



Registration and Stamp Department Madhya Pradesh

Registration Certificate

Registration Details

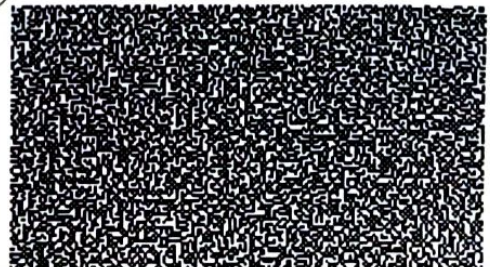
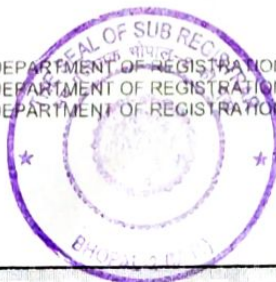
E-Registration Number	MP059702021A1990567
Registration Date	26/11/2021
Date of Printing e-Registration Certificate	26/11/2021
Market Value of Property (If Applicable)	43944000
Consideration / Secured / Premium Amount (Rs.)	0
Registration Fee (Rs.)	351552
Total Stamp Duty (Rs.)	878880
SR Name	yousuf mohammad
SRO Name	SUB REGISTRAR OFFICE BHOPAL 2

Owner-Self

Organisation Name	M/s Pradhan Homes
Authorized Person's Name	Shri Shivnav Pradhan
Address	4th Floor Pradhan Business Center, Ansal Pradhan Enclave Bhopal 462039 (M.P.), BHOPAL, Madhya Pradesh, INDIA
Organisation Name	M/s Pradhan Homes
Authorized Person's Name	Shri Pranav Pradhan
Address	4th Floor Pradhan Business Center, Ansal Pradhan Enclave Bhopal 462039 (M.P.), BHOPAL, Madhya Pradesh, INDIA
Organisation Name	M/s Pradhan Homes
Authorized Person's Name	Shri Shailendra Pradhan
Address	4th Floor Pradhan Business Center, Ansal Pradhan Enclave Bhopal 462039 (M.P.), BHOPAL, Madhya Pradesh, INDIA

Digitally signed
by MOHAMMAD
YOUSUF

Date: 2021.11.26
12:31:29 IST



स्वायात्सय कलेक्टर ऑफ स्टाम्पस
प्रमाण-पत्र

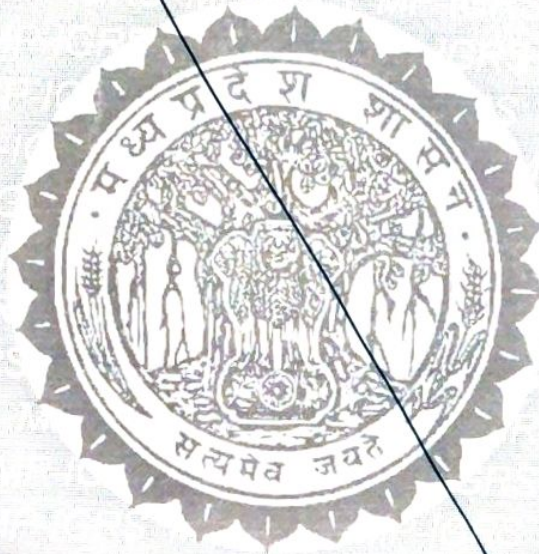
प्रमाणित किया जाता है कि प्रकरण क्रमांक 739/क-103/2020-81/
धारा-33 में पारित आदेश दिनांक 01/12/202 अनुसार
आदेशित राशि 246200 घालान क्रमांक 34021220211715712.
दिनांक 02/12/21 द्वारा जमा करने पर दस्तावेज यथा
मुद्रांकित किया जाता है।

कलेक्टर ऑफ स्टाम्पस
भोपाल-2 (म.प्र.)

