

INDIA NON JUDICIAL

१२. कक्षा

लय (MAHARASHTRA)

30 DEC 2022

क प्रमुख लिखित

जो.अ. ऑरंगाबाद

ARASHTRA / आरुज्येय आशांक : 2022 पाठ्यरिखान डीड

दस्तावेजों का प्रमाणित प्रतिलिपि: का. 7 होय / माली

Figure 10.10

सं दीप केशोराम अडार

अध्यास तैत्तिरीयसंहिता

हरी जल : जलवायु : इन्फो - दृष्टि दाम

500/ 9515 दिनांक

नाम: Ashish

पञ्चाङ्ग सं. ३१०१०४१

मुद्रांक : १०२२/१९७७ - विधि विभाग १३१, राजेंद्रनगर, श्रीसिंगाबाग

ज्या पणगव्या... ज्या पणगव्या... ज्या पणगव्या...

M/s. MADHURA LAND DEVELOPERS

BT 629115

सौ. सोनाली अ. ठोसर
अधिकृत मुद्रांक विक्रेता क्र. 3101041
221 समर्थनगर, औरंगाबाद.

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06 JAN 2023

M/s. MADHURA LAND DEVELOPERS
RETIREMENT CUM ADMISSION DEED OF PARTNERSHIP

THIS RETIREMENT CUM ADMISSION DEED OF PARTNERSHIP with reference to the DEED OF PARTNERSHIP that is originally executed on **20th Day of August 2018** Vide Regn. No. **AU000006679** And Admission Deed of Partnership Executed on **10th day of October 2018**, IS NOW MADE ON THIS DAY OF **06th Day of January 2023** AMONGST: -

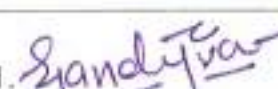
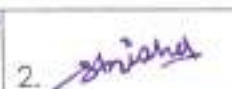
1. <u>Sandyva</u>	2. <u>Stricker</u>	3. <u>Star</u>	4. <u>Star</u>
5. <u>Star</u>	6. <u>Stricker</u>	7. <u>Star</u>	8. <u>Star</u>
9. <u>Stricker</u>	10. Ret. Partner 1	11. Ret. Partner 2	12. Ret. Partner 3
13. Ret. Partner 4			

RETIREMENT OF THE PARTNER (w.e.f. 06/01/2023):

1. **Shri GORAKHNATH HEMRAJ BAKALE S/o HEMRAJ BAKALE**, Age: Major, PAN : BWOPB6440C, Resident at H. No. 16, Near Mahadeo Mandir, Bakale Galli, Harsul, Aurangabad - 431003, hereinafter referred to as "Party of the First Part of Retiring Partner";
2. **Shri BABASAHEB RAGHUNATH SABLE S/o RAGHUNATH TULSIRAM SABLE**, Age: Major, PAN: AVQPS0370J, Resident at Plot No. 5, S. No. 180/1, Aditya Nagar, Near Auditor's Society, Mayur Park, Harsul, Aurangabad - 431003, hereinafter referred to as "Party of the Second Part of Retiring Partner";
3. **Shri SHANKAR DHANSING BAMNE S/o DHANSING TEKCHAND BAMNE**, Age: Major, PAN : CQSPB1993F, Resident at H.N.15, Dhargar Galli, Harsool, Aurangabad - 431003, hereinafter referred as "Party of the Third Part of Retiring Partner";
4. **Shri ANIL DAULATRAO BORSE S/o DAULATRAO BHIKANRAO BORSE**, Age: Major, PAN : APZPB6012P, Resident at Plot N.11, Auditor Housing Society, Jalgaon Road, HARSUL, Aurangabad - 431008, hereinafter referred as "Party of the Fourth Part of Retiring Partner";

NEW ADMISSION OF THE PARTNER: (w.e.f. 06/01/2023)

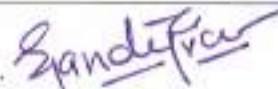
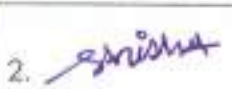
1. **Sou. MANISHA SANDIP CHAVAN W/o SANDIP ASHOKRAO CHAVAN**, Age: Major, PAN : ACHPI1634B, Resident at K-46/2, Navjivan Colony, N-11, HUDCO, Aurangabad - 431003, hereinafter referred to as "Party of the First Part of New Admitting Partner";

1. 	2. 	3. 	4. 
5. 	6. 	7. 	8. 
9. 	10. Ret. Partner 1 	11. Ret. Partner 2 	12. Ret. Partner 3 
13. Ret. Partner 4 			

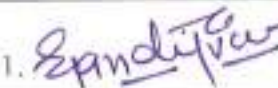
2. **Shri CHANDRAKANT AMBADAS KARPE S/o AMBADAS BHIWASAN KARPE**, Age: Major, PAN : ALUPK8926A, Resident at Plot No. 02, Ambika Nagar, Mayur Park, Jalgaon Road, Aurangabad - 431008, hereinafter referred to as "Party of the Second Part of New Admitting Partner";
3. **Shri PANDHARINATH SONAJI GADEKAR S/o SONAJI SHRIPAD GADEKAR**, Age: Major, PAN : ABPPG6698G, Resident at Serve No 179, Plot No 10, Shivshakti Housing Society, Bhagatsingh Nagar Road, Aurangabad - 431003, hereinafter referred to as "Party of the Third Part of New Admitting Partner";
4. **Shri VAIBHAV ARUN JAGDALE S/o ARUN JAGDALE**, Age: Major, PAN: BDQPJ2138E, Resident at House No.510, At.Post Sawangi, Tq. Harsool, Dist. Aurangabad - 431 008, hereinafter referred as "Party of the Fourth Part of New Admitting Partner ";
5. **Shri PRATIK VITHAL MOTHE S/o VITHAL TUKARAM MOTHE**, Age: Major, PAN: DCKPM0131F, Resident at Plot No.14 Surve No.192/5, Prathmesh Housing Society, Jadhavwadi, Near Krishna Mangal Karyalay, Aurangabad-431008, hereinafter referred as "Party of the Fifth Part of New Admitting Partner ";

CONTINUING PARTNERS:

1. **Shri SANDIP ASHOKRAO CHAVAN S/o ASHOKRAO BAJIRAO CHAVAN**, Age: Major, PAN : AIUPC5654Q, Resident at H. No. K-46/2, Navajeevan Colony, HUDCO, N-11, Aurangabad - 431003, hereinafter referred to as "Party of the First Part or First Partner";

1. 	2. 	3. 	4. 
5. 	6. 	7. 	8. 
9. 	10. Ret. Partner 1 	11. Ret. Partner 2 	12. Ret. Partner 3 
13. Ret. Partner 4 			

2. **Sou. MANISHA SANDIP CHAVAN D/o SAJANRAO BAJEERAO IDHATE**, Age: Major, PAN : ACHPI1634B, Resident at K-46/2, Navjivan Colony, N-11, HUDCO, Aurangabad - 431003, hereinafter referred to as "Party of the Second Part or Second Partner";
3. **Shri CHANDRAKANT AMBADAS KARPE S/o AMBADAS BHIWASAN KARPE**, Age: Major, PAN : ALUPK8926A, Resident at Plot No. 02, Ambika Nagar, Mayur Park, Jalgaon Road, Aurangabad - 431008, hereinafter referred to as "Party of the Third Part or Third Partner";
4. **Shri PANDHARINATH SONAJI GADEKAR S/o SONAJI SHRIPAD GADEKAR**, Age: Major, PAN : ABPPG6698G, Resident at Serve No 179, Plot No 10, Shivshakti Housing Society, Bhagatsingh Nagar Road, Aurangabad - 431003, hereinafter referred to as "Party of the Fourth Part or Fourth Partner";
5. **Shri BALASAHEB PUNDLIKRAO PATHRIKAR S/o PUNDLIKRAO T. PATHRIKAR**, Age: Major, PAN: ALNPP1252F, Resident at N-11, L Sector, Plot N.C.36, Yadav Nagar, Aurangabad - 431001, hereinafter referred to as "Party of the Fifth Part or Fifth Partner";
6. **Shri SATISH NARAYAN WETAL S/o NARAYAN SAKHARAM WETAL**, Age: Major, PAN : ABLPW0999E, Resident at Plot No. 13/A, S.No.180/6, Near Dadoji Konddeo School, Deopriya Hsg.Soc., Harsul, Aurangabad - 431003, hereinafter referred to as "Party of the Sixth Part or Sixth Partner";
7. **Shri NITYANAND KHANDERAO GAIKE S/o KHANDERAO LAHANU GAIKE**, Age: Major, PAN : AHRPG5859M, Resident at Plot No.04, Pawan Nagar, Hudco N-9, K Sector, CIDCO Colony, Aurangabad - 431003, hereinafter referred to as "Party of the Seventh Part or Seventh Partner";

