

FORM 'H' / नमुना 'ह'

(See rule 17 / नियम १७ पढा)

CERTIFICATE OF REGISTRATION

नोंदणीचे प्रमाणपत्र



THE INDIAN PARTNERSHIP ACT, 1932

(ACT NO. IX OF 1932)

भारतीय भागीदारी अधिनियम, १९३२

(सन १९३२ चा अधिनियम क्रमांक ९)

Registration No. **NG000006505**

It is certified that a firm by name " **VISION INFRA** "

with its head office at **SHOP NO F/7 , SHIVDARSHAN APARTMENT NO. 1 , UMRER ROAD , DIGHORI , Nagpur(Urban) , Nagpur , Maharashtra , 440035.**

India has this day been duly registered under The Indian Partnership Act, 1932 (Act No. IX of 1932).

या द्वारे असे प्रमाणित करण्यात येते आहे की, शॉप नं एफ/७ , शिवदर्शन अपार्टमेंट नं. १ , उमरेड रोड , दिघोरी , नागपूर (शहरी) , नागपूर , महाराष्ट्र , ४४००३५.

India

येथे मुख्यालय असलेल्या " विजन इन्फ्रा "

या नावच्या संस्थेची ०९ Apr, २०२१ या दिवशी भारतीय भागीदारी अधिनियम, १९३२ (सन १९३२ चा अधिनियम क्रमांक ९) अन्वये योग्य रीतीने नोंदणी करण्यात आली आहे.

Given under my hands this **09 Apr, 2021**

दिनांक ०९ Apr, २०२१ या दिवशी माझ्या सहीने देण्यात आले.



Signature valid





CHALLAN
MTR Form Number-6



GRN	MH011810903202021E	BARCODE			Date	17/02/2021-15:10:34		Form ID	
Department			Inspector General Of Registration						
Non-Judicial Stamps			Payer Details						
Type of Payment			Duty on Unstamped or Insuff stamped doc IGR Mumbai						
Office Name			NPJ1 JT DISTRICT REGI NAGPUR URBAN						
Location			NAGPUR						
Year			2020-2021 One Time						
Account Head Details			Amount In Rs.		Premises/Building				
0030053501 Amount of Tax			15000.00		Road/Street				
					Area/Locality				
					Town/City/District				
					PIN				
					4 4 0 0 3 4				
			Remarks (If Any)						
			STAMP DUTY FOR DEED OF PARTNERSHIP.						
					Amount In				
					Fifteen Thousand Rupees Only				
Total			15,000.00		Words				
Payment Details			STATE BANK OF INDIA						
Cheque-DD Details			FOR USE IN RECEIVING BANK						
			Bank CIN		Ref. No.		00040572021021787008 IK0AZISXP8		
Cheque/DD No.			Bank Date		RBI Date		17/02/2021-15:24:12 Not Verified with RBI		
Name of Bank			Bank-Branch		STATE BANK OF INDIA				
Name of Branch			Scroll No. , Date		Not Verified with Scroll				

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर नॉन जेड दुय्यम निबंधक कार्यालयात नोंदणी करवावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करवावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Mobile No. : 9146312544

STAMP DUTY PAID THROUGH e-CHALLAN AT STATE BANK OF INDIA VIDE
GRN NO. MH011810903202021E CTN 00040572021021787008 DATED 17-02-2021

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DEED OF PARTNERSHIP

THIS DEED OF PARTNERSHIP is made on this 17th day of
FEBRUARY, 2021,

BY AND BETWEEN

1. **SHRI. GIRISH S/O YADAORAO SAKHARKAR**, aged about 39 years,
Occupation: Business, Herein after known as Party/Partner No. 1, R/o, Plot No.
283, Near Dighori bus stop, Umrer Road, Dighori, Nagpur-440034, (Maharashtra).
(Aadhaar No. 5335 7303 7998) PAN No. AXWPS7289N)

2. **SHRI. VIJAY S/O RAJKUMAR JAIN**, aged about 49 years, Occupation:
Business, Herein after known as Party/Partner No. 2, R/o, Flat No. 14, Prasad
Apartment, Bhandara road, Near Hotel Gomti, Old Pardi Naka square, Nagpur-
440035, (Maharashtra).
(Aadhaar No. 4462 4558 6431) PAN No. AAOPJ5102C)



3. **SHRI. BIRENDRA KUMAR S/O ONKARMAL YADUKA**, aged about 56 years, Occupation: Business, Herein after known as Party/Partner No. 3, R/o, Plot No. 7, Beside PNB Bank Kalamna Market road, Surya Nagar, Pardi, Nagpur-440035, (Maharashtra).

