



ग्राम पंचायतीय नामांकन
कानूनी लेखन

छत्तीसगढ़ CHHATTISGARH

E 515874

DEED OF PARTNERSHIP

STAMP 386500/-

WHEREAS the parties namely:-

1. Shri Sant Ram Sahu, S/o. Late Shri M. R. Sahu,
 2. Shri Pardeshi Ram Sahu, S/o. Late Shri M. R. Sahu,
 3. Smt. Usha Sahu, W/o. Shri Sant Ram Sahu,
 4. Shri Dhirendra Sahu, S/o. Shri Sant Ram Sahu,
 5. Shri Devendra Kant Sahu, S/o. Shri Brijesh Sahu

AND the above parties have been carrying on business in the name and style of M/s. Geetanjali Constructions with it's head office at Ameri Road, Nehru Nagar, Bilaspur (C.G.) as Partnership Concern vide partnership deed executed on 01.04.2018.

AND

WHEREAS the parties hereto have agreed to continue to carry on the business in partnership.

AND

WHEREAS the above parties are desirous of reducing in writing the terms and conditions of partnership in order to avoid any kind of misunderstanding or dispute amongst them.

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Details of land: Amount in Rupees

Khasra No.	Area (Hectare)	Land owner	Contribution Value
923/1	0.178	P. R. Sahu	6,68,937
923/2	0.405	P. R. Sahu	8,74,300
935/1	0.263	P. R. Sahu	5,74,303
913	0.344	Usha Sahu	3,37,500
914	0.534	Usha Sahu	5,07,619
915/1	0.283	Usha Sahu	2,69,019
Total	2.007		32,31,678

Khasra No 923/1 & 923/2

North – Land of Geetanjali Constructions

South - Land of Geetanjali Constructions

East - Land of Geetanjali Constructions and Land of S. R. Sahu

West - Land of Geetanjali Constructions

Khasra No 935/1

North – Land of Geetanjali Constructions

South - Land of Geetanjali Constructions

East - Land of Geetanjali Constructions

West - Land (Khasra No.935/2)

Khasra No 913 & 914

North – Land of Geetanjali Constructions and Land of S. R. Sahu

South Land of Geetanjali Constructions and Land of B. R. Sahu

East - Land of Geetanjali Constructions

West - Land of Geetanjali Constructions

Khasra No 915/1

North – Land of Geetanjali Constructions

South - Land of Geetanjali Constructions and Land of Usha Sahu

East - Land of Geetanjali Constructions

West - Land of Usha Sahu

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(7.) That the profits & losses of the partnership business shall be divided between and borne by the partners as follows:-

S.No.	Name of the Partner	Share in Profit	Share in Loss
01.	Shri Sant Ram Sahu	30%	30%
02.	Shri Pardeshi Ram Sahu	20%	20%
03.	Smt.Usha Sahu	15%	15%
04.	Shri Dhirendra Sahu	10%	10%
05.	Shri Devendra Kant Sahu	25%	25%
	Total	100%	100%

(8.) That the books of accounts of firm shall be maintained regularly at head office and each party shall be entitled to see, examine and take extracts from the same and the accounting year of the firm shall be 31st March ending.

(9.) It is further agreed that all the parties are entitled and duly authorized to represent the firm before any local authority, State Government, Central Government or any other authority and to enter in to any kind of contract or other undertaking and to execute and perform all obligations and to sign agreements, receipts, payments, transfer conveyances on behalf of the firm.

(10.) That the bank account or accounts shall be opened in the name of the firm and which shall be operated by any one partner individually and is also authorized to borrow, if need, from any bank(s) or financial institution(s) on behalf of the firm after written consent of remaining partners.

(11.) That the partner shall not be entitled to transfer, sell or assign his/her interest or share of this partnership without the written consent of the remaining partner(s).