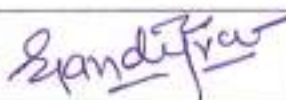
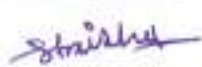
1. 	2. 	3. 	4. 
5. 	6. 	7. 	8. 
9. 	10. Rel. Partner 1 	11. Rel. Partner 2 	12. Rel. Partner 3 
13. Rel. Partner 4 			

8. **Shri VAIBHAV ARUN JAGDALE S/o ARUN JAGDALE**, Age: Major, PAN: BDQPJ2138E, Resident at House No.510, At.Post Sawangi, Tq. Harsool, Dist. Aurangabad - 431 008, hereinafter referred as "Party of the Eighth Part or Eighth Partner";
9. **Shri PRATIK VITHAL MOTHE S/o VITHAL TUKARAM MOTHE**, Age: Major, PAN: DCKPM0131F, Resident at Plot No.14 Surve No.192/5, Prathmesh Housing Society, Jadhavwadi, Near Krishna Mangal Karyalay, Aurangabad-431008, hereinafter referred as "Party of the Ninth Part or Ninth Partner";

WHEREAS, the party of the First Part to Ninth Part of **Continuing Partners**, has decided to continue the existing business activities of the said firm w.e.f. 06th Day of January 2023 in the name and style of "**M/s MADHURA LAND DEVELOPERS** " at New Address (w.e.f.06.01.2023) : Plot No. 21, Nath Nagar, Opp. SBOA School, Jalgaon Road, Aurangabad - 431008 (Old Address :Plot No.6, Shivgiri Housing Society, Opposite S.B.O.A School, Jalgaon Road, Aurangabad - 431003), originally executed on 20TH Day of August 2018, vide Regn No. AU000006679, and Admission Deed of Partnership Executed on 10th day of October 2018. Now the parties hereto in the mutual interest and with a view to avoid any controversies, have now deemed it expedient to reduce into writing and are desirous of recording the terms and conditions governing their relation inter-se.

NOW THIS DEED WITHNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTNERS HERETO AS UNDER:

1. That, all the partners have agreed to take on account all the transaction made up to 05-01-2023.

1. 	2. 	3. 	4. 
5. 	6. 	7. 	8. 
9. 	10. Ref. Partner 1 	11. Ref. Partner 2 	12. Ref. Partner 3 
13. Ref. Partner 4 			

2. That, wherever specifically written Partner / Partners it means continuing Partner / Partners.
3. That, the new and / or revised Terms and Conditions mentioned in this Retirement Deed are binding on the all Partners.

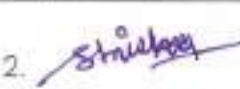
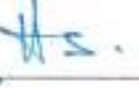
AND WHEREAS parties hereto have deemed it expedient to reduce in writing and desirous of recording terms and conditions governing their relations inter-se.

1. NAME AND LOCATIONS: -

- 1.1 That the partnership business is and shall be carried on under the name and style of **M/s MADHURA LAND DEVELOPERS.**
- 1.2 Principal Place & Registered office of firm, to carry on its day to day business activities is and shall be at New Address (w.e.f.06.01.2023) : Plot No. 21, Nath Nagar, Opp. SBOA School, Jalgaon Road, Aurangabad – 431008 (Old Address : Plot No.6, Shivgiri Housing Society, Opposite S.B.O.A School, Jalgaon Road, Aurangabad – 431003), with an option to open branches anywhere else, either in the name of firm or it can be under any other -different - Trade Name (s), even it can be as –Divisions.
- 1.3 However, the parties may carry on the business at any place and they may change the name and style of business as they may mutually decide from time to time.

2. COMMENCEMENT AND DURATIONS: -

- 2.1 That this partnership has commenced and deemed to have come into existence with effect from 06th January 2023, originally w.e.f. 20th August 2018 and Admission Deed of Partnership Executed on 10th day of October 2018.
- 2.2 That the partnership shall remain a partnership 'At Will'.