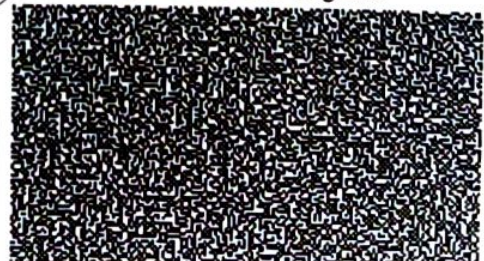
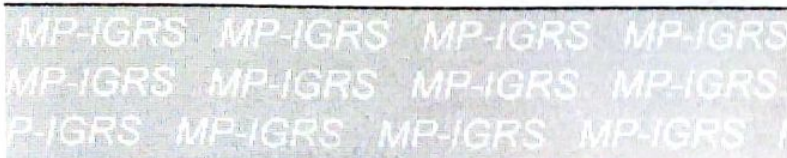




Name	Pranav Pradhan
Father/Husband's Name	Late Shri Devendra Pradhan
Address	Pradhan Villa, Ahmadpur, Kalan, Near Dana Pani Square, Bhopal-462039 (M.P.) Bhopal, Madhya Pradesh, INDIA
Organisation Name	M/s Pradhan Homes
Authorized Person's Name	Shri Abhinav Pradhan
Address	Pradhan Villa, Ahmadpur, Kalan, Near Dana Pani Square, Bhopal-462039 (M.P.)



Signature of Sub-Registrar





Registration and Stamp Department Madhya Pradesh

Certificate of Stamp Duty

E-Stamp Code 01010525112021016359
Total E-Stamp Amount 878880
Govt Stamp Duty (Rs.) 878880
Janpad Duty (Rs.) 0
Municipality Duty (Rs.) 0
Exempted Amount (Rs.) 0
Upkar Amount (Rs.) 0
E-Stamp Type NON JUDICIAL
Issue Date & Time 25/11/2021 19:23:37
Service Provider or Issuer Details ARCHANA KUMARI BHARDWAI/SP010541705201500828
SP/SRO/DRO/HO Details FLAT NO-71 PLOT NO-29-A RAJA PARISAR 3rd FLOOR MP NAGAR HUZUR BHOPAL

Deed Type Partnership
Deed Instrument where such share of contribution is brought by way of property two percent on the market value of such property. Explanation - where such share of contribution is brought by way of immovable property and cash, clauses (b) and (c) both shall apply.
Purpose Amended Partnership Deed

Organization Name M/s Pradhan Homes
Address 4th Floor Pradhan Business Center, Ansal Pradhan Enclave Bhopal 462039 (M.P.)
Number of Persons 4

Name ---
Address ---
Number of Persons ---

Amended Partnership Deed



Registration and Stamp Department Madhya Pradesh

Amended Partnership Deed

This deed of partnership executed on 14th day of January 2021,

1. Shri Shivan Pradhan S/o Shri Shailendra Pradhan, aged about 43 years, R/o 18 Ansal Pradhan Enclave E 8 Arera Colony Near Pani Square, Bhopal 462039 (M.P.) (hereinafter called the party of First Party) (PAN-AAZPP4979N)

2. Shri Pranav Pradhan S/o Late Shri Devendra Pradhan, aged 44 years, R/o Pradhan Villa, Ahmadpur Kalan, Near Dana Pani Square, Bhopal-462039 (M.P.) (hereinafter called the party of Second Party). (PAN-AAZPP4978P)

3. Shri Abhinav Pradhan S/o Late Shri Devendra Pradhan, (AAZPP4976D) aged 48 years, R/o Pradhan Villa, Ahmadpur Kalan, Near Dana Pani Square, Bhopal-462039 (M.P.) (hereinafter called the party of Third Party) through Power of Attorney holder Shri Pranav Pradhan S/o Late Shri Devendra Pradhan, aged 44 years, R/o Pradhan Villa, Ahmadpur Kalan, Near Dana Pani Square, Bhopal-462039 (M.P.). (Power of Attorney registered with Office of Sub Registrar, Bhopal on dated 28.12.2017 vide E-registration No. MP059702017A4727160)

4. Shri Shailendra Pradhan S/o Late Shri P.D. Pradhan, aged about 74 years, R/o 18 Ansal Pradhan Enclave E 8 Arera Colony Near Pani Square, Bhopal 462039 (M.P.) (hereinafter called the party of Fourth Party). (PAN-ABKPP1390F)

Whereas the partners are in the business of purchase & sale of land building and civil construction work & colonizers developers & builders under the name & style of "M/s Pradhan Homes" having office at 4th Floor Pradhan Business Center, Ansal Pradhan Enclave Bhopal 462039 (M.P.) The firm was initially constructed by Agreement of Partnership Deed dated 01/02/2005. Now this deed is executed to amend the original deed. The amended additional clause is as follows

