

To,
The Technical Advisor
UP RERA,
Lucknow,
Uttar Pradesh

Date: 11.02.2024

Subject: In response to the Objection letter received with letter no. 0202243/UP RERA/ Pre. Reg./ 2023-24, Dated 02.02.2024 referring to the project ASTRUS SQUARE having UP RERA Id. No. ID968967.

Respected Sir/ Ma'am,

We have received an objection letter with letter no. 0202243/UP RERA/ Pre. Reg./ 2023-24 dated 02.02.2024 in response to the UP RERA Id. No. ID968967 for the Project named ASTRUS SQUARE. The Points in objection letter received with there explanations are as follows:

1. Upload the company registration certificate along with the partnership agreement.

M/s Advent Associates is a Partnership firm registered at sub registrar office Gautam Budh Nagar, There is no company process to register Partnership firm in company Act. The copy of which is enclosed along.

In response to this we are also uploading the MSME Udyam registration certificate details as below:

NAME OF ENTERPRISE : M/S ADVENT ASSOCIATES

UDYAM REGISTRATION NUMBER: UDYAM-UP-29-0063479

2. In the partner director details information about only 2 partners is given while in the partnership agreement, 5 partners have been mentioned. The balance sheet is not approved by CA and the ITR of AY 2022-23 and ITR of AY 2021-22 are not uploaded, in case the firm is newly incorporates then in that case ITR & Balance sheet can be uploaded for the parent or sister firm.

- The partnership deed which was made on 17th December 2022 under the name of M/s Advent Associates Akash Dixit entered into the business by mutual consent between all the partners further the three partners named – Syed Arafat Ahmed, Mohammad Khalid & Parvez Ali have decided to retire from the business and the remaining partners named- Yasmeen khan & Akash Dixit to carry on the business in partnership under the name and style of M/s Advent Associates. Further we have attached the retirement deed of Syed Arafat Ahmed, Mohammad Khalid & Parvez Ali. And partnership deed.
- Further attaching the balance sheet approved by CA.
- Since the company is newly incorporated that is why ITR of AY 2022-23 and ITR of AY 2021-22 are not uploaded. We are attaching the CA certificate certifying that the firm has filled its first Income Tax Return on 21st December 2023 vide acknowledgment no. 565712980211223 and there are no other Income Tax Return filled by the firm.
- Also attaching the a self declaration of firm M/s Advent Associates mentioning that the firm M/s Advent Associates is a newly incorporated firm and has no parent or sister firm.

3. In Project Bank details bank account names are not as per RERA guidelines. Collection account details are not given. Standing instructions to branch and bank statements, are not uploaded. RA1 Certificate mentions wrong account information and RA7 is not uploaded. Refer to UP RERA orders on project bank account details and then upload the correct information and documents.

- As per UP RERA orders on project account details , the account name have been revised. The standing instructions to branch and bank statements and proof of account opening have been enclosed with this letter.
- As per instructions RA1 certificate has been revised and RA7 have been enclosed along with this letter.

4. In the CA certificate the blank numerical fields have been mentioned by a “-” kindly mention 0 in the numerical fields where there is no numerical value.

CA certificate have been revised and attached along as per instructions given in point 4.

5. In the land details the agreement to sell between GDA and M/s Advent associates mentions about payment of land dues in installments which end on 30-06-2027 and the project end date is mentioned as 30-09-2026. Under such circumstances, the promoter shall not be able to do the compliance with section 17 of RERA.

In order to do the compliance with section 17 of RERA, M/s Advent associates wants to extend the project end date from 30-09-2026 to 30-12-2027, But while trying to update the same on the UP RERA portal but the edit section is not available. We also tried to update the physical and financial heads for same on UP RERA portal but the edit section is not available.

It is our sincere request to kindly open the edit section of portal so that we can update the Project end date, physical and financial heads accordingly on UP RERA portal.

Looking forward for a positive response.

Your's Sincerely,

Akash Dixit

Promoter

Astrus square

Date: 11.02.2024

ASTRUS SQUARE

M/s ADVENT ASSOCIATES



भारत सरकार
Government of India
सूक्ष्म, लघु एवं मध्यम उद्यम मंत्रालय
Ministry of Micro, Small and Medium Enterprises



UDYAM REGISTRATION CERTIFICATE

UDYAM REGISTRATION NUMBER

UDYAM-UP-29-0063479

NAME OF ENTERPRISE

M/S ADVENT ASSOCIATES

TYPE OF ENTERPRISE *

SN.No.	Data Year	Classification Year	Enterprise Type	Classification Date
1	2020-21	2022-23	Micro	08/12/2022

MAJOR ACTIVITY

TRADING
[For availing benefits of Priority Sector Lending(PSL) ONLY]

SOCIAL CATEGORY OF ENTREPRENEUR

GENERAL

NAME OF UNIT(S)

S.No.	Name of Unit(s)
1	ADVENT ASSOCIATES

OFFICAL ADDRESS OF ENTERPRISE

Flat/Door/Block No.	407 FOURTH FLOOR	Name of Premises/ Building	ORBIT PLAZA
Village/Town	CROSSING REPUBLIK	Block	GHAZIABAD
Road/Street/Lane	ROUND ABOUT	City	GHAZIABAD
State	UTTAR PRADESH	District	GHAZIABAD , Pin 201016
Mobile	7838308302	Email:	astrusone@gmail.com