1. 	2. 	3. 	4. 
5. 	6. 	7. 	8. 
9. 	10. Ret. Partner 	11. Ret. Partner 2 	12. Ret. Partner 3 
13. Ret. Partner 4 			

3. NATURE OF BUSINESS: -

3.1 The business of the partnership firm shall be of Agricultural / non-agricultural Land Dealing, Plotting, Construction, to act as Builders, Contractors, Developers, to perform and carry out contracts for constructing, altering, decorating, maintaining, furnishing, fitting and improving lands, Marketing, Execution of Contract on FBT/BOT basis, Joint-Venture basis, building of every sort and kind to purchase for investment or re-sale and to sell, lease, exchange or otherwise deal in lands, buildings and other property, whether real or personal and to assist generally in all constructing matters, to developing and building the housing project and such allied or incidental or ancillary business activities.

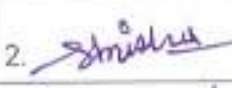
3.2 To carry on any other business or businesses on mutual consent of the parties, from time to time.

4. CAPITAL AND INTEREST PAYABLE TO PARTIES: -

4.1 The fund required for the purpose of the partnership business shall be contributed or arranged by the partners.

4.2 However, the share capital of the firm may increase or decrease as may mutually decide among the parties from time to time.

4.3 The parties shall be at liberty to bring an additional amount in the business either by the partners or from any outside parties including bank or banks or any other Financial Institutions With or without interest as may agreed by and between the parties from time to time.

1. 	2. 	3. 	4. 
5. 	6. 	7. 	8. 
9. 	10. Ret. Partner 1 	11. Ret. Partner 2 	12. Ret. Partner 3 
13. Ret. Partner 4 			

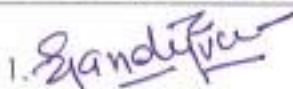
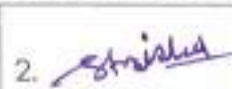
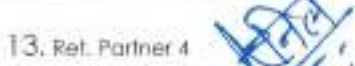
The introducing capital for the partnership business by all the partners is as under.

Sr. No.	Name of The Parties	Capital Amount ₹
01.	SANDIP ASHOKRAO CHAVAN	19,500/-
02.	Sou. MANISHA SANDIP CHAVAN	6,000/-
03.	CHANDRAKANT AMBADAS KARPE	5,500/-
04.	PANDHARINATH SONAJI GADEKAR	5,000/-
05.	BALASAHEB PUNDLIKRAO PATHRIKAR	4,500/-
06.	SATISH NARAYAN WETAL	1,500/-
07.	NITYANAND KHANDERAO GAIKE	1,500/-
08.	VAIBHAV ARUN JAGDALE	4,500/-
09.	PRATIK VITHAL MOTHE	2,000/-

4.4 Interest at the rate of 12% p.a. simple interest of such lower / higher rate as may be prescribed u/s. 40 (b) (iv) of the income tax act for the assessment of the partnership firm for the relevant accounting period shall be payable by the partnership firm on the amount standing to the credit balance of capital account and current account and all the account in any name of any of the partner or all the partners as may be mutually agreed by the partners.

4.5 If there is any debit balance in the account of any partner or all the partners, then the interest at the above rate shall be payable by him applying same mode of calculation as mentioned above.

4.6 The partners shall be at liberty to increase or reduce the above rate of interest and Interest may be payable or may not be payable as may be mutually agreed amongst them from time to time. The parties hereto may also agree to revise the mode of calculating the above interest per annum.

1. 	2. 	3. 	4. 
5. 	6. 	7. 	8. 
9. 	10. Rel. Partner 1 	11. Rel. Partner 2 	12. Rel. Partner 3 
13. Rel. Partner 4 			

4.7 The partners shall be at liberty to pay/receive or not pay/receive any Interest on the Capital Contribution / withdrawal by Partners shall be paid / received in case of exemption of Profit / Income under any Section / provisions of the Income Tax Act, 1961.

5. REMUNERATION PAYABLE TO PARTNERS: -

5.1 It is hereby agreed by all the partners that they shall devote their time and attention to the business of the partnership firm.

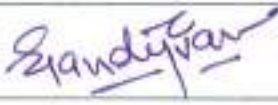
5.2 It is hereby agreed that in consideration of the partners actively engaged in conducting the affairs of the business of partnership firm and working in the partnership, shall be entitled to draw the remuneration.

5.3 The yearly remuneration shall be calculated as percentage of 'Book Profit' as defined in explanation 3 of section 40 (b) of the income tax act 1961 for such accounting period as under or any other applicable provisions of the income tax act, 1961 as may be in force for the relevant accounting period.

