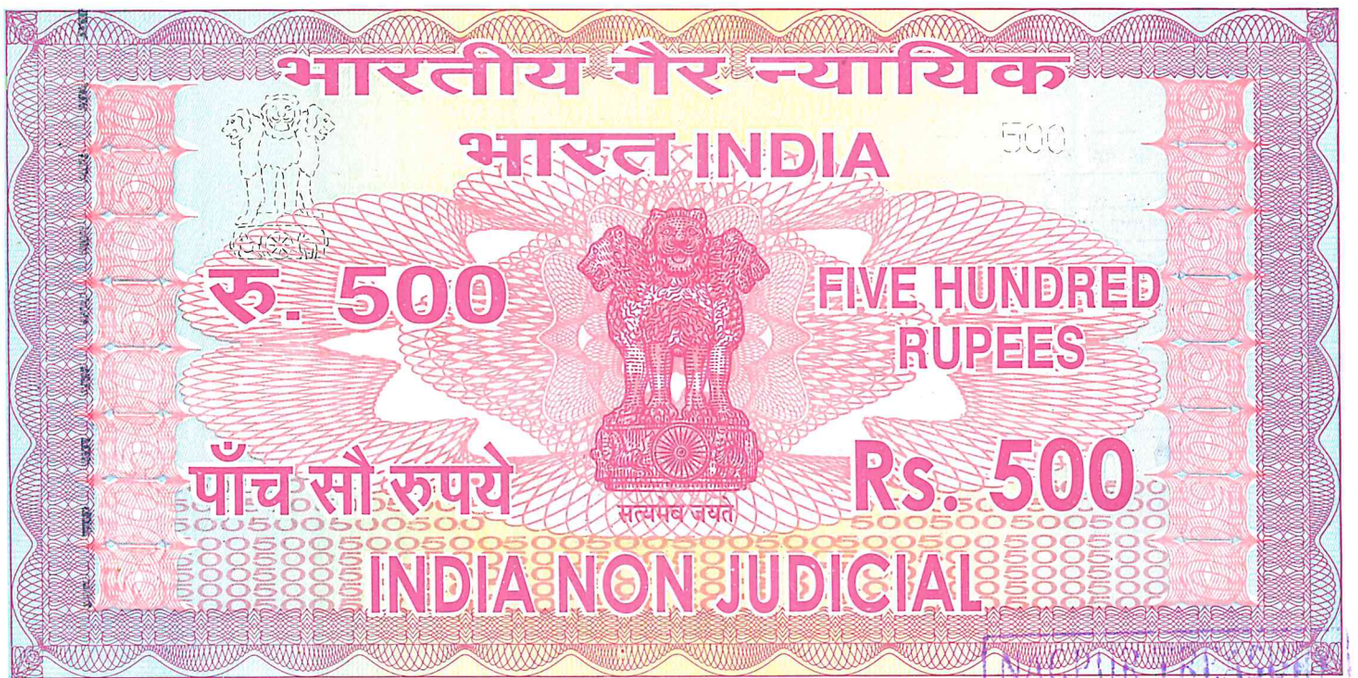
PARTNERSHIP DEED

" M/S OM SAI HOUSING AGENCY "

(में / ओम साई हाऊसिंग एजंसी)

SHOP NO. F/2 MAHAKALAKAR BUILDING, OPPOSITE CENTRAL BANK, UMRED ROAD, Nagpur – 440008 .



महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NAGPUR STAMP DUTY
BR 406032
09 NOV 2022
Stamp Head Clerk/Sr. Clerk

NOTARIAL REG.
ENTRY NO 10707
DATE 19/12/22

PARTNERSHIP DEED

" M/S OM SAI HOUSING AGENCY "

THIS DEED of Partnership is executed at Nagpur on this **Dt. 30/11/2022 Between**

1. Shri. Yogeshwar Hanuman Thawkar , Aged about 34 years , Occ. : Business , R/o. P.No.24 Kirti Nagar Road, Po :Mhalginagar, Behind Sarvshree School, Nagpur – 440034 .

   (Hereinafter be referred as Party No .1)

2. Shri. Avinash Kishor Pikalmunde , Aged about 29 years , Occ. : Business , R/o. P.No. 33 Opposite Old Imamwada Police Station, Indira Nagar, Jatatrodi No. 1, Nagpur – 440003 .

   (Hereinafter be referred as Party No. 2)

NOTARY VIVEK UDEBHAN Nagpur Maharashtra India Regd No. 10218 My Term Expires on 08/01/2025 GOVT. OF INDIA

१) मुद्रांक विक्री नोंद वही अनुक्रमांक 2927 दिनांक 30/11/2022

२) खरेदाराचा प्रकार वैयक्तिक

३) दस्त नोंदणी करणार दाखेर का? [illegible]

४) दि.व्यक्तीसि लेखनपत्र दर्शीन.

५) मुद्रांक विक्रत घेलाच्याचे नांव व सही Om Sai Housing Agency

६) ज्यते असल्यास त्याचे नांव जमा व सही

७) दुय्यम खरेदाराचे नांव

८) मुद्रांक शुल्क रककम 50

मुद्रांक विक्रेता ला.क.२३/९५ कोड क्र.१८०१०५.

