

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

Notary term till 28-3-2016

M 963491

Notary Reg. No. 401
11 MAR 2016

मुद्रांक लिपिक / उप-लेखापाल
श्रीधर नगर कार्यालय, वर्धा.

BEFORE NOTARY OFFICER
(N. V. HOOD), Wardha, (M.S.), INDIA

DEED OF PARTNERSHIP
of SAIKRUPA DEVELOPERS

THIS DEED OF PARTNERSHIP IS EXECUTED ON THIS TENTH DAY OF
MARCH in the year TWO THOUSAND AND SIXTEEN (10/03/2016) AT
WARDHA BETWEEN

- 1) SAU. VANDANA LOMESH WARHADE, aged about 49 Years,
Occupation Service, R/o. Sahakar Nagar, Ward No. 19,
Wardha - 442001 (hereinafter called PARTY No. 1)
- 2) SHRI. PRAKASH VITTHALRAO JUMADE, aged about 65 Years,
Occupation - Agriculture, R/o. Sahakar Nagar, Ward No. 19,
Wardha - 442001 (hereinafter called PARTY No. 2)

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BEFORE ME
N. V. Hood
(N. V. HOOD)
Notary, Wardha (M.S.)

11 MAR 2016

(2)

- 3) **SAU. PRABHA NAMDEORAO INGOLE**, aged about 50 Years, *Prabha Ingole*
Occupation Housewife, R/o. Jaydurga Nagar, Manish Nagar,
Nagpur
(hereinafter called PARTY No. 3)
- 4) **SHRI. ARUN DAMODHARRAO KHODE**, aged about 58 Years, *Arun Khode*
Occupation - Agriculture, R/o. Shrinagar Layout, Ward No. 2,
Wardha - 442001
(hereinafter called PARTY No. 4)
- 5) **SHRI. RAMBHAU BARKAJI BHAGWAT**, aged about 75 Years, *Rambhau Bhagwat*
Occupation - Agriculture, R/o. Pratap Nagar,
Wardha - 442001
(hereinafter called PARTY No. 5)

AND HETEREINAFTER referred to as parties of First to Fifth parts respectively which expression shall unless it be repugnant to the meaning or context thereof, be deemed to include respective legal representatives, successors, assignors, heirs and executors.

WHEREAS the above said parties have entered into an agreement of partnership on 10th day of MARCH 2016 to carry on the business of purchase; buying; obtain; procure; trade; exchange; development; improvement; acquisition; promote; sell; trade; lease all types of land; earth; soil; terrain; piece of land; in retail, wholesale or otherwise to develop housing colonies; commercial complex; building; residential dwellings; flat schemes; and / or such other business/es connected therewith or incidental there to and/or such other business/es as may be agreed by all the partners from time to time in the name and style as **SAIKRUPA DEVELOPERS** at PRAKASH JUMADE, SAIPRASAD APARTMENT, SAI NAGAR SQUARE, WARDHA; MAHARASHTRA; PIN - 442001 on certain terms and conditions mutually agreed upon amongst them.

AND WHEREAS the parties hereto are desirous of recording the terms and conditions under which they have orally agreed to carry on the said business in partnership w.e.f. 10th day of MARCH 2016.

NOW THIS DEED OF PARTNERSHIP WITNESSETH AS UNDER

1. THAT this Deed of Partnership is effective from 10th day of MARCH 2016.
2. THAT the business of the Partnership shall be carried on under the name and style as "**SAIKRUPA DEVELOPERS**" and / or under such

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DEED OF PARTNERSHIP of SAIKRUPA DEVELOPERS
EXECUTED ON 10th DAY OF MARCH 2016

(3)

other name/s as may be decided by all the partners from time to time.

3. THAT the business of the Partnership shall be carried on at PRAKASH JUMADE, SAIPRASAD APARTMENT, SAI NAGAR SQUARE, WARDHA; PIN - 442001 and/or such other place/s as may be decided by the Partners mutually from time to time.
4. THAT the Partnership shall be a Partnership "AT WILL".
5. THAT the business of the Partnership shall be of business of purchase; buying; obtain; procure; trade; exchange; development; improvement; acquisition; promote; sell; trade; lease all types of land; earth; soil; terrain; piece of land; in retail, wholesale or otherwise; to develop housing colonies; commercial complex; building; residential dwellings; flat schemes; and / or such other business/es connected therewith or incidental there to and/or such other business/es as may be agreed by all the partners from time to time.
6. THAT the Bank Accounts in the name of Partnership firm shall be opened and operated with such Bank/Banks; Co Operative societies; Banks; Financial Institutions; as may be decided by the Partners from time to time and the same may be operated by all the Partners "INDIVIDUALLY and/or by such other person or persons duly authorized by all the Partners in writing.
7. THAT the partnership shall not be dissolved on the death, insolvency of any partner to this deed. The surviving partner(s) shall continue to carry on business in partnership by taking additional partner(s) to the partnership.
- 8) NONE of the Partners of the firm shall assign, mortgages charge or sell his interest or share in Partnership nor enter into any other agreement with any person so as to clothe the later with any interest in or to his share in the firm.
- 9) THAT as decided and contributed by all the parties on 10th day of March 2016 initial fixed capital of the partners shall be of Rs. 50,000/- (fifty thousand) to be contributed equally Rs. 10,000/- each.