(Aadhaar No. 5746 5900 1893

PAN No. AAIPY7912R)

4. **SAU KISHORI W/O VIJAY ZALKE**, aged about 34 years, Occupation: Business, Herein after known as Party/Partner No. 4, R/o, Plot No. 31, Near Dighori bus stop, Umrer Road, Dighori, Nagpur-440034, (Maharashtra).

(Aadhaar No. 6542 4559 8378

PAN No. AAPZ4324F)

5. **SHRI PANKAJ S/O HEMCHAND JAIN**, aged about 59 years, Occupation: Business, Herein after known as Party/Partner No. 5, R/o, House No. 156, Bapurao Galli, Sudam Road, Itwari, Nagpur-440002, (Maharashtra).

(Aadhaar No. 5376 5466 1030

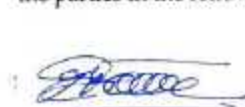
PAN No. ABKPJ2846E)

All collectively known and referred as Partners, Which term unless repugnant to the context shall mean and include their respective heirs, assigns and legal representatives.

AND WHEREAS all the parties agree to do business in Partnership and desire the terms and conditions of the Partnership be reduced in writing in order to avoid any doubt, dispute or ambiguities in future.

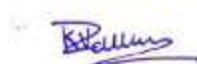
NOW THEREFORE THIS DEED WITNESS AS FOLLOWS:

1. That this partnership is with effect from 17th day of FEBRUARY, 2021.
2. The Partnership business shall be carried on under the name and style of "**M/s. VISION INFRA**" situated at Shop No. F/7, Shivdarshan Apartment No. 1, Umrer road, Dighori, Nagpur-440034, (Maharashtra).
3. The Partnership shall be carry on the business of Construction of Residential Apartment, Commercial Apartment, Buildership, Civil Contractorship, Purchase of Land, Sale of Land, Dealing in land & Contractorship, Development of Land/site etc, Design of Layout, Marking of Layout, Sales of developed plots and any other business activities as may be mutually agreed upon by all the partners as mutually decided by parties to this deed.
4. That the duration of the Partnership shall be at will and may be dissolved by any partner giving not less than three month's previous written notice of their intention in that behalf. If all the parties agree, any or all the parties can also retire from partnership and or may bring any new party to the Partnership.
5. That the profits and losses of the Partnership shall be distributed amongst the parties in the following manner:

1. 

2. 

3. 

4. 

5. 

NAME OF PARTNERS

SHAREIN PROFIT/LOSS

1. SHRI. GIRISH YADAORAO SAKHARKAR	50%
2. SHRI. VIJAY RAJKUMAR JAIN	23%
3. SHRI. BIRENDRA KUMAR ONKARMAL YADUKA	11%
4. SAU KISHORI VIJAY ZALKE	12%
5. SHRI PANKAJ HEMCHAND JAIN	04%

6. That the all Parties to this deed have invested initial capital of Rs. 30,00,000/- (Rs. Thirty Lacs only) in total, contributed in their respective Profit and Loss Sharing ratio and all parties are working partner and shall have responsibility of running the business. The parties hereto shall not act in a manner harmful or detrimental to the best interest of the Concern.
7. **BOOKS OF ACCOUNT:**
All necessary and proper books of account shall be kept properly posted at the place of the business. Each partner shall have free access to see them at all reasonable times and shall be at liberty to make such extract there from as he may think fit.
8. That all the Parties shall:
Carry on the Partnership business to the greatest common advantage.
Be just and faithful to one another and render true account and full information of all the things affecting the partnership to one another. Pay his separate and private debts and indemnify the other Party or Parties and Partnership assets against the same.
9. That in case of any action under any law whether civil or criminal against the firm or its partners shall be attended by any of the Partners.
10. That the Parties have joined the firm in their individual capacity.
The payment of remuneration and interest shall be inexplicably linked with investment made in the firm and services provided by the parties to the firm.
11. **INTEREST ON CAPITAL:**
Interest at the rate of 12% per annum or at such rate as may be prescribed U/s 40 (b) (iv) of the Income Tax Act, 1961 shall be payable to the partners on the amounts standing to the credit of the accounts of the partners. Such interest shall be calculated and credited to the account of each Partner at the close of the accounting year. However in the case of loss or lower income rate of interest can be NIL, or lower than 12% as may be agreed to by and between the partners from time to time.
12. **RIGHTS AND RESPONSIBILITIES:**
All the parties have decided to work in the partnership firm as working partner. It is hereby agreed that working partners in the partnership shall be entitled to the remuneration inclusive of Salary, Bonus and Commission as under:






H. Jain



That the total remuneration payable to all the working partners shall be calculated at such percentage of the income as are prescribed in Sec. 40 of the Income Tax Act, 1961 as substituted by "The Finance Act from time to time". And shall be divided amongst both the partners equally. For the purpose of above calculation "Income" or "book profit" other than capital gain on long term capital assets shall be computed as defined in explanation 3 to section 40(b) of the Income Tax Act, 1961 or any other applicable provision as may be in force for the Income Tax assessment of the partnership firm for the relevant accounting period. The above partners shall not be entitled to draw any remuneration in the accounting period in which the partnership firm has suffered loss on the basis of the "Income or Profit" as computed under the provisions of the Income Tax Act, 1961 referred to in (ii) above.

That the remuneration shall be paid as mutually decided by the partners shall be subject to sec. 40(b) of the Income Tax act, 1961. The remuneration payable to the above said partners shall be credited to their Respective Account at the close of the accounting period when final accounts of the partnership are made up and the amount of remuneration shall fall due to them as determined in the above manner.

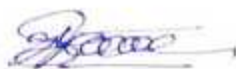
13. SHARES IN PROFIT OR LOSSES:

That the net profit of the partnership business as per accounts of the firm after deduction of all expenses and outgoings including interest and remuneration payable to the working partners as authorized by and in accordance with the terms of this partnership deed as above shall be divided and distributed amongst the partners at the close of the accounting year in the following proportion.

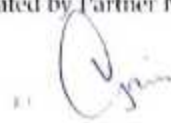
Party No. 1	50%
Party No. 2	23%
Party No. 3	11%
Party No. 4	12%
Party No. 5	04%

The loss if any including loss of capital suffered in any year shall also be apportioned in the above proportion.

14. The books of Accounts of the partnership business shall be closed on the 31st day of March in every year. The profits or losses of the firm shall be ascertained in each year and shall be carried to partner's accounts in proportion to their respective shares.
15. Each partner shall be just and faithful to other and at the times give to such other full information and truthful explanation of all matters relating to the affairs of partnership and offer every assistance in his power in carrying on the business for their mutual advantage.
16. That the Bank Account or accounts of the partnership shall be opened in the name of the firm and shall be operated by Partner No. 1, Partner No. 2 and











Partner No. 4, i.e. Shri. Girish Yadaorao Sakharkar, Shri. Vijay Rajkumar Jain and Sau Kishori Vijay Zalke jointly. However, the partners can authorize some other person but such authorisation shall be made in writing only.

17. RELATIONSHIP:

The relationship of the parties shall be governed by the Indian Partnership Act, 1932 save and except that on the death or demise of the parties hereto the firm shall not be dissolved but it shall be continued by the remaining partners or between them and the legal representatives or the heirs of the deceased partner under such terms and conditions which may be agreed upon between the parties.

18. PARTNERS NOT TO DO CERTAIN ACTS:

No Partner shall except with the written consent of all the Partners: Either directly or indirectly engage or interested in any such business as maybe repugnant or detrimental to the interest of the partnership. In any way pawn, pledge, or assign his interest or any part thereof in the partnership.