1. The business of partnership shall be same as mentioned above under the name & style of "M/s Pradhan Homes" having office at 4th Floor Pradhan Business Center, Ansal Pradhan Enclave Bhopal 462039 (M.P.) It shall be always open to the partners to undertake other kind of business or to expand

Registration and Stamp Department
Madhya Pradesh



Presentation Seal:

M/s Pradhan Homes

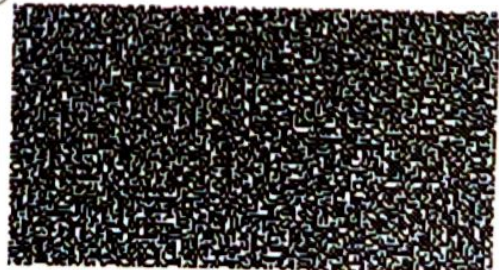
Represented By:- Shri Shivnav
Pradhan



के द्वारा उप जिला हुजूर जिला मोपाल के उप पंजीयक कार्यालय में तारीख 26/11/2021 को मध्याह्न पूर्व/मध्याह्न पश्चात
12:20:27 बजे प्रस्तुत किया गया।

yousuf mohammad
Senior Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2

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and/or to carry the firm business at other places as they may decide mutually from time to time.

2. The Partner Mr. Shailendra Pradhan S/o Late Shri. Prabhu Dayal Pradhan hereby Pooled his own land bearing Khasra No. 13/1/1/1/0002 total area 1.40 acre or 0.57 hectare, situated at Village Ahmadpur Kalan, Ward 52 Tehsil Huzur, District Bhopal Which is Bounded as

In the East By : Road
In the West By : Other's Land
In the North By : Bawadia Kalan Bridge
In the South By : Vishnu's Hi Tech City

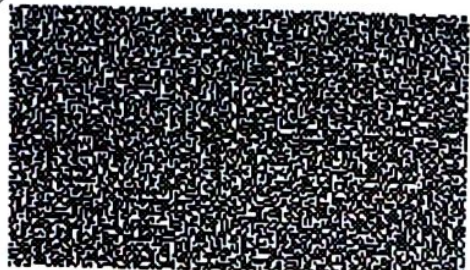
The said property shall stand as the property of M/s Pradhan Homes, having its administrative office at 4th Floor Pradhan Business Center, Ansal Pradhan Enclave Bhopal 462039 (M.P) under the provision of section 14 of partnership act 1932.

NOW, therefore, this Deed of partnership witness that it is hereby mutually agreed that said parties shall be partners upon the following terms & conditions.

1. That the business of partnership shall be

- To carry on the business as Builders and Developers, to acquire land and construct Residential or Commercial Units and sales thereof.
- To carry on all kinds of construction services Civil, Electrical, Mechanical or any other associated work and to provide all kinds of maintenance services of Commercial Buildings, Residential Buildings, Malls Road and all other infrastructure services and or representative in aforesaid items.
- To provide all kinds of Immovable Commercial or Residential Properties of Rent, Lease or Sublease either constructed by firm or taken on sublease from others.
- To carry on the business of sale and purchase of Lands, Buildings etc. and

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Admission Seal:

M/s Pradhan Homes

Represented By:-

Shri Shivnav Pradhan

Address: 4th Floor Pradhan Business Center,
Ansal Pradhan Enclave Bhopal 462039 (M.P.).

M/s Pradhan Homes

Represented By:-

Shri Pranav Pradhan

Address: 4th Floor Pradhan Business Center,
Ansal Pradhan Enclave Bhopal 462039 (M.P.).

Shri Abhinav Pradhan
By(PoA Holder)Pranav
Pradhan

S/O Late Shri Devendra Pradhan

Address: Pradhan Villa , Ahmadpur Kalan,
Near Dana Pani Square, Bhopal-462039
(M.P.)

M/s Pradhan Homes

Represented By:-

Shri Shailendra Pradhan

Address: 4th Floor Pradhan Business Center,
Ansal Pradhan Enclave Bhopal 462039 (M.P.).

