



महाराष्ट्र MAHARASHTRA

2023

CB 250128

जिल्हा कार्यालय औरंगाबाद

12 SEP 2023

500X06=3000

एस.एस. खेरे
स्टॅम्प केंद्र हायकोर्ट
मुद्रांक परवाना क्र. 3101073
औरंगाबाद.

- 1 SEP 2023

19/11/2023

Bithare

PARTNERSHIP DEED

THIS DEED OF PARTNERSHIP entered into on 12th day of September, 2023 by and between:

1. **Shri Ajay Mukund Patil** aged about 33 years, presently residing at 4615, Laxmi Vijay Peth Road, Peth Fata, Panchvati, Nasik – 422003, Occupation: Business, hereinafter referred to as the party of the **FIRST PART**;
2. **Shri Vishal Prabhakar Shikhare**, aged about 44 years, presently residing at 48, F-1, Sector, N-4, CIDCO, Chhatrapati Sambhaji Nagar (Aurangabad)- 431003. Occupation: Business, hereafter referred to as the party of the **SECOND PART**.
3. **Shri Shamsing Shivsing Dedwal** aged about 56 years, presently residing at Kobapur, PO Kankari, Tq Gangapur Dist- Chhatrapati Sambhaji Nagar (Aurangabad) – 423702 Occupation: Business hereafter referred to as the party of the **THIRD PART**
4. **Mrs Sonia Manish Pathania** aged about 40 years, presently residing at Flat No. C/2 301, Bramha Suncity, S 7/1/58/1 Wadgaon Sheri, Pune -411014, Occupation: Business hereafter referred to as the party of the **FOURTH PART**.
5. **Mr. Shankarsingh Chatarsingh Thakur** aged about 68 years, presently residing at Plot No 154, South CIDCO, Veer Sawarkar Ngar, Chhatrapati Nagar Dist- Chhatrapati Sambhaji Nagar (Aurangabad) – 431003, Occupation: Business hereafter referred to as the party of the **FIFTH PART**.

Shri

Bithare

Shri

Sonia Pathania

Thakur

Bithare



महाराष्ट्र MAHARASHTRA

2023

महाराष्ट्र
न्यायिक
अ. को. अ. औरंगाबाद

19291

72 SEP 2023

500/-

पुरकृष्ण क. 1

CB 250129
एस. एस. खत्री
स्टॅम्प बँड हायकोर्ट
मुद्रांक परवाना क्र. 3101073
औरंगाबाद.

- 1 SEP 2023

मुद्रांक प्रमुख लिपीक
ब. को. अ. औरंगाबाद.

6. M/s Strong Frame Infrastructure Private Ltd, a registered Company (CIN No U45309MH2021PTC368968) Office at Plot No 154, South CIDCO, Veer Sawarkar Ngaar, Chhatrapati Nagar Dist- Chhatrapati Sambhaji Nagar (Aurangabad) - 431003 through its Director Shri Sagar Shankarsingh Thakur Age 38 years presently residing at Plot No 154, South CIDCO, Veer Sawarkar Ngaar, Chhatrapati Sambhaji Nagar Dist- Chhatrapati Sambhaji Nagar (Aurangabad) - 431003 Occupation: Business hereafter referred to as the party of the **SIXTH PART**

WHEREAS the partners to this deed have expressed their desire to carry on the business of Builders & Developers, Land Development, Building Construction, Sale & Purchase of Land and other related construction & Development Activities and any other activities as may be mutually agreed to by and between the parties to this deed at Chhatrapati Sambhaji Nagar (Aurangabad) or at any other place and whereas the parties to this partnership have mutually agreed to enter into partnership agreement on the following terms and conditions.

NOW THIS DEED WITNESSES THE FOLLOWING TERMS AND CONDITIONS: -

1. The name of the partnership shall be **SRIJAY BUILDERS** and the business may be carried on in any other name or names as may be mutually agreed to between the partners.
2. The principal place of business shall be at **PLOT NO. 154, VEER SAWARKAR NAGAR, N-5, SOUTH CIDCO, AURANGABAD- 431003** and the business may be carried on in any other place or places as may be mutually agreed to by and between the partners.

[Signature]

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महाराष्ट्र MAHARASHTRA

2023

CB 250130

19/9/23
12 SEP 2023
किंमत 500/-
गुरुप्रकाश क. 2

एस.एस.खेत्रे
स्टॅम्प वेंडर हायकोर्ट
मुद्रांक परवानी क्र.3101073
औरंगाबाद.

- 1 SEP 2023

मुद्रांक प्रमुख लिमीट
ब.को.अ. औरंगाबाद.

The Main objects of the partnership firm shall be to carry on the business of Builders & Developers, Land Development, Building Construction, Sale & Purchase of Land and other related construction & Development Activities and any other activities as may be mutually agreed to by and between the parties to this deed.

