

160/7812

पावती

Original/Duplicate

Thursday, August 03, 2023

नोंदणी क्र.: 39म

1:48 PM

Regn.: 39M

पावती क्र.: 9794 दिनांक: 03/08/2023

गावाचे नाव: वडगाव कोल्हाटी

दस्तऐवजाचा अनुक्रमांक: अगग3-7812-2023

दस्तऐवजाचा प्रकार: जनरल पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: मे. गुरुदत्त टॉवर्स तर्फे भागीदार राहुल भगवानराव सातारकर

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1100.00

पृष्ठांची संख्या: 55

एकूण:

रु. 1200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:08 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Aurangabad III

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

सह मुख्य निबंधक बर्ग-३
औरंगाबाद शहर क्र.-३
औरंगाबाद.

1) देयकाचा प्रकार: DHC रकम: रु. 1100/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0208202310919 दिनांक: 03/08/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH006116594202324P दिनांक: 03/08/2023

बँकेचे नाव व पत्ता:



06/08/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. औरंगाबाद 3

दस्त क्रमांक : 7812/2023

नोदणी :

Regn:63m

गावाचे नाव : वडगाव कोल्हाटी

(1) दिवाचा प्रकार	जनरल पावर ऑफ अटर्नी
(2) नोबदला	0
(3) दस्तारमात्र (माडेपट्टाच्या पांढऱ्यापट्टाकडून अकारणी देतो की पट्टेदार ते समजवलावे)	1
(4) गुन्गान, पोटोहिस्सा व धरक्रमांक (अगावात)	1) पालिकेचे नाव: औरंगाबाद म.न.पा. इतर वर्णन : इतर माहिती: सौजे वडगाव कोल्हाटी ता. जि. औरंगाबाद रेडींग मट क्रमांक 54 मधील 59 आर या मिळकतीचे लिहून देणार यांनी लिहून देणार यांच्या हक्कात जनरल पावर ऑफ अटर्नी या शीर्षकाचा नोंदणीकृत दस्त ((GAT NUMBER : 54 ;))
(5) क्षेत्रफळ	1) 0.49 हेक्टर, आर
(6) अकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तारवज करून देणा-या/लिहून देवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अगावात, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. गुरुदत्त टॉवर्स तर्फे भागीदार द्वितेश सोपान नारखेडे बय:-, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:- 2): नाव:-मे. गुरुदत्त टॉवर्स तर्फे भागीदार कैलास अरुण चौधरी बय:-, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:- 3): नाव:-मे. गुरुदत्त टॉवर्स तर्फे भागीदार रवींद्र रामभाऊ महाजन बय:-, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:- 4): नाव:-मे. गुरुदत्त टॉवर्स तर्फे भागीदार मुनिता व्यंकटेश श्रीनेवार बय:-, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:- 5): नाव:-मे. गुरुदत्त टॉवर्स तर्फे भागीदार संतोष भगवानराव सातारकर बय:-, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:- 6): नाव:-मे. गुरुदत्त टॉवर्स तर्फे भागीदार सारिका नंदकिशोर मालपाणी बय:-, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-
(8) दस्तारवज करून देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अगावात, प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. गुरुदत्त टॉवर्स तर्फे भागीदार राहुल भगवानराव सातारकर बय:-, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-BBBPS9577H 2): नाव:-मे. गुरुदत्त टॉवर्स तर्फे भागीदार सधुकर भागवत सरोदे बय:-, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-BFOPS2478Q
(9) दस्तारवज करून दिवाचा दिनांक	02/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	06/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	7812/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) धरा	



मुद्रांकनामाची विचारता घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

सह दुय्यम निबंधक सर्ग-६
औरंगाबाद शहर क्र.-३
औरंगाबाद.

CHALLAN
MTR Form Number-6

मुळ दस्तावेज परत केल्या
दस्त स्कॅन झाला

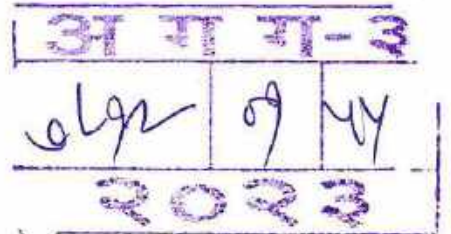


GRN: MH006110534204324P	BARCODE	Date: 02/08/2023-16:28:38	Form ID: 25.1
Department: Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Type of Payment: Registration Fee		PAN No.(If Applicable)	
Office Name: ARO3, AURANGABAD 3 JT SUB REGISTRAR		Full Name	MS GURUDATTA TOWERS
Location: AURANGABAD		Flat/Block No.	GUT NO 54
Year: 2023-2024 One Time		Premises/Building	
Account Head Details	Amount in Rs.	Road/Street	WADGAON KOLHATI
0000048101 Stamp Duty	500.00	Area/Locality	AURANGABAD
0020061061 Registration Fee	100.00	Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	
		SecondPartyName=RAHUL BHAGWANRAO SATARKAR-	
600.00		Amount in	Six Hundred Rupees Only
Total	600.00	Words	
Payment Details: STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 10000502023080205623 8320062802723
Cheque/DD No.		Bank Date	RBI Date: 02/08/2023-16:28:48 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Doc. Generated ID: 000000000000 Mobile No.: 000000000000
 Note: This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंदणी: याने दस्तावेज नोंदणीसाठी केवळ उप-नोंदणी कार्यालयाच्या दस्त्याखाली लागू आहे. नोंदणी न करता येणाऱ्या दस्तावेजासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(S)-160-7812	0003190016202324	03/08/2023-13:48:12	IGR207	100.00
2	(S)-160-7812	0003190016202324	03/08/2023-13:48:12	IGR207	500.00
Total Defacement Amount					600.00





CHALLAN
MTR Form Number-6



GRN MH006116594202324P		BARCODE 		Date 02/08/2023-16:28:38		Form ID 25.1	
Department Inspector General Of Registration				Payer Details			
Stamp Duty Type of Payment Registration Fee				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name ARB3_AURANGABAD 3 JT SUB REGISTRAR				Full Name		MS GURUDATTA TOWERS	
Location AURANGABAD							
Year 2023-2024 One Time				Flat/Block No.		GUT NO 54	
Account Head Details		Amount In Rs.					
0030046401 Stamp Duty		500.00		Road/Street		WADGAON KOLHATI	
0030063301 Registration Fee		100.00		Area/Locality		AURANGABAD	
				Town/City/District			
				PIN		4 3 1 0 0 1	
				Remarks (If Any) SecondPartyName=RAHUL BHAGWANRAO SATARKAR-			
				Amount In		Six Hundred Rupees Only	
Total		600.00		Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No. 10000502023080205623 8320062802723	
Cheque/DD No.				Bank Date RBI Date		02/08/2023-16:28:48 Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.



GENERAL POWER OF ATTORNEY

THIS POWER OF ATTORNEY HAS EXECUTED AT AURANGABAD ON THIS 02nd DAY OF AUGUST 2023.

By

M/s. Gurudatta Towers
Through its Partners

1. **Shri. Hitesh Sopan Narkhede**
Age - 34 Yrs., Occu - Business,
R/o. Chandrai, N-9, Cidco, Aurangabad.
AADHAR NO. 4628 1278 1074
2. **Shri. Kailas Arun Choudhari**
Age - 42 Yrs., Occu - Business,
R/o. Harsul, Aurangabad
AADHAR NO. 4555 2859 6840
3. **Mr. Ravindra Rambhau Mahajan,**
Age - 64 Yrs., Occu- Business,
R/o. House No.3, Hirkan Housing Society,
Vedant Nagar, Aurangabad.
AADHAR NO. 8956 5075 6163
4. **Mrs. Sunita Venkatesh Shrinewar,**
Age- 40 Yrs., Occu-Business,
R/o. Row House No.04, E-Wing,
Sara Samruddhi, Bajaj Nagar, Waluj, Aurangabad.
AADHAR NO. 3292 0923 7723
5. **Mr. Santosh Bhagwanrao Satarkar,**
Age - 43 Yrs., Occu- Business,
R/o. Tilak Nagar, Aurangabad.
AADHAR NO. 6934 6981 7308
6. **Mrs. Sarika Nandakishor Malpani**
Age: 39 years, Occ.: Business
R/o. Railway Station Road, Aurangabad.
AADHAR NO. 8359 3427 5679



(Hereinafter referred to as "EXECUTANT" which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its executors, legal heirs, representative, assignees or administrators) **PARTY ON THE FIRST PART**
INFAVOUR OF

1. **Mr. Rahul Bhagwanrao Satarkar**
Partner of M/s. Gurudatta Towers
Age- 40 years, Occu: Business
R/o Plot No.88, Tilak Nagar, Aurangabad.
AADHAR No. 662445775884
PAN No. BBBPS9577H



2. **Shri. Madhukar Bhagwat Sarode**
Partner of M/s. Gurudatta Towers
Age - 52 Yrs., Occu - Business,
R/o. 5, Mhasoba Nagar, Harsul, Aurangabad
AADHAR NO. 3810 1729 4948

(Hereinafter referred to as "ATTORNEY")

PARTY ON THE SECOND PART

WHEREAS

- 1) The executant is a partnership firms and having its business at Aurangabad. Also the Power of Attorney Holder are the partners of Executant Firm.
- 2) That, the executants are having their day to day business activities and also busy at their personal work and as such it is not possible for the executants to come and execute the Registered Documents and therefore as such the parties are executing this General Power of Attorney.
- 3) That, the First partnership Deed was executed on 10.05.2016 between Shri. Hitesh Sopan Narkhede, Shri. Gaurav Sopan Narkhede, Shri. Kailas Arun Chaudhari, Shri. Madhukar Bhagwat Sarode and Shri. Ravindra Rambhau Mahajan and the partnership named and styled as "GURUDATTA TOWERS" was formed.
- 4) Thereafter, Admission deed was executed on 01.01.2023 between Shri. Hitesh Sopan Narkhede, Shri. Gaurav Sopan Narkhede, Shri. Kailas Arun Chaudhari, Shri. Madhukar Bhagwat Sarode and Shri. Ravindra Rambhau Mahajan and Mr. Santosh Bhagwanrao Satarkar, Mrs. Sarika Nandkishor Malpani, Mrs. Sunita Venkatesh Shrinewar and Mr. Rahul Bhagwanrao Satarkar were added as partners to the above said partnership firm.
- 5) Thereafter, Mr. Gaurav Sopan Narkhede expressed his willingness to retire from partnership firm due to his personal Problems. Therefore Retirement Deed was executed in July 2023 and by the said deed Mr. Gaurav Sopan Narkhede was retired from the above said partnership firm and all others partners Shri. Hitesh Sopan Narkhede, Shri. Kailas Arun Chaudhari, Shri. Madhukar Bhagwat Sarode and Shri. Ravindra Rambhau Mahajan and Mr. Santosh Bhagwanrao Satarkar, Mrs. Sarika Nandkishor Malpani, Mrs. Sunita Venkatesh Shrinewar and Mr. Rahul Bhagwanrao Satarkar were continuing partners.

Also the retiring partner has transferred his part of share in the partnership firm to his real brother Mr. Hitesh Sopan Narkhede for his personal reasons and for the same all partners have agreed and signed the retirement deed.

That, all the above said deeds were signed by all the partners and have no objection in respect to the same.



- 6) Now the Executant, propose to appoint **MR. RAHUL BHAGWANRAO SATARKAR AND MR. MADHUKAR BHAGWAT SARODE** who are the partners of M/s. Gurudatta Towers as lawful attorney and he has agreed to as our attorney.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES that We, above named executants hereby appoint and constitute the said **MR. RAHUL BHAGWANRAO SATARKAR AND MR. MADHUKAR BHAGWAT SARODE** in the capacity as the partner of the M/s. Gurudatta Towers to be our true and lawful attorney with full authority and power as under:

a. The Principal of First Part and Attorney of Second Part has acquired and is developing immovable property at Property Bearing Land Gut No. 54, admeasuring 49 R, situated at village Wadgaon Kolhati, Tq. & Dist. Aurangabad. With relation to above mentioned property there are number of activities such as execution and presentation of Deed of Declaration, Registered Agreement to Sale, Registered Sale Deed, Mortgage Deed, Correction Deed etc. etc. need to be carried on by Firm through all its partners. As it is not possible for each and every partner to present for all the activities carried on at same time. Therefore for smooth functioning of its business it is mutually decided among all the partners to appoint Attorney as mentioned in second part to carry on all the transaction on behalf of the firm by the said Attorney by executing this Power of Attorney deed with following terms and conditions:

- (a) To present the Registered Agreement to Sale, Registered sale deed in favour of any person whom the Attorney thinks fit and proper and to present the same before the Sub Registrar concerned having jurisdiction for completing the registration.
- (b) Mr. Rahul Bhagwanrao Satarkar is authorized to sign applications for mutation of names in the revenue, local body and other government records in favour of the Purchaser/Sub-Lessee.
- (c) Mr. Rahul Bhagwanrao Satarkar is authorized to sign to enter into, Sign, execute, vary, alter, terminate, suspend, and repudiate any Contract.
- (d) Mr. Rahul Bhagwanrao Satarkar is authorized to sign to Apply for and obtain such certificate and other permissions and clearance including Certificates and/or permission under any law relating to ceiling on urban land, or other law relating to land and/or buildings both urban and rural or under the Income-tax Act or any other law as may be required for execution and/or registration of any conveyance or other document and/or for transferring any right in any land, building belonging to me or acquired by firm hereafter.
- (e) Mr. Rahul Bhagwanrao Satarkar is authorized to sign to prepare, sign, declare and file declarations, statements, applications and/or Returns and otherwise in



connection with holding, possessing, acquiring, transferring, partitioning or otherwise dealing with any of Firm property before any appropriate or other authority as may be required under any law or laws now prevailing or as may in future become applicable and to do, exercise, execute and perform any or all the necessary acts, deeds and things required thereunder.

