



महाराष्ट्र MAHARASHTRA

2022

BT 314421

जोडपत्र-१

फक्त प्रतिज्ञा पत्रासाठी / Only for Affidavit

मुद्रांक विक्री नॉ. अ. क्र. २९८९०५२

मुद्रांक विकत घेणाऱ्याचे नाव

पत्ता व सही

परवानाधारक मुद्रांक विक्रेत्याची सही व

परवाना क्रमांक : ३६०९०५२

Treasury Stamp Needed

1 FEB 2023

PARTNERSHIP DEED

M/S. MB Builders And Developers,

Gut No. 56, Bhagwan Baba Chowk, Vasarni Nanded 431603

M.K. Khingani

Anand Khingani



महाराष्ट्र MAHARASHTRA

2022

BT 314420

जोडपत्र-१

रुक्म प्रविज्ञा पत्रासाठी / Only for Affidavit

मुद्रांक विक्री, नौ. अ. क्र.

मुद्रांक विकत घेणाऱ्याचे नाव

पत्ता व सही

परवानाधारक

मुद्रांक विकत्याची सही व

परवाना क्रमांक - 3809042

Treasury Office Nanded

1 FEB 2023

Stamp Master's Mark

This Deed of Partnership is made and executed at Nanded on this the 3rd day of February 2023 by and between :-

1. Jugalkishor S/o Asudamal Khiyani, aged about 60, Years, occupation: Business R/o H. No. 3-5-19/11, 3rd Floor, A.R. Khiyani Complex, Bhalerao Galli, Nanded-431602 (Hereinafter called the party of the First Part).

M.K. Khiyani

2 | Page

M.K. Khiyani

Asudamal Khiyani



महाराष्ट्र MAHARASHTRA

2022

BT 314419

चौडपत्र-१

न्याय प्रमाण पत्र / Only for Affidavit

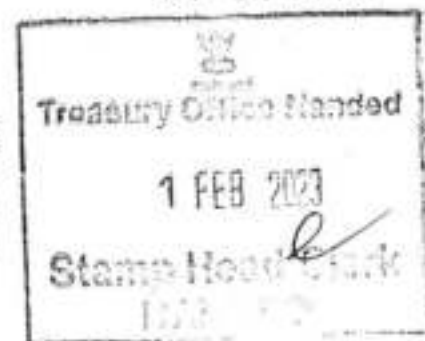
दिनांक दिनांक नं. अ. क्र. २९/०६/२०२२

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ता. व. साही

रवानाधारक मुद्रांक दिनांक दिनांक

रवाना क्रमांक - ३८६९०४२



2. Meenabai W/o Jugalkishor Khiyani, aged about 59, years,
occupation: Business R/o H. No. 3-5-19/11, 3rd Floor, A.R.
Khiyani Complex, Bhalerao Galli, Nanded-431602

(Hereinafter called the party of the Second Part)

3. Avanish S/o Jugalkishor Khiyani, aged about 28

Years, occupation: Business R/o H. No. 3-5-19/11, 3rd

Floor, A.R. Khiyani Complex, Bhalerao Galli, Nanded,

3 | Page

M.K. Khingane

Avanish Khiyani



महाराष्ट्र MAHARASHTRA
जोडपत्र-१

2022

BT 314417

स्त प्रतिज्ञा पत्रासाठी / Only for Affidavit

दंक विक्री, नॉ. अ. २९०५६ दि. ०९/०२/२३

दंक विक्री घेणाऱ्याचे नाव

॥ व सही

व्यानाधारक मुदती विक्रेत्याची सही व

व्याना क्रमांक - ३४०९०५२

Treasury Office Nanded

1 FEB 2023

Stamp Here

Developers i.e. Construction & Development of Properties,
Construction of Residential and Commercial Complexes, Row
Houses, Independent Bungalows, & Dwelling Units. Dealing in real
estate, contractorship, Plotting & other related real estate business
etc. in partnership under the name and style of M/s. MB
BUILDERS AND DEVELOPERS, having its registered office at
GUT NO. 56, BHAGWAN BABA CHOWK, VASARNI,
NANDED-431603.

