महाराष्ट्र MAHARASHTRA ◑ 2021 ◑

NAGPUR TREASURY BD 369485
12 OCT 2021
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 9950
DATE 27/10/21

NOTARY YOGENDRA S. JAMBHULKAR Nagpur Dist (M.S.) INDIA Regn. No. 8196 INDIA

PARTNERSHIP AGREEMENT

THIS DEED OF PARTNERSHIP is made at NAGPUR on this 27th day of October 2021 by and between:

1) AAKAR INFRAHEIGHTS PRIVATE LIMITED, a company registered under the Companies Act 2013 having its registered address at Shop no. 3, M. K. Heights, Manik Park, Manish Nagar, Nagpur – 440015 (M. S.) acing through it's Director Sameer Rajesh Kachore aged about 29 resident of Plot no. 2, Shanti Bhavan, Wardha road, Somalwada, Nagpur, hereinafter referred to as the Party No. 1 of the FIRST PART;

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NOTARY
A S. JAMBHULKAR
INDIA

2) Shri VISHAL s/o AnilraoWadibhasme resident of Near Rajwada Palace, Ganjipeth, Ganesh Chowk, Nagpur – 440018(M.S.) proprietor of Vishal Engineers and Developers, hereinafter referred to as the Party No. 2 of the SECOND PART;

AND

3) a) Sudhir s/o Sharad Kachore, b) Nikesh s/o Vijay Kachore c) Nayan s/o NatthujiGhate and d) Arun s/oGanpatraoBokde, all partners of the registered partnership firm **M/s UnitechBuildcon**having its registered address atPlot no. 14, Shop, Rudrashakti Enclave, besides HDFC bank, Manish Nagar, Nagpur, acting for andbehalf of the firm, hereinafter collectively referred to as the Party No. 3 of the third Part.

WHEREAS all the parties to this deed areentitled to carry on the business in the area of real estate development and construction.

AND WHEREAS all the parties hereto are entitled to enter into partnership with any person or persons including a company for carrying on the authorized business.

AND WHEREAS the parties hereto have proposed to set up in joint collaboration business of construction and development of real estate projects and to enable them to pool together their finances and technical expertise they have therefore proposed to enter into a partnership.

AND WHEREAS it is, therefore, proposed to enter into this deed of partnership containing the terms and conditions agreