

महाराष्ट्र MAHARASHTRA ◐ 2019 ◐ AU 510923

NOTARIAL REG
ENTRY NO 2157
DATE 28/1/2020

DEED OF BODY OF INDIVIDUALS

This deed of body of individuals is made on 27 day of January, 2020 here at Nagpur,

BETWEEN

NOTARY
HAIBARI NAUSHAD S. ALI
Nagpur Dist. (M.S.) India
Regd. No. 4594
My Term Expires on 12/09/2022
GOVT. OF INDIA

1) **SAU. JYOTI W/O PRAKASH TITARE,**
Aged about 60 years, Occ. Business, **PAN.AAUPT 6528 L**
Aadhar No. 6331 9725 0510
R/o Plot No. 83, New Sneh Nagar, Wardha Road, Nagpur – 440 015

2) **SHRI ASHOK S/O NATHUJI JUNANKAR,**
Aged about 69 years, Occ. Business, **PAN. ABFPJ 8940 A**
Aadhar No. 5123 8549 1266
R/o Plot No. 70, New Sneh Nagar, Wardha Road, Nagpur – 440 015

Whereas Party No. 1 & 2 wishes to do business of land development, sale and purchase of land or plots and construction of bungalows, flats, and flat schemes So they constitute the terms & conditions of body of individuals in writing under provisions of Indian Income Tax Act 1961 which are as under.

1) COMMENCEMENT:-

That this body of Individuals comes into existencefrom the date of execution of this deed i.e. 27/01/2020,with effect from commencement of procedures for getting approvals for the purpose of construction of project at of allthat piece and parcel of Agriculture Land bearing Survey/Khasara No. 10/1/Kh/2, admeasuring about 0.84 Hector of Mouza – Panjri (Farm), P. H. No. 42 Class – I, Revenue Rs. 2.50/-, Account No. 1750, Grampanchayat Panjri (Bu), within the limits of Tah. Nagpur (Gramin) and Dist. Nagpur.

2) NAME OF THE CONSTITUTION :-

That the name of the body of individuals for the sake of nomenclature is styled as AKASH VIHAR, but the body can do the business under any other trade name of namesdecided withmutual consent of the members.

3) PLACE OF BUSINESS:-

That the place of business of the BOI, for the present remains at Shop No. 26, Upper Ground Floor, Ganesh Apartment, Kotwal Nagar, Nagpur – 440 015, which can be shifted or extended to any place or places by mutual consent of the members.

4) LINE OF BUSINESS:-

That the line of business of the body of individuals shall be land development, sale and purchase of land or plots, execution of projects, E-

Commerce business, Business consultancy, Government, Semi-government, PSU and off shore projects with or without tender. Apart from this body can do any other business with the consent of all members.

5) SHARE IN PROFIT/LOSS

The parties to this deed shall share the profit & losses after deduction of all expense in accordance with this deed or any supplementary deed as may be executed by the members among themselves shall be divided any distributed amongst the members in the following proportion.

	Profit /Loss
1) SAU. JYOTI W/O PRAKASH TITARE	**50.00 %**
2) SHRI ASHOK S/O NATHUJI JUNANKAR	**50.00 %**
	100.00 %

6) SUPPLEMENTARY DEED :

The members shall be entitled to modify the above terms by executing a supplementary deed and any such deed when executed shall have effect, unless otherwise provided, from the first day of accounting period in which such supplementary deed is executed and the same shall be part of this deed of partnership.

7) DURATION :-

That the body of individuals is at will & will be automatically dissolved by the end of the project in hand, as per mutual consent.

8) RETIREMENT OR DEATH OF MEMBERS :-

That the members desiring to retire from the body of individualsshall have to give a Notice of at least two months of his intention to retire, to the other members and expiry of the notice period, such members ceases to be a part of the body of individuals. In the event of death of the member, the legal heir of the deceased member shall be the part of the body individuals.

9) BANKERS :-

That the Bank account/ accounts of the body may be opened with one and more Banks. That the Bank account of the body of individuals shall be operated by both the members jointly. The Transfer from the bank by net banking will be done only after signing the voucher by both the members.

10) RIGHTS &RESPOSIBILITY :-

That members will be wholly & fully authorized to do any work including the execution of contracts, entering into the agreement and can also sign the documents of the Bank of taking Loan on behalf of the firm and deposit and withdraw Loan amount of the bank. All members shall be responsible for the work done by authorized members on behalf of the body.

11) ACCOUNTS & ACCOUNTING YEAR:-

That all the members together shall keep true & correct accounts of the business of the body of individuals. The account shall be close on 31"march of every year & profit & loss shall be determined & distributed amongst the parties here to in the manner here in after provided.

12) REFERENCE TO ARBITRATION:-

That in the event of any of the dispute arising between the parties the matter shall be referred for arbitration and Arbitrator's decision in such arbitration shall be accepted by the parties here to.

13) INHERITANCE:-

That in the event of death of any member or if any member becomes insane or incapable to do the business of the firm or if the member wishes to take nominee of such member in his/her place, nominee shall be taken in his/her place & business continued as it is. Such nominee shall be entitled to be rights & obligation of the party to who he/she may inherit.

That any individual member shall without the consent of other members, except in the ordinary course of business.

a) Employ for any money, goods, assets or effects of the body of individuals.

b) Pledge the assets & or effects of the body of individuals.

c) Assign, transfer or otherwise dispose of or mortgage or change his share in the body of individuals or any part there of

d) Sign or execute any bail, surety or guarantee for any person which may result in seizure or attachment of the body of individuals property and estate.

e) Do any act or things which may be regarded as not in the interest of the body of individuals.

In witness where of the parties to this Deed have set their hands here at Nagpur on this the date first above written in presence of the attesting witness, after understanding the contents read of in perfect state of mind exercising their free will and in absence of

WITNESSES: **MEMBERS :**

1) _____ _____

(Anand A. Junankar) **1) SAU. JYOTI P. TITARE**

2) _____ _____

(P.G. Titare) **2) SHRI ASHOK N. JUNANKAR**

I know the deponents

T.P. Kalode

(B.Z. Kalode)
Advocate

ATTESTED
28/1/2022
HAIDARI NAUSHAD S ALI

NOTARY
HAIDARI NAUSHAD S ALI
Nagpur Dist. (M.S.) India
Regd. No. 4534
Mf. Expires on 17/09/2022
GOVT. OF INDIA

NOTARY
HAIDARI NAUSHAD S ALI
INDIA

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