

DEED OF PARTNERSHIP DATED : 10th day OF JANUARY 2020 NAGPUR.
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9. THAT the profits and losses of the partnership business after payment of interest to the partners shall be divided between and borne by the partners as under :-

S. No.	Name of the Partner	Share in Profit/Loss
1.	SHAKILA BEGUM	50.00%
2.	ZEESHAN SHEIKH	50.00%

		100%
		=====

10. Regular and proper books of accounts shall be maintained and kept by the said partnership firm and entries made therein of all such matters, transactions and things as are usually written and entered in the books of accounts and such books together with all other articles and things belonging to or concerning the said partnership shall be kept at the principal place of business or at such other place as the parties hereto may from time to time decide.
11. The books of accounts shall be closed every year on 31st MARCH and the yearly profit or loss, as the case may be, shall be determined and divided between the partners as per their shares as specified in Clause 9 above.
12. The bank account/s in the name of the partnership firm shall be opened in such bank/s as the parties hereto may decide from time to time and the same shall be operated by the joint signatures of any two of the partners or of such other person authorised in writing by parties hereto.
13. THAT none of the partner of the firm shall assign, transfer, alienate, mortgage, charge or sell his interest or share in the firm nor enter into any other agreement with any person so as to clothe the latter with any interest in or to his share in the partnership, without the written consent of other partners and if he does so, it shall be null and void so far as it affects the partnership.
14. THAT on death or retirement of any party hereto, the surviving or continuing parties hereto shall be deemed to continue and carry on the business and the death or retirement of any party hereto shall not dissolve the partnership. The amount determined payable to the retiring partner or legal heirs of the deceased partner shall be paid within a reasonable time by issue of cheque. Such outgoing partner shall, at his option, choose not to accept payment by any other mode i.e. by way of property etc. In the event of death of a partner, his legal heir/s shall have the option to step into the shoes of the deceased partner

(...5...)

 Shakila Begum

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15. THAT if Any party desirous of retiring from the partnership shall have to give three months notice in writing to the other parties of his intention to do so, which period of three months may be reduced by mutual consent of parties hereto. The retiring partner shall not be entitled to carry on any business under the name and style **M/S 4 PILLARS REALTY GROUP**
16. THAT IF any party is adjudged an insolvent or lunatic, then his share in the partnership shall cease from his being so adjudged and such partner shall be deemed to have retired from the said partnership from that date. In such an event, the remaining parties hereto shall be deemed to continue and carry on the business and this shall not dissolve the partnership.
17. THAT all the borrowings of money or credit facilities that may be required for the business, from any source, shall be made by parties no. 1 & 2 under their joint signatures or as may be decided by them mutually in writing. No other partner shall borrow any money from any source, in the name of the firm or on behalf of the firm and if he does so, his act of borrowing money shall not bind the partnership firm or other partners and he shall be solely and exclusively responsible for repayment thereof. If any loss is caused to any partner/s or the firm as a result of such unauthorized borrowing by any partner, it shall be recoverable by him or the firm from the defaulting partner.
18. In the event of death/retirement of any partner, the accounts in respect of business assets including furniture, fittings and all other tangible and intangible rights, assets & affects of the said business of partnership upto the date of death/retirement of any partner shall be made as may be mutually decided by the parties hereto.
19. For obtaining of loans, creation of encumbrances or charge on the movable & immovable assets of the firm, party no. 1, & 2 shall jointly be authorised :-
- To maintain, continue and apply for increase in cash credit and other loan facilities with Bank in the name of the firm.
 - To apply for loans/credit facilities/advances/LCs/bank guarantee for the benefit of and on behalf of the firm and furnish securities for the due repayment or discharge or liquidation of the same by creating charges, encumbrances on assets & properties belonging to the firm.
 - To execute all bonds, agreements, documents of security and assurances as may be necessary for/relating to connected with, or incidental thereto.

(...6...)

Shakee Beshu

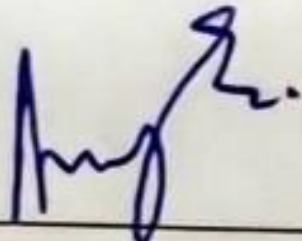
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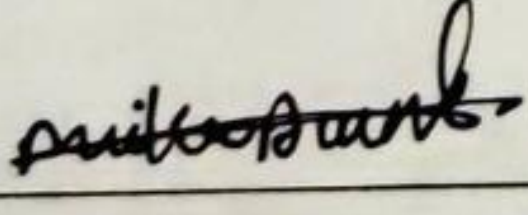
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- d) To execute on behalf of the firm, instrument of guarantees, indemnities, securities etc. for due payment of any liability undertaken.
- e) To assent to any compromise or agreement in relation to any of the liabilities arising out of the power exercised in the manner set out above.
20. Notwithstanding anything stated or provided herein, the parties shall have full power and discretion to modify, alter or vary the terms and conditions of this partnership deed in any manner whatsoever they think fit by mutual agreement, which shall be reduced to writing and be signed by all the parties and thereupon the said writing shall become the appendages and part of this Indenture.
21. In case any dispute and/or differences shall arise between the partners in respect of the conduct of the business of the partnership or in respect of interpretation or any other matter, cause or thing whatsoever here-in-above otherwise not provided for, the same shall be referred to the Arbitration of one or more Arbitrators (to be appointed by the mutual consent of all the partners) whose decision shall be final and binding on all the parties and their legal representatives.
22. THAT for all other purposes not here-in-specifically mentioned, the provisions of the Indian Partnership Act, 1932 shall apply.

IN WITNESS WHEREOF of all the parties hereto signed this DEED OF PARTNERSHIP on the date mentioned here-in-above in the presence of the following witnesses :-

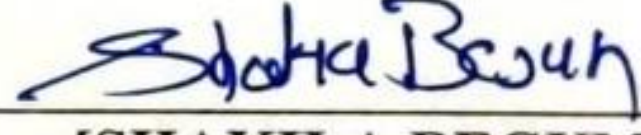
WITNESSES :

1. 
[AJAY SHARMA]
B no - 155 kachore
Patil Nagar
Chinchbharan Nagpur -
441108

2. 
[MONIKA WANKAR]
Rahul Nagar bihada chok
Near Hanuman Mandir
Somwade Wardha Road
Nagpur - 440025

EXECUTANTS :



1. 
[SHAKILA BEGUM]
(Party No.1)

2. 
[ZEESHAN SHEIKH]
(Party No.2)