5.4 The maximum remuneration shall be paid to the working partners as prescribed under Section 40 (b) of The Income Tax Act, 1961.

Present Limit Prescribed for firm including L.L.P. whether carrying on business or profession; [This will considered as per Income Tax Act, 196, in case of any change of provisions of the Income Tax Act, 1961]

(a)	On the first ₹ 3,00,000/- of the book profit or in case of a Loss.	₹ 1,50,000/- or the rate of 90% of the book profit whichever is more.
(b)	On the balance of book profit	At the rate of 60%

1. 	2. 	3. 	4. 
5. 	6. 	7. 	8. 
9. 	10. Ret. Partner 1 	11. Ret. Partner 2 	12. Ret. Partner 3 
13. Ret. Partner 4 			

- 5.5 The above working (in Para 5.4) will get automatically effect of change or amend as and when change or amendment in the provisions of Income Tax Act, 1961.
- 5.6 The above partners shall be entitled to draw minimum remuneration in the accounting year in which the partnership firm has made inadequate profits or suffered losses on the basis of the calculation (According to Section 40 (b) of the Income Tax Act, 1961) referred in Para 5.4 above.
- 5.7 In the case in which any working partner reduce or waive the claim of his remuneration, then the amount shall be reverted to the remaining working partners and maximum amount of remuneration of all partners should not be exceed as calculation given Para 5.4 above. (I.e. Section 40(b) of The Income Tax Act, 1961).
- 5.8 The partners shall be entitled to increase, reduce or waive above remuneration and may agree to pay remuneration to other working partner of partner as the case may be.
- 5.9 The partner hereto may also agree to revise the mode of calculation of the above said remuneration as may be agreed to by and between the partners from time to time.
- 5.10 The partners shall be at liberty to pay or not pay remuneration to Partners in case of exemption of Profit / Income under any Section or provisions of the Income Tax Act, 1961.

6. MODIFICATION IN THE PAYMENT OF INTEREST AND REMUNERATION ETC. TO THE PARTNERS: -

1. <u>Spandhya</u>	2. <u>Smisha</u>	3. <u>Shre</u>	4. <u>Ad</u>
5. <u>94/Bry</u>	6. <u>Pranav</u>	7. <u>At</u>	8. <u>As</u>
9. <u>Pranav</u>	10. Ret. Partner 1 <u>Pranav</u>	11. Ret. Partner 2 <u>Pranav</u>	12. Ret. Partner 3 <u>Pranav</u>
13. Ret. Partner 4 <u>Pranav</u>			

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

7. BANK ACCOUNT OPERATIONS: -

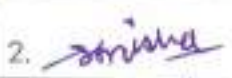
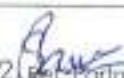
7.1 Firm may open, maintain, operate one or more than one Banking Account with one or more Banks either in the name of firm or in its Trade Name or Division wise - Bank Account (s) - it can be even in the personal name of any partner.

7.2 Bank Account(s) shall be operated **Jointly by First & Third partners.**

7.3 That the partners may by mutual consent adopt such other mode of bank operation as time to time agreed by partners. Such Bank Account of firm can also be operated even by any other third person duly authorized and specifically instructed in writing by all partners - for and on behalf of firm, to such concern Bank.

8. ACCOUNT AND SHARING OF PROFIT OR LOSS: -

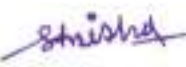
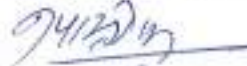
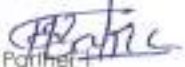
8.1. The regular book of accounts shall be maintained and at the end of every financial year i.e., 31st march, the books shall be closed to the profit and loss account taking into account all expenditure of the firm and interest on the capital account of the partner and remuneration of the capital account of the partners and remuneration of the partner payable in accordance with this deed of partnership or any supplementary deed as may be executed by the partner and the profit or loss, as the case may be, divided as under;

1. 	2. 	3. 	4. 
5. 	6. 	7. 	8. 
9. 	10. Ret. Partner 1 	11. Ret. Partner 2 	12. Ret. Partner 3 
13. Ret. Partner 4 			