DATE OF INCORPORATION / REGISTRATION OF ENTERPRISE

10/05/2022

DATE OF COMMENCEMENT OF PRODUCTION/BUSINESS

NATIONAL INDUSTRY CLASSIFICATION CODE(S)

SN.No.	NIC 2 Digit	NIC 4 Digit	NIC 5 Digit	Activity
1	41 - Construction of building	4100 - Construction of buildings	41001 - Construction of buildings carried out on own-account basis or on a fee or contract basis	Manufacturing
2	68 - Real estate activities	6810 - Real estate activities with own or leased property	68100 - Real estate activities with own or leased property	Services

DATE OF UDYAM REGISTRATION**08/12/2022**

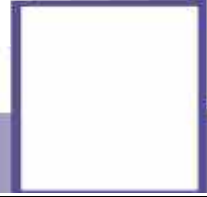
* In case of graduation (upward/reverse) of status of an enterprise, the benefit of the Government Schemes will be availed as per the provisions of Notification No. S.O. 2119(E) dated 26.06.2020 issued by the M/o MSME.

Disclaimer: This is computer generated statement, no signature required. Printed from <https://udyamregistration.gov.in> & Date of printing:- 08/12/2022

For any assistance, you may contact:

- 1. District Industries Centre:** GHAZIABAD (UTTAR PRADESH)
- 2. MSME-DFO:** DELHI (DELHI)

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UDYAM REGISTRATION CERTIFICATE

UDYAM REGISTRATION NUMBER

UDYAM-UP-29-0063479

NAME OF ENTERPRISE

M/S ADVENT ASSOCIATES

TYPE OF ENTERPRISE *

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1	2020-21	2022-23	Micro	08/12/2022

MAJOR ACTIVITY

TRADING
[For availing benefits of Priority Sector Lending(PSL) ONLY]

SOCIAL CATEGORY OF
ENTREPRENEUR

GENERAL

NAME OF UNIT(S)

S.No.	Name of Unit(s)
1	ADVENT ASSOCIATES

OFFICAL ADDRESS OF ENTERPRISE

Flat/Door/Block No.	407 FOURTH FLOOR	Name of Premises/ Building	ORBIT PLAZA
Village/Town	CROSSING REPubLIK	Block	GHAZIABAD
Road/Street/Lane	ROUND ABOUT	City	GHAZIABAD
State	UTTAR PRADESH	District	GHAZIABAD , Pin 201016
Mobile	7838308302	Email:	astrusone@gmail.com

DATE OF INCORPORATION /
REGISTRATION OF ENTERPRISE

10/05/2022

DATE OF COMMENCEMENT OF
PRODUCTION/BUSINESS

**NATIONAL INDUSTRY
CLASSIFICATION CODE(S)**

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DATE OF UDYAM REGISTRATION

08/12/2022

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For any assistance, you may contact:

1. District Industries Centre: GHAZIABAD (UTTAR PRADESH)

2. MSME-DFO: DELHI (DELHI)

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भारत सरकार
Government of India
सूक्ष्म, लघु एवं मध्यम उद्यम मंत्रालय
Ministry of Micro, Small and Medium Enterprises



Udyam Registration Number : UDYAM-UP-29-0063479

Type of Enterprise	MICRO	Major Activity	TRADING [For availing benefits of Priority Sector Lending(PSL) ONLY]
Type of Organisation	Partnership	Name of Enterprise	M/S ADVENT ASSOCIATES
Owner Name	M/S ADVENT ASSOCIATES	PAN	ABXFA8421H
Do you have GSTIN	No	Mobile No.	7838308302
Email Id	astrusone@gmail.com	Social Category	General
Gender	Male	Specially Abled(DIVYANG)	No
Date of Incorporation	10/05/2022	Date of Commencement of Production/Business	

Bank Details

Bank Name	IFS Code	Bank Account Number
IDFC FIRST	IDFB0020154	10089598218

Employment Details

Male	Female	Other	Total
3	1	0	4

Investment in Plant and Machinery OR Equipment (in Rs.)

S.No.	Financial Year	Enterprise Type	Written Down Value (WDV)	Exclusion of cost of Pollution Control, Research & Development and Industrial Safety Devices	Net Investment in Plant and Machinery OR Equipment[(A)-(B)]	Total Turnover (A)	Export Turnover (B)	Net Turnover [(A)-(B)]	Is ITR Filled?	ITR Type
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1	2020-21	Micro	0.00	0.00	0.00	0.00	0.00	0.00	No	NA
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Unit(s) Details

SN	Unit Name	Flat	Building	Village/Town	Block	Road	City	Pin	State	District
1	ADVENT ASSOCIATES	407 FOURTH FLOOR	ORBIT PLAZA	CROSSING REPUBLIK	GHAZIABAD	ROUND ABOUT	GHAZIABAD	201016	UTTAR PRADESH	GHAZIABAD

Official address of Enterprise

Flat/Door/Block No.	407 FOURTH FLOOR	Name of Premises/ Building	ORBIT PLAZA
Village/Town	CROSSING REPUBLIK	Block	GHAZIABAD
Road/Street/Lane	ROUND ABOUT	City	GHAZIABAD
State	UTTAR PRADESH	District	GHAZIABAD , Pin : 201016
Mobile	7838308302	Email:	astrusone@gmail.com

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2	68 - Real estate activities	6810 - Real estate activities with own or leased property	68100 - Real estate activities with own or leased property	Services

