



महाराष्ट्र MAHARASHTRA

T 325544



BEFORE THE NOTARY PUBLIC
WARDHA

DEED OF PARTNERSHIP

Hare Krishna Land Developers

This deed of partnership is executed on this 15th day of November 2016

Among

1. Shri Sanjay s/o Shri Pundalikrao Manmode, aged about 47 years, Resident of at Plot No. 30, Behind Gyaneshwar Mandir, Arvi Naka, Wardha - 442001 (here-in-after called as first party) of the first part.

Hare Krishna Land Developers

Manmode
Partner

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G. H. B.

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J. P. D.

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2. Shri Sudhakar S/o Shri Pandurang Satone, aged about 48 years, resident of, Hare Krishna Niwas, Ward No 1, Near Ganesh Nagar, Borgaon (Meghe), Wardha-442001 (here-in-after called as Second party) of the Second part.
3. Shri Ganesh s/o Shri Parshuram Atkar, aged about 49 years, Resident of at: Plot No. 06, Shriram Colony, Borgaon Meghe, Wardha - 442001 (here-in-after called as Third party) of the Third part.

And

4. Shri Mohan s/o Shri Pundalikrao Manmode, aged about 45 years, Resident of at: Plot No. 30, Behind Gyaneshwar Mandir, Arvi Naka, Wardha - 442001 (here-in-after called as Fourth party) of the Fourth part.

All parties have agreed to carry on the business in partnership under the name and style of **Hare Krishna Land Developers**.

Whereas the above mentioned parties have mutually decided to carry on the business in partnership w.e.f. 15.11.2016 on the terms and conditions as mutually agreed and are reduced in writing by this deed and all other matters which are not covered in this deed will be governed as per provisions of Partnership Act, 1932.

TERMS AND CONDITIONS

1. NAME & STYLE :

The business of the partnership shall be carried on under the name and style of " **Hare Krishna Land Developers** " and/or such other name as may be mutually decided by partners from time to time (here in after Hare Krishna Land Developers is called as firm).

2. PLACE OF BUSINESS:

Presently the place of business is at Plot No. 30, Behind Gyaneshwar Mandir, Arvi Naka, Wardha - 442001. The Place of Business can be shifted to any other place. Division, branch or unit of the firm can be opened and run at Wardha or at any other place or places, from time to time, as may be mutually decided by the partners.

3. NATURE OF BUSINESS :

The firm shall carry on land development, plotting, construction of any kind, purchase and sale of any property and such related contracts.

The firm may carry on business or businesses of any other nature as partners may decide mutually from time to time.

Hare Krishana Land Developers

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Signature

Partner

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DURATION OF PARTNERSHIP :

The Partnership since constituted is not for fixed period. It is at **WILL**.

The partner/s desirous of retiring from the partnership during the subsistence of the partnership shall do so by serving notice of his intention to retire at least one calendar month before the date from which he shall be deemed to have been retired from the firm and his account shall be settled.

In the event of the death of any of the partner, the partnership firm shall not be dissolved but the remaining partner and the legal heir of deceased partner may at their joint discretion continue or wind up the business affairs of the firm. In case of death of one of the partner, his legal heirs shall be admitted on terms and conditions as may be agreed upon.

No partner can be added without written consent of all partners.

5. FINANCIAL PROVISIONS:

The credit balance in the name of the partners shall represent their capital in the firm. Interest will be admissible on the capital standing in the name of partners at the maximum rate prescribed under Income Tax Act, 1961. If required no interest or less interest can be provided.

Financial assistance or loan from any financial institution, bank or any agencies or source can be obtained for the business of the firm in the name of firm only. For this purpose any property or assets belonging to firm or partner can be mortgaged, pledged or hypothecated in favour of financier.

Capital of partners shall be as follows:

Name of Partners	Capital in (₹)
1. Sanjay Manmode	12,500
2. Sudhakar Satone	12,500
3. Ganesh Atkar	12,500
4. Mohan Manmode	12,500
Total	50,000

6. INVESTMENTS:

Any kind of assets, property and/ or investment of right can be purchased, built, made or acquired in the name of firm only.

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Partner

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Sanjay Manmode



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7. **MANAGEMENT:**

Following parties shall be the working partners.

Name of Partners	Ratio of Remuneration
1. Sanjay Manmode	25.00 %
2. Sudhakar Satone	25.00 %
3. Ganesh Atkar	25.00 %
4. Mohan Manmode	25.00 %

The maximum remuneration shall be payable as per the provisions of Income Tax Act, 1961. If necessary less or no remuneration will be paid as mutually decided by partners.

In case any partner retires or dies [here-in-after referred to as out going partner] during the accounting year, such outgoing partner shall be entitled to pro-rata remuneration for the period up to the date on which the person ceases to be the partner. Salaries paid shall always be considered as having paid to the recipient thereof in his Individual Capacity only.

