

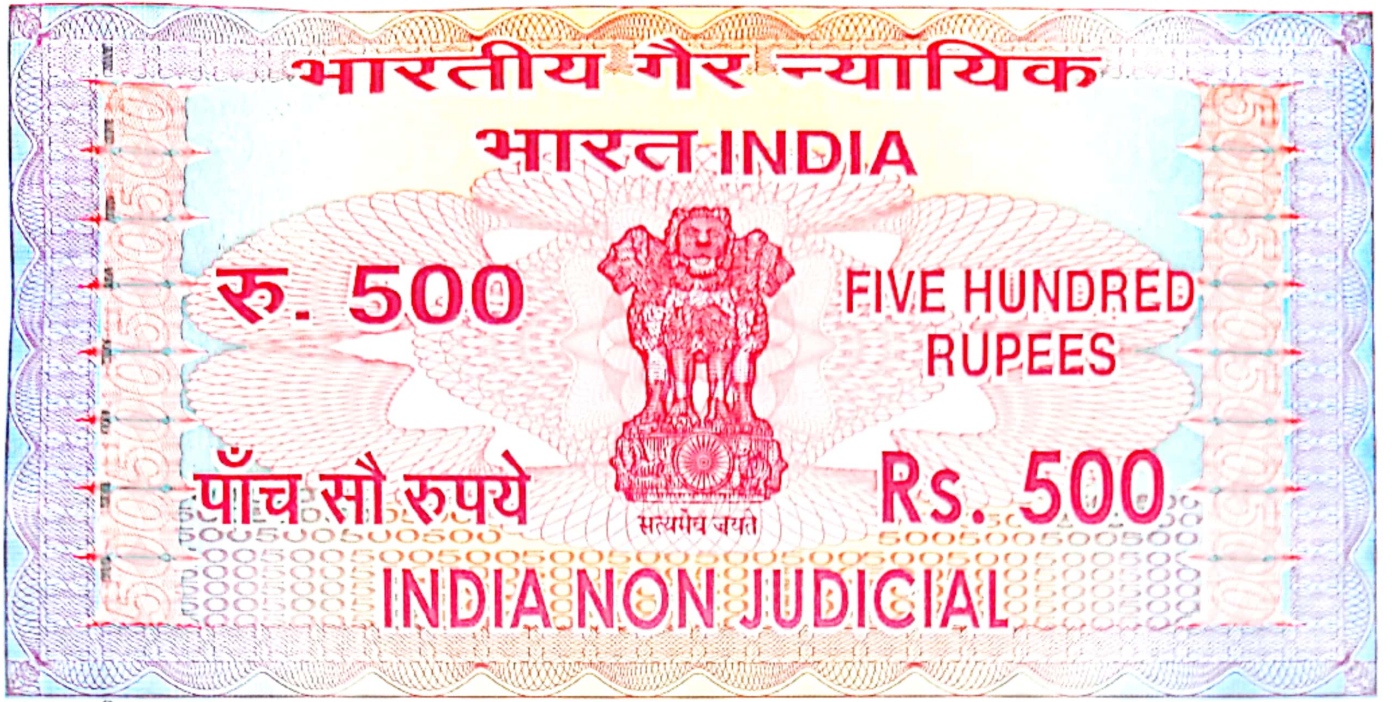
PARTNERSHIP AMENDMENT DEED

OF

M/s ROYAL BUILDERS

**G-1, PLOT NO. 41, ROYAL APPARTMENT,
B/H LITTLE FLOWER HIGH SCHOOL,
SHANTIPURA, AURANGABAD.**





महाराष्ट्र MAHARASHTRA

2024

DC 848577

जिल्हा कोषा...
जिल्हा...
क्र.संभाजीनगर... 6017... किंमत... 500... दिनांक... 23/06/25
कोणाकरिता... Royal Builders.
देवाऱ्याचे नाव... Shaikh Tousif.

रजनी खंडाळकर
स्टॅम्प व्हेंडर
3C, भाय नगर, छ. संभाजीनगर
LC No. 3101036, Mo No. 9404011525

20 JUN 2025

प्रमुख लिपीक
को.अ. छत्रपती...