Are you interested to get registered on Government e-Market (GeM) Portal	No
Are you interested to get registered on TReDS Portals(one or more)	No
Are you interested to get registered on National Career Service(NCS) Portal	
District Industries Centre	GHAZIABAD (UTTAR PRADESH)
MSME-DFO	DELHI (DELHI)
Date of Udyam Registration	08/12/2022
Date of Printing	08/12/2022

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INDIA NON JUDICIAL
Government of Uttar Pradesh

Mukesh Kumar Sharma
(Advocate)
B.Com, L.L.B

e-Stamp

IN 3140/22

CERTIFICATE LOCKED



Certificate No.	: IN-UP84647351908007U
Certificate Issued Date	: 20-Dec-2022 09:12 PM
Account Reference	: NEWIMPACC (SV) up14001704/ GREATER NOIDA/ UP
Unique Doc. Reference	: SUBIN-UPUP1400170462692677933852U
Purchased by	: ADVENT ASSOCIATES
Description of Document	: Article 46 Partnership
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: ADVENT ASSOCIATES
Second Party	: Not Applicable
Stamp Duty Paid By	: ADVENT ASSOCIATES
Stamp Duty Amount (Rs.)	: 750 (Seven Hundred And Fifty only)



Anshu Sharma
(Advocate)
B.Com, L.L.B



Mukesh Kumar Sharma
(Advocate)
B.Com, L.L.B

For ADVENT ASSOCIATES

[Signature]
Partners



For ADVENT ASSOCIATES

[Signature]
Partners



PU 0005554023

Disclaimer:
1. This instrument has been generated electronically by the system of Madhya Pradesh Government.
2. Any discrepancy in the content of this instrument shall be the responsibility of the user of the system.
3. The user of the system shall be liable for any error or omission in the content of this instrument.

THIS STAMP

SHIL



FOR ADVENT ASSOCIATES

FOR ADVENT ASSOCIATES

PERMIT

000688000

THIS STAMP PAPER HAS BEEN USED FOR THE PARTNERSHIP DEED DATED 17TH DECEMBER 2022

PARTNERSHIP DEED

This DEED OF PARTNERSHIP is made on this 17th December, 2022 amongst:-

1. Yasmeen Khan d/o Mr. Azad Khan r/o 47, Andar Datiya Gate, Jhansi City, Jhansi, Uttar Pradesh-284002, herein after referred to as Party of the First Part; and
2. Akash Dixit s/o Mr. Gyanendra Nath Dixit r/o Officer Colony, SDM Kothi Ke Piche, Nadrai Gate, Kasganj, Uttar Pradesh-207123, herein after referred to as Party of the Second Part as well as Joining Partner; and
3. Mr. Syed Arafat Ahmed s/o Mr. Ashfaque Ahmed r/o O-44, Batla House, Near Hari Masjid, Jamia Nagar, Okhla South Delhi, New Friends Colony, Delhi-110025, herein after referred to as Party of the Third Part as well as Retiring Partner; and
4. Mr. Mohammad Khalid s/o Mr. Mohammad Riyaz r/o F-149/1, Third Floor, Orchid Apartment, Shaheen Bagh, Near Grocers and more, Jamia Nagar Okhla Abul Fazal Enclave-II, South Delhi, Delhi-110025, herein after referred to as Party of the Fourth Part as well as Retiring Partner; and
5. Mr. Parvez Ali s/o Mr. Rashid Ali r/o H. No. 44, Hauz Khas Village, Hauz Khas, South Delhi, Delhi-110016, herein after referred to as Party of the Fifth Part as well as Retiring Partner.

WHEREAS Party of the First, Third, Fourth and Fifth Part were doing the business in the Name & Style of M/s Advent Associates vide Partnership Deed dated 10.05.2022 w.e.f. 21.02.2022 registered with Deputy Registrar, Sadar Greater Noida, vide Registration No. 2786, on Page No 355 to 376 of Bahi No 4, Jild No 1026 dated 07.11.2022.

Now, by mutual consent between partners, Akash Dixit has been entered into the business and have decided with all partners to carry on the Business in partnership under the name and style of M/s Advent Associates. Further, the Party of Third, Fourth & Fifth Part, i.e. Syed Arafat Ahmed, Mohammad Khalid & Parvez Ali have decided to retire from the business. So, the remaining partners, the party of First and Second part have decided to carry on the Business in partnership under the name and style of M/s Advent Associates.

AND WHEREAS with a view to defining denovo the right, relations and the obligations between the partners as well as joining & retiring partner and to avoid any dispute in future the parties have considered, expedient and necessary to execute a deed of partnership cum retirement on the terms and conditions stated hereafter.

For ADVENT ASSOCIATES



[Signature]
Partners

For ADVENT ASSOCIATES

[Signature]
Partners



Contd. 2

(2)

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:-
IN THE CASE OF PARTIES OF FIRST AND SECOND PART

- 1 That the partnership shall be conducted under the Name and style of M/s Advent Associates, Registered office- 1403 STR-8 JAYPEE GREENS , GREATER NOIDA DISS- GAUTAM BUDH NAGAR UP. AND Communication address - 407, 4th Floor, Orbit Plaza, Crossing Republik, Ghaziabad, Uttar Pradesh-201016 under such name or names and/or such other places as the parties here to above mutually decided from time to time.
- 2 That the partnership shall mainly carry on the business of Construction and Real Estate along with Purchase & Sale of Property; or any other business as the partners may mutually decide upon from time to time.
- 3 That interest @ 10% per annum or such lower/ higher rate as may be prescribed by the Income Tax Act, 1961 or any amendment thereof which may be in force in the relevant financial year shall be payable to the partners on the amount standing to the credit of capital account of each them. The parties to this deed any increase / reduce the above rate of interest from time to time. Such interest shall be calculated and credited to the account of each partners at the close of each accounting year.
- 4 The Profit & Loss including capital gain & capital losses of the firm will be distribute between the parties of this deed as under:

(I)	First Party	:	80%
(II)	Second Party	:	20%
- 5 That the general supervision and management of the partnership business shall be under the control of party of the second part to this deed and he will be the working partner. It is hereto agreed that in consideration of the partners devoting his time and attention to the profession of the partnership firm, the partner, Akash Dixit, shall be entitled to draw a remuneration of Rs 50,000/- per month, but subject to following:-

For ADVENT ASSOCIATES



Akash Dixit
Partners

For ADVENT ASSOCIATES

Akash Dixit



Contd.....3

आवेदन सं०: 202200743088433

भागीदारी विवेक

पृष्ठ सं०: 4

रजिस्ट्रेशन सं०: 3140

वर्ष: 2022

प्रतिकूल - 10000 स्टाम्प शुल्क - 750 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिनिधिकरण शुल्क - 60 योग - 160

कुमारी यासमीन खान,
पुत्री श्री आजाद खान
व्यवसाय - अन्य
निवासी: 47, अन्दर दतिया गेट, झांसी सिटी, झांसी, उ० प्र०



मे यह लेखपत्र इस कार्यालय में दिनांक 20/12/2022 एवं 04:48:32 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

के० के० शर्मा प्रमारी

उप निबंधक: सदर शेडर नोपडा

गौतम बुद्ध नगर

20/12/2022

अनुपम मांगलिक

निबंधक लिपिक

20/12/2022



ADVENT ASSOCIATES

ADVENT ASSOCIATES

ADVENT

ADVENT

NOW THEREFORE THIS DEED WITNESSE
IN THE CASE OF PARTIES OF FIRST

(3)

- a) For the purpose of the above calculation, book profit shall be computed as defined in the Explanation 3 of section 40(b) of The Income Tax Act-1961, or any other applicable provision as may be in force for the income tax assessments of the partnership firm for the relevant accounting year.
- b) The Partner shall be entitled to increase or reduce the above remuneration and may agree to pay remuneration to other working partner/s if any. The partners hereto may also agree to revise the mode of calculating the above said remuneration as may be agreed to by and between the partners from time to time.
- 6 The partners hereto shall be entitled to modify the above term relating to remuneration interest etc. payable to the partners by executing a Partnership deed and by such deed when executed shall have effect, unless otherwise provided from the first day of the accounting period in which such partnership deed is executed and the same shall forming part of this deed of Partnership.
- 7 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 manners may be mutually agreed upon by and between partners from time to time
- 8 That the regular books of account of the partnership provided herein shall be maintained and be kept at the business premises and any of the partners hereto may look into during business hours and may take extract /s there from, if so desired.
- 9 That the Bank Account in the firm's name can be opened in one or more bank. Bank account shall be operated as per the mutually decided by all the parties.
- 10 That none of the partner shall without consent of other parties dispose off any part of the partnership property of the business.
- 11 That the partnership as at present constituted shall not be liable for any liabilities contracted or incurred by any at the parties hereto above in their personal capacity.
- 12 That no Outsider can be admitted into the partnership business without the consent of party of the first part to this deed.
- 13 That any of the partner can negotiate with the department, file or receive any paper or documents signed and withdraw any paper or document and received all cheques or payments on behalf of the firm and entered in any agreement with the department.
- 13.A Partnership firm has been started with 10000/- inr with personal contribution of partners.

For ADVENT ASSOCIATES



[Signature]
Partner

For ADVENT ASSOCIATES



[Signature]
Partners

Contd.....4

बही सं०: 4

रजिस्ट्रेशन सं०: 3140

वर्ष: 2022

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि व प्रलेखानुसार उक्त

भागीदार: 1

कुमारी यासमीन खान, पुत्री श्री आजम खान

निवासी: 47, अन्दर दतिया गेट, झांसी सिटी, झांसी, उ० प्र०

व्यवसाय: अन्य

भागीदार: 2



श्री आकाश दीक्षित, पुत्र श्री ज्ञानेन्द्र नाथ दीक्षित

निवासी: ऑफिसर कालोनी, एसडीएम कोठी के पीछे, नदराई गेट, कासगंज, उ० प्र०

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1



श्री गुलाब बंसल, पुत्र श्री भूरा बंसल

निवासी: आई-540, सैक्टर-बीटा-2, गेटर नोएडा

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री गोपी चंद, पुत्र श्री बेनी प्रकाश

निवासी: 7क, फफराना बस्ती मोदी नगर गाजियाबाद

व्यवसाय: अन्य



FOR ADVENT ASSOCIATES

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।

टिप्पणी:

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

FOR ADVENT ASSOCIATES

उप निबंधक: सदर गेटर नोएडा

गौतम बुद्ध नगर

20/12/2022

अनुपम मांगलिक,

निबंधक लिपिक गौतम बुद्ध नगर

20/12/2022

14 That



FOR ADVENT ASSOCIATES

FOR ADVENT ASSOCIATES

© 1988

14

(4)

