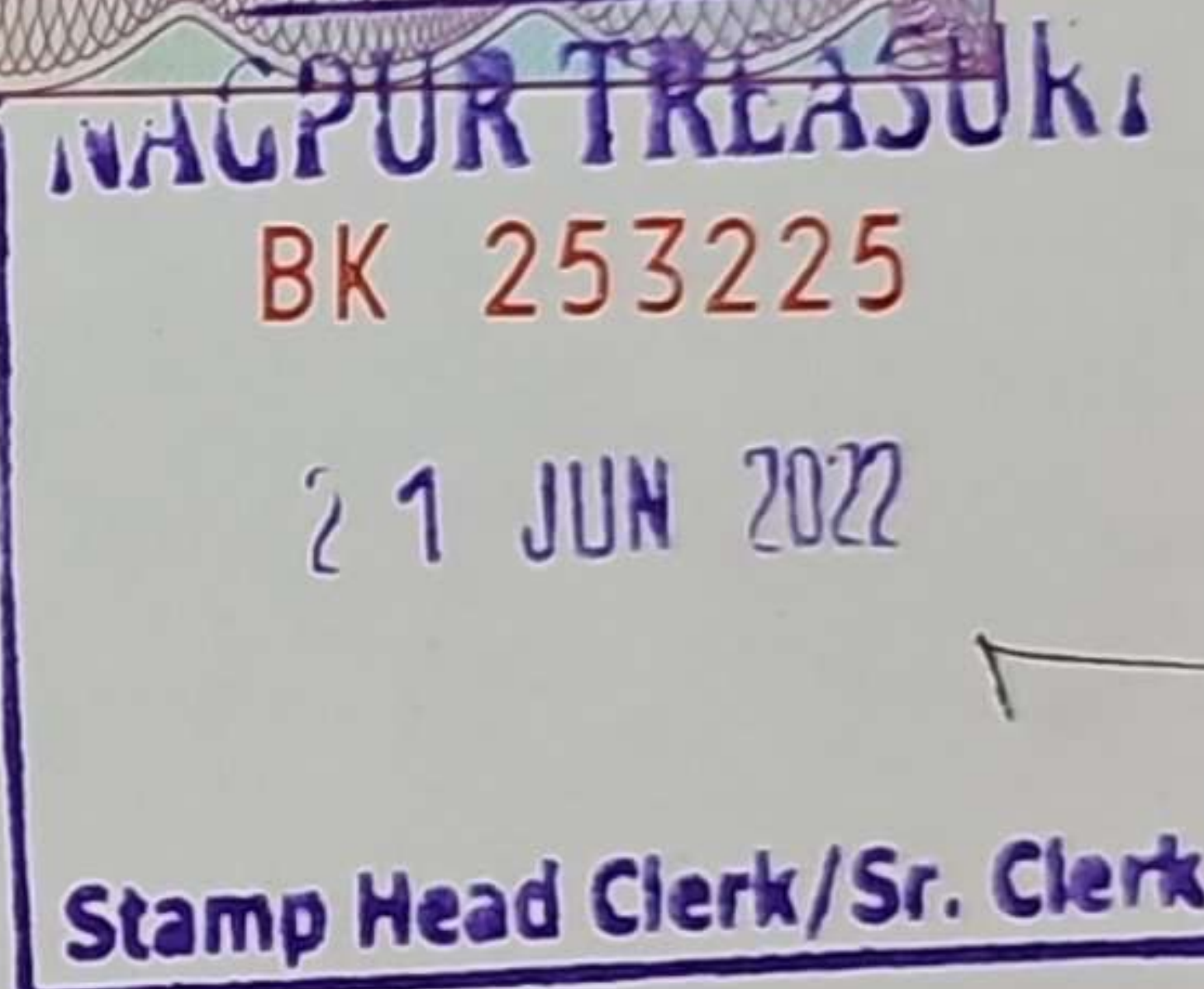
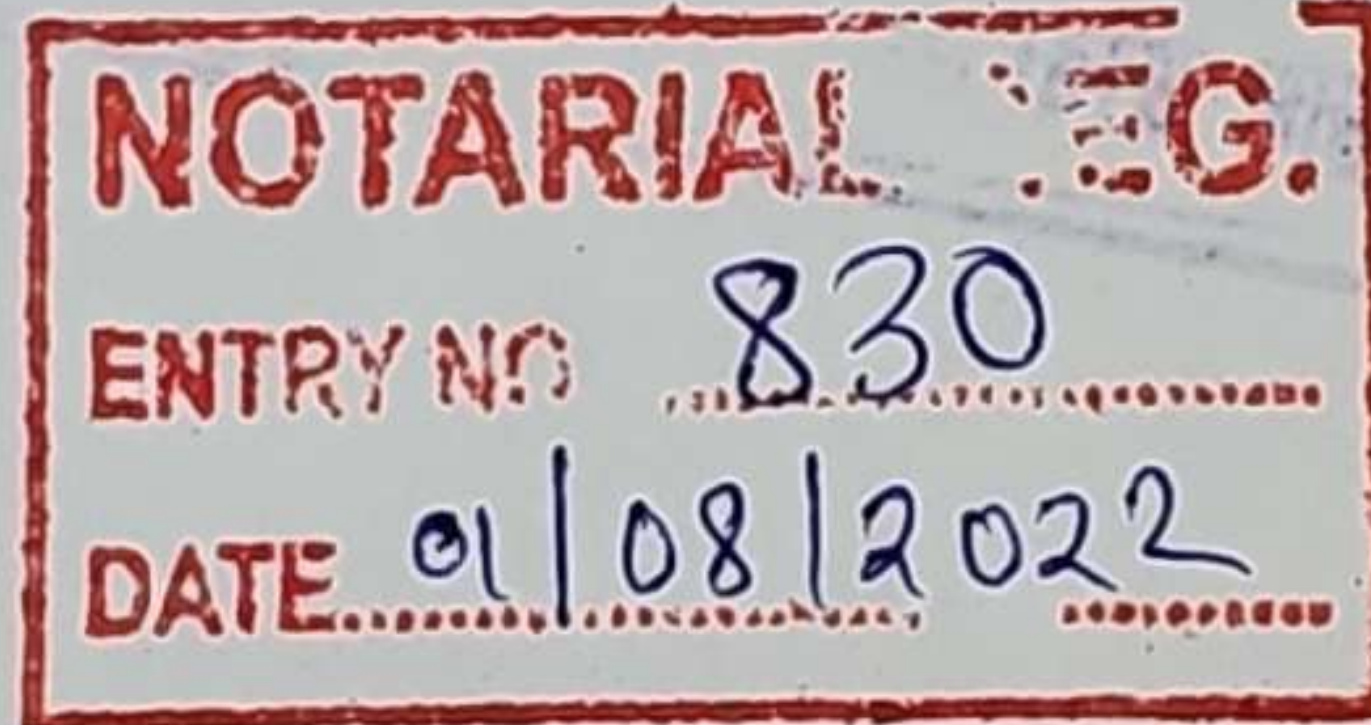




महाराष्ट्र MAHARASHTRA

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PARTNERSHIP DEED

THIS DEED OF PARTNERSHIP is made at Nagpur on this 13th day of JULY 2022.
AMONGST -

- (1) SHRI. SADANAND S/o MADHAVRAO KOKATE, Aged 51 Years, Occupation – Business, (PAN No. AHXPK1406G) Resident of Plot No. 54, Pandurang Gawande Nagar, Near Union Bank of India, Telecom Nagar, Rana Pratap Nagar, Nagpur-440022, hereinafter called the PARTY NO. 1;
AND
- (2) SHRI RAVINDRA S/o SEWAKRAM SONKUSARE, Aged 48 Years, Occupation – Business, (PAN NO. AROPS0414M), Resident of Flat No 101, Gajanan Apartment No 2, Plot No 1, Wanjari Nagar, Nagpur-440003, hereinafter called the PARTY NO. 2;
AND
- (3) SHRI VITTHAL S/o RAMCHANDRA BAJIRAO, Aged 51 Years, Occupation – Business, (PAN NO. AFUPB9196D), Resident of Plot No 40, Central Bazar Road, Near VNIT College, Bajaj Nagar, Nagpur-440010, hereinafter called the PARTY NO. 3;

१. मुद्रांक दिनांक नोटबही अनुक्रमणिका/दिनांक

१०६८८१
पाटनरक्षीप जी

8 JUL 2022

२. ...
००८३ ...

होय // शाहा

४. मिळकतीचे थोडक्यात वर्णन

भोमकारा विल्डकॉन



५. मुद्रांक दिनांक घेणाऱ्याचे नांव व सही

अंदाज म्हादेवराव कोकाटे + १.०१

६. ...

५००१-

७. दुसऱ्या पक्षकाराचे नांव

८. मुद्रांक शुल्क रक्कम

९. परवाने

१०. परवाना क्रमांक

११. दिनांक/पक्ष

Gudde

१२. ...

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ENTRY NO.
DATE



WHEREAS the aforesaid Party Nos. 1, 2 and 3 desirous of doing business in partnership under the name and style of **M/S OMKARA BUILDCON** at Nagpur vide Partnership Deed dated 13.07.2022.

AND WHEREAS the Parties to this agreement thought proper and expedient to reduce the said terms and conditions governing this partnership in writing.

NOW THEREFORE THE PARTIES WITNESSETH AS UNDER :

NAME & STYLE :

1. The Partnership business shall be carried on under the name and style of **M/S OMKARA BUILDCON** with its principal place of business at Nagpur. The parties with mutual consent may open branch or branches as may be considered desirable by them from time to time.

2. COMMENCEMENT :

That the partnership business shall be deemed to have commenced and came into force w.e.f. 13.07.2022 and period of partnership will be AT WILL.

3. PLACE OF BUSINESS :

The office of the firm shall be situated at Plot No. 180, Bajaj Nagar, Nagpur-440010 or at such other place or places as the partners may from time to time agreed upon.

4. NATURE OF BUSINESS :

THAT the Partnership Firm shall carry on the business as Developers and Builders dealing in sell and purchase of Immovable properties and Developing the same into a Layouts, Residential/Commercial Estate by constructing Multistoreyed Building Consisting of various Built-up space comprising Shops/Apartment/Flats /Office/ Business Chamber therein and sale of real estate properties to the interested buyers or any other business as may be mutually decided by the aforesaid Partners.

5. CAPITAL :

To begin with capital of the firm shall be Rs. 50,000 /-. The partners shall further contribute the capital as and when needed and as per the capacity of partners and will be credited in their current capital account.

6. INTEREST ON CAPITAL :

Interest at the rate of 12% p.a. or at such other rates as may be mutually agreed upon or prescribed U/s 40(b) of the Income Tax Act, 1961 as amended from time to time, shall be payable by partnership on the amount standing to the credit of capital, current, loan account of the partners.

7. REMUNERATION TO WORKING PARTNERS :

All the Partners shall actively participate in the business of the firm and will be the working partners for all the purposes and shall be entitled to remuneration and the total remuneration payable to the working partners arrived at shall be distributed among the working partners as follows.:

	Name		Remuneration
1.	Sadanand Madhavrao Kokate	Party No. 1	33.34%
2.	Ravindra Sewakram Sonkusare	Party No. 2	33.33%
3.	Vitthal Ramchandra Bajirao	Party No. 3	33.33%

That the quantification of maximum allowable remuneration payable to the said working partners shall be done and computed in the manner laid down under section 40(b)(v), read with Explanation 3 of the Income-tax Act, 1961 or any other applicable provision as may be in force at the time of calculation of such remuneration for the relevant accounting year for income tax purpose only.

Explanation : For the purpose of this clause the expression 'Book Profit' shall mean the 'Book Profits' as defined in Section 40 (b) of Income Tax Act, 1961 or any statutory modification or re-enactment thereof, for the time being in force. The remuneration payable to the working partners as above shall credited to their respective accounts on ascertainment of book profits.

The partners shall be entitled to increase or reduce the above remuneration and may agree to pay remuneration to other working partner or partners as the case may be. The partners 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.

8. SHARE IN PROFIT OR LOSS :

The parties to this Deed shall have the following shares in the profit or loss after deduction of remuneration and interest to partners :

	Name		Profit/Loss
1.	Sadanand Madhavrao Kokate	Party No. 1	33.34%
2.	Ravindra Sewakram Sonkusare	Party No. 2	33.33%
3.	Vitthal Ramchandra Bajirao	Party No. 3	33.33%

9. DURATION OF FIRM :

The Partnership constituted under this Deed is a "PARTNERSHIP AT WILL".

10. BOOKS OF ACCOUNTS :

In respect of Partnership Business, proper books of accounts and other records shall be maintained properly and the same shall not be removed from the place of business without the consent of the partners.

11. ACCOUNTING YEAR :

The accounting year of the firm shall be ending on 31st March every year.

12. BANK ACCOUNT :

The Bank Account shall be opened in the name of the firm with any Nationalized / Co-Operative Bank, having there branch at Nagpur and such other Bank or Banks as may be mutually decided and the same shall be operated Jointly by any two Partners or by such other person as may be authorized by the Partners in this behalf.

13. DRAWINGS BY PARTNERS :

Each Partner shall be entitled to draw out of the Partnership Business any sum or sums of money as mutually agreed upon from time to time for his own use.

14. DEATH OF A PARTNER :

On the death of any of the Partners, remaining partners can continue the same business along with the legal heir or heirs of the deceased partner or the remaining partners are entitled to take over the business with all Assets and Liabilities as a going concern at the book value and shall be free to carry on the same business in such mode or manner as may be considered proper.

That on death of any partner, an option shall be given to the legal heir / heirs of the deceased partner to become partner in the partnership firm on the same terms and conditions.

15. RETIREMENT / DISSOLUTION:

- a) That in case any of the party wants to retire from the firm business he shall retire preferably at the end of the accounting year and accordingly the profits and losses and assets and liabilities of the firm after settlement of accounts, such party may be allowed to retire or the firm be dissolved.

- b) The amounts standing to the credit of retiring party shall be paid to him in lumpsum or in instalments as per mutual understanding after his retirement and he shall be entitled to get interest at the rates as mutually decided on such amount till the amount is paid in full.
- c) That the parties have agreed to take over the assets and liabilities of its old business at book value as shown in the books of accounts on going concern basis.

16. That the death of any Partner will not dissolve the Partnership Firm. The remaining Partners can continue the business at the same place or any other place under the same or any other name and style as decided by the remaining partners. AND on death or retirement, the partner or his legal heir shall be entitled to credit balance of his Capital Account and profits to the date of death or retirement and shall make good the debit balance or loss, if any.

17. That on death or retirement or at any time and for all purposes the goodwill of the firm shall be the property of the firm, and shall not be valued and none of the retiring partner, or legal representative of the deceased would be entitled to claim any share on account of the goodwill of the firm