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**DEED OF PARTNERSHIP of SAIKRUPA DEVELOPERS
EXECUTED ON 10th DAY OF MARCH 2016**

(4)

- 10) THAT, SAU. VANDANA LOMESH WARHADE (Party No.1), PRAKASH VITTHALRAO JUMADE (Party No.2), SAU. PRABHA NAMDEORAO INGOLE (Party No. 3), SHRI. ARUN DAMODHARRAO KHODE (Party No. 4) and RAMBHAU BARKAJI BHAGWAT (Party No.5) will be the working partners. They will manage the day to day works of the firm by devoting their time, utilisation of their skill and experience and devote their attention in the conduct of the affairs of the firm, as the circumstances and business needs may require and they will be treated as working partners. For the services of Working Partners remuneration shall be paid / credited as under :-

- | | | |
|-----|---|--|
| (a) | on the first Rs.3 lakhs of the book profit or in case of loss | Rs.1.50 lakhs or at the rate of 90% of the book Profit, whichever is more; |
| (b) | on the balance of the book profit | at the rate of 60% |

NOTE: Remuneration of the partners will be rounded-off to the nearest lowest hundred.

EXPLANATION: For the purpose of this clause the expression BOOK-PROFIT' shall mean the book profit as defined in section 40(b) of Income-Tax Act, or any statutory modification or reenactment thereof for the time being in force.

The remuneration payable to the working partner/s as above shall be credited equally to their account on ascertainment of book profit.

11. THAT simple interest shall be paid / credited on the amounts standing to the credit of Partners Capital Account of What-so-ever nature at the rate of 12% per annum or at such other rate/s as may be prescribed under the Income-Tax Act, 1961 for the purpose of allowance of such interest to the partner/s or such other rate/s as may be agreed upon by the / partner/s from time to time.

That in case of inadequate book profit, if partners agreed mutually, then interest at the lower rate can be paid or forgive in toto.

12. THE partners shall be entitled to modify / amend the term relating to remuneration etc. and / or any other terms and conditions of the

DEED OF PARTNERSHIP of SAIKRUPA DEVELOPERS
EXECUTED ON 10th DAY OF MARCH 2016

(6)

the conduct of the business of the Partnership or in respect of any other matter, cause or thing what-so-ever here-in-above otherwise not provided for the same shall be referred to the arbitration of one or more ARBITRATORS (to be appointed by the mutual consent of all the partners) whose decision shall be final and binding on all the partners and on their legal representatives.

19. THAT for all other purposes not here-in-specifically mentioned the provisions of the Indian Partnership Act, 1932 shall apply.

IN WITNESSESS WHERE OF THE PARTIES HERE-TO-HAVE SIGNED THIS DEED OF PARTNERSHIP ON THE DATE MENTIONED HERE-IN-ABOVE IN THE PRESENCE OF THE FOLLOWING WITNESSES

PARTY No. 1) Sau/L. Warhade
1) SAU. VANDANA LOMESH WARHADE

PARTY No. 2) सु.

2) PRAKASH VITTHALRAO JUMADE

PARTY No. 3) श्री. प्रभा नमदेराव इंगळे
3) SAU. PRABHA NAMDEORAO INGOLE

PARTY No. 4) श्री. अरुण दामोदरराव खोदे
4) SHRI. ARUN DAMODHARRAO KHODE

PARTY No. 5) श्री. रामभाऊ बरकाजी भागवत
5) SHRI. RAMBHAU BARKAJI BHAGWAT

In the presence of Witnesses :

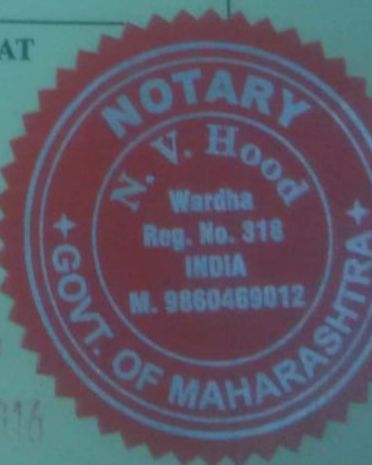
1) ल. व. व. व.
(LOMESH A. WARHADE)

2) गुणदास नमकराव धोने
(GUNDAS NAIKRAO DHONE) 11 MAR 2016

I know the executors
they are signed in my
Presence

ATTESTED

N. V. Hood
(N. V. HOOD)
NOTARY
(Mah. State), WARDHA



Note / This document is attested and notarised only subject to compliance with the provisions of the Indian Partnership Act, 1932.