- 14 That at the end of accounting year, account shall be taken of all the assets and liabilities and of the profits & losses of the partnership for that year and the same shall be entered in the books of accounts. Each party shall be bound thereby and the same shall not be liable to be disputed or reopened unless some manifest error shall be discovered and pointed out by any partner to the other within three months of such finalization in which case the error shall forthwith be rectified.
- 15 That in case of death of any party hereto the firm business will not closed but the legal heir will become partner to the share of deceased partner in the firm unless they expressed their unwillingness to become partner in firm.
- 16 That if the partners hereto wish to add any other clause/s to this agreement they shall convince a meeting and pass a resolution unanimously under their joint signature such a resolution form part of this agreement.
- 17 That in case of any dispute the parties hereto shall appoint and arbitrator of their mutual consent the award of which shall be final and binding on the partners hereto the Arbitrator shall act under the provision of the Indian Arbitration Act.
- 18 That the provision of the Indian Partnership Act 1932 will apply to this partnership for the terms not covered by this indenture.

**IN THE CASE OF PARTY OF THIRD, FOURTH AND FIFTH PART
(RETIRING PARTNERS)**

- 19 The Party of the Third, Fourth and Fifth Part have retired from the firm w.e.f. 17.12.2022.
- 20 THAT The Party of the Third, Fourth and Fifth Part have declared that they have not received any amount for and on behalf of the partnership over and above what have been recorded in their account in the books of the firm.
- 21 THAT it is expressly affirmed and declared that the account of all the assets and liabilities of partnership have been fully gone into and understood and rendered by all the parties hereto and appropriate between them and has been accounted for in the books of accounts in token of the same.
- 22 THAT it is agreed amongst the Party of the First and Second Part shall be at liberty to carry on the business under the name and style of M/s. Advent Associates.

For ADVENT ASSOCIATES


Partners



For ADVENT ASSOCIATES


Partners



Contd.....5

23. THAT BY the mutual consent among the parties that the U.P. VAT, GST, Income Tax, telephone connections, all the records and others have been assigned over and taken into possession by remaining partners.
24. THAT the remaining partners shall be entitled to all assets.
25. That the remaining partners shall be jointly and severally liable for all liabilities belonging to the period after 16th December 2022 such as Sales Tax, Income Tax, Excise, Customs, Secured and Unsecured Loans, etc.
26. THAT the statement of assets and liabilities of the Partnership as on 16th December 2022 has been correctly drawn up and has been taken over by the remaining partners.
27. THAT each of the parties here to hereby release to other from all proceedings, accounts, costs, demands and liabilities in respect of the said partnership or concerning its conduct and the parties hereto expressly affirm, of this Deed and without prejudice to the right and remedies under the provisions of this PARTNERSHIP DEED, it is also expressly stated that even if there was any such claim or demand then the same shall be deemed to have been fully satisfied and given up by virtue of this mutual deed of retirement between the parties.

IN WITNESS WHERE OF, the parties have hereunder set their respective hands this day and year first mentioned above.

WITNESS

1. Gulab Bansal S/o Shri Bhura Bansal
R/o I-540, Sector-Beta-2, Greater Noida

For ADVENT ASSOCIATES
PARTNERS



(Yasmeen Khan)

Yasmeen Khan
Partners

2. GOPI CHAND S/O SH. BENI PRAKASH,
R/o FAFRANA BASTI, MODINAGAR,
GHAZIABAD, U.P

For ADVENT ASSOCIATES

(Akash Dixit)



Akash Dixit
Partners


DRAFTED BY MUKESH KUMAR SHARMA, ADVOCATE, DISTT-G.B.NAGAR

Mukesh Kumar Sharma
Mukesh Kumar Sharma
(Advocate)
B.Com, L.L.B

संज्ञा सं०: 202200743088433

बही संख्या 4 जिल्द संख्या 1038 के पृष्ठ 133 से 146 तक क्रमांक
3140 पर दिनांक 20/12/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


के० के० शर्मा प्रभारी

उप निबंधक : सदर रोटर नोएडा

गौतम बुद्ध नगर

20/12/2022

For ADVENT ASSOCIATES

Patent

For ADVENT ASSOCIATES

Patent



PARTNERSHIP DEED

This DEED OF PARTNERSHIP is made on this 17th December, 2022 amongst:-

1. Yasmeen Khan d/o Mr. Azad Khan r/o 47, Andar Datiya Gate, Jhansi City, Jhansi, Uttar Pradesh-284002, herein after referred to as Party of the First Part; and
2. Akash Dixit s/o Mr. Gyanendra Nath Dixit r/o Officer Colony, SDM Kothi Ke Piche, Nadrai Gate, Kasganj, Uttar Pradesh-207123, herein after referred to as Party of the Second Part as well as Joining Partner; and
3. Mr. Syed Arafat Ahmed s/o Mr. Ashfaque Ahmed r/o O-44, Batla House, Near Hari Masjid, Jamia Nagar, Okhla South Delhi, New Friends Colony, Delhi-110025, herein after referred to as Party of the Third Part as well as Retiring Partner; and
4. Mr. Mohammad Khalid s/o Mr. Mohammad Riyaz r/o F-149/1, Third Floor, Orchid Apartment, Shaheen Bagh, Near Grocers and more, Jamia Nagar Okhla Abul Fazal Enclave-II, South Delhi, Delhi-110025, herein after referred to as Party of the Fourth Part as well as Retiring Partner; and
5. Mr. Parvez Ali s/o Mr. Rashid Ali r/o H. No. 44, Hauz Khas Village, Hauz Khas, South Delhi, Delhi-110016, herein after referred to as Party of the Fifth Part as well as Retiring Partner.