- (f) Mr. Rahul Bhagwanrao Satarkar is authorized to sign to appear before any Notary Public, Registrar of Assurances, District Registrar, Sub- Registrar of Assurances, Metropolitan Magistrate and other officer or officers or authority having jurisdiction and to acknowledge and register or have registered and perfected all deeds, instruments and writings, executed, signed or made by as partner of the said firm by virtue of the powers herein conferred.
- (g) All partners will sign Registered Agreement to Sale and Registered Sale Deed and Attorney Holder will present for registration either individually or jointly and admit registration of Registered Agreement to Sale and Registered Sale Deed as may in any way be required.
- (h) Mr. Rahul Bhagwanrao Satarkar is authorized to sign to apply for tenders, to quote the rates, to apply for bids with Banks, Government Authority or any organization on behalf of firm. The Mr Rahul Bhagwanrao Satarkar can further open the bank accounts in the name of M/s. Gurudatta Towers and all the rights in respect to open the account, sign the cheques, operate the account are given to Mr. Rahul Bhagwanrao Satarkar and the signature or permission of the executants will not be required at all for the same.
- (i) That, the document like, Registered Agreement to Sale, Registered Sale Deed, signed by all the partners will be presented by attorney holders **MR. RAHUL BHAGWANRAO SATARKAR AND MR. MADHUKAR BHAGWAT SARODE** either jointly or individually.
- (j) **The Consideration of the same will be accepted in the name of firm "M/S. GURUDATTA TOWERS" only.**

That, the executant firm is in process to take the adjoining land admeasuring 7R from Mr. Vinay Pundlik Choudhary and as such the executant firm and its partner have given all the rights to attorney holder to execute the said Development Agreement, GPA and Deed of Declaration individually or jointly.

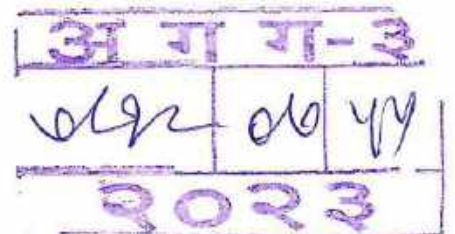
- (k) The Attorney Holder Mr. Rahul Bhagwanrao Satarkar is alone Authorized on behalf of M/s. Gurudatta Towers to sign all the Cheques, Letter in respect of Bank NOC, Receipts, Contact Agreements, Sale the units and Collecting all revenue from purchasers and bankers, Registered Correction Deed, sign Deeds for Bank purpose



of sanctioning Loan of Purchasers, Application to RERA and renewal of RERA project Loan application Project Loan Documents, all project documents as required, to mortgage the entire property with bank and rest all the things will be done solely by Mr. Rahul Bhagwanrao Satarkar and who will alone only be accountable to maintain accounts, operate bank accounts, issued Receipts for consideration received, handle Customers, obtain Bank NOC, whatever the things are required for running the project with regard to the transaction carried out by the them in respect of the Property more as described above and to cause to us whenever required by us.

IN WITNESSES WHEREOF WE ABOVE NAMED EXECUTANT ATTORNEY HAVE PUT OUR HANDS AT THE DAY AND PLACE MENTIONED HEREINABOVE

EXECUTANT AND SIGNATURE	PHOTO	SIGNATURE
OWNER  M/s. Gurudatta Towers Through its Partners Shri. Hitesh Sopan Narkhede		
 M/s. Gurudatta Towers Through its Partners Shri. Kailas Arun Choudhari		
 M/s. Gurudatta Towers Through its Partners Shri. Ravindra Rambhau Mahajan		
 M/s. Gurudatta Towers Through its Partners Mrs. Sunita Venkatesh Shrinewar		



M/s. Gurudatta Towers Through its Partners Mr. Santosh Bhagwanrao Satarkar			
M/s. Gurudatta Towers Through its Partners Mrs. Sarika W/o. Nandkishor Malpani			
ATTORNEY HOLDER		PHOTO	SIGNATURE
Mr. Rahul Bhagwanrao Satarkar Partner of M/s. Gurudatta Towers			
Shri. Madhukar Bhagwat Sarode Partner of M/s. Gurudatta Towers			
WITNESSES :			
1. Shri. Vishal Machindra Hiwarale, Age : 26 Yrs., Occ : Service, R/o: Aurangabad.			
2. <u>Gajanan Govind Bhokre</u> Age : <u>25</u> Yrs., Occ : <u>Service</u> , R/o: Aurangabad.			



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महाराष्ट्र MAHARASHTRA

© 2015 ©

30 MAR 2016

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प्रमोद म. कलकर्णी

मुद्रांक सेवेला

एन-8, सिडको, औरंगाबाद.