५५/५५

5 | Page

M. K. Khingani

Anand Khingani



महाराष्ट्र MAHARASHTRA

2022

BT 314416

जोडपत्र-१

केवल प्रतिज्ञा पत्रासाठी / Only for Affidavit

द्रांक विक्री नों.अ.क्र. २९०८५ दि. ०२/०२/२३

द्रांक विकत घेणाऱ्याचे नाव

ता व सही

रवानाधारक मुद्रांक विक्रेत्याची सही व

रवाना क्रमांक - ४०९०५२

Treasury Office, Mandol

1 FEB 2023

Stamp No. 314416

NAM

AND WHEREAS, the parties herein above are desirous of
reducing to writing the terms & conditions on which business
hereinabove is to be carried on with effect from 1st day of February
2023.

M. K. Khingani

6 | Page

M. K. Khingani

Anand Khingani



महाराष्ट्र, MAHARASHTRA

2022

BT 314415

केवल प्रतिज्ञा पत्रासाठी / Only for Affidavit

द्वारा विक्री नों. अ. क्र. २९८६५ दि. ०९/०२/२३

द्वारा विकत घेणाऱ्याचे नाव

ता व सही

रवानाधारक मुद्रांक विक्रेत्याची सही व

रवाना क्रमांक - ३४०९०५२

Treasury Office Name

1 FEB 2023

Stamp Name

Hence this indenture of Partnership is witnessed as under :-

1. The business of the firm shall be carried out under the name and style of M/S MB BUILDERS AND DEVELOPERS. It shall be permissible for the firm to carry on the business in such other name or names at Nanded and such other place or places as may be mutually agreed upon from time to time.

Handwritten signature

M. K. Khingani

Avarish Khingani

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA
जोडपत्र-१

2022

BT 314414

व्यक्त प्रतिज्ञा पत्रासाठी / Only for Affidavit

द्रांक विक्री नों.अं.क्र. 29083 दि. 02/02/23

द्रांक विकत घेणाऱ्याचे नाव

ता व सही

रवानाधारक मुद्रांक विक्रयाची सही व

रवाना क्रमांक - 3809042

Treasury Office Handd.

1 FEB 2023

Stamp Head Cl.

NAMERI

2. The business of the partnership shall be of Builders & Developers i.e. Construction & Development of Properties, Construction of Residential and Commercial Complexes, Row Houses, Independent Bungalows, & Dwelling Units, dealing in real estate, contractorship, Plotting & other related real estate businesses. & allied services and activities and such other activities incidental to it or to do such other business or businesses as may be mutually agreed upon by the partners from time to time.



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जोडपत्र-१

स्त प्रतिज्ञा पत्रासाठी / Only for Affidavit

शंक विक्री, नॉ. अ. क्र. २४०० दि. ०३/०२/२३

शंक विकत घेणाऱ्याचे नाव -

तय सही -

तवानाधारक मुद्रांक विक्रेत्याची सही व

तवाना क्रमांक - ३५०९०५२

Treasury Office Nanded

1 FEB 2023

Stamp Head Clerk
Nanded

3. The partnership shall be a partnership at "WILL".

4. That the Fixed Capital of the firm shall be of Rs. 1,00,00,000/-

(One Crore Rupees Only) and shall be contributed by the partners,

And the additional capital and funds required for business of firm

shall be contributed from time to time by the partners, according to

the requirements of the business in such manner and at such time as

१५/०२/२३

M. K. Kumbhar

Avanish Khargi



महाराष्ट्र MAHARASHTRA

2022

BT 314412

जोडपत्र-१

का प्रतिज्ञा पत्रासाठी / Only for Affidavit

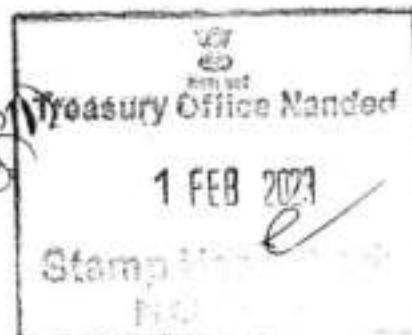
दांक दिवशी. नों. अ. क्र. २९०४ दि. ०९/०२/२३