स्वीकार करते हैं कि कथित मागीदारी विलेख का निष्पादन किया गया था और प्रतिफल के पूर्ण रूप 0 प्राप्त हो गये हैं तथा रूप 0 उन्हें मेरी उपस्थिति में चुकाये गये थे और प्रतिफल की बकाया रकम रूप 0 बच गयी है, जो पंजीयन के बाद प्राप्त होगी । तारीख 26/11/2021

U. Yusuf

yousuf mohammød
Senior Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2



Registration and Stamp Department

Madhya Pradesh

all kinds of Management services related thereto

(v) To carry on any other business which the parties mutually consider it advisable and profitable

2. That the shares of partners in the profit & loss of the firm shall be as under:

Name of Partners	Ratio in %
------------------	------------

1. Shri Shivanv Pradhan	25%
2. Shri Pranav Pradhan	25%
3. Shri Abhinav Pradhan	25%
4. Shri Shailendra Pradhan	25%

3. That, being one of the partner Mr. Shivanv Pradhan shall sign all documents related with construction activities sale, rent, lease of land, malls, shopping complex, flats, bungalows, parking, hall, shops etc.

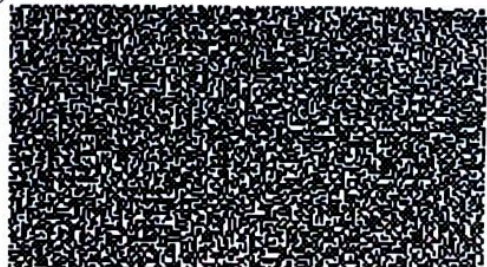
4. The firm shall be represented by any one of the partners in all government department and other places where any documents or papers are to be submitted, shall be submitted by the signature of any one of the partners. These documents/papers shall be deemed to be submitted by the firm and on behalf of every partner.

5. That working partner shall be entitled to interest on the credit balance of his capital. Such interest shall be calculated on opening balance at the beginning of the financial year. Rate of Interest shall be decided by all the partners mutually and in no case such rate shall exceed 12% p.a. or such maximum rates as may be allowable as deduction under the Income Tax Act 1961.

6. Remuneration to Partner

That it is agreed by and between the partners that all the partners shall be Working Partners and shall devote their time and attention in the conduct of the affairs of the partnership business, as the circumstances and business needs may require.

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Registration and Stamp Department
Madhya Pradesh



Witness Seal:

SUDHIR GUPTA

S/O RAMADHAR GUPTA

Address: LIG-03 SAGAR SILVER SPRING
CLY, AYODHYA BY PASS BHOPAL

JULEE BISWAS

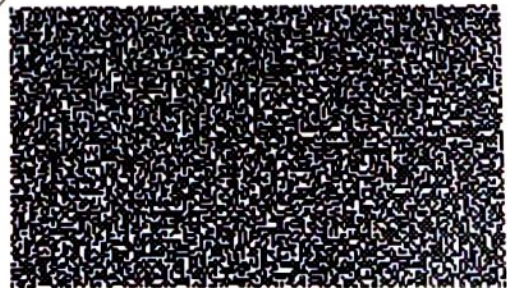
D/O PARIKSHIT

Address: 35, PURWASH NAGAR
BAWADIYA KALAN BHOPAL

की जांच पूर्वोक्त निष्पादक / निष्पादकों की शिनाख्त के विषय में की गयी है। तारीख 26/11/2021

U. Yusuf

yousuf mohammad
Senior Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2





Registration and Stamp Department Madhya Pradesh

The remuneration payable to the working partner shall be worked out as under:

i. In case of Book profit up to Rs. 3,00,000/- for the year 90% of the book profit

ii. On the book profit exceeding Rs. 3,00,000/- for the year

The amount as calculated as per clause (i) above plus 60% of the excess over Rs. 3,00,000/-

Explanation

For the purposes of this clause the expression "Book Profit" shall mean the "Book Profit" as defined in sec. 40(b) of Income Tax Act, 1961 or any statutory modification or re-enactment thereof for the time being in force.

The Remuneration calculated above shall be divided amongst the working partners equally. The remuneration payable to the working partner as calculated above shall be credited to his account on ascertainment of the Book Profit.