Sr. No.	Name of The Parties	Shares of Profit / Loss
01.	SANDIP ASHOKRAO CHAVAN	39 %
02.	Sou. MANISHA SANDIP CHAVAN	12 %
03.	CHANDRAKANT AMBADAS KARPE	11 %
04.	PANDHARINATH SONAJI GADEKAR	10 %
05.	BALASAHEB PUNDLIKRAO PATHRIKAR	09 %
06.	SATISH NARAYAN WETAL	03 %
07.	NITYANAND KHANDERAO GAIKE	03 %
08.	VAIBHAV ARUN JAGDALE	09 %
09.	PRATIK VITHAL MOTHE	04 %

9. GENERAL: -

- 9.1 It is mutually decided between the partners that all transactions of Purchases, Sales, Lease and Relinquishment or by any other mode on behalf of Partnership Firm shall be executed **Jointly by Third Partner Compulsory & any partner between First Partner & Second Partner.**
- 9.2 The Partners shall be entitled to modify said condition in clause No. 9.1 that, it can by any other mode or even by any other person authorized or empowered on behalf of firm but he / she should be authorized, by all partners jointly in writing.
- 9.3 It is specifically decided between all partners that property / assets of Partnership Firm shall be mortgaged only for securing any loan / guarantee that is required for carryout business of firm and none of the assets of Partnership Firm shall be mortgaged for any loan / guarantee of any other person or firm that may in any way amounts to ultimate transfer of property or its title, unless it is agreed by all parties jointly.

1. 	2. 	3. 	4. 
5. 	6. 	7. 	8. 
9. 	10. Ref. Partner 1 	11. Ref. Partner 2 	12. Ref. Partner 3 
13. Ref. Partner 4 			

- 9.4 Partners hereunto may admit any new partner or partners with or without any investment or contributions of Capital / Funds or may even enter in to or Joint Venture or Return on Investment basis for the carrying out any business activity in the best interest of Partnership Firm, upon such terms and condition that all partners may agreed unanimously.
- 9.5 That neither Partner shall without the consent of the others: -
- Lend any of the money, or deliver upon credit, any of the property or goods of the firm to any person or persons.
 - Raise or advance any loan in the name of or on behalf of the firm.
 - Assign, charge or transfer her/his shares in assets or profits of the firm.
 - Enter in to any bond or become bail surety or security for any person or do or knowingly suffer to be done for any person anything, where by the partnership property or any part their of may be effected, attached, sized, or taken into execution.
 - That no Partner shall do any act or thing whereby FIRM or the FIRM'S property may be prejudicially effected.
- 9.6 Each Partner shall:
- Punctually pay their separate debts, indemnify the other partners, the assets of the firm and expenses on account thereof.
 - Forthwith pay all the moneys, Cheques, Negotiable Instruments, received by him / her on account of the firm in to the bank account.
 - Be just and faithful to other in all transactions relating to the Partnership. All time give to the other partners full information and true explanation relating to the affairs of the partnership offer every assistance in his power in carrying on the business for the mutual benefit and advantage.

1. <u>Sandhya</u>	2. <u>Shrisha</u>	3. <u>Shel</u>	4. <u>[Signature]</u>
5. <u>[Signature]</u>	6. <u>[Signature]</u>	7. <u>[Signature]</u>	8. <u>[Signature]</u>
9. <u>Prathe</u>	10. Ret. Partner 1 <u>[Signature]</u>	11. Ret. Partner 2 <u>[Signature]</u>	12. Ret. Partner 3 <u>[Signature]</u>
13. Ret. Partner 4 <u>[Signature]</u>			

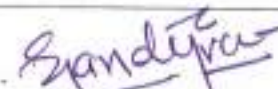
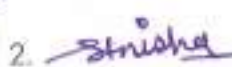
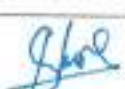
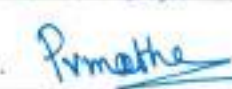
- 9.7 That the any Partner may expelled from the Partnership on following grounds;
- If he act against the interest of the firm
 - If he create any nuisance to the firm
 - If he cause any serious loss or damaged to the firm by gross negligence.

They after giving him opportunity of being heard and after establishment of the above said charges they said partner can be expelled from the Firm.

- 9.8 That the partners may by mutual consent add, amend, alter or delete any of the terms and conditions hereinafter contained and such additions, amendments, modifications, deletions shall be in writing by executing a supplementary deed of the same, shall be a part of this Deed of Partnership.

- 9.9 Be just and faithful to other in all transactions relating to the Partnership. All time give to the other partners full information and true explanation relating to the affairs of the partnership offer every assistance in his power in carrying on the business for the mutual benefit and advantage.