दाक विकत घेणाऱ्याचे नाव

ता य सही

रवानाधारक मुद्रांक विक्रेत्याची सही व

रवाना क्रमांक - ३४०९०५२



may be mutually agreed upon by the parties hereto. Apart from it the partners shall be at liberty to raise funds from banks, financial institutions and private parties etc. The amount standing to the credit of partner's account of whatsoever nature shall bear interest @ 12% p.a. or at such rates as may be prescribed under section 40(b) the Income Tax Act, or any provisions applicable for time inforce for the purposes of allowance of such interest to partners or such other rates as may be agreed upon by the parties hereto from time to time. Similarly partners shall be liable to pay interest at the same rate on the amount standing to their debit in whatsoever account. In case of

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M.K. Khingani

Anarish Khingani



महाराष्ट्र MAHARASHTRA
जोडपत्र-१

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केवल प्रतिज्ञा पत्रासाठी / Only for Affidavit

द्वारा विक्री नं. अ. क्र. २९०८८ दि. ०३/०२/२३

शक विकत घेणाऱ्याचे नाव

आव सही

वापराकर मुद्रणी विक्रेत्याची सही व

वापना क्रमांक - ३४०१०५२

Treasury Office Nanded

1 FEB 2023

Stamp Head

loss, no interest shall be paid to the partners. In case of insufficient profits the partners shall be at absolute liberty to reduce the rate of interest or even to drop the interest payment for that particular year or years as the case may be.

5.. That the parties of the First, Second and Third part shall be actively engaged in the working of the partnership and they shall be devoting their time and they have agreed to act as working partners in consideration of they being remunerated for the services rendered

Handwritten signature

11 Page

Handwritten signature: M. K. Khingani

Handwritten signature: Avinash Chigani

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2022

BT 314410

जोडपत्र-१

Treasury Office Nanded

1 FEB 2023

Stamp Head Clerk
NANDED

वक्त प्रतिज्ञा पत्रासाठी / Only for Affidavit

दांक विक्री नों.अ.दि. २९/०१/२३

दांक विकत घेणाऱ्याचे नाव

ता व सही

रयानाधारक मुक्ती विक्रीसाठी शही व

रयाना क्रमांक - ३४०९०५२

as under, In case of loss, no salary or remuneration shall be payable to the working partners, which shall be worked out under Section 40(b) of Income Tax Act, 1961 or any other provision of law applicable at the relevant time.

The working partners shall be paid remuneration at the agreed rates in case if there is " book-profit " in addition to the share in profits/losses to which they are entitled to. The words " book-profit " shall have the same meaning as assigned to it U/Sec 40 (b) expl.

12/1/23

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K. K. Khurana

Anand Khurana



महाराष्ट्र MAHARASHTRA

2022

BT 314409

जोडपत्र-१

सत्य प्रतिज्ञा पत्रासाठी / Only for Affidavit

प्रांक विक्री नं. अ. १९०४ दि. ०३/०२/२१

प्रांक विकत घेणाऱ्याचे नाव

ता व सही

वरिष्ठाधारक मुद्रांक विक्रेत्याची सही व

वरिष्ठा क्रमांक - ४४०९०५२

Treasury Office Nanded

1 FEB 2021

Stamp Head

(3) or any statutory modification, re-enactment thereof for the time being in force of Income Tax Act 1961.

6. The remuneration shall be payable annually and shall be credited to the account of the working partner on finalization of accounts for the year.

7. The remuneration calculated in the manner as mentioned above shall be paid to the working partners in the following manner :

M.K. Khurana

Avanish Khurana



महाराष्ट्र MAHARASHTRA

2022

BT 314408

बोर्डपत्र-१

Treasury Office Nanded

1 FEB 2021

Stamp

11/02

सत प्रतिष्ठा पत्रासाठी / Only for Affidavit

रांक विक्री नॉ. अ. क्र. २९७७ दि. ०१/०२/२१

तक विकत घेणाऱ्याचे नाव

॥ व सही

यानाधारक मुद्रांक विक्रेत्याची सही व

याना क्रमांक - ३५०९०५२

Sr. No	Name of the Partner	% Share in Remuneration
01	Jugalkishor A.Khiyani	20%

14/02/21

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A.K. Khiyani

Avanish Khiyani



महाराष्ट्र MAHARASHTRA

2022

BT 314407

फक्त प्रतिज्ञा पत्रसाठी / Only for Affidavit

मुद्रांक विक्री नॉ. अ. क. १९७१६ दि. ०८/०२/२३

मुद्रांक विकत घेणाऱ्याचे नाव

गता व सही

परवानाधारक मुद्रांका विक्रीत्याची सही व

परवाना क्रमांक - ३४०९०५२

Treasury Office Nanded

1 FEB 2023

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02.	Meenabai J. Khiyani	20%
03.	Avinash J. Khiyani	60%
	Total	100%

