(See rule 4)

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑ CR 765494

DINKAR

अ.क्रं. 36613 दिनांक 24/12/2024 किमंत 500

हस्ते Dinkar M. Tadhav

कोणाकरिता The Oriens Corporations.

सौ. अलका सुभाष महाले अधिकृत मुद्रांक विक्रेता परवाना क्रं. 3101043 एन-6, सिडको, औरंगाबाद.

कार्यालय छ.संभाजीनगर

23 DEC 2024

क प्रमुख लिपीक
छत्रपती संभाजीनगर

RECONSTITUTED PARTNERSHIP DEED
OF
THE ORIENS CORPORATION

This Reconstituted deed of partnership is made and executed on this 24th day of December 2024 by and between:-

1) YOGESH BHAGWANRAO KARANJIKAR
(CONTINOUING PARTNER)
Age-39 years, Occupation: Software Consultant,
R/o. Flat No. A1-804, Hari Ganga Society,
Alandi Road, Near Phule Nagar, Yerwada,Pune- 411006.
Hereinafter referred to as the party of the **FIRST PART**

2) BHAGWANRAO WAMANRAO LANDGE
(CONTINOUING PARTNER)
Age 70 Years, Occupation- Pensioner,
R\o. Plot No. 19A,Limayawadi, Mitra Nagar,
Behind Akashwani, Aurangabad-431001.
Hereinafter referred to as the party of the **SECOND PART**.

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3) USHA BHAGWANRAO LANDGE
(CONTINOUING PARTNER)
Age 61 Years, Occupation: House Wife,
R/o. Plot No. 19A,Limayawadi, MitraNagar,
Behind Akashwani, Aurangabad- 431001.
Hereinafter referred to as the party of the **THIRD PART**.

4) DURGA YOGESH KARANJIKAR
(CONTINOUING PARTNER)
Age 33 Years, Occupation: House Wife,
R/o. Flat No. A1-804, Hari Ganga Society,Alandi Road,
Near Phule Nagar, Yerwada,Pune- 411006.
Hereinafter referred to as the party of the **FOURTH PART**.

5) JAYASHREE MAHESH SALUNKE
(CONTINOUING PARTNER)
Age 43 Years, Occupation: Business,
R\o Flat No. 1, Punarma Complex, Plot No.31 A, N-11,
Cidco, T.V Centre, Aurangabad- 431001.
Hereinafter referred to as the party of the **FIFTH PART**.

6) SIDDHANT SUJEET GODHA
(INCOMMING PARTNER)
Age 24 Years, Occupation: Business,
R\o RL. 19, Sankalp Colony, Ambedkar Chowk, Bajajnagar,
MIDC Waluj, Chhatrapati Sambhajinagar (Aurangabad)- 431136.
Hereinafter referred to as the party of the **SIXTH PART**.

7) RAINA KUSHAL PATNI
(INCOMMING PARTNER)
Age 34 Years, Occupation: Business,
R\o RH. B-41, Gut No. 127/P, Samyak Gardenia, Near Rajput Petrol Pump,
Pandharpur, Tisgaon, Chhatrapati Sambhajinagar (Aurangabad)- 431136.
Hereinafter referred to as the party of the **SEVENTH PART**.

All major and hereinafter in this Deed jointly and severally referred to as "The partners/ partner" which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include their respective legal heirs, nominees, assignees, administrator and/or executor.

WHEREAS Party No. 1, 2, 3, 4, and 5 were carrying on the business in the name of **"THE ORIENS CORPORATION"** (Registered Partnership firm having registration No. ABD/4425 dated 17/12/2009). As per this Reconstituted Partnership Deed Party No. 1, 2, 3, 4, & 5 has decided to admit Party No. 6 & Party No. 7 into partnership firm from 01.12.2024 for the benefits of the firm.

WHEREAS thepartnership firm will be carry on a business of **Civil Engineering Construction, Builder, Developer, Estate Agent, Land Developers, Architectural Consultancy, Mangal Karyalaya, Agro Industries, Farming to carry on the business of hotel, hostels, information technology and similar works, investment of all kinds, transaction for purchase and sale of shares, stocks, Bonds, Mutual fund and other securities for and on behalf of firm only and having the rent income on the properties of firm** and any other item/s or any other business / work as may be determined by the partners of the firm from time to time.