Do or suffer any thing whereby partnership business may be endangered.
Assign or charge his shares in the assets or profits of the partnership.
Dispose off or buy, pledge pawn or otherwise part of the partnership profit,
AND Raise any loan for the partnership.

19. DUTIES AND RESPONSIBILITIES OF PARTNERS:

All the parties to this deed shall look after the affairs of the business of the firm.

20. TERMINATION OF PARTNERSHIP:

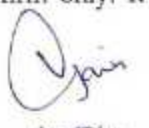
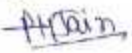
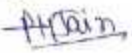
On termination of the partnership, the property and assets of the Firm shall be realised and proceeds applied first in paying debts and liabilities of the partnership firm, secondly in repaying to the partner the amount of the capital brought in by him with such interest if any, may be owing to the partners of in proportion to their respective share of the profits of the said business.

21. ARBITRATION:

All the disputes and question in connection with the partnership or this Deed arising between Partners shall be referred to the sole arbitrator as the partners mutually decided.

22. LOANS & ADVANCES:

That the partnership firm shall be liable or entitled to loan raised for the purpose of the business of the firm only. It shall not be liable or

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for personal loans or obligations of the partners in their individual capacity.

23. CHANGE OR ALTERATION:

That any dispute arising between the partners relating to the firm shall settled by Arbitration Act, 1940.

24. POWER TO EXECUTE DEED, CONTRACT ETC.:

That any two of the Partner from Partner No. 1, Partner No. 2 and Partner No. 4, i.e. Shri. Girish Yadaorao Sakharkar, Shri. Vijay Rajkumar Jain and Sau Kishori Vijay Zalke shall authorize to execute the Sale-deed, Power of attorney, Agreement to Sale, Correction Deed, Purchase Deed, Memorandum of Understanding, Possession letter or any other mode of conveyance, as may be required in due course, etc. or such other works in any government institution/department as may be necessary for on behalf of said partnership firm.

Whereas, all of the above partners i.e. Partner No. 1, Partner No. 2 and Partner No. 4 are authorized and have power to collect advance booking money, sales consideration from customers on behalf of this partnership firm.

25. BANK ACCOUNT OPERATION:

That all the partners shall jointly open a current account of firm in any Bank as Mutually agreed upon and Partner No. 1 and Partner No. 2 and Partner No. 4, i.e. Shri. Girish Yadaorao Sakharkar, Shri. Vijay Rajkumar Jain and Sau Kishori Vijay Zalke jointly shall be able to withdraw the money or issue cheque or signs the 'Withdrawals Slip' or approve other instrument or to make payment from said current account including E- Net Banking transaction involving transaction of any amount.

In witness whereof, the parties to this Deed above ascribes their signatures hereunder, this day and year as referred above.

WITNESSES:

PARTIES

1. Aswini Amruth
Shri. Ashutosh Kishorchand Agreval
Address - f. 100301,
Pakas mention, Neat Ice
baitab, Wadhwa, Nagpur
maharashtra - 440008.



1. SHRI. GIRISH YADAORAO SAKHARKAR
(Party No. 1/ Partner No. 1)



2. SHRI. VIJAY RAJKUMAR JAIN
(Party No. 2/ Partner No. 2)

2

P. Kale

Shri. Rajesh Chanderji Kale
Address: Plot No. 09,
Near Vishwanath Chamel
Sahagruh, Kharbi Road,
Nagpur.
Maharashtra - 440034

proceed

3. SHRI BIRENDRA KUMAR ONKARMAL
YADUKA
(Party No. 3/ Partner No. 3)

B. Kumar

4. SAU KISHORI VIJAY ZALKE
(Party No. 4/ Partner No. 4)

P. H. Jain

5. SHRI PANKAJ HEMCHAND JAIN
(Party No. 5/ Partner No. 5)

Sale Register Sr. No. 95844 Date 15/4/21
 Name & Add. of Purchaser Girish
Yadaora Sakharkar
 By Whom Rajman Raohid Shaikh
 Rs. 500 (Rs. five hundred only)
 Vender - Nirmal Bank Co. Op. Bank Ltd, Nagpur,
 193, Nandanvan Main Road, Nagpur.
 Authentication No. D-5/STP (N) CA/0006/10/0335010 (Sd 15082011)