8. The net profit or loss for the year after debiting or crediting the interest on the capital or any other accounts of the partners and also after debiting the remuneration payment to working partners, determined/ divided in the following manner :-

15/1/23

15/1/23

M. K. Khiyani

Avinash Khiyani



महाराष्ट्र MAHARASHTRA

2022

BT 314405

जोडपत्र-१

सक्त प्रतिज्ञा पत्रासाठी / Only for Affidavit

मुद्रांक विक्री नों.अ. २००५ दि. ०८/०२/२३

मुद्रांक विकत घेण्याचावे नाव

स्ता व सही

परवानाधारक मुद्रांक विक्रेत्याची सही व

परवाना क्रमांक - ४४०५०५२

Treasury Office Nanded

1 FEB 2023

Stamp Head Clerk

No.		
01	Jugalkishor A.Khiyani	41%
02	Meenabai J. Khiyani	55%
03	Avinash J. Khiyani	04%
	Total	100%

Khiyani

M. K. Khiyani

Avinash Khiyani



महाराष्ट्र MAHARASHTRA

2022

BT 314404

नोडपत्र-१

फक्त प्रतिज्ञा पत्रासाठी / Only for Affidavit

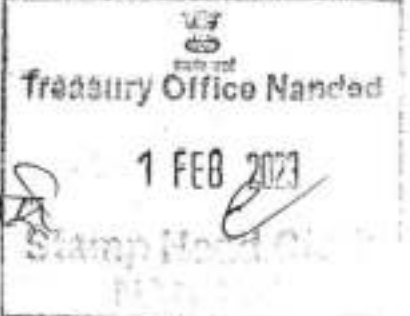
गंक दिवशी, नों. अ. क्र. १२९०० दि. ०९/०२/२२

एक विकत घेणाऱ्याचे नाव

आव सही

यानाधारक मुद्रांक विक्रेत्याची सही व

याना क्रमांक - 3809042



9. That the bank account for the business of the firm shall be opened in any nationalised, scheduled Bank, Private Commercial Bank, Co-operative Bank or such other Bank/Banks and which shall be in the name of firm, as the partners shall agree upon from time to time. And shall be operated with the signatures of any one of the partners mutually agreed upon and as per instruction given to bankers by all the partners in writing.

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M. K. Kingani

Anish Chyari



महाराष्ट्र MAHARASHTRA

2022

BT 314403

जोडपत्र-१

केवल प्रतिज्ञा पत्रासाठी / Only for Affidavit

द्वारा विक्री नों. अ. क्र. २९०७२ दि. ०३/०२/२०२२

शक विकत घेणाऱ्याचे नाव

ता. य. सही

हवानाधारक मुद्रांक विक्रेत्याची सही व

हवाना क्रमांक - १०९०५२

Treasury Office Nanded.

1 FEB 2022

Stamp Head Office
Nanded

10. Proper books of account shall be kept by the partners and entries shall be made therein of all such matters and transactions and the same shall be kept at the registered office of the firm and each partner shall have free access to it to the partners themselves or his/her authorized agent to examine and shall have full liberty to carry the copies of the same.

11. That the books of accounts shall be closed on 31st march, of every financial year and a general account of overall partnership business shall be taken and the Trading Account, Profit & loss

10/1/22

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M. K. Khigani

Anand Khigani



महाराष्ट्र MAHARASHTRA

2022

BT 314402

कत प्रतिज्ञा पत्राखेटी / Only for Affidavit

द्रांक विक्री नों.अ.क्र. २५०१ दि. ०९/०२/२३

द्रांक विकत घेणाऱ्याची नाव

ता व सही

रवानाधारक मुद्राधिकृत्याची सही व

रवाना क्रमांक - ३४०९०५२

Treasury Office Nanded

1 FEB 2023

Stamp Mark

account, Partners Capital Accounts and the Balance Sheet shall be prepared accordingly.