Whereas the party here in above have mutually decided to carry on the business in partnership on the following terms and conditions and therefore are desirous of reducing to writing the said terms and conditions.

Now This Indenture Witness and it is hereby declared and agreed as under:

1) NAME OF THE FIRM :

The business of the partnership firm shall be carried on and conducted in the firm nameand style of **"THE ORIENS CORPORATION"** or in such other name / names as the partners may mutually agree upon from time to time.

2) PLACE OF BUSINESS :

THAT, the office of the firm shall be for the time being be situated at Plot No. 19 A, 2nd Floor, Kautuk Building, Limayawadi, Mitra Nagar, Behind Akashwani, Aurangabad- 431005.

FURTHER, also the firm may also carry on the business at any other place/places in India or abroad as may be deemed necessary, desirable and expedient and as mutually agreed by all the partners from time to time.

3) NATURE OF BUSINESS:

That the business of partnership firm will be of **Civil Engineering Construction, Builder, Developer, Estate Agent, Land Developers, Architectural Consultancy, Mangal Karyalaya, Agro Industries, Farming to carry on the business of hotel, hostels, information technology and similar works, investment of all kinds, transaction for purchase and sale of shares, stocks, Bonds, Mutual fund and other securities for and on behalf of firm only And having the rent income on the properties of firm, Agro Processing Units including Organic Agriculture, Professional Services**and any other item/s or any other business / work as may be determined by the partners of the firm from time to time.

4) DATE OF COMMENCEMENT:

That, the reconstitution ofpartnership firm shall be deemed to have commenced the business from 01/12/2024.

5) THE DURATION :

THAT, the duration of the partnership shall be **"AT WILL".**

6) YEAR ENDING :

THAT, the Books of Accounts shall be made and maintained regularly and punctually as it is done in the Ordinary Course of the business and closed on 31st March every year.

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7) CAPITAL :

That, the Partners have mutually agreed & decided that the Initial Capital of the firm amounting Rs. 50,000/-. The Incoming Partner will contribute Rs. 25,000/- as Initial Capital into Firm.

8) That, the Profit and Loss of the firm except as mentioned in undermentioned clause shall be divided as follows amongst the partners. Net Profit or Loss available for distribution amongst the partners, i.e. the amount found out after deducting all incidental expenses, depreciation and all sorts of taxes of central and provincial Government paid or to be paid or if provision to be made for the same.

Sr. No.	Name of the Partners	Profit & Loss Ratio
1.	YOGESH BHAGWANRAO KARANJIKAR	10%
2.	BHAGWANRAO WAMANRAO LANDGE	10%
3.	USHA BHAGWANRAO LANDGE	10%
4.	DURGA YOGESH KARANJIKAR	5%
5.	JAYASHREE MAHESH SALUNKE	5%
6.	SIDDHANT SUJEET GODHA	30%
7.	RAINA KUSHAL PATNI	30%
	TOTAL	**100.00 %**

9) The partners may open Bank Account of the firm with any Bank/Banks and all such Bank Accounts shall be in the name of the firm and shall be operated by Party No. 2, Mr. Bhagwanrao Wamanrao Landge of the Deed with the consent of all Partners.

However, the Bank Account or accounts may also be operated by any other person or persons in whose favor such authority is delegated by the partners in writing.

10) The firm is competent to borrow money as may be required for the purpose of business carried on by the firm, from person, firm, company, Bank or any other financial institution of Government Agency as the partners may mutually agree and decide between themselves.

11) The Firm Owns a Residential Plot measuring 8,650 sq. ft. bearing No: 09, at Gut No: 185 Village: Tisgaon, Taluka: Aurangabad, Dist:-Aurangabad. The Firm decided to Construct the same. The builder / Contractor is willing to construct 5 Floor Building on this Plot. He has requested to add him as a new partner in M/s. The Oriens Corporation. After Incorporating, the builder as partner he shall open a new Joint Bank Account in the name of Firm. The Builder & Any One Partner from old parties viz Partner No. 1 to 5 will be authorized signatory of The Oriens Corporation for New Joint account opened for said Project.