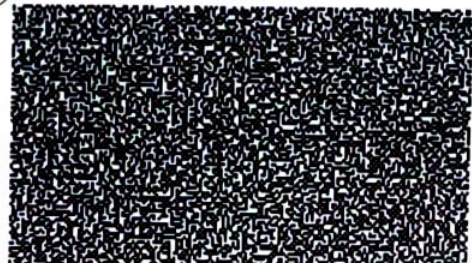
7. The accounting year of the firm shall be from 1st April to 31st March every year. As soon as convenient thereafter, the final accounts of the firm for the said year shall be drawn and the ascertained profits or losses of the firm shall be divided between the partners in accordance with their respective shares mentioned above.

8. That the firm can borrow working capital or any loan either from the partners or from any other person(s) Bank(s), financial institutions and any other concern on as such terms and conditions as may be mutually agreed upon from time to time. The partners can pledge, mortgage the assets of the firm.

9. That the partners shall contribute capital in the business according to their convenience, irrespective of the shares held by them.

10. The partners shall be entitled to modify the terms relating to remuneration,

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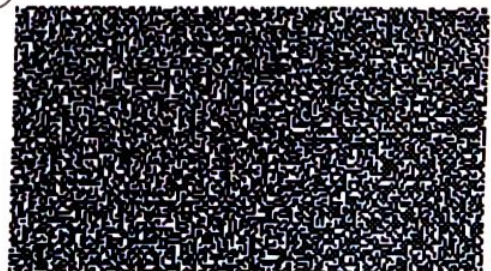
इस दस्तावेज के निष्पादक Shri Shivnav Pradhan के अंगूठे का निशान मेरे द्वारा/मेरी
उपस्थिति में दिनांक 26/11/2021 को लिया गया ।

yousuf mohammad
Senior Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2



इस दस्तावेज के निष्पादक Shri Pranav Pradhan के अंगूठे का निशान मेरे द्वारा/मेरी
उपस्थिति में दिनांक 26/11/2021 को लिया गया ।

yousuf mohammad
Senior Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2





Registration and Stamp Department Madhya Pradesh

11. Interest etc. payable to partners by executing a supplementary deed or by recording in minute book signed by all partners. Any such deed or recording when executed/recorded shall have a effect unless otherwise provided from first day of accounting year in which such supplementary deed or recording is executed / recorded and the same shall form part of this deed of partnership.

12. That the bank account/accounts in any scheduled Banks can be opened and shall be operated by the joint signatures of any of the two partners or any person duly authorized by all the partners.

13. That in case any partner desirous of retiring from the partnership firm he shall required giving at least one month notice in writing to his intention to do so, unless otherwise mutually agreed upon all the partners.

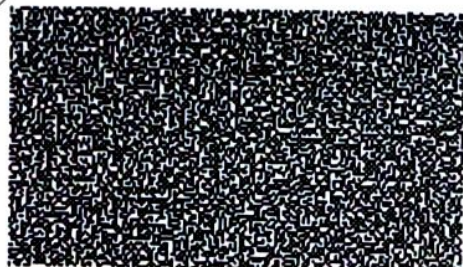
13. The partners shall keep and maintain proper books of accounts, securities, vouchers, etc. And be open to the inspection of each partner of his agent at all reasonable times with power to take copies.

14. If any partner infringes any one of the clauses hereunder or becomes insane or is adjudicated an insolvent, the other partners may forthwith determine the partnership by notice in writing, and may henceforth continue the business alone.

15. That on the dissolution of the firm for any reason whatsoever on account of the goodwill of the firm shall be taken and none of the partners including the estate of the deceased partner shall be entitled to any share in the goodwill of the firm if any, on dissolution. It is also agreed that on dissolution, accounts shall be made and settled between the parties in accordance with the book values of the assets & liabilities of the firm so dissolved.

16. In case of any disputes amongst the partners regarding working of the partnership business or interpretation of this documents, they shall be referred to a sole arbitrator to be appointed by the mutual consent of all the partners. The award of the arbitrator shall be final and binding on all the partners. The arbitration proceedings shall be governed by the Indian Arbitration And Reconciliation Act, 1966 (as amended).

