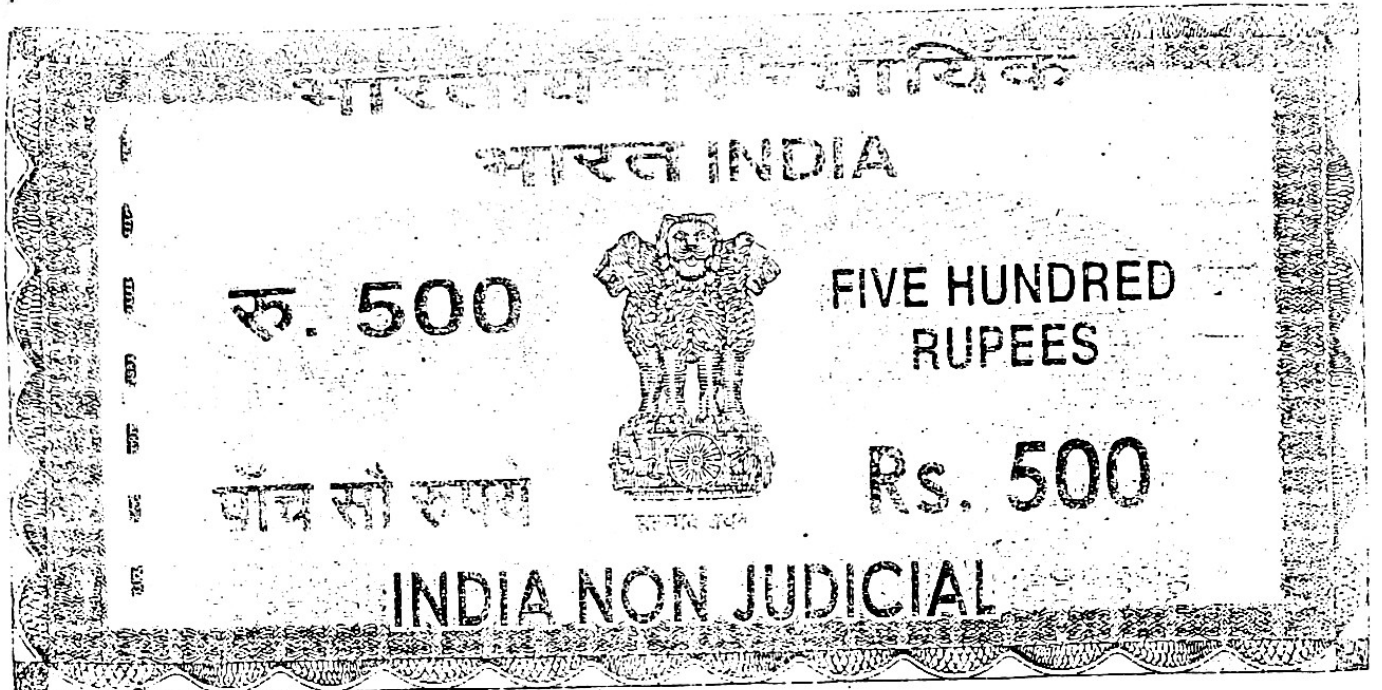
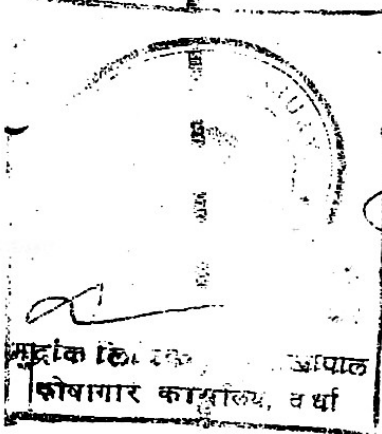




महाराष्ट्र MAHARASHTRA

F 396635



नं. २५७६ दि. ५/११/१२  
खुशाल प. नं. ३  
नाम विक्रेता नं. ७

कृष्ण विठ्ठल रॉय डिक्लेम  
तर्फे येणेला जाते व अक्षर  
Y. K. Varad

### DEED OF PARTNERSHIP

This deed of partnership executed at Wardha on dt  
05/11/2012 by:

1. Pramod Vasantaro Shirao  
Aged about 39 Years  
R/o 1701, near Dukre, Mathura Mata Mandir,  
Padmavati Nagar, Alodi, Wardha 442001
2. Anil Rajaram Gulhane  
Aged about 43 years  
R/o Near Mathura Mata Mandir, Padmavati  
Nagar, Alodi, Wardha 442001

3. Yogesh Laxmikant Gawande

Aged about 33Years

R/plot no.54, Mohan Nagar, Nagpur Road,

Ward no.5, Wardha 442001

All residents of Wardha hereinafter referred to as the parties of the first, second and third, part hereto SHWETH;  
WHEREAS, the parties are qualified and have necessary business acumen and financial resources, decided to commence a business in their partnership by forming a partnership firm dealing in Real estate, Development, Of plots, layouts and construction of flats schemes/Residential cum commercial complex and other allied activities thereto.