Licence No. 3101056

DEED OF PARTNERSHIP

THIS DEED OF PARTNERSHIP IS made and executed at Aurangabad on his
10 May, 2016 on Friday

BY AND BETWEEN

1. Shri. Hitesh Narkhede S/o Sopan Narkhede aged about 26 years R/o "Chandrai" N 9 L -123/4 Cidco Shivaji Nagar opposite Kalawati Lawns Aurangabad:-431003, which expression unless repugnant to the context of meaning there of shall mean and include their heirs, successors and assigns, (hereinafter referred to as the "party of the First part" or the First partner)
2. Shri. Gaurav Narkhede S/o Sopan Narkhede aged about 25 years R/o "Chandrai" N 9 L -123/4 Cidco Shivaji Nagar opposite Kalawati Lawns Aurangabad :- 431003, which expression unless repugnant to the context of meaning there of shall mean and include their heirs, successors and assigns, (hereinafter referred to as the "party of the Second part" or the Second partner)



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3. Shri Kailash Chaudhari S/o Arun Chaudhari aged about 36 years R/o Plot no 10 Ushakiran Housing Society, Mhasoba Nagar, Harsool Aurangabad :- 431003. Which expression unless repugnant to the context of meaning there of shall mean and include their heirs, successors and assigns, (hereinafter referred to as the " party of the Third part" or the Third partner)
4. Shri Madhukar Sarode S/o Bhagwat Sarode aged about 48 years R/o Plot no 05, "Akash" Mhasoba Nagar, Harsool Aurangabad:-431003. which expression unless repugnant to the context of meaning there of shall mean and include their heirs, successors and assigns, (hereinafter referred to as the " party of the Fourth part" or the Fourth partner)
5. Shri Ravindra Rambhau Mahajan aged about 35 years R/o house no 03 , Hirkan Housing Society, Vedant Nagar Aurangabad:-431005. which expression unless repugnant to the context of meaning there of shall mean and include their heirs, successors and assigns, (hereinafter referred to as the " party of the Fifth part" or the Fifth partner)

WHEREAS the parties hereto have agreed to carry on in partnership of solicit proposed to commerce and carry on business in partnership on the following terms and conditions and have proposed to execute this Deed.

And where as the parties here to have deemed it expedient to reduce in writing and are desirous of recording the terms and conditions governing their relationship interest:-

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS UNDER :

WHEREAS

1.NAME & STYLE :-

The parties here to carry the business here In after mentioned, in partnership on the terms & conditions here in set out, in the name and style of M/S Gurudatta Towers and or any other such name as may be decided by the partners from time to time.

2.DURATION:-

The partnership business shall be deemed to have commenced from the 10th May 2016, and the period of the partnership shall be "AT WILL"

3.NATURE:-

That business of the partnership (hereinafter referred to as the "Firm") shall Be Builder, land Developers ,Constructions, and any other such activity as may be mutually agreed amongst the partners from time to time. Under the name and style of M/s Gurudatta Towers.

4.PLACE OF BUSINESS:-

The registered Office of the firm shall situated At"Chandral" N 9 L -123/4 Cidco Shivaji Nagar opposite Kalawati Lawns Aurangabad:-431003. any other palce/s of the business shall be decided by the partners mutually, However the same can be shifted or carried on at any other place/places as shall be required & mutually agreed upon by the partners from time to time.

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5. CAPITAL :-

The parties have contributed towards the Initial capital of the firm of Rs.50000 /- as below

Sr. No.	Particular	Amount
1	Shri Hitesh Sopan Narkhede	13750/-
2	Shri Gaurav Sopan Narkhede	13750/-
3	Shri Kailash Arun Chaudhari	7500/-
4	Shri Madhukar Bhagwat Sarode	7500/-
5	Shri Ravindra Rambha Mahajan	7500/-

And they agreed to contribute further as capital or as loan, as may be decided between the partners from time to time, if such further amount as may be required for the business time to time. And all contribution towards capital or loan will carry interest at the rate of 12% per annum or at such rate as may be prescribed under the Income Tax Act 1961 from time to time and the same will be credited to the capital/loan/or current a/c of the partners.

6. REMUNARATION & PROFIT RATIOS:

A. All partners will act as working partner or any other working partner will be entitled to remuneration as per the provisions and the Limit prescribed by section 40 (b) (v) of the Income Tax Act 1961 or as per provisions amended from time to time of the Income Tax Act, as deduction from the gross income of the firm.

B. The amount of remuneration payable shall be determined as a percentage of Book profit for each year as following manner or as amendments made in the Income tax Act from time to time.

1. In respect of 1st Rs.300000/- of book profit
book Rs 150000 or @ 90% of
profit whichever is more
2. In respect of Balance book profit
at the rate @ 60%

The partners shall be entitled to increase or reduce the above remuneration. Also the parties here to may also agree to revise the mode of calculating the above remuneration and decide to pay salary and grant benefits of house rent, Medical Expenses, Accident and/or Life Insurance Policy premium provided fund, gratuity, Bonus, and /or all other benefits to the above and/or partners as they may mutually agreed upon.

C. case there occurs the loss to the firm after making payments of Interest to the partners of the firm as described in Para B above then total remuneration shall be paid to all partners put together shall not exceed Rs.50000/- in total.