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Registration and Stamp Department
Madhya Pradesh



Thumb Impression Seal:



Pranav



इस दस्तावेज के निष्पादक Shri Abhinav Pradhan By(PoA Holder)Pranav
Pradhan के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 26/11/2021 को लिया
गया ।

U. Yusuf

yousuf mohammad
Senior Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2



Shailendra



इस दस्तावेज के निष्पादक Shri Shailendra Pradhan के अंगूठे का निशान मेरे द्वारा/मेरी
उपस्थिति में दिनांक 26/11/2021 को लिया गया ।

U. Yusuf

yousuf mohammad
Senior Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2

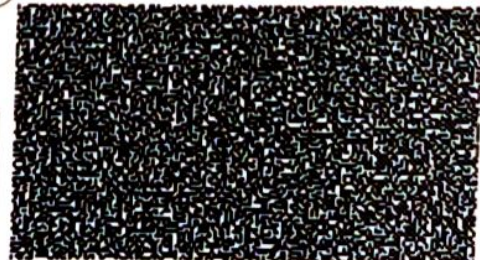
Witness Seal:



Sudhir Gupta



SUDHIR GUPTA





Registration and Stamp Department Madhya Pradesh

17. All the partners shall work intelligently and diligently in common interest of the partners and they shall be just and faithful to each other in their dealings and

a. All the partners shall keep each other informed about working and conduct of the business of the firm.

b. No partner shall do any transaction or work which is detrimental to the interest of the firm or which is not connected with the business of the firm.

18. On death or retirement of any of the partner, the firm shall not be dissolved but shall be continued by the remaining partner after admitting the legal heir or nominee of the deceased or the retiring partner on the same terms and conditions.

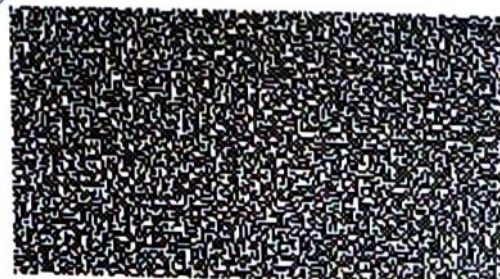
19. For any matter not specifically mentioned in this deed, partners may decide mutually.

20. For all other purposes, which are not specifically mentioned in this partnership, this partnership shall be governed by the provisions of Indian Partnership Act 1932 (as amended).

21. That, all the expenses of said deed/taxes of the project & any other expenses related to the project & the land shall be born by the firm.

22. That, all the partners of the firm shall remain partners till the completion of the project "Pradhan Pristine" at Ahmedpur Kalan, Bhopal.

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Registration and Stamp Department Madhya Pradesh



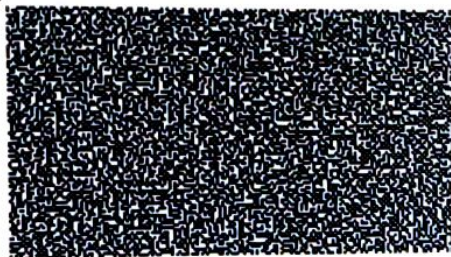
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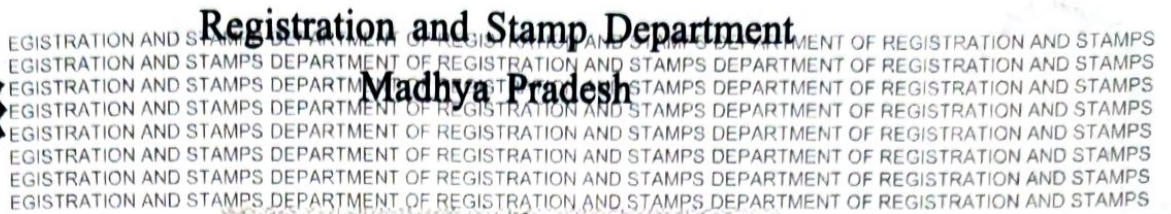


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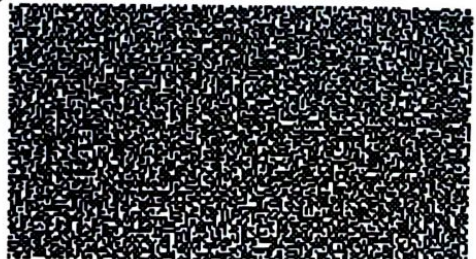
JULEE BISWAS