12. That each partner shall have the right to retire himself from the partnership business during the continuance of this partnership by giving three calander months previous notice to the other partner.

That on retirement, death or bankruptcy of any partner, his share of the profits and losses and in the assets of the partnership after

M.K. Kinyani

M.K. Kinyani

Avanish Khyani



महाराष्ट्र MAHARASHTRA
जोडपत्र-१

2022

BT 314401

तत् प्रतिज्ञा पत्रासाठी / Only for Affidavit

तंक विक्री, नों. अ. क्र. १९०३० दि. ०२/०२/२३

एक विकत घेणाऱ्याचे नाव

आव सही

यांनाधारक मुद्रांक विकल्याची सही व

यांना क्रमांक - ३४०९०५२

Treasury Office Nanded
1 FEB 2023
Stamp Head Clerk
NANDED

meeting the liabilities shall be payable to him, his heirs, successors,
legal representatives or nominees as the case may be.

13. Each Partner :-

A) Punctually pay and discharge his separate debts and engagement
and indemnify to the other partners and partnership assets

[Signature]

M. K. Kringani

Avanish Chigani



महाराष्ट्र MAHARASHTRA

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BT 314400

जोडपत्र-१

क्त प्रतिज्ञा पत्रासाठी / Only for Affidavit

शंक विक्री नों.अ.क्र. २९०६९ दि. ०९/०२/२३

शंक विकत घेणाऱ्याचे नाव

ता व सही

रवानाधारक मुद्रांक विक्रेत्याची सही व

रवाना क्रमांक - ३४०९०५२

Treasury Office Nanded

1 FEB 2023

Stamp Head Clerk

NANDED

against the same debt, against all proceedings, cost, claims or demands on respect thereof.

B) be just and faithful to the other partners in all transactions relating to the partnership at all times and give to the other a true account of all such dealings.

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22 | Page

M.K. Khijani

Aravind Khijani



महाराष्ट्र MAHARASHTRA

2022

BT 314399

जोडपत्र-१

वक्त प्रतिज्ञा पत्रासाठी / Only for Affidavit

द्रांक विक्री नों.अंक. 2906

द्रांक विकत घेणाऱ्याचे नाव

ता व सही

गरवानाधारक मुद्रांक विक्रेत्याची सही व

गरवाना क्रमांक 3809042

Treasury Office Nanded

1 FEB 2022

Stamp Head Clerk
NANDED

14. No partner shall without the consent of the other partners be entitled or authorized :-

a) To compromise or relinquish any claims or debts due to the firm either wholly or in part, or

23 | Page

M. K. Kuriyan

Avanish / Chigani



महाराष्ट्र MAHARASHTRA

2022

BT 314398

जोडपत्र-१

सत प्रतिज्ञा पत्रासाठी / Only for Affidavit

१९०६ दि. ०३/०२/२१

एक विकत घेणाऱ्याचे नाव

एव सही

वानाधारक मुद्रिक विक्रेत्याची सही व

वाना क्रमांक - ३५०९०५२

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1 FEB 2021

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b) To undertake or admit any liability for or on account of the firm except in due and ordinary course of its business, or

c) To admit new or additional partner on the firm, or to lend any of the credit of the firm except in the ordinary course of its business, or

M.K. Kingani

M.K. Kingani

Anand Kingani



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2022

BT 314397

खीडपत्र-१

त प्रतिज्ञा पत्रासाठी / Only for Affidavit

क विक्री, नॉ. अ. क्र. २९०६६६

क विकत घेणाऱ्याचे नाव

व सही

गनाधारक मुद्रांक विक्रेत्याची सही व

गना क्रमांक - ३४९१०५२

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d) To borrow money for or on account of the firm, or to pledge the credit of the firm except in ordinary course of its business,

or

e) Except in the ordinary course of business, dispose off, sale or pledge any assets of the partnership business, or to draw, accept or endorse any bill of exchange or promissory note on account of the partnership business.