WHEREAS Party of the First, Third, Fourth and Fifth Part were doing the business in the Name & Style of M/s Advent Associates vide Partnership Deed dated 10.05.2022 w.e.f. 21.02.2022 registered with Deputy Registrar, Sadar Greater Noida, vide Registration No. 2786, on Page No 355 to 376 of Bahi No 4, Jild No 1026 dated 07.11.2022.

Now, by mutual consent between partners, Akash Dixit has been entered into the business and have decided with all partners to carry on the Business in partnership under the name and style of M/s Advent Associates. Further, the Party of Third, Fourth & Fifth Part, i.e. Syed Arafat Ahmed, Mohammad Khalid & Parvez Ali have decided to retire from the business. So, the remaining partners, the party of First and Second part have decided to carry on the Business in partnership under the name and style of M/s Advent Associates.

WHEREAS with a view to defining denovo the right, relations and the obligations between the partners as well as joining & retiring partner and to avoid any dispute in future the parties have considered, expedient and necessary to execute a deed of partnership cum retirement on the terms and conditions stated hereafter.

FOR ADVENT ASSOCIATES
Partners
[Signature]

FOR ADVENT ASSOCIATES
Partners
[Signature]

FOR ADVENT ASSOCIATES
Partners
[Signature]

FOR ADVENT ASSOCIATES

[Signature]
Partners

FOR ADVENT ASSOCIATES
Partners
Contd.....2



INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

Sushil Kumar
SUSHIL KUMAR
Licence No. 354,
ACE No. up14071304
33/10, Navyug Market GZB
(M) 9310184442

Certificate No.	: IN-UP00423642429374U
Certificate Issued Date	: 20-Sep-2022 11:00 AM
Account Reference	: NEWIMPACC (SV)/ up14071304/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UFUP1407130493546006646689U
Purchased by	: MOHAMMAD KHALID
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: MOHAMMAD KHALID
Second Party	: Not Applicable
Stamp Duty Paid By	: MOHAMMAD KHALID
Stamp Duty Amount (Rs.)	: 100 (One Hundred only)



THIS STAMP PAPER HAS BEEN USED FOR AFFIDAVIT DATED 15TH OCTOBER 2022



For ADVENT ASSOCIATES

Mohd. Khalid
Partner

AFFIDAVIT

With reference to the DEED OF PARTNERSHIP made on 15th October, 2022 of M/s Advent Associates, it is stated that:

- 1 I, Mohammad Khalid, has retired from the firm w.e.f. 15.10.2022.
- 2 I have declared that I have not received any amount for and on behalf of the partnership over and above what have been recorded in my account in the books of the firm.
- 3 It is expressly affirmed and declared that the account of all the assets and liabilities of partnership have been fully gone into and understood and rendered by all the parties hereto and appropriate between them and has been accounted for in the books of accounts in token of the same.
- 4 It is agreed that, the remaining partners shall be at liberty to carry on the business under the name and style of M/s Advent Associates.
- 5 It is agreed that, the U.P. VAT, GST, Income Tax, telephone connections, all the records and others have been assigned over and taken into possession by remaining partners.
- 6 THAT the remaining partners shall be entitled to all assets.
- 7 That the remaining partners shall be jointly and severally liable for all liabilities belonging to the period after 14th October 2022 such as Sales Tax, Income Tax, Excise, Customs, Secured and Unsecured Loans, etc.
- 8 THAT the statement of assets and liabilities of the Partnership as on 14th October 2022 has been correctly drawn up and has been taken over by the remaining partners.
- 9 THAT each of the parties here to hereby release to other from all proceedings, accounts, costs, demands and liabilities in respect of the said partnership or concerning its conduct and the parties hereto expressly affirm, of this Deed and without prejudice to the right and remedies under the provisions of this SUPPLEMENTARY PARTNERSHIP DEED, it is also expressly stated that even if there was any such claim or demand then the same shall be deemed to have been fully satisfied.

For ADVENT ASSOCIATES

Mohammad Khalid

Mohd. Khalid
Partners

Vijay Kumar
Advocate, Notary Public
Registration No-2453,
Notary, Ghaziabad (U.P.)
GOVT. OF INDIA



Mohd. Khalid



INDIA NON JUDICIAL
Government of Uttar Pradesh

S. K. Singh
SUSHIL KUMAR
S. 107/1994 No. 204
M. 092-209 up1407-1304
20715, 1407/1304, Ghaziabad Distt. U.P.
(MS) 0253164442

e-Stamp

Certificate No.	: IN-UP00422774074885U
Certificate Issued Date	: 20-Sep-2022 11:00 AM
Account Reference	: NEWIMPACC (SV) up14071304/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1407130493547857106620U
Purchased by	: PARVEZ ALI
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: PARVEZ ALI
Second Party	: Not Applicable
Stamp Duty Paid By	: PARVEZ ALI
Stamp Duty Amount (Rs.)	: 100 (One Hundred only)



For ADVENT ASSOCIATES

Parvez Ali
Partners

THIS STAMP PAPER HAS BEEN USED FOR AFFIDAVIT DATED 15TH OCTOBER 2022



AFFIDAVIT

With reference to the DEED OF PARTNERSHIP made on 15th October, 2022 of M/s Advent Associates, it is stated that:

