

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

Fee Receipt

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

Print Date : 28-05-2024 11:30 AM

Fee Receipt No	: 202402022011298	Receipt Date	: 28/05/2024
Name	: MUKESH YADAV,	Document S. No.	: 202401022009578
Address	: 0,0 ,JAIPUR ,JAIPUR		
Document Type	: Instrument of Partnership		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 600	Stamp Duty	: ₹ 2000
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
Site Inspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 2900
		Total Amount	: ₹ 2900

Mode of Payment (#Mode Number Amount #)

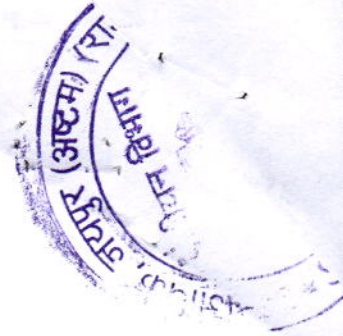
e-Gras Challan 89919740 ₹ 2900

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR



e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0089919740



Payment Date: 28/05/2024 10:12:18

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

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	200.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	200.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	200.00
4	0030-03-800-01-00-अन्य प्रप्तियां	300.00
5	0030-02-103-01-00-दस्तावेजों के मुद्रांकन/कमी मुद्रांक हेतु प्राप्त आय	2000.00

Commision(-):

0.00

Total/NetAmount:

2900.00

Two Thousand Nine Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: VISHNU KUMAR GUPTA MUKESH YADAV AND SUNIL NANDWANA	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): JAIPUR(302020)
Address:158, MAHAVEER NAGAR-B, NEAR BABA PARADISE, GOLYAWAS, JAIPUR	Remarks:DEED OF PARTNERSHIP-DEV BHOOMI DEVELOPERS- ADD.158, MAHAVEER NAGAR-B, NEAR BABA PARADISE, GOLYAWAS, JAIPUR

Payment Details:

Bank:	State Bank Of India	Challan No. -	0
Date:	28/05/2024 10:12:18	Bank CIN No:	SBIN8991974028052024
		Refrence No:	IK0CTTGZ18

Computer generated copy on : 28/05/2024

Courtsy : <https://Egras.rajasthan.gov.in>

For Dev Bhoomi Developers

Partner

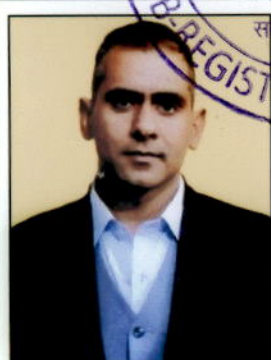
For Dev Bhoomi Developers

Partner

For Dev Bhoomi Developers

Partner





DEED OF PARTNERSHIP

THIS DEED OF PARTNERSHIP made this 27th Day of May 2024 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.

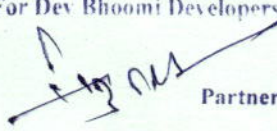
1st Party

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

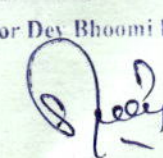
3. Sunil Nandwana S/o Shri BabuLal Nandwana , Aged 43, R/o 51 Muhana, Teh. Sanganer, Jaipur -302029 , which expression shall, unless it be repugnant to the subject or context thereof, include his legal heirs, successors, nominees and permitted assignees.

3RD Party

For Dev Bhoomi Developers

Partner

For Dev Bhoomi Developers

Partner

For Dev Bhoomi Developers

Partner

००१
उप पंजीयक (अष्टम)
(पंजीयन एवं मुद्रांक विभाग)
मानसरोवर, जयपुर





2



WHEREAS the above mentioned parties intended to carry on business in partnership of purchase, sale and development of land, allotment of pattas, construction of all kinds of building and shopping malls, developing complexes, colonies, vihar working as real estate dealer etc. under the name and style of **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 INDENTRUE 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 hereto decide mutually from time to time and business can also be carried on at other places.
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

For Dev Bhoomi Developers
Partner

For Dev Bhoomi Developers
Partner

For Dev Bhoomi Developers
Partner



Presentation Endorsement

आज दिनांक 28 माह 05 सन् 2024 को 11:17 AM बजे
श्री/श्रीमती/सुश्री VISHNU KUMAR GUPTA पुत्र/पुत्री/पत्नि श्री SHRI RAM
GOPAL GUPTA
उम्र 45 वर्ष, जाति 0-MAHAJAN, व्यवसाय Business
निवासी House No.:B-27-28, Colony: GOKUL VATIKA, Area: NEAR
JAWAHAR CIRCLE, JAIPUR, City: JAIPUR, Pin code: 302018,
District: JAIPUR, State: RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202401022009578

हस्ताक्षर उप पंजीयक,
JAIPUR-VIII

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

रसीद नं.	202402022011298
दिनांक	28-05-2024
पंजीयन शुल्क ₹	0
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	2000
कमी सरचार्ज शुल्क ₹	600
मौका निरीक्षण शुल्क ₹	0
कुल योग	2900

202401022009578

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-Gras Challan 89919740 ₹ 2900

Endorsement of Execution

उप पंजीयक (अष्टम)
(पंजीयन एवं मुद्रांक विभाग)
मानसरोवर, जयपुर

उप पंजीयक, JAIPUR-VIII

उप पंजीयक (अष्टम)
(पंजीयन एवं मुद्रांक विभाग)
मानसरोवर, जयपुर



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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.