Property Details Annexure

Property Id	540202106487557						
Property Type	AGRICULTURAL LAND						
Property Landmark :	--						
Property Address :	Khasra No. 13/1/1/1/0002, Village Ahmadpur Kalan, Tehsil Huzur, District Bhopal.						
Vikas Khand (development block) :	--						
R. I. Circle :	--						
Layout Details :	--						
Nazool/Sheet No :	--						
Plot Number :	--						
Khasra Details and Four Boundary Details							
Khasra Number	Khasra Area	Lagaan	Rin Pustika	East	West	North	South
Khasra No. 13/1/1/1/0002	0.57	00	A229074	Road	Other's Land	Bawadia Kalan Bridge	Vishnu's HI Tech City
Additional Uploads							
bahl_0_0.jpg							



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Registration and Stamp Department
Madhya Pradesh



Stamp Duty Seal:

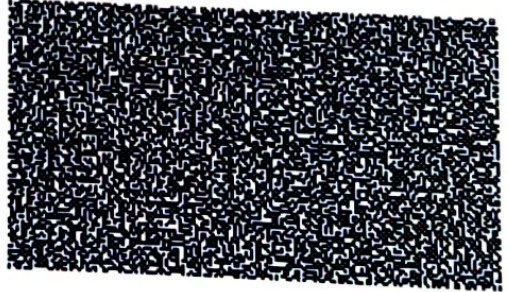
स्टाम्प शुल्क	878880
नगरीय शुल्क	0
जनपद पंचायत शुल्क	0
उपकर	0
अतिरिक्त शुल्क	0
चुकाया गया स्टाम्प शुल्क	878880

U. Yusuf

yousuf mohammad
Senior Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2



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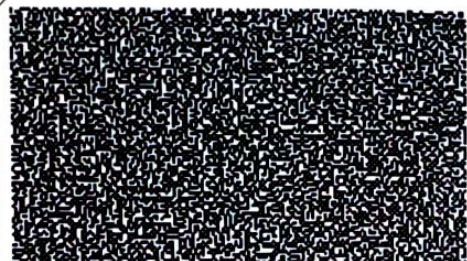


Registration and Stamp Department
Madhya Pradesh

District	BHOPAL					
Tehsil	HUZUR					
Area Type	URBAN AREA					
Governing Municipal Body	NAGAR NIGAM BHOPAL					
Ward	MISROD WARD 52					
Village/Mohalla/Colony	AHAMADPUR KALAN GRAM					
Is there more than one Buyer?	No					
Do the buyers belong to the same family?	No					
No of Buyers	0					
Do you want to disclose your share?	No					
Are there trees on agriland?	No					
Property 1 : Diverted						
Area Details (Hectare)						
Total Area	Residential	Commercial	Industrial	Educational Units	Health Units	Other
0.57	0.57	0	0	0	0	0
Is there any construction done on the Agriculture land?					No	

TOTAL DUTY AND EXEMPTION			
Exempted Duty	0.0	Exempted Reg Fee	0.0
Total Payable Duty(INR)	8788800		
Total Payable Registration fee(INR)	3515520		
Consideration Amount(INR)	00		

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Registration and Stamp Department