प्रभु जी जोशी — जाहीरनामा नोंदणी दुय्यम निबंधक क्र १

Whereas the Parties 1, & 2, of this deed have agreed to carry on the business under the name & Style of " **M/S OM SAI HOUSING AGENCY** "And it is deemed expedient and desirable to reduce the terms and conditios Governing to this deed of Partnership into writing.

NOW THEREFORE THE DEED OF PARTNERSHIP WITNESSETH AS UNDER:

1 That this Partnership shall Commence with Effect from Date : 01/11/2022

2 That the Name & Style of the Partnership Firm shall be : " **M/S OM SAI HOUSING AGENCY** "

3. That the Principal Place of Business of the Partnership Firm shall be at : Shop No. F/2 Mahakalakar Building, Opposite Central Bank, Umred Road, Nagpur – 440008 .

4. That this Partnership is formed with the Primary objects of carrying on business of : Construction of Residential & Commercial Complex, Shop, Building, House Etc. , Development of Layout, Housing Projects, Purchase & Sale of Plots, Land, House, Buildings, Farm House, Resort, Agriculture Land and Non Agriculture Land Etc. The firm shall however, be entitled to extend the business in any other line as may be mutually decided by the partners from time to time.

5. That the duration of the Partnership shall be 'AT WILL'.

6. That the Fixed Capital (50,000/-) of the Partners comprises as under :

1] Shri. Yogeshwar Hanuman Thawkar	25,000/-	50 %
2] Shri. Avinash Kishor Pikalmunde	25,000/-	50 %
Total Amount	50,000/-	100 %

7. That the Bank Account or Bank Accounts in the name of the Partnership firm shall be opened. Banking related entire Operation, Business, Cheque, Transactions, Work shall be operated by the Partner No. 1 & Partner No. 2 of this deed and all the rules & regulations of Banking shall be followed.
8. That the simple interest @ 12% or such lower/higher rate as may be prescribed Under section 40(b) of the Income Tax Act 1961, shall be payable / receivable by the partnership firm on the amount standing to the credit of the capital and/or current or loan account or loan account of the partners.
9. That it is agreed by and between the partners that both the partners shall be working partners. That remuneration payable to the working partners shall be worked out as under.

Thawkar

Avinash

A. On the first Rs . 3,00,000/- Of the book profit or in case Of loss — Rs. 1,50,000/-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 Percent.

Explanation :-

For the purpose of the cause the expression 'Book Profit' shall mean the 'Book profit' 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. Such total remuneration shall be paid to the working partners will be as under.

1] Shri. Yogeshwar Hanuman Thawkar	50 %
2] Shri. Avinash Kishor Pikalmunde	50 %

10) That the net profit or loss of the firm so determined after deduction of interest to Partners capital account and remuneration to working partners shall be shared by the partners in following ratio.

1] Shri. Yogeshwar Hanuman Thawkar	50 %
2] Shri. Avinash Kishor Pikalmunde	50 %

11) That the accounting year of the firm shall be ending on each 31st March for which period profit & loss shall be ascertained and apportioned in between the partners in proportion of their share.

12) That on death of any Partner the heirs the legal representative of the decesed Partner shall be entitled to be admitted as a Partner in place of the deceased Partner & in that case the so admitted partner shall have the same rights as have been specified in various clauses of this deed.

13) Any partner desirous of retiring from the Partnership shall be entitled to retire from the partnership by giving ONE MONTHS NOTICE in writing to the other partners and at the expiration of the said notice period the interest of such partner in Partnership shall cease accordingly.

14) If both the Partners agree, a new partner may be introduced in the firm of Partnership on such terms and condition as may be mutually agreed between the parties to this deed.

15) That all the disputes as to the Partnership business shall be decided by the sole Arbitrator and his decision shall be binding on all the partners.

BORROWING POWERS :-

That the firm is entitled to borrow money from banks or financial institutions or raise funds from market for carrying on the business of the partnership fund and either of the partners will be authorized to negotiate the terms and condition in respect of such loan and execute the necessary documents in connection therewith which shall be binding upon all the partners.

16) That in all other matters to Provision of The Partnership Act, 1932 shall apply.

In Witness whereof ,the Parties here to have put their signatures at Nagpur on this deed of Partnership and the day and year first hereinabove written .

Witness

1. ----------
प्रफुल आर्दारास

Party No. 1 Shri. Yogeshwar Hanuman Thawkar



2. ----------
अभिजित तितरमारे

Party No. 2 Shri. Avinash Kishor Pikalmunde



NOTARY VIVEK UDEBHAN KARADE DIST. NAGPUR (M.S.) INDIA Reg. No. 16218 My term Expires on 08/01/2025 GOVT. OF INDIA

NOTARY VIVEK UDEBHAN KARADE Nagpur Maharashtra India Regn. No. 16218 My Term Expires on 08/01/2025 GOVT. OF INDIA

ATTESTED
19-12-22
VIVEK UDEBHAN KARADE
Advocate & Notary
Plot No 404 C, Mahendra Nagar
Near Dr. Ambedkar Vachanalay
Dr. Ambedkar Marg Sq.,
Nagpur - Maharashtra-440017

भारत INDIA पाँच रुपये FIVE RUPEES NOTARIAL