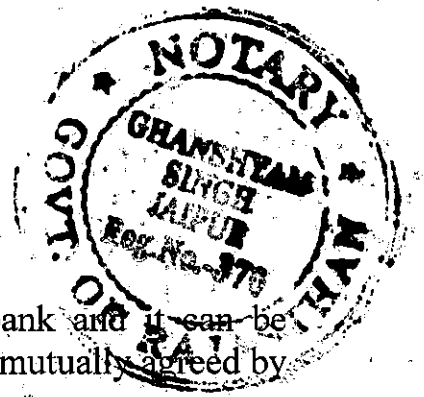
For Dev Bhoomi Developers
Partner

For Dev Bhoomi Developers

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7. That bank account may be opened in any of the bank and it can be operated under the signature of any two partners or as mutually agreed by all 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. 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. BANK, FI, NBFC etc.) Such clause(s) shall have no effect during the currency of loan provided by said financial institution.
13. 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.
14. That the partnership is AT WILL and any party can retire from the partnership by giving one month notice in writing.
15. That any two partners is authorised to represent and submit documents etc. in all the Govt Departments, Jaipur Nagar Nigam, JDA, or other local bodies for various approvals on behalf of the firm or as mutually decided by the partners from time to time.
16. That transfer/ sell/ mortgage the property of the firm or issue pattas, allotment letters on behalf of the firm can be done under the joint signatures of any two partner or as mutually decided by the partners from time to time.

For Dev Bhoomi Developers

53 Partner

For Dev Bhoomi Developers

Partner

For Dev Bhoomi Developers
Partner

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JAIPUR DISTT
28 APR 2023

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 in case of any dispute among the parties the matter shall be referred to a sole arbitrator to be mutually appointed by the parties as per the provisions of Indian Arbitration and Conciliation Act, 1996 and amendments thereto. The expenses regarding arbitration shall be borne by the firm. The decision of the arbitrators shall be accepted by all the parties. The venue of arbitration proceedings shall be Jaipur, Rajasthan
19. That notwithstanding anything contained in the Indian Partnership Act, it is hereby mutually agreed to by and between the partners that in case of death of any one or more partners, the firm shall not be dissolved but shall continue to be carried on by and between the surviving partners and the legal heirs of the deceased partner on the same terms and conditions or such terms and conditions as mutually agreed upon. It is hereby further clarified that it shall be deemed as change in constitution and not succession.
20. That the provisions of Indian Partnership Act shall apply to all matters not specified in this deed of partnership.

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

Witness :

Sumil Kumar Yadav
S/o Ganesh Kumar Yadav
Village Muhani, Sayan, Jaipur

29/04/23
Someshwar Prasad Yadav
S/o Banshi Ram Yadav
Village - Nangal Tuli das
Jamawar samgarh, Jaipur

For Dev Bhoomi Developers

Signature of 1st Party

Partner
Signature of 2nd Party

For Dev Bhoomi Developers
Partner
Signature of 3rd Party

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JAIPUR DISTT

28 APR 2023