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Seal of the Registrar of Companies, Aurangabad

31/10/2023

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D. The residual profit or loss shall be shared amongst the partners as under:-

NAME OF THE PARTNERS	Profit & loss sharing Ratio
Shri Hitesh Sopan Narkhede	27.5%
Shri Gaurav Sopan Narkhede	27.5%
Shri Kallash Arun Chaudhari	15%
Shri Madhukar Arun Sarode	15%
Shri Ravindra Rambhau Mahajan	15%

7. WITHDRAWALS OF PARTNERS:

The partners shall be entitled to withdrawal such reasonable amount or amounts for their personal expenses as may be mutually agreed upon from time to time and no interest shall be charged on such withdrawal, on mutual consent of the partners.

8. BANK A/C :-

The bank accounts shall be opened in firm name only and shall be operated with signature of any two partners and as may be agreed upon by All the partners. As well the power to operate such accounts can be given to such other person/s as the parties desire to on behalf of the firm.

9. BOOKS OF ACCOUNT:

The regular books of account shall be maintained at the place of business for which is of the party shall punctually submit the details, voucher, statement, etc.. for the business transacted by them on account of the firm.

10. FINANCIAL YEAR:-

The annual general accounts of the firm shall be taken on 31st march each year (i.e. financial year) and shall be signed by all partners and when so signed by the partners, the entries in the books of account of the firm shall be binding on the parties.

The parties shall have free access of books of account and all the paper related to the firm at all time without any interruptions by any of the parties to inspect, scrutinize or take copies of the relevant, papers etc..

11. FINANCE AND BORROWING

The firm may borrow from time to time from persons, firms, companies, banks, or financial Institution or from any other source such amount/s as may be required for the purpose of business as loans or deposits with or without the security, as the case may be at an agreed rate of Interest.

12. RETIREMENT:-

If any partner desires to retire from the partnership he/she can do so by giving three months previous notice in writing to other partners. Such retirement will require a written consent of all other remaining partners. Such retirement of partners shall not operate as a dissolution of the firm. Upon retirement he/she shall be entitled to the amount of his/her credit balances in his/her accounts plus his/her share in profits. If any up to that date.

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13.DEATH:-

In case of death of any partner, the partnership firm shall not be dissolved. The business of the firm shall continue. The legal only one heir or representative of the deceased partner may be taken as partner if he/she so desires in writing and all other remaining partners agree to the same unanimously. If however, the legal heir of the representative of the deceased partner may not want to continue in the partnership then he/she shall be entitled to the amount of credit balance in his/her account plus his/her share in the profit up to the date of death.

14.DISSOLUTION:- The firm may be dissolved with the consent of all the partners or in accordance with a contract between the partners.

15.PROVISIONS OF THE INDIAN PARTNERSHIP ACT,1932

The provisions of the Indian partnership Act 1932 so far as these have not been expressly provided in the partnership deed will apply this partnership firm.

16.AMENDMENTS:-

Any of the mentioned term and condition or stipulations may be superceded varied, altered and added to by mutual consent of the partners either express or implied by conduct.

17.ARBITRATION:-

If at any time dispute or difference arises between the partners of any nature, whatsoever whether of fact or law, be referred for Arbitration in accordance with the Indian Arbitration Act; and the decision of the Arbitrator shall be final and binding on all the partners and their legal representative/s.

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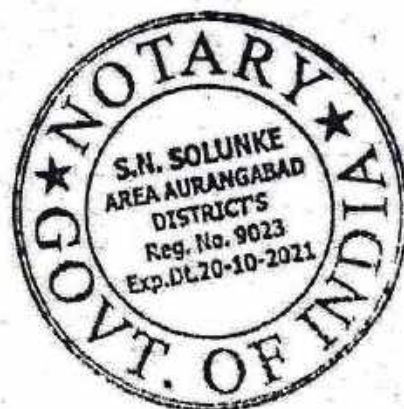
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IN WITNESS WHEREOF THE PARTIES HERE TO HAVE SET AND SUBSCRIBED THEIR HANDS. THE DAY AND YEAR HEREIN ABOVE WRITTEN.

1. SIGNED AND DELIVERED by the

Within names Shri Hitesh Sopan Narkhede

In the presence of

2. SIGNED AND DELIVERED by the

Shri Sopan Dattatray Narkhede
Pawan Nagar N 9 Hudco
Aurangabad :-431001.

within names Shri. Gaurav Sopan Narkhede
in the presence of

Shri Arun Chaudhari
Mayur park
Aurangabad :-431001.

3. SIGNED AND DELIVERED by the

within names Shri Kailash Arun Chaudhari
in the presence of

IDENTIFIED BY

Shri / Smt. Sasad Tupe
R/o. Shree

4. SIGNED AND DELIVERED by the

within names Shri Madhukar Bhagwat Sarode
in the presence of

NOTED & REGISTERED

AT Sr. No. 01468 / 2019
THIS DOCUMENT CONTAINS

0166 PAGES
01 FEB 2019

BEFORE ME

S.N. SOLUNKE
B.Com., LL.M., GD.C.&A.