18. ADMISSION OF A PARTNER :

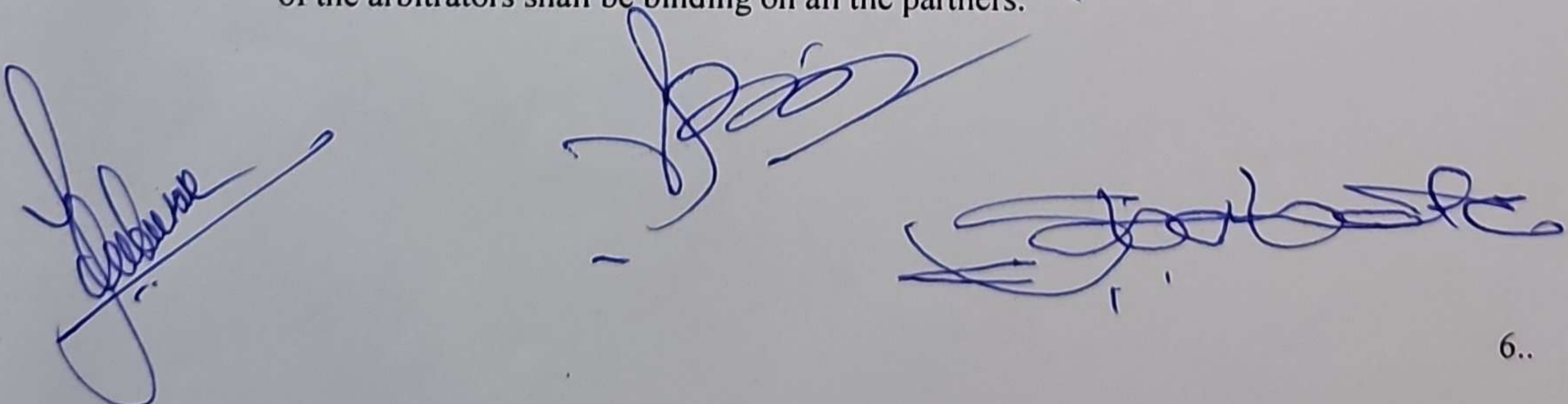
If the parties deem proper and in their interest, they may admit any other person or persons as partners on the terms and conditions as may be mutually agreed amongst the partners.

19. SUPPLEMENTARY DEED :

The parties shall be entitled to modify the above terms relating to remuneration, interest etc. payable to partners by executing a supplementary deed and such deed when executed shall have effect unless otherwise provided from first day of accounting period in which such supplementary deed is executed and the same shall form part of this deed of partnership.

20. ARBITRATION :

All disputes and questions in connection with the Partnership or this Deed arising among the partners or between any one of them and the legal representative of the other or others or between their respective legal representatives and whether during or after the partnership shall be referred to arbitrators appointed by each partner. The decision of the arbitrators shall be binding on all the partners.



21. PROVISIONS OF INDIAN PARTNERSHIP ACT, 1932 :

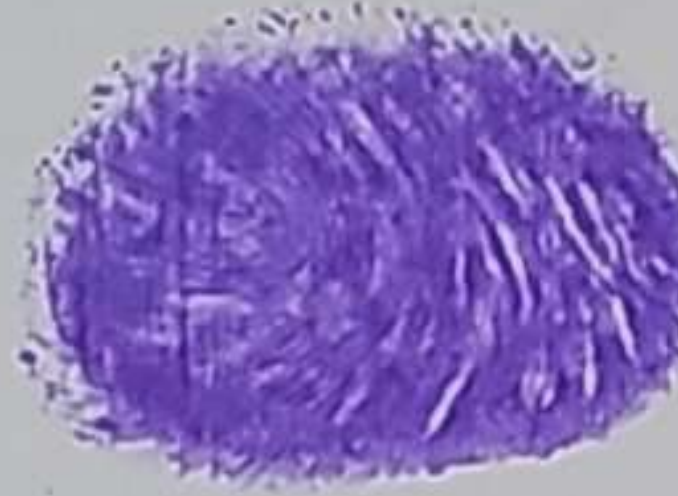
For any other provisions of law which is not provided for in this Deed of Partnership will be governed by the Indian Partnership Act, 1932.

IN WITNESS WHEREOF the parties hereto have signed this Deed of Partnership on this 13th Day of July 2022 in presence of attesting witnesses.