NIRMAL BANK CO. OP. BANK LTD
 193, NANDANVAN ROAD
 NAGPUR - 460011

05/STP/CR/LINK/01/10/0335010

मसुदा 75344
 115542
 APR 15 2021
 13:41
 R. 0000500/- PB702E
 INDIA STAMP DUTY MAHARASHTRA

Authorized Signature
Sarbani S. Kolay
 ABM

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RECONSTITUTION DEED OF PARTNERSHIP

THIS RECONSTITUTION DEED OF PARTNERSHIP is made on this 15th day of April, 2021,

BY AND BETWEEN

- SHRI. GIRISH S/O YADAORAO SAKHARKAR**, aged about 39 years, Occupation: Business, Herein after known as Party/Partner No. 1, R/o, Plot No. 283, Near Dighori bus stop, Umrer Road, Dighori, Nagpur-440034, (Maharashtra).
 (Aadhaar No. 5335 7303 7998) PAN No. AXWPS7289N)
- SHRI. VIJAY S/O RAJKUMAR JAIN**, aged about 49 years, Occupation: Business, Herein after known as Party/Partner No. 2, R/o, Flat No. 14, Prasad Apartment, Bhandara road, Near Hotel Gomti, Old Pardi Naka square, Nagpur-440035, (Maharashtra).
 (Aadhaar No. 4462 4558 6431) PAN No. AAOPJ5102C)
- SHRI. BIRENDRA KUMAR S/O ONKARMAL YADUKA**, aged about 56 years, Occupation: Business, Herein after known as Party/Partner No. 3, R/o, Plot No. 7, Beside PNB Bank Kalamna Market road, Surya Nagar, Pardi, Nagpur- 440035, (Maharashtra).
 (Aadhaar No. 5746 5900 1893) PAN No. AAIPY7912R)

1) [Signature]

2) [Signature]

3) [Signature]

4) [Signature]

5) [Signature]

4. **SAU KISHORI W/O VIJAY ZALKE**, aged about 34 years, Occupation: Business, Herein after known as Party/Partner No. 4, R/o, Plot No. 31, Near Dighori bus stop, Umrer Road, Dighori, Nagpur- 440034, (Maharashtra).
(Aadhaar No. 6542 4559 8378) PAN No. AAPPZ4324F)

5. **SHRI PANKAJ S/O HEMCHAND JAIN**, aged about 59 years, Occupation: Business, Herein after known as Party/Partner No. 5, R/o, House No. 156, Bapurao Galli, Sudam Road, Itwari, Nagpur- 440002, (Maharashtra).
(Aadhaar No. 5376 5466 1030) PAN No. ABKPJ2846E)

All Collectively known and referred as Partners, which term unless repugnant to the context shall mean and include their respective heirs, assigns and legal representatives.

WHEREAS, the **Party/Partner No. 1 to 5** to this deed had already entered into a partnership agreement in pursuance of **Partnership deed** under a Firm name "**M/s VISION INFRA**" having it's registered office located at Shop No. F/7, Shivdarshan Apartment No. 1, Umrer road, Dighori, Nagpur-440034, (Maharashtra) on dated **17th day of February, 2021**, registered under The Indian Partnership Act, 1932 bearing Registration No. NG000006505, dated **09th April, 2021**, to run a business of Construction of Residential Apartment, Commercial Apartment, Buildership, Civil Contractorship, Purchase of Land, Sale of Land, Dealing in land & Contractorship, Development of Land/site etc, Design of Layout, Marking of Layout, Sales of developed plots and any other business activities as may be mutually agreed upon by all the partners as mutually decided by parties to this deed. The partnership shall be at "Will",

AND WHEREAS, **SHRI. GIRISH S/o YADAORAO SAKHARKAR, SHRI. VIJAY RAJKUMAR JAIN** and **SHRI. BIRENDRA KUMAR ONKARMAL YADUKA** has expressed their willingness to change/revise the Profit and Loss sharing ratio by gaining/sacrificing their individual share with each other in accordance with the following terms & Conditions.