Advocate Notary Govt. of India
AREA-AURANGABAD DIST'S
E:(0240)-2470121(M) 9822530054
Reg. No. 9023

5. SIGNED AND DELIVERED by the

within names Shri Ravindra Rambhau Mahajan
in the presence of

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2023



भागीदारी पत्रक

हे भागीदारी पत्रक आज दि.10/05/2016 रोजी औरंगाबाद येथील खालील भागीदारांमध्ये तयार करण्यात आले आहे.

1) श्री.हितेश सोपान नारखेडे, घर क्र."चंद्राई" एन-9, एल 123/4, सिडको, शिवाजी नगर, कलावती लॉन्स समोर औरंगाबाद 431003.

वर दिल्याप्रमाणे यानंतर हे भागीदार संस्थेतील प्रथम भागीदार म्हणून ओळखले जातील. म्हणजेच स्वतंत्ररित्या एक्सप्रेस केलेले नसल्यास त्याचा अर्थ त्याचे हेअर्स सक्सेसर्स व असायनिज असा ग्राह्य धरला जाईल.

2) श्री.गौरव सोपान नारखेडे, घर क्र."चंद्राई" एन-9, एल 123/4, सिडको, शिवाजी नगर, कलावती लॉन्स समोर औरंगाबाद 431002.

वर दिल्याप्रमाणे यानंतर हे भागीदार संस्थेतील द्वितीय भागीदार म्हणून ओळखले जातील. म्हणजेच स्वतंत्ररित्या एक्सप्रेस केलेले नसल्यास त्याचा अर्थ त्याचे हेअर्स सक्सेसर्स व असायनिज असा ग्राह्य धरला जाईल.

3) श्री.कैलाश अरुण चौधरी, प्लॉट नं.10, उषाकिरण हौ.सोसायटी, हर्सुल, म्हसोबा नगर, औरंगाबाद - 431003.

वर दिल्याप्रमाणे यानंतर हे भागीदार संस्थेतील तृतीय भागीदार म्हणून ओळखले जातील. म्हणजेच स्वतंत्ररित्या एक्सप्रेस केलेले नसल्यास त्याचा अर्थ त्याचे हेअर्स सक्सेसर्स व असायनिज असा ग्राह्य धरला जाईल.

4) श्री.मधुकर भागवत सरोदे, प्लॉट नं.5, "आकाश", म्हसोबा नगर, हर्सुल, औरंगाबाद - 431003.

वर दिल्याप्रमाणे यानंतर हे भागीदार संस्थेतील चतुर्थ भागीदार म्हणून ओळखले जातील. म्हणजेच स्वतंत्ररित्या एक्सप्रेस केलेले नसल्यास त्याचा अर्थ त्याचे हेअर्स सक्सेसर्स व असायनिज असा ग्राह्य धरला जाईल.

(Signatures of the four partners)

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5) श्री.रविंद्र रामभाऊ महाजन, घर क्र.3, हिरकन हौ.सोसायटी, वेदांत नगर, औरंगाबाद - 431005.

वर दिल्याप्रमाणे यानंतर हे भागीदार संस्थेतील पंचम भागीदार म्हणून ओळखले जातील. म्हणजेच स्वतंत्ररित्या एक्सप्रेस केलेले नसल्यास त्याचा अर्थ त्याचे हेअर्स सक्सेसर्स व असायनिज असा ग्राह्य धरला जाईल.

ही भागीदार संस्था 10 मे 2016 या दिवशी अस्तित्वात आली.

नांव :- या भागीदारी संस्थेचे नांव गुरुदत्त टावर्स

कार्यकाल :- या भागीदारी संस्थेचा कार्यकाल हा भागीदारांच्या इच्छेनुसार राहील.

व्यवसायाचे स्वरूप :- भागीदारी व्यवसायाचे स्वरूप हे सर्व बांधकाम व्यावसायिक, जमीन विकसित करणे, बांधकाम करणे असे आहे. तसेच सर्व संमतीने इतर कोणत्याही प्रकारचा व्यवसाय भागीदार सुरु करू शकतील.

व्यवसायाचे ठिकाण :- या भागीदारी व्यवसायाचे पत्ता घर क्र. "चंद्राई" एन-9, एल 123/4, सिडको, शिवाजी नगर, कलावती लॉन्स समोर औरंगाबाद 431003 असे असेल तसेच भागिदारांनी सर्व संमतीने ठरविल्याप्रमाणे कोणत्याही ठिकाणी व्यवसाय करू शकतील.

भांडवल :- भागीदारी संस्थेचे सुरुवातीचे भांडवल रु.50,000/- राहील आणि हे भांडवल खाली दिलेल्या प्रमाणात असेल आणि यदाकदाचित अधिक भांडवलाची आवश्यकता भासल्यास ते भागिदार लागणारे अतिरीक्त रक्कम भांडवल किंवा स्वरूपात भागिदारीमध्ये आणतील.