Madhya Pradesh

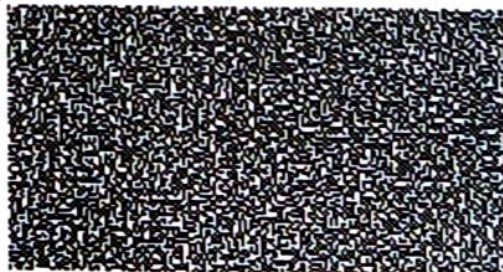
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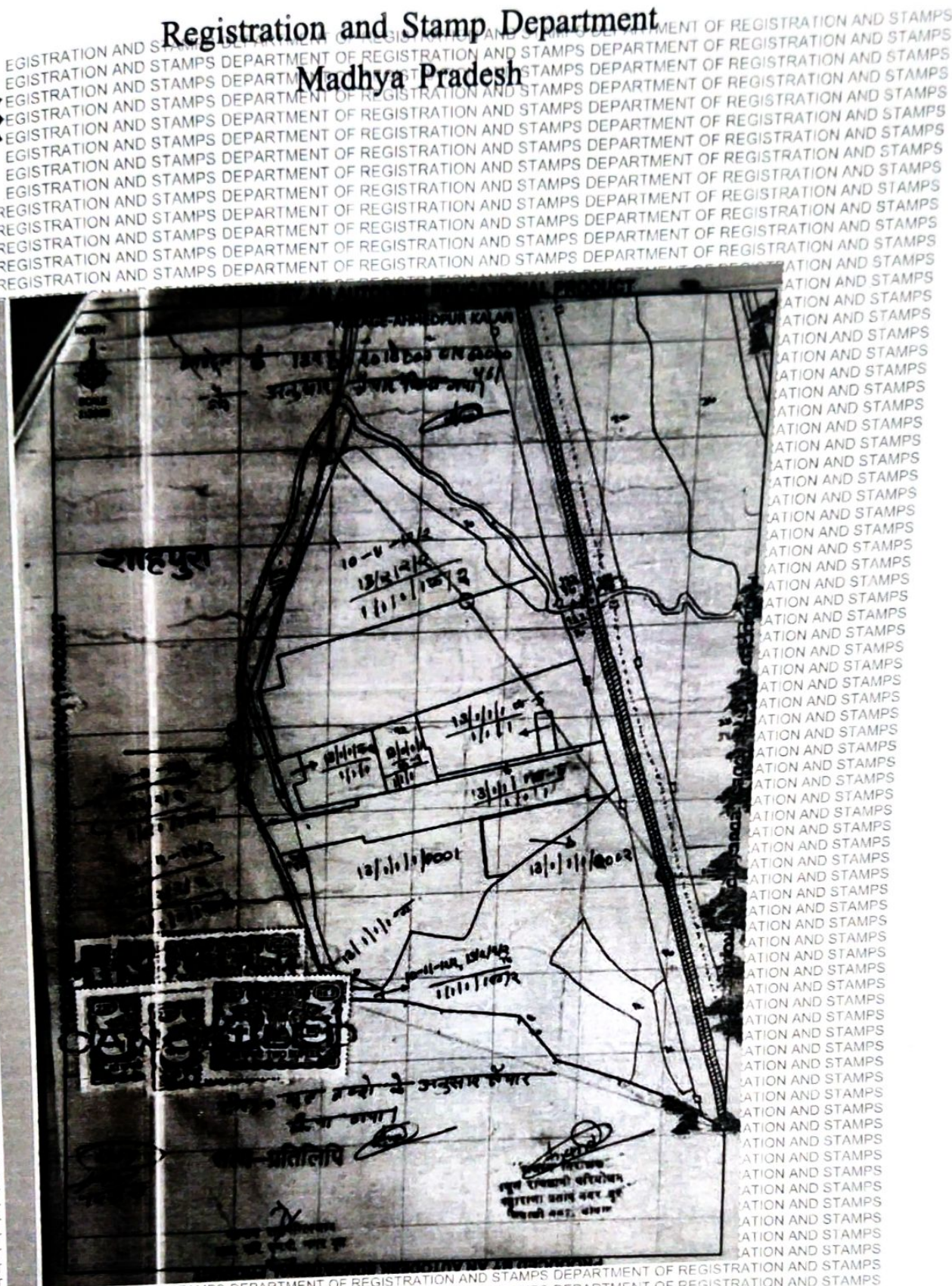


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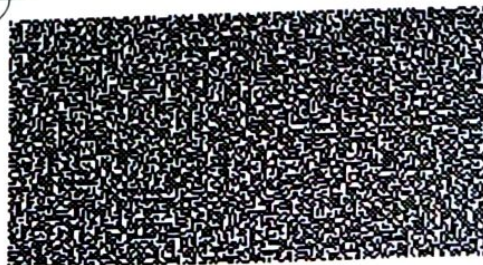
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Registration and Stamp Department
Madhya Pradesh

Registration Seal :

इस दस्तावेज का इलेक्ट्रॉनिक पंजीयन दिनांक 26/11/2021 को क्रमांक
MP059702021A1990567 दे कर किया गया है। जिसमें 28 पृष्ठ समाविष्ट हैं

स्टाम्प शुल्क 878880

पंजीयन शुल्क 351552

प्रतिलिपि शुल्क 0

अधिक 0

योग 351552



U. Yusuf

yousuf mohammad
Senior Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2