It has been further agreed that the amount payable by way of remuneration shall be paid in following ratio:

Partners shall be entitled to modify the above terms relevant to remuneration payable to the partners by executing a document and shall have effect. Unless otherwise provided, from the first day of accounting period in which such supplementary document is executed, the same shall form a part of this Deed of partnership.

8. **SHARING RATIO:**

Name of Partners	Profit / Loss Ratio
1. Sanjay Manmode	25.00 %
2. Sudhakar Satone	25.00 %
3. Ganesh Atkar	25.00 %
4. Mohan Manmode	25.00 %

Hare Krishana Land Developers

Partner

J.P. Javul

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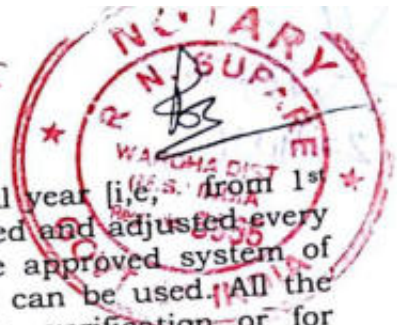
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Manmode

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9. ACCOUNTS:

**BEFORE THE NOTARY PUBLIC
WARDHA**



Accounting year of the firm shall be the financial year [i.e., from 1st April to 31st March]. Thus accounts shall be closed and adjusted every year on 31st March. Accountancy or any of the approved system of accountancy as may be decided by the partners can be used. All the book of account made available for inspection, verification or for copying purposes to any of the partner or to his/her legal heirs or authorised representative at all reasonable time.

10. BANK ACCOUNT:

The bank account shall be operated jointly by any three parties. In case of death of one of the partner, bank account shall not be freeze but the surviving partner and legal heir of the deceased partner in the partnership shall be entitled to operate the bank's account with joint signatures.

11. CHANGE IN CONSTITUTION:

In case of death of a partner the firm shall not be dissolved automatically.

In case of change in constitution of the firm it shall not be necessary to close and adjust the books of account on the date of change. Profit/Loss ascertained at the end of the accounting year in which change has accrued shall be spread over on the basis of either turnover or number of days as may be decided by partners.

Any change in constitution of the firm shall not affect any contract, agreement or assignment to which the firm is a party.

With the consent of all partners any clause can be added by executing either supplementary deed of partnership or fresh deed of partnership from time to time.

12. DISPUTES:

Any dispute or difference of opinions that may arise among partners or their legal representatives and if mutual settlement is not possible, then it shall be referred to single arbitrator to be appointed by parties hereto and award and decision of arbitrator shall be binding on all the parties to dispute.

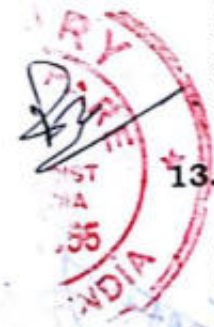
13. GOODWILL:

For all purposes goodwill shall not be considered even on the retirement or on the death of a partner.

Hare Krishana Land Developers

Dr. P. P. P. P.
Partner

[Signature]



[Signature]
Partner

BEFORE THE NOTARY PUBLIC
WARDHA

14. MEANING AND INTERPRETATIONS :

Except as otherwise provided by this deed of partnership, the provisions of Indian Partnership Act, 1932 Act and Arbitration and Conciliation Act, 1996 shall be made applicable.

In witness there of parties have affixed their hands on this 15th day of November 2016 in presence of the following witnesses :-

Witnesses

MUKESH HSHOKRAO GAWANDE

1. Add: Gond Plot, Subhash Chowk, Wardha

[Signature]

Vinod Wamanrao Atam

Gond: Sindhi Meghe, Hari Lawn, Wardha

[Signature]

2. X

Sworn & Solemnly Affirmed
BEFORE ME, on Date 22/11/2016
identified by Advocate ----- :

[Signature] 22/11/2016
R. N. SUPARE

NOTARY, GOVT. OF INDIA, WARDHA
Regn. No. 5955

22 NOV 2016

I/We do Swear in the name of God
Solemnly affirmed that this is my
true and Signature, the contents of
Affidavit/Document are true

DEPONENT

[Signature]

[Signature]

[Signature]

[Signature]

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[Signature]
Sanjay Manmode
First Party

[Signature]
Sudhakar Satone
Second Party

[Signature]
Ganesh Atkar
Third Party

[Signature]
Mohan Manmode
Fourth Party

ATTESTED

[Signature] 22/11/2016
R. N. SUPARE
NOTARY, GOVT. OF INDIA, WARDHA
Regn. No. 5955
22 NOV 2016

Noted & Regd. No. 1867
22 NOV 2016

Partner