अ.क्र.	भागीदार	भांडवल
1	श्री.हितेश सोपान नारखेडे	13750/-
2	श्री.गौरव सोपान नारखेडे	13750/-
3	श्री.कैलाश अरुण चौधरी	7500/-
4	श्री.मधुकर भागवत सरोदे	7500/-
5	रविंद्र रामभाऊ महाजन	7500/-



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मानधन व नफ्यातील हिस्सा :-

अ) भारतीय अधिनियम 1964 नुसार 4 बी (व्ही) प्रमाणे "पुस्तकी" नफ्याचा अर्थ असेल तरच आयकर कायद्याच्या चालू तरतूदीच्या बदलानुसार कार्यकारी भागीदारांना मानधन देण्यात येईल व ते संस्थेच्या ढोबळ नफ्यातून वजा केले जाईल.

भागीदारांनी त्यांच्या आणलेल्या भांडवल किंवा कर्जावर 12 टक्के किंवा आयकर कायद्याच्या चालू तरतूदीनुसार वार्षिक व्याज दिले जाईल. व्याजाची रक्कम ही भागीदारांच्या भांडवल चालू खात्याला जमा केली जाईल आणि यदाकदाचित ही भागीदारी संस्था तोट्यामध्ये असेल तर भागीदारी संस्थांच्या भांडवलावर व्याजाचा दर एक दुसऱ्याच्या सहमतीने कमी करण्याचा अधिकार असेल.

ब) कार्यकारी भागीदारांचे मानधन हे पुस्तकी नफ्याच्या खालील प्रमाणात असेल किंवा आयकर कायद्याच्या चालू तरतूदीतील बदलानुसार ठरविण्यात येईल.

पुस्तकी नफ्याच्या प्रथम 300000/- रु.पर्यंत.	रु.150000/- किंवा पुस्तकी नफ्याच्या 90 टक्के या दोघांपैकी जास्त
पुस्तकी नफ्याच्या शिल्लक भागावर	60 टक्के

क) भागीदारी संस्थेचा निव्वळ नफा किंवा तोटा भागीदारांमध्ये खालील प्रमाणात वाटण्यात येईल.

अ.क्र.	भागीदार	नफा / तोटा
1	श्री.हितेश सोपान नारखेडे	27.5%
2	श्री.गौरव सोपान नारखेडे	27.5%
3	श्री.कैलाश अरुण चौधरी	15%
4	श्री.मधुकर भागवत सरोदे	15%
5	श्री.रविंद्र रामभाऊ महाजन	15%



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6/9-9/10/22
2023

खाते पुस्तक :- व्यवसायासंबंधीत सर्व व्यवहाराचे खाते पुस्तके नियमित लिहीले जातील व त्याचे सर्व व्हाऊचर स्टेटमेंट ठेवले जातील आणि या भागीदारी संस्थेचे आर्थिक वर्ष 31 मार्च असे राहील व खाते पुस्तक हे व्यवसायाच्या ठिकाणी ठेवण्यात येतील.

बँक खाते :- या भागीदारी संस्थेचे बँक खाते हे कोणत्याही राष्ट्रीयकृत बँक किंवा सहकारी बँकेमध्ये वेळोवेळी सर्व संमतीने उघडण्यात येईल व हे बँक खाते कोणत्याही दोन भागीदारांच्या स्वाक्षरीने चालवण्यात येईल किंवा इतर कोणालाही बँक खाते चालू देण्याचा अधिकारी भागीदारांच्या संमतीने देण्यात येईल.

निवृत्ती :- जर एखाद्या भागीदाराला संस्थेतून निवृत्ती घ्यावयाची असल्यास त्याने इतर भागीदारांना दोन महिन्यांपुर्वी लेखी सुचना देणे आवश्यक राहील. भागीदारी निवृत्ती ही संस्थेचे विसर्जन करणार नाही. निवृत्तीस सर्व भागीदारांनी संमती लागेल.

मृत्यु :- जर एखाद्या भागीदाराचा मृत्यु झाला तर भागीदारी संस्थेचा व्यवसाय बंद किंवा विसर्जीत करण्याऐवजी चालू ठेवतील आणि परस्पर संमतीने भागीदारी संस्थेत नवीन भागीदारास घेऊन भागीदारी संस्थेचा व्यवसाय चालू ठेवण्यात येईल. भागीदाराच्या मृत्युनंतर त्याच्या खात्यामध्ये जमा किंवा वजा करून त्याच्या वारसाला किंवा संबंधित व्यक्तीला खात्यावरील रक्कम दिली जाईल.

तसेच, या भागीदारी संस्थेला भारतीय भागीदारी संस्थेचा कायदा कलम 1932 प्रमाणे लागू राहील.

या भागीदारी पत्रकावर सर्व भागीदारांनी सर्वासमक्ष स्वाक्षऱ्या केल्या व ते सर्व भागीदारांवर बंधनकारक राहील.

[Handwritten signatures and stamps]

[Circular stamp: Seal of the Registrar of Companies, Aurangabad]