- 9.10 That any partner may retire from the Partnership firm, hereby formed by giving two months notice in writing to the others but none shall leave the firm until or unless all the pending commitments are carried out, liabilities paid off or settlement, assets realized or settlement and accounts are rendered fully and settled finally to the entire satisfaction of each of the parties hereto or as per the terms agreed between him / her and continuing partners, from time to time.

1. 	2. 	3. 	4. 
5. 	6. 	7. 	8. 
9. 	10. Ret. Partner 1 	11. Ret. Partner 2 	12. Ret. Partner 3 
13. Ret. Partner 4 			

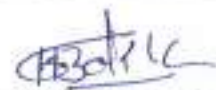
- 9.11 On the retirement of any partner, accounts till date of such retirement shall be prepared thereafter Profit and Loss Account and Balance Sheet shall be drawn up and whatever amount that is standing to the credit of Capital / Current / Loan Account including profit or loss till date or retirement shall be paid to him / her as per the terms agreed between him / her and continuing partners, from time to time.
- 9.12 All tangible and intangible assets of the firm including existing or future goodwill, stock in trade, benefit of business licenses and permits, benefits of contracts entered into etc. will belong to partners in the same ratio as aforesaid and property of firm shall be used by all partners exclusively for business of the firm only.
- 9.13 GOODWILL of the partnership shall exclusively remain with the firm as long as the business is carried on and no partner shall have any individual claim over the same either on death or on retirement and shall only vest in the remaining, continuing or surviving partners, as the case may be.
- 9.14 In case of DEATH or INSOLVENCY of a partner, the partnership shall not be dissolved but shall be deemed to have been continued by the surviving partner and the legal heirs or successor of the deceased partner.
- 9.15 No partner or the Partnership firm shall be liable and/or responsible for the personal debt and/or liabilities of any other partner or partners.
- 9.16 That if any dispute shall arise between the parties in respect of the interpretation or enforcement of these presents or inspect of any other matter, Cause or things, what so ever not herein otherwise provided for, the same shall be referred to the ARBITRATOR, each one to be appointed by the parties hereto under the provisions of ARBITRATION ACT or any other statutory modification or re-enactments hereof from the time being in force and their decisions will be binding on all.

1. <u>Sandhya</u>	2. <u>Shrisha</u>	3. <u>Shre</u>	4. <u>[Signature]</u>
5. <u>[Signature]</u>	6. <u>[Signature]</u>	7. <u>[Signature]</u>	8. <u>[Signature]</u>
9. <u>Prathe</u>	10. Ref. Partner 1 <u>[Signature]</u>	11. Ref. Partner 2 <u>[Signature]</u>	12. Ref. Partner 3 <u>[Signature]</u>
13. Ref. Partner 4 <u>[Signature]</u>			

9.17 That the except the above stated conditions, the conduct of partnership business shall be governed by the provisions of the INDIAN PARTENRSHIP ACT, 1932.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS DEED ON THE DAY AND THE YEAR MENTIONED ABOVE.

SIGNATURES

	
1. SANDIP ASHOKRAO CHAVAN (Party of the First part)	2. Sou. MANISHA SANDIP CHAVAN (Party of the Second part)
	
3. CHANDRAKANT AMBADAS KARPE (Party of the Third part)	4. PANDHARINATH SONAJI GADEKAR (Party of the Fourth part)
	
5. BALASAHEB PUNDLIKRAO PATHRIKAR (Party of the Fifth part)	6. SATISH NARAYAN WETAL (Party of the Sixth part)
	
7. NITYANAND KHANDERAO GAIKE (Party of the Seventh part)	8. VAIBHAV ARUN JAGDALE (Party of the Eighth part)
	
9. PRATIK VITHAL MOTHE (Party of the Nineth part)	10. GORAKHNATH HEMRAJ BAKALE (Party of the First Retiring partner)

	
11. BABASAHEB RAGHUNATH SABLE (Party of the Second Retiring partner)	12. SHANKAR DHANSING BAMNE (Party of the Third Retiring partner)
	
13. ANIL DAULATRAO BORSE (Party of the Fourth Retiring partner)	

WITNESSES

	
1. PRAMOD BHAGWAN BHOMBE N-12, Bharat Mata Nagar, HUDCO, Aurangabad - 431003.	2. SHRIKANT GANPATRAO MALODE N-12, Navjivan Colony, Hudco, Aurangabad - 431008.