(12.) That the insolvency, death or liquidation as the case may be of any party or parties shall not dissolve the firm in-so-facto but it shall be continued by the remaining partners with legal representative of the

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05. Shri Devendra Kant Sahu, S/o Shri Brijesh Sahu, aged about 30 years, R/o House No. 95, Sahu Sadan, Geetanjali Vihar Phase 2, Narmada Nagar, Bilaspur (C.G.) (here-in-after referred to as party no. 5.) (Adhaar No. 2787 0847 9986)

NOW THIS DEED OF PARTNERSHIP WITNESSETH AS UNDER:

- (1) That the name and style of the partnership business shall be M/s. Geetanjali Constructions or any other name or names as the partners may decide from time to time.
- (2) That the amended partnership shall be carried on Ameri Road, Nehru Nagar, Bilaspur (C.G.). However with mutual consent of the partners they may decide to open such branch or branches at such place or places as may be agreed upon.
- (3) That the duration of partnership shall be AT WILL.
- (4) That the amended partnership business shall be that of Colonizers, Builders, Developers, contractors and also shall deal in Immovable properties and Estate plots etc. and/or such other business or businesses as may be agreed by the partners from time to time.
- (5) That the capital contribution of the parties towards the capital of the partnership shall be according to the respective resources of the parties and the need of the firm. And interest @ 10% P.A. on the capital contribution by the partners shall be credited to their capital account. *Mr. Pardeshi Ram Sahu and Smt. Usha Sahu have contributed 0.846 Hectares and 1.161 Hectares of land located at Village- Khamtarai, Patwari Halka Number- 17, Rajasv Nirikshan Mandal- Bilaspur, Tehsil- Bilaspur, District- Bilaspur, C.G. bearing khasra number 923/1, 923/2, 935/1 and 913, 914, 915/1 as capital in the firm at an agreed value of Rs 32,31,678/- (Rupees Thirty two lacs thirty one thousand six hundred seventy eight only) (Market value is Rs. 1,90,66,500/- Rupees One Crore Ninety Lacs Sixty Six Thousand Five Hundred). All these lands are located within a distance of 1 K.M. from main road.*

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deceased or by themselves as per terms to be agreed by the remaining partners.

(13.) In view of the any difference of opinion regarding the partnership and/ or regarding the interpretation of any clause of the deed of partnership the same will be referred to arbitration and the award of such arbitrator or UMPIRE shall be final and binding on all the parties and their legal representative.

(14.) Subject to the aforesaid clauses, this partnership shall be governed by the Indian Partnership Act, 1932 for the time being in force.

IN WITNESS WHERE OF the parties to this deed have signed on the date mentioned here in above in the presence of the following witnesses:-

WITNESSES

1. राम सहु
राम सहु
राम सहु
राम सहु

2. योगेश पार्डेशी
योगेश पार्डेशी
योगेश पार्डेशी
योगेश पार्डेशी

3. उषा सहु
उषा सहु
उषा सहु
उषा सहु

4. धिरेन्द्र सहु
धिरेन्द्र सहु
धिरेन्द्र सहु
धिरेन्द्र सहु

5. देवेन्द्र कन्त सहु
देवेन्द्र कन्त सहु
देवेन्द्र कन्त सहु
देवेन्द्र कन्त सहु

SIGNATURE OF PARTNERS

1. संत राम सहु
(Shri Sant Ram Sahu)

2. पर्डेशी राम सहु
(Shri Pardeshi Ram Sahu)

3. उषा सहु
(Smt. Usha Sahu)

4. धिरेन्द्र सहु
(Shri Dhirendra Sahu)

5. देवेन्द्र कन्त सहु
(Shri Devendra Kant Sahu)

दस्तावेज संखक - हेमराज लाहोरानी
कामो. फिल्ड, विलासपुर

नागर्सा कामो. - 25

1) नियोजक का नाम - राम सहु

2) नियोजन कामो. नं. - १५/१/२८/०८-१८

नी वाई शीमा

२१/१/२८