M. K. Khuyani

M. K. Khuyani

Avanish Khuyani



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झोडपत्र-१

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त प्रतिज्ञा पत्रासाठी / Only for Affidavit

क विक्री, नों. अ. क्र. १९०६५

क विकत घेणाऱ्याचे नाव

व सही

गनाधारक मुद्रके विक्रेत्याची सही व

गना क्रमांक - ३४०९०५२

15. It is mutually decided amongst the partners that the property purchased by the firm or contributed by the partners into the firm shall be owned by the firm and each of partner shall have the undivided interest upon it as per above mentioned share of each partner in profit/loss.

15. All the disputes and differences arising between the partners and any question in connection with this Deed of



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डोडपत्र-१

स प्रतिज्ञा पत्रासाठी / Only for Affidavit

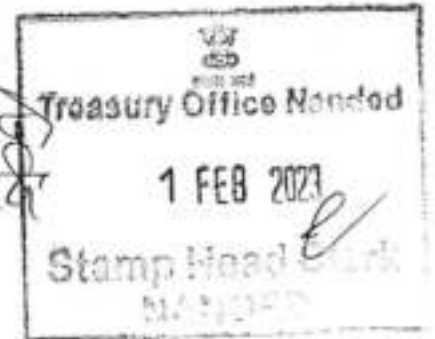
किं विक्री, नों. अ. क्र. १९०६५ दि. ०९/०२/२३

किं विकत घेणाऱ्याचे नाव

व सही

वानाधारक मुद्रा किंवा विक्रेत्याची सही व

वाना क्रमांक - ३९०९०५२



partnership shall be referred to the Arbitrators one to be appointed by each party or his personal representative under the provisions of the Indian Arbitration Act, 1996 or any statutory modifications, re-enactments thereof for the time being in force and the awards of such arbitrators or the umpire, as the case may be binding on all the parties to the said dispute.

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M.K. Khuyani

Avanish Khuyani



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जोडपत्र-१

फक्त प्रतिज्ञा पत्रासाठी / Only for Affidavit

टांक दिवशी नों.अ.क्र. १९०६९ दि. ०३/०२/२३

शक विकत घेणाऱ्याचे नाव - सुमंत किशोर खिगाणी नांदे
ता व सही - से. लम. की. पिपुळे भन्त देवराय

त्यानाधारक मुद्रांक निलकल्याणी सही व

त्याना क्रमांक - 3809042

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16. That subject to the provisions herein above specifically contained all provisions of Indian Partnership Act, 1932 or any statutory modification thereof for the time being in force in the state of Maharashtra shall apply to this deed of partnership as if they are incorporated herein.

17. Notwithstanding anything stated or provided herein the partners shall have full powers and discretion to modify, alter, or vary the terms and conditions of the partnership deed in any manner whatsoever they think fit by mutual agreement, which shall be

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M. B. Khigani

Avanish Khigani



महाराष्ट्र MAHARASHTRA

2022

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इजोडपत्र-१

वक्त प्रतिज्ञा पत्रासाठी / Only for Affidavit

ट्रांक विक्री नॉ. अ. क्र. १२९०० दि. ०३/०२/२२

ट्रांक विकत घेणाऱ्याचे नाव

ता व सही

रवानाधारक मुद्रांक विक्रेत्याची सही व

रवाना क्रमांक - ३४०९०५२

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NANDED

reduced to writing and signed by all the partners and there upon
the said writing shall become appendage and part of this deed.

18. Anything not provided herein, touching the partnership
business shall be decided by the mutual consent of the partners.

In witness whereof, the parties hereto have here unto set and
subscribed their respective hands and seals on the day and the year
first herein above written.

Signature

M. K. Khigani

Avanish Khigani



महाराष्ट्र MAHARASHTRA

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जोडपत्र-१

कृपया प्रतिज्ञा पत्रासाठी / Only for Affidavit

मुद्रांक विक्री नों.अ.क्र. २९०६१ दि. ०३/०२/२३

मुद्रांक विक्रीत घेणाऱ्याचे नाव

यत्ता व सही

परवानाधारक मुद्रांक विक्रीत्याची सही व

परवाना क्रमांक - ३४०९०५२

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SIGNATURE OF WITNESS

SIGNATURE OF PARTNERS

01. Chandraprakash Khayani

01. Jugalkishor A. Khiyani

02. Madhav K. Parchal

02. Meenabai J. Khiyani

03. Avnish J. Khiyani