7. That bank account may be opened in any of the bank and it can be operated under the signature of any two partner 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

For Dev Bhoomi Developers

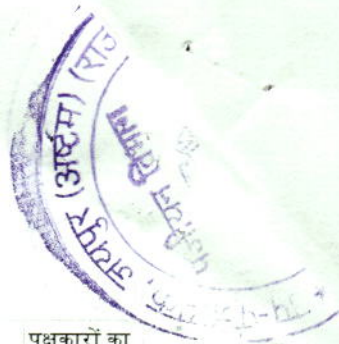
Partner

For Dev Bhoomi Developers

Partner

For Dev Bhoomi Developers

Partner



अनु क्र. पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1 श्री/श्रीमती/सुश्री VISHNU KUMAR GUPTA, पुत्र/पुत्री/पति श्री SHRI RAM GOPAL GUPTA, व्यवसाय Business जाति 0-MAHAJAN House No.: B-27-28, Colony: GOKUL VATIKA, Area: NEAR JAWAHAR CIRCLE, JAIPUR, City: JAIPUR, Pin code: 302018, District: JAIPUR, State: RAJASTHAN			Executant Age : 45 Signature :
2 श्री/श्रीमती/सुश्री MUKESH YADAV, पुत्र/पुत्री/पति श्री SHRI GOPAL LAL YADAV, व्यवसाय Business जाति 0-AHIR House No.: 0, Colony: 0, Area: VILLAGE- MUHANA, TEH. SANGANER, JAIPUR, City: JAIPUR, Pin code: 302029, District: JAIPUR, State: RAJASTHAN			Claimant Age : 39 Signature :
3 श्री/श्रीमती/सुश्री SUNIL NANDWANA, पुत्र/पुत्री/पति श्री BABU LAL NANDWANA, व्यवसाय Business जाति 0-BOHRA House No.: 51, Colony: 0, Area: VILLAGE- MUHANA, TEH. SANGANER, JAIPUR, City: JAIPUR, Pin code: 302029, District: JAIPUR, State: RAJASTHAN			Claimant Age : 44 Signature :

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

प्रतिफल राशि रु 0/- पूर्व में / मेरे समक्ष / मैं 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 RAMAVTAR PRAJAPAT, पुत्र/पुत्री/पति श्री SHRI LAXMINARAYAN KUMHAR जाति KUMHAR Age: 25 Add: House No.: 0, Colony: 0, Area: VILLAGE- MUHANA, TEH. SANGANER, JAIPUR, City: JAIPUR, Pin code: 302029, District: JAIPUR, State: RAJASTHAN			Signature
2 Name: श्री/श्रीमती/सुश्री ANIL TODAWAT, पुत्र/पुत्री/पति श्री GOPAL TODAWAT जाति JAT Age: 30 Add: House No.: 0, Colony: 0, Area: VILLAGE- MUHANA, TEH. SANGANER, JAIPUR, City: JAIPUR, Pin code: 302029, District: JAIPUR, State: RAJASTHAN			Signature

202401022009578

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, JAIPUR-VIII
उप पंजीयक (अष्टम)
पंजीयन एवं मुद्रांक विभाग)
मानसरोवर, जयपुर



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 partner 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.
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.

For Dev Bhoomi Developers

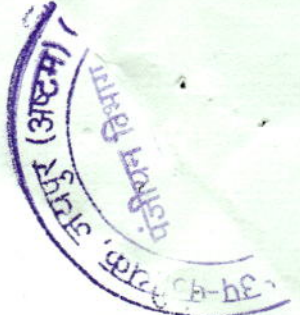
Partner

For Dev Bhoomi Developers

Partner

For Dev Bhoomi Developers

Partner



Registration Endorsement

आज दिनांक 29/05/2024 को
पुस्तक संख्या 4 जिल्द संख्या 71 में
पृष्ठ संख्या 52 क्रम संख्या 202403022400385 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 4 जिल्द संख्या 142 के
पृष्ठ संख्या 149 से 163 पर चस्पा किया गया।

202401022009578

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, JAIPUR-VIII

उप पंजीयक (अष्टम)
(पंजीयन एवं मुद्रांक विभाग)
मानसरोवर, जयपुर

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.

For Dev Bhoomi Developers

[Signature]
Partner

Signature of 1st Party

For Dev Bhoomi Developers

[Signature]
Partner

Signature of 2nd Party

For Dev Bhoomi Developers

[Signature]
Partner

Signature of 3rd Party

Witness : 1. Ramavtar prajapat s/o Laxminarayan kumhar aged about 25 yeas R/o village- Muhana, the. Sanganer, jaipur

2. Anil Todawat s/o Gopal Todawat aged about 30 Years R/o Village- Muhana, Teh. Sanganer, Jaipur

20/1
उप पंजीयक (अष्टम)
(पंजीयन एवं मुद्रांक विभाग)
मानसरोवर, जयपुर