4. The capital of the firm shall be **Rs.3,00,000**, which shall be contributed by the party of First Part, Fourth & Fifth Part in the following manner

1) Shri Ajay Mukund Patil	-	75.00%
2) Mrs. Sonia Manish Pathania	-	12.50%
3) Strong Frame Infrastructure Pvt Ltd	-	12.50%

Second and Third part shall be the working partners without any capital contribution.

The partners may bring in further additional capital as and when required by the firm for smooth conduct of the firm's business.

5. The partnership firm shall be deemed to have commenced its business from 12th September, 2023 and the duration of the partnership shall be **AT WILL**.
6. The partners may contribute additional funds, if any required, for the conduct of the firm's business/affairs with mutual consent and they shall be paid interest @ 12% p.a. or as per Income Tax Act allowed from time to time

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]



महाराष्ट्र MAHARASHTRA

12 SEP 2023

अ.क्र. 19291

दि. 12 SEP 2023

किंमत 500/-

CB 250131

एस. एस. खेत्रे
स्टॅम्प वेंडर हायकोर्ट
मुद्रांक परवाना क्र. 3101073
औरंगाबाद.

लहा क. र.
लिय औरंगाबाद

7.

That the partners to this deed shall share the profits in the manner mentioned as under:

1) Shri Ajay Mukund Patil	-	58.12%
2) Shri Vishal Prabhakar Shikhare	-	13.13%
3) Shri Shamsing Shivsing Dedwal	-	3.75%
4) Mrs. Sonia Manish Pathania	-	12.50%
5) Mr. Shankarsingh Chatarsingh Thakur	-	2.50%
6) M/s Strong Frame Infrastructure Private Ltd	-	10.00%

Losses, if any, shall be shared by the partners in the manner mentioned as under

1) Shri Ajay Mukund Patil	-	58.12%
2) Shri Vishal Prabhakar Shikhare	-	13.13%
3) Shri Shamsing Shivsing Dedwal	-	3.75%
4) Mrs. Sonia Manish Pathania	-	12.50%
5) Mr. Shankarsingh Chatarsingh Thakur	-	2.50%
6) M/s Strong Frame Infrastructure Private Ltd	-	10.00%

12

Shikhare

Shankarsingh

Sonia Pathania

Thakur

Thakur



महाराष्ट्र MAHARASHTRA

2023

12 SEP 2023

जिल्हा न्यायालय औरंगाबाद

-1 SEP 2023

मुद्रांक प्रमुख निधीक
स.को.अ. औरंगाबाद.

अ.क्र. 19291

यु.स.सि. 4

CB 250132

एस.एस. खेरे
स्टॅम्प केंद्र हायकोर्ट
मुद्रांक परवाना क्र.3101073
औरंगाबाद.

The Partners to this deed shall be entitled to remuneration as prescribed in para 19 & 20 of this deed and may withdraw such amount/s in anticipation of such remuneration as may be agreed to between the partners subject to ceiling mentioned as under.

1) Shri Ajay Mukund Patil	-	58.12%
2) Shri Vishal Prabhakar Shikhare	-	13.13%
3) Shri Shamsing Shivsing Dedwal	-	3.75%
4) Mrs. Sonia Manish Pathania	-	12.50%
5) Mr. Shankarsingh Chatarsingh Thakur	-	12.50%

9. That the partners to this deed shall maintain regular books of account and shall close the said books to profit and loss account for the first time as on 31-3-2024 and once in a year thereafter on every 31st March. The profit or loss as may be determined after charging remuneration and interest to the Partners, If any, to the above profit and loss account and shall be distributed between the partners in the proportion stated in para 7 of this deed.



महाराष्ट्र MAHARASHTRA

2023

CB 250133

महाराष्ट्र कोषागार
महाराष्ट्र कोषागार
महाराष्ट्र कोषागार
महाराष्ट्र कोषागार

19291

12 SEP 2023

किंमत 500/-

एस.एस. खेत्रे
स्टॅम्प वेंडर हायकोर्ट
मुद्रांक परवाना क्र.3101073
औरंगाबाद.

पुस्तक क्र. 5

- 1 SEP 2023

मुद्रांक प्रमुख लिपिक
म.को.अ. औरंगाबाद.

The partners to this deed shall open Banking account/s with any Bank/s as per the need of business and shall be operated jointly by **Second and Third Part** to this deed. The Partnership firm shall also borrow money from banks & financial Institutions as per the need of business.

11. That the partners shall diligently attend to the business of the firm and shall represent the firm before all private parties, companies, corporations, Govt. and other departments and shall negotiate, finalize all the terms and conditions pertaining to the implementation of the project proposed and activities to be undertaken.
12. That the partners shall be faithful to each other and shall furnish correct accounts of all the transactions entered into and carried on by them in the name of the firm and they shall account for all the accounts both receipts and expenses during the course of business and shall cause accounts of the firm to be written up regularly.
13. Any one of the partners may retire from the firm by giving at least 1 months' notice in writing to the other partner and the firm. In case of retirement of any of the partner, the continuing partner may carry on the business of the firm in the same name and at the place or any other place either as a proprietor or in partnership with other persons as may be decided as per the need of the hour.
14. That the retirement or death of a partner shall not result in dissolution of the firm. The business of the firm shall be carried on by the surviving partner by admitting new partner/s in the same name and style with same terms and conditions as if there is no dissolution of this partnership.