THIS PARTNERSHIP DEED OF INTRODUCTION OF LAND AS CAPITAL is made and executed on this 23rd day of MAY Two Thousand TWENTY FIVE by and between:

1. **MOHAMMED ALTAF AHMED s/o MANZOOR AHMED**, the party of the First Part, PAN : AFBPM4477K, Age : 55 Years, Occupation : Business, R/o Plot No. 66, Near Faizan Masjid, Aref Colony, Chh. Sambhajinagar, Aurangabad-431001
2. **MOHAMMED MUJTABA KHAN s/o RAZA KHAN**, the party of the Second Part, Pan : AMOPK3927, Age 48 Years, Occupation : Business, R/o H. No. 4-8-60, Near Shibli School, Nawabpura, Chh. Sambhajinagar, Aurangabad-431001.

Both being partners of **M/s ROYAL BUILDERS**, a partnership firm registered under the Indian Partnership Act, 1932, executed on 07.11.2022, vide registration No. AU000011125 dt. 23.04.2023, having its principal place of business at G-1, Plot No. 41, Royal Apartment, b/h Little Flower High School, Shantipura, Chh. Sambhajinagar, Aurangabad-431002. Hereinafter referred to as the "Firm" (which expression shall, unless

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repugnant to the context, include its successors, legal representatives, and assigns).

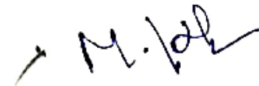
WHEREAS:

1. The First Party and the Second Party are the absolute and lawful joint owners of the land bearing **Plot No. 10, Survey No. ½, Asif Bag, Chh. Sambhajinagar, Aurangabad**, admeasuring 569.5 sqmtr and TDR 232.00 sqmtr.
2. The partners have mutually decided to introduce a portion of the said land, admeasuring 569.5 sqmtr and TDR 232.00 sqmtr, as capital contribution to the Firm for the purpose of development of a real estate project named **Viqar Vilaments**.
3. The partners desire that the said land shall be an asset of the Firm and be used exclusively for the development of the said project.

NOW, THIS DEED WITNESSETH AS FOLLOWS:

1. **Introduction of Land as Capital Contribution** : The Party of First Part and the Party of Second Part hereby introduce the aforesaid portion of land admeasuring 569.5 sqmtr and TDR 232.00 sqmtr as their capital contribution in the Firm. The said land shall be treated as a capital asset of the Firm, and its value shall be reflected in the Firm's Books of Accounts accordingly.
2. **Ownership and Rights Transfer** : The ownership of the said land shall be vested in the Firm for all intents and purposes related to the development and execution of the project **VIQUAR VILAMENTS**. However, the title of the land shall continue to remain in the name of the partners, unless transferred to the Firm or to any other entity as mutually agreed by the partners.
3. **Valuation of Land Contribution** : The value of the land contribution shall be mutually decided by the partners and shall be credited to their respective capital accounts in proportion to their agreed capital-sharing ratio.

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4. **Utilization of Land :** The Firm shall have the sole authority to use the land for the purpose of development, sale, and/or any other activity as per the business objectives.
5. **Liability and Encumbrances :** The partners confirm that the land being introduced as capital is free from all encumbrances, claims, litigations, and third-party rights. If any claims arise in the future, the partners shall be jointly responsible for resolving them at their own cost.
6. **Amendment to Partnership Deed :** A separate amendment to the partnership deed shall be executed to incorporate the capital introduction, revised capital structure, and necessary modifications reflecting the contribution of land as capital.
7. **Binding Effect :** This Deed shall be binding upon the partners, their legal heirs, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Deed on the day and year first mentioned above.

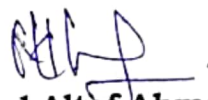
SIGNED AND DELIVERED BY:

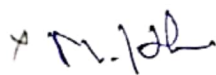
Witness


(MIR JAWED ALI)


(WAHEED KHAN)

Signature or Partners


Mohammed Altaf Ahmed
s/o Manzoor Ahmed


Mohammed Mujtaba Khan
s/o Raza Khan