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12) In case of Builder takes any type of Hand Loan, Bank Loan for the purpose of Construction of Residential Unit. That the loan Clearance Liability shall be with the builder or new partner viz Party No. 6 & Party No. 7. The Partner No. 1 to 5 of this Deed will not liable for the Liability created for the Purpose of Construction of This Residential Unit. After completion of construction within the stipulated time as mentioned in the M.O.U. The Builder shall make The necessary provision for Income Tax and GST arising due to the sale of dwelling units falling to the share of the Builder.

13) The New Incoming Partner will not have any Rights or Claim on the Old Property of the Firm before the date of the Admission of his name into Firm. All accounts of the expenditure regarding construction of the project material will be kept up to date by Builder.

14) After completion of the Project The Builder shall forward a letter of declaration to The Oriens Corporation mentioning there in that the following things:-

a. He has paid all the Hand loan, Bank loan etc taken for the said project.
b. He has paid necessary Income Tax, GST, arising due to the said project.
c. I don't have any share in the Balance Sheet of The Oriens Corporation.
d. The terms & Conditions mentioned in the MOU signed between the Old Parties of the firm & The Builder shall be binding on all the concern parties.

15) In case any partner should desire to retire from the said partnership, he shall at least **threecalendar months** notice in writing to this effect to other partners. On retirement retiring partner shall have no right, title, claims or interest in the goodwill, license, quota, permits and fixed assets of the firm.

16) On death, dissolution or retirement of the partners, or of any change in the constitution of the firm taking place, no partner shall be entitled to be paid any amount by way of goodwill. However, the market value of the fixed assets may be considered mutually by the partners on the retirement of partners to settle their account.

17) No partners shall without the consent in writing from others:

a. Assign or mortgage his /her share or any interest in firm.
b. Lend money or give upon credit or have any dealing on behalf of Partnership Firm with any person, firm, company to whom other partners have forbidden him to trust.
c. To borrow any money from other in the name of the firm for his personal needs and requirements.
d. Release or compound any debt or claim owing to the partnership firm, without the consent of other partners.

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18) THAT on retirement, death or bankruptcy of any partners, his share in profit (if any) along with the credit amount to his capital account shall be payable to him or his heir, successor, legal representatives or nominees as the case may be and their legal heirs, executors, administrators or assignees shall also be entitled to become a partner in the firm in case if all the remaining partners mutually agreed to take him.

19) The partners may with mutual consent agree upon and do all such acts and things for which no provision is made herein.

FURTHER, the partners will also have the right to modify / alter / delete any of the clauses of the above partnership deed with mutual consent as may be required keeping in view the business exigency.

20) In case of differences of opinion, disputes and conflicts between the partners regarding the business affairs of the firm or any other matter, the matter shall be decided by remaining partners in majority.

21) ALL the provisions of the Indian Partnership Act, 1932 with all its statutory amendments from time to time shall apply to this partnership except those hereinabove specifically provided.

In Witnesses Whereof the parties hereto have put their respective signature on the date and year first hereinabove mentioned.

WITNESS:

1.Dinkar M. Jadhav
Aurangabad

Yogesh Bhagwanrao Karanjikar

(CONTINOUING PARTNER)
(PARTY OF THE **FIRST PART**)

2. Padmakar Jadhav

Aurangabad

Bhagwanrao Wamanrao Landge

(CONTINOUING PARTNER)
(PARTY OF THE **SECOND PART**)

Usha Bhagwanrao Landge
(CONTINOUING PARTNER)
(PARTY OF THE **THIRD PART**)

Durga Yogesh Karanjikar
(COUNTINUING PARTNER)
(PARTY OF THE **FOURTH PART**)

Jayashree Mahesh Salunke

(COUNTINUING PARTNER)
(PARTY OF THE **FIFTH PART**)

Siddhant Sujeet Godha

(INCOMING PARTNER)
(PARTY OF THE **SIXTH PART**)

Raina Kushal Patni

(INCOMING PARTNER)
(PARTY OF THE **SEVENTH PART**)