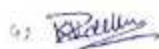
NOW THEREFORE THIS RECONSTITUTION DEED WITNESS AS FOLLOWS:

1. **AND WHEREAS, SHRI. GIRISH YADAORAO SAKHARKAR** shall be entitled for Profit and Loss sharing in the proportion of 30% instead of 50% w.e.f. 15/04/2021 i.e. sacrificing his 20% share to Shri. Vijay Rajkumar Jain (14%) and Shri. Birendra Kumar Onkarmal Yaduka (06%).
2. **AND WHEREAS, SHRI. VIJAY RAJKUMAR JAIN** shall be entitled for Profit and Loss sharing in the proportion of 37% instead of 23% w.e.f. 15/04/2021 i.e. gaining 14% share from Shri. Girish S/o Yadaorao Sakharakar.
3. **AND WHEREAS, SHRI. BIRENDRA KUMAR ONKARMAL YADUKA** shall be entitled for Profit and Loss sharing in the proportion of 17% instead of 11% w.e.f. 15/04/2021 i.e. gaining 06% share from Shri. Girish S/o Yadaorao Sakharakar.

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4. That from this reconstitution deed, the profits and losses of the Partnership shall be distributed amongst the parties in the following manner:

NAME OF PARTNERS

SHAREIN PROFIT/LOSS

1. SHRI. GIRISH YADAORAO SAKHARKAR	30%
2. SHRI. VIJAY RAJKUMAR JAIN	37%
3. SHRI. BIRENDRA KUMAR ONKARMAL YADUKA	17%
4. SAU KISHORI VIJAY ZALKE	12%
5. SHRI PANKAJ HEMCHAND JAIN	04%

5. That the total capital invested by all Parties to this deed hereafter will be of Rs. 30,00,000/- (Rs. Thirty Lacs only) i.e. remain unchanged for which stamp duty was already paid through e-challan at State Bank of India vide GRN No. MH011810903202021E and CIN 00040572021021787008 on dated 17-02-2021 in Principal Deed and all parties are working partner and shall have responsibility of running the business. The parties hereto shall not act in a manner harmful or detrimental to the best interest of the Concern. Revision in Capital contribution shall be done in between the Party/Partner No. 1, 2 and 3 in their new/revise Profit and Loss sharing ratio.
6. THAT, the said Partnership firm shall have its Branch office at Plot No. 31, Near Dighori bus stop, Umrer Road, Dighori, Nagpur- 440034, (Maharashtra) on dated 13/04/2021.
7. AND WHEREAS, all the partners i.e. Partner No. 1 to 5 herewith agrees and understood that, all the clauses drafted, in original/principal partnership deed shall remain unaffected and applicable to the firm including Clause/Para 1 to 6, herein above mentioned, reconstituted herewith.

In witness whereof the parties to this Deed above ascribes their signatures hereunder, this day and year as referred above.

WITNESSES:

PARTIES

1.

Rigwan Rashed Shikshy
A9, Raut Nagar, Near
Mayid, Dighori Naka,
Nagpur. - 440024

1. SHRI. GIRISH YADAORAO SAKHARKAR
(Party No. 1/ Partner No. 1)

2. SHRI. VIJAY RAJKUMAR JAIN
(Party No. 2/ Partner No. 2)

read

3. SHRI. BIRENDRA KUMAR ONKARMAL
YADUKA
(Party No. 3/ Partner No. 3)

2. *S. Dhill*

Mr. Darindarpal Singh Soniya
P. No. 2087, Vinoba Bhave Nagar,
Bhandara road, Pardi, Nagpur,
maharashtra. 440035

B. Dhill

4. SAU KISHORI VIJAY ZALKE
(Party No. 4/ Partner No. 4)

P. H. Jain

5. SHRI PANKAJ HEMCHAND JAIN
(Party No. 5/ Partner No. 5)