Lil-

Dithore

G. Anand

Soni Pathania

Shakur

Shakur

15. That the Profit or loss of a retiring or that of a deceased, disabled or incapacitated partner shall be determined up to the date of retirement, death, disablement or incapacity without having to close the account/s in the middle of the year on pro-rata time basis up to the date of such event and in such case the retiring, disabled or incapacitated partner shall or legal representative of such partners or deceased partners shall be paid the amounts to the credit of his account.
16. At the end of the accounting year or period an account of the profit or loss and assets and liabilities will be taken out as per the accepted accounting principles, after debiting all expenses including interest payable to partners if any and depreciation at the rates prescribed in the Income-tax rules as are applicable for the year/period and also after crediting all the income except income under other heads than business and interest charged to partners in the same manner as is required to arrive at the Book Profit.
17. The Profit or Loss so determined shall be termed as Book Profit or Book Loss for the purpose of determining the remuneration of the partners.
18. The remuneration shall be payable on the basis of Book Profit annually and shall be payable to the accounts of the partners on finalization of the accounts for the year in the proportion mention in para 8.
19. In all other cases of book profits, the aggregate remuneration payable to the partners shall be determined on the same basis as is shown in sec. 40(b) of the Income-tax Act, 1961, to the maximum permissible extent as per the said provision and the aggregate remuneration amount so ascertained shall be distributed as remuneration in the proportion stated in para 8 above.
20. To be more specific and until provisions of sec. 40(b) are otherwise altered, changed or amended the maximum aggregate remuneration shall be.

a) on Rs. 3,00,000 of the book profit or in case of loss	Rs. 1,50,000 or at the rate of 90% of book profit which ever is higher
b) on the balance of book profit	At the rate of 60%
21. The partners may be given commission, allowances or perquisites in addition to or in lieu of remuneration based on the contribution made towards partnership business as mutually decided from time to time.
22. The partners may admit a new partner or partners only with the consent of all the existing partners in writing and on such terms and conditions as may be mutually agreed.
23. The terms and conditions of remuneration may be altered by a supplementary deed to the partnership deed without all the other terms and conditions not having to be changed as the case may be
24. The terms and conditions of this partnership deed may be changed, amended, altered, omitted or rectified as the case may be by supplementary agreement between the partners and such change/s shall be with effect from the date of intended effect as per the supplementary agreement. Such changes shall form part and parcel of this deed without this deed having to be made afresh.

25. 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.
26. Each Partner shall :
- 26.1 - Punctually pay his personal and separate debts and indemnify the other partners and the assets of the partnership against the same and pay all expenses on account thereof;
 - 26.2 Forthwith pay all moneys, cheques, negotiable instruments received by him on account of the Partnership into the Partnership Bank Account or Accounts;
 - 26.3 Be just and faithful to others and at all times give to each other full information and truthful explanations of all transactions relating to the Partnership business;
 - 26.4 At all times give to the others a just and faithful account of the same and also upon every reasonable request furnish a full and correct explanation thereof;
 - 26.5 Afford every assistance and co-operation in his power and to use his best skill and endeavor in the conduct, promotion and execution of the Partnership business/profession for their mutual advantage and benefit; and,
 - 26.6 No partner shall divulge any information of the partnership or of its clients to any outsiders.
27. In all other matters which are not expressly provided under these covenants the firm and the partnership and the partners shall be Governed by the General Provisions of the Partnership Act, 1932.
28. The Jurisdiction of the firm for all civil matters shall be at Aurangabad where the Registered Office is situated.
29. In case of disputes or differences between the partners, none of the partners shall take the dispute to a court of law but are bound to submit the dispute for arbitration by a sole Arbitrator, and the Award of the Arbitrator shall be binding in all respects on all the partners.

Now this deed executed on the day and the year first mentioned above:

Witness:

Signature of the Partners:

1) 

Shri Rahul Madhukar
Bniravare

Sanjay Nagar Mukundnadi
Aurangabad

2)


Shri Sanjibhushan B. Pawar
Ambedkar Nagar
CIDW-N-7, A'bad



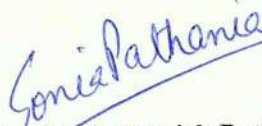
1. Shri Ajay Mukund Patil
Party of the First Part



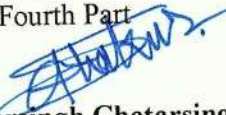
2. Shri Vishal Prabhakar Shikhare
Party of the Second Part



3. **Shri Shamsing Shivsing Dedwal**
Party of the Third Part



4. **Mrs. Sonia Manish Pathania**
Party of the Fourth Part



5. **Mr. Shankarsingh Chatarsingh Thakur**
Party of the Fifth Part



6. **Shri Sagar Shankarsingh Thakur -**
(Director of M/s Strong Frame Infrastructure
Private Ltd)
(Party of the Sixth Part)