WITNESSES :

SIGNATURE OF PARTNERS

1. 
1. Pravin Amnerkar



1. 
.....
(Sadanand Madhavrao Kokate)
Partner

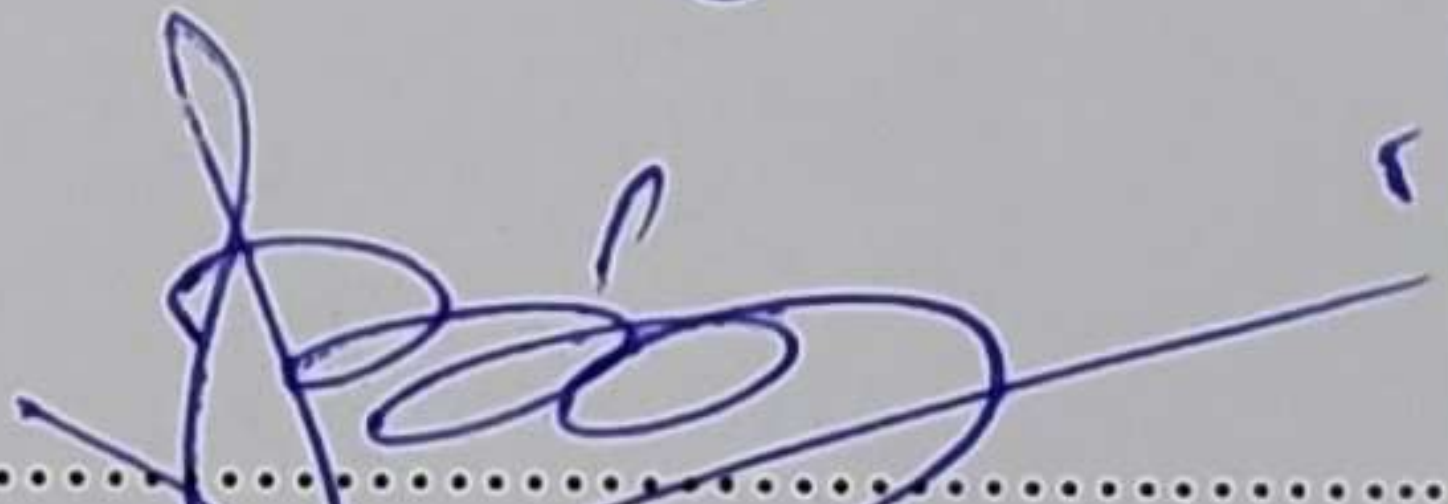


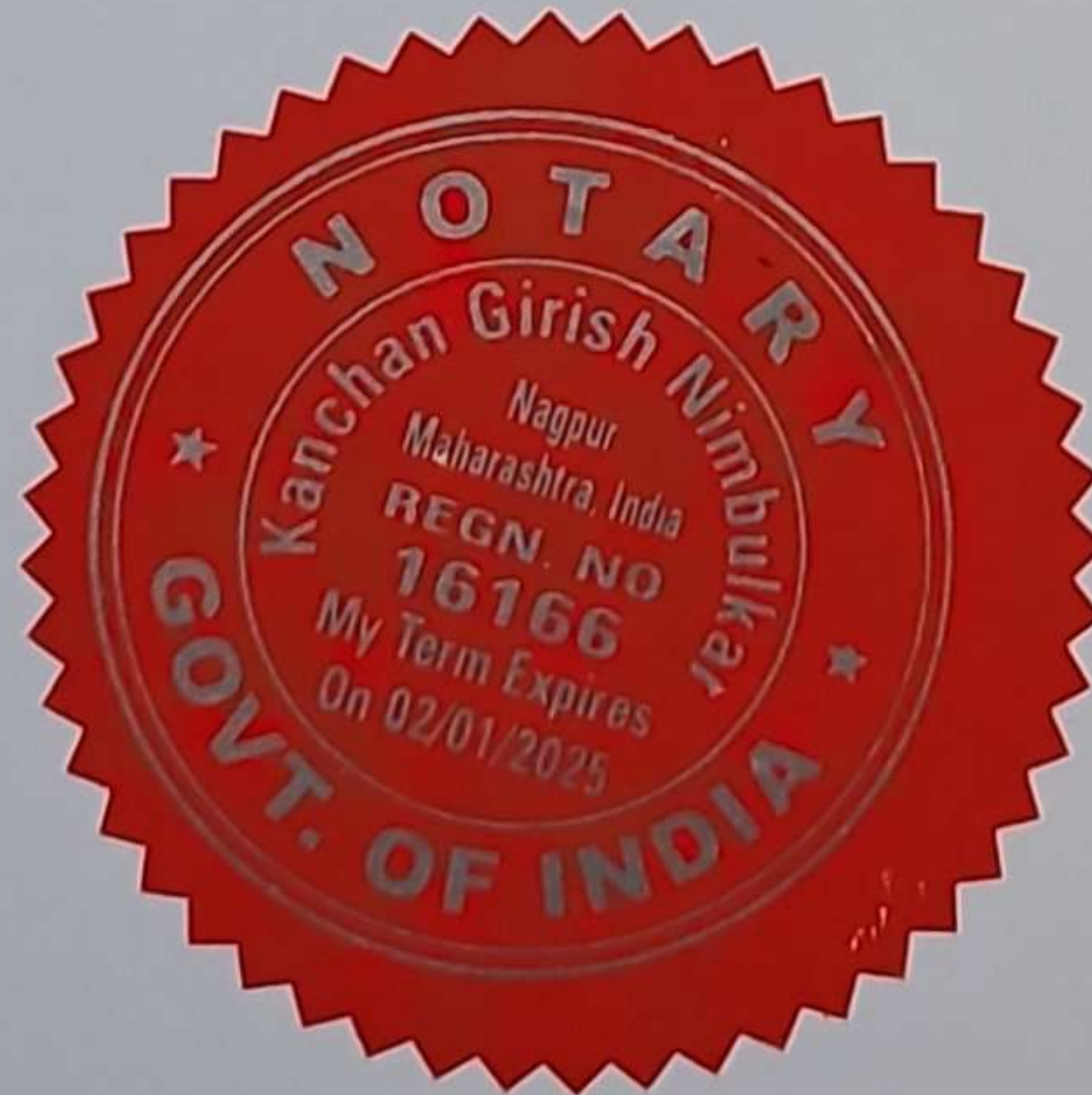
2.