And whereas it was deemed expedient to reduce to writing the various terms and conditions of the said partnership.

NOW THEREFORE, by these presents, the parties hereto hereby declare that they have constituted the firm "KRUSHNA BUILDERS & DEVELOPERS" on the following terms and conditions w.e.f. 05/11/2012

TERMS AND CONDITIONS

1. That, the name of the firm shall be that as "KRUSHNA BUILDERS & DEVELOPERS " with its principal place of business Plot NO.54, Nagpur Road , Mohan Nagar, Ward No.5, Wardha . However, the parties shall be at liberty to open up any other branch or branches in the same at Wardha or any other place in India.
2. That, business of the firm shall be that of Real Estate , Development Of plots, layouts and Construction of Flat Schemes/ Residential cum Commercial Complex, and other allied activities thereto. However, the parties shall be at liberty to carry out any other activity as business activity of this firm.
3. That, the capital contribution of the parties shall be as under:
  1. Pramod Vasantaro Shirao Rs. 15000.00
  2. Anil Rajaram Gulhane Rs. 15000.00
  3. Yogesh Laxmikant Gawande Rs. 15000.00

Total

Rs. 45,000.00

4. That, any further capital required for the purpose of the business of the firm shall be contributed by the parties through their current accounts. The capital contribution discussed above shall be entitled to get interest not exceeding 12% p.a.
5. That, any further capital required for the purpose of the Business of this firm shall be obtained by way of loan from any bank/s, financial institutions, Government, or semi government institutions, or may be borrowed from private financiers. However, such loans shall always be obtained for the purpose of the business of the firm only, on the terms and conditions that may be agreed between the parties and the lenders in the interest of the business of the firm.
6. That all the parties shall be the working partners, and in their capacity as working partners they shall be entitled to get remuneration as calculated on book profits remaining after charging of interest on capital in the following manner.

Out of first Rs.3, 00,000/-  
Of book Profit

90% of such book profits or  
Rs.1, 50,000/- whichever is  
more

Plus

Out of balance of book profits

60 % of such book profits

That, in case the firm suffers any loss then in that event the parties shall not be entitled to any remuneration as discussed above and in case of insufficiency of profits, the working remuneration shall be paid proportionately. The working remuneration as computed in the manner as discussed above shall be shared by the parties equally

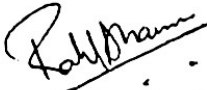
7. That, the net profits or losses remaining after payment of interest On capital and working remuneration as above, shall be shared Or borne by the parties equally
8. That, the accounting year of the firm shall be financial year, Every year.
9. That, this partnership has not been formed for any fixed period, But shall continue at the WILL of the partners

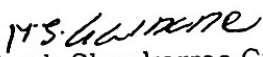
10. That, during the subsistence of this contract of partnership, None of the parties shall be at liberty to gift, nominate, will away, or in other manner, encumber his/ her share in the firm in the name of any stranger, without prior written permission from the remaining partner.
11. That, all permits, legal sanctions, quotas, licenses etc. Sanctioned in the name of the firm, shall be exclusively used by the parties for the purpose of the business of the firm only and not for their personal benefits.
12. That, any of the partners desirous of retiring from the firm shall be required to give at least one month's notice to the remaining partner about his proposed retirement, unless any shorted duration is mutually agreed to by the parties.
13. That, the death or retirement of any of the party shall not be a reason for automatic dissolution of this firm, but under such an eventuality the remaining partners shall be at liberty to reconstitute the firm and to continue the business, in the manner whatsoever they like.
14. That, the accounts of the retiring / deceased partners shall be settled by the remaining partners within a reasonable time period, from the date of death or retirement as the case may be.
15. That, the retiring partner or the heir/s of the deceased partner shall be entitled to claim only capital balance standing to the credit if any and the unwithdrawn share of profit till the date of death or retirement, as the case may, but shall be precluded from claiming any other tangible or intangible asset or liability of the firm.
16. That, the banking accounts of the firm shall be opened in any Nationalized, scheduled or co-operative bank and such account shall be operated as per mutual agreement of the parties
17. That, for all contingencies and events for which no provision has been made in this deed of partnership, the resort shall be taken to the provisions of Indian Partnership Act, 1932.

*Handwritten signatures and initials:*  
Shivani  
[Signature]  
[Signature]  
[Signature]

In witness whereof, the parties have set their respective hands, s this  
5<sup>th</sup> day of November 2012, at Wardha (MS)

WITNESSES:

  
1 Rahul Mahendra Prasad  
Sharma  
R/o Suvrat, Old SBI Colony  
Wardha 442001

  
2 Mahesh Shankarrao Gulhane  
R/o Gitai Nagar, Satone Lay out  
Wardha 442001

PARTIES

  
1. Pramod Vasantaro Shrirao

  
2 Anil Rajaram Gulhane

  
3 Yogesh Laxmikant Gawande