

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



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Duksh

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जयपुर

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

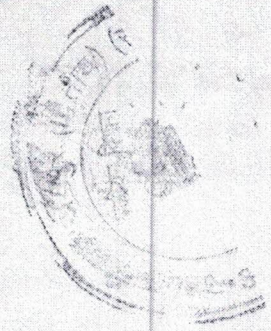
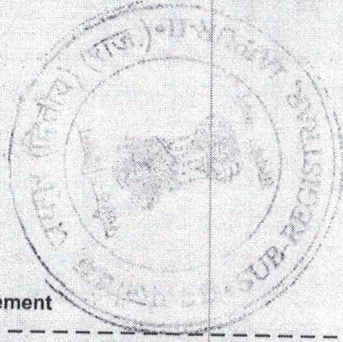
NOW THEREFORE THIS INDENTURE IS AS UNDER:

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


Subodh

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



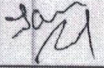
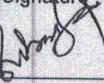


and or residential, office, industrial, institutional or commercial complex, securing lands, private or Government and sale, resale, trade, transfer, give, on lease by providing with all amenities or conveniences thereon by consolidating, subdividing, development and re-development thereof and securing 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



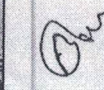
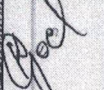
Endorsement of Execution

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.

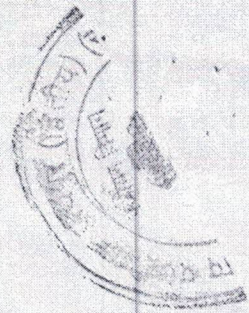
In Case of retirement of any Partner as provided in above clause, account will be taken to the date of retirement and retiring partner will be entitled to such share of profit or liable for such share of loss in the business as on that date.

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, 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, 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

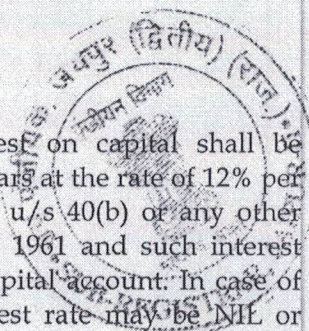
The stamp duty paid in this respect will be borne by the said Partnership Firm. After registration of the deed in the sub registrar office Jaipur the ownership would be transferred in the favour of partnership firm.



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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.

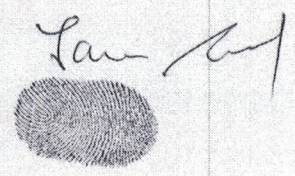
12. **BORROWINGS:** The Firm may borrow funds whenever required for the purpose of its business from Banks, Financial Institutions, NBFC, such other person or persons and on such terms & conditions as the partners may determine.

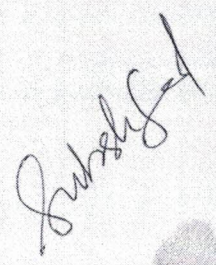
13. **BANK ACCOUNT OPERATIONS:** That all the Bank Accounts of the firm shall be opened in the name of the firm "GANPATI GREENS" and shall be operated by 'ANY ONE' of the partners.

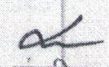
14. That all the necessary and proper books of account together with all letters, papers or writing concerning/belonging to the partnership shall be regularly maintained and any partner or his authorized agent shall at all time have access and right to inspect and copy the same.

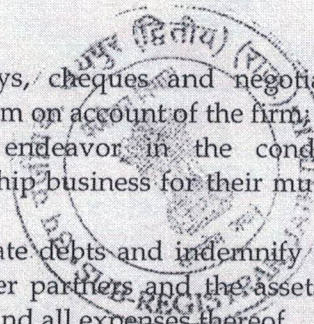
15. That the number of staff to be appointed, their salaries & incentives will be decided by mutual consent of the partners.

16. That each partner shall: -






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- (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.

Sanjay



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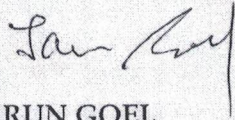
Subeish



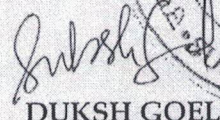
उप पंजीयक द्वितीय
जयपुर

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

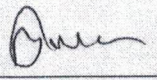


TARUN GOEL
PAN: ABTPG9246Q

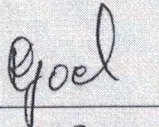


DUKSH GOEL
PAN: AXIPG6529M

IN THE PRESENCE OF WITNESS OF: -

1. 

महजन श्री ॥ गणपतिराज श्री ॥
गानमरीये जयपुर

2. 

श्री ॥ गणपतिराज श्री ॥
गणमरीये जयपुर


सुब पंजीयक द्वितीय
जयपुर