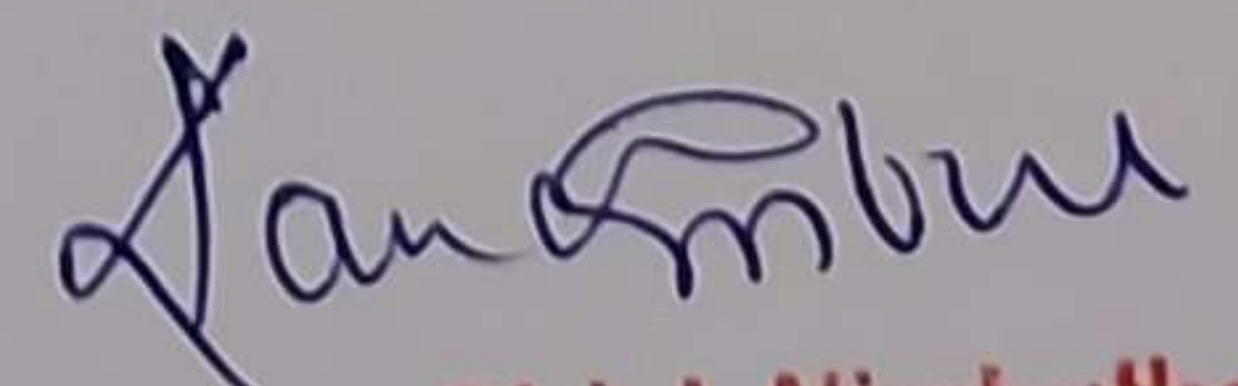
2.
(Ravindra Sewakram Sonkusare)
Partner



3. 
.....
(Vitthal Ramchandra Bajirao)
Partner



ATTESTED



Kanchan Girish Nimbulkar
Advocate & Notary
248, Bajaj Nagar,
Nagpur. (M. S.)