- 1 I, Parvez Ali, has retired from the firm w.e.f. 15.10.2022.
- 2 I have declared that I have not received any amount for and on behalf of the partnership over and above what have been recorded in my account in the books of the firm.
- 3 It is expressly affirmed and declared that the account of all the assets and liabilities of partnership have been fully gone into and understood and rendered by all the parties hereto and appropriate between them and has been accounted for in the books of accounts in token of the same.
- 4 It is agreed that, the remaining partners shall be at liberty to carry on the business under the name and style of M/s Advent Associates.
- 5 It is agreed that, the U.P. VAT, GST, Income Tax, telephone connections, all the records and others have been assigned over and taken into possession by remaining partners.
- 6 THAT the remaining partners shall be entitled to all assets.
- 7 That the remaining partners shall be jointly and severally liable for all liabilities belonging to the period after 14th October 2022 such as Sales Tax, Income Tax, Excise, Customs, Secured and Unsecured Loans, etc.
- 8 THAT the statement of assets and liabilities of the Partnership as on 14th October 2022 has been correctly drawn up and has been taken over by the remaining partners.
- 9 THAT each of the parties here to hereby release to other from all proceedings, accounts, costs, demands and liabilities in respect of the said partnership or concerning its conduct and the parties hereto expressly affirm, of this Deed and without prejudice to the right and remedies under the provisions of this SUPPLEMENTARY PARTNERSHIP DEED, it is also expressly stated that even if there was any such claim or demand then the same shall be deemed to have been fully satisfied.

For ADVENT ASSOCIATES

Parvez Ali
Partners

VIJAY KUMAR
Advocate & Notary
Registration No. 153,
Notary, Ghaziabad (U.P.)
GOVT. OF INDIA

Parvez Ali
Parvez Ali



K



INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

Sushil
SUSHIL KUMAR
License No. 354
AOS No. up14071304
23/10, Narsing Market G2B
(M) 9370194442

Certificate No.	: IN-UP00419212565132U
Certificate Issued Date	: 20-Sep-2022 10:58 AM
Account Reference	: NEWIMPACC (SV) up14071304/ GHAZIABAD SADAR/ UP-G2B
Unique Doc. Reference	: SUBIN-UPUP1407130483530535891122U
Purchased by	: SYED ARAFAT AHMED
Description of Document	: Article 5 Agreement or Memorandum of an agreement.
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: SYED ARAFAT AHMED
Second Party	: Not Applicable
Stamp Duty Paid By	: SYED ARAFAT AHMED
Stamp Duty Amount (Rs.)	: 100 (One Hundred only)



THIS STAMP PAPER HAS BEEN USED FOR AFFIDAVIT DATED 15TH OCTOBER 2022



For ADVENT ASSOCIATES

[Signature]
Partners

AFFIDAVIT

With reference to the DEED OF PARTNERSHIP made on 15th October, 2022 of M/s Advent Associates, it is stated that:


- 1 I, Syed Arafat Ahmed, has retired from the firm w.e.f. 15.10.2022.
- 2 I have declared that I have not received any amount for and on behalf of the partnership over and above what have been recorded in my account in the books of the firm.
- 3 It is expressly affirmed and declared that the account of all the assets and liabilities of partnership have been fully gone into and understood and rendered by all the parties hereto and appropriate between them and has been accounted for in the books of accounts in token of the same.
- 4 It is agreed that, the remaining partners shall be at liberty to carry on the business under the name and style of M/s Advent Associates.
- 5 It is agreed that, the U.P. VAT, GST, Income Tax, telephone connections, all the records and others have been assigned over and taken into possession by remaining partners.
- 6 THAT the remaining partners shall be entitled to all assets.
- 7 That the remaining partners shall be jointly and severally liable for all liabilities belonging to the period after 14th October 2022 such as Sales Tax, Income Tax, Excise, Customs, Secured and Unsecured Loans, etc.
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- 9 THAT each of the parties here to hereby release to other from all proceedings, accounts, costs, demands and liabilities in respect of the said partnership or concerning its conduct and the parties hereto expressly affirm, of this Deed and without prejudice to the right and remedies under the provisions of this SUPPLEMENTARY PARTNERSHIP DEED, it is also expressly stated that even if there was any such claim or demand then the same shall be deemed to have been fully satisfied.

For ADVENT ASSOCIATES



Partners
V. JAY KUMAR
Advocate & Notary
Registration No-2453,
Notary, Ghaziabad (U.P.)
GOVT. OF INDIA

Syed Arafat Ahmed

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT		Assessment Year 2023-24	
[Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)			
PAN	ABXFA8421H		
Name	ADVENT ASSOCIATES		
Address	407, ORBIT PLAZA, PLOT NO C-2, CROSSING REPUBLIK , GHAZIABAD , 31-Uttar Pradesh, 91-INDIA, 201016		
Status	Firm	Form Number	ITR-5
Filed u/s	139(4)-Belated	e-Filing Acknowledgement Number	565712980211223
Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	45,480
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	45,480
	Net tax payable	5	14,190
	Interest and Fee Payable	6	3,685
	Total tax, interest and Fee payable	7	17,875
	Taxes Paid	8	17,880
	(+) Tax Payable /(-) Refundable (7-8)	9	(+) 0
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0
	Additional Tax payable u/s 115TD	11	0
	Interest payable u/s 115TE	12	0
	Additional Tax and interest payable	13	0
	Tax and interest paid	14	0
	(+) Tax Payable /(-) Refundable (13-14)	15	0
Income Tax Return submitted electronically on <u>21-Dec-2023 19:01:07</u> from IP address <u>122.161.52.180</u> and verified by <u>AKASH DIXIT</u> having PAN <u>BDUPD0532Q</u> on <u>21-Dec-2023</u> using paper ITR-Verification Form /Electronic Verification Code <u>74C8ZLGKAI</u> generated through <u>Aadhaar OTP</u> mode			
System Generated Barcode/QR Code	 ABXFA8421H05565712980211223a3759dc0b58c0a0c527ddb1915e62c29fec4d1a3		
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>			



BHUPESH GUPTA & ASSOCIATES
CHARTERED ACCOUNTANTS

C-22, RDC RAJ NAGAR
GHAZIABAD-201002

PHONE NO. :- 0120-4119467, 9810636822

Email id :- ca.bhupeshgupta@gmail.com

TO WHOM SO EVER IT MAY CONCERN

This is to certify that, M/s Advent Associates having PAN ABXFA8421H and having registered office at 407, Orbit Plaza, Plot No C-2, Crossing Republik, Ghaziabad has been incorporated on 21/02/2022. The firm has filed its first Income Tax Return on 21st December 2023 vide Acknowledgement Number 565712980211223 and there are no other Income Tax Return filed by the firm.

This certificate has been issued on the request of the management of the firm and prepared on the basis of information from Income Tax Portal provided to us.

Date: 22/12/2023

Place: Ghaziabad

For Bhupesh Gupta & Associates



Ujjawal

(Partner)

M. No. 421334

UDIN: 23421334BGWQKW8310

TO WHOMSOEVER IT MAY CONCERN

To,
The Technical Advisor
UP RERA,
Lucknow,
Uttar Pradesh

Date: 09.02.2024

Subject: **Declaration letter**

Respected Sir/ Ma'am,

Our Firm M/s Advent Associates is newly incorporated that is why ITR of AY 2022-23 and ITR of AY 2021-22 are not uploaded. We are attaching the CA certificate certifying that the firm has filled its first Income Tax Return on 21st December 2023 vide acknowledgment no. 565712980211223 and there are no other Income Tax Return filled by the firm.

I also certify that our firm has no other parent or sister firm, this is our first project in the name of ASTRUS SQUARE and our firm M/s Advent Associates is doing business for the first time.

Your's Sincerely,



Partners

ADVENT ASSOCIATES

Partners

ADVENT ASSOCIATES have/has a legal title to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the time period within which the project shall be completed by me/promoter is 30 Month MARCH-2024 to SEPTEMBER-2026
3. That I / promoter shall complete the said project by September 2026. As per the agreement between GDA & M/s Advent Associates our last installment is due on 30.06.2027, but I / promoter ensure to deposit all the installments/ cost of plot GDA (Ghaziabad Development Authority) before 30.07.2026 and get the sale deed of the plot executed in the favor of M/s Advent Associates.
4. That I / promoter shall mention the Point no. 3 in application form and Builder Buyer agreement (BBA)
5. That no booking/sales on the project has initiated yet.
6. That no advertisement of the Project has been done till date.
7. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For ADVENT ASSOCIATES

Partners

DEPONENT

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For ADVENT ASSOCIATES

Partners

DEPONENT

ADVENT ASSOCIATES

DATE:- 04/03/2024



ATTESTED

AWADESH KUMAR TIWARI
Notary Advocate
Regn. No. 3975
UTTAR PRADESH

407, Orbit Plaza, Crossing

Republic Ghaziabad 201016

5 MAR 2024



सत्यमेव जयते


Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number : 09ABXFA8421H1ZY

1.	Legal Name	ADVENT ASSOCIATES			
2.	Trade Name, if any	ADVENT ASSOCIATES			
3.	Additional trade names, if any				
4.	Constitution of Business	Partnership			
5.	Address of Principal Place of Business	Floor No.: 4th Floor Building No./Flat No.: 407 Name Of Premises/Building: Orbit Plaza Road/Street: Crossing Republic Road Locality/Sub Locality: Crossings Republik City/Town/Village: Ghaziabad District: Ghaziabad State: Uttar Pradesh PIN Code: 201016			
6.	Date of Liability				
7.	Period of Validity	From	24/02/2024	To	Not Applicable
8.	Type of Registration	Regular			
9.	Particulars of Approving	Uttar Pradesh			
Signature					
Signature Not Verified Digitally signed by DS GOODS AND SERVICES TAX NETWORK 07 Date: 2024.02.24 12:15:53 IST					
Name		KULDEEP SINGH CHANDEL			
Designation		Assistant Commissioner			
Jurisdictional Office		Ghaziabad Sector-11			
Date of issue of Certificate		24/02/2024			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 24/02/2024 by the jurisdictional authority.



Goods and Services Tax Identification Number: 09ABXFA8421H1ZY

Details of Additional Place of Business(s)

Legal Name ADVENT ASSOCIATES

Trade Name, if any ADVENT ASSOCIATES

Total Number of Additional Places of Business in the State 0

Goods and Services Tax





Goods and Services Tax Identification Number: 09ABXFA8421H1ZY

Legal Name ADVENT ASSOCIATES

Trade Name, if any ADVENT ASSOCIATES

Details of Managing / Authorized Partners

1		Name	AKASH DIXIT
		Designation/Status	PARTNER
		Resident of State	Uttar Pradesh
2		Name	YASMEEN KHAN
		Designation/Status	PARTNER
		Resident of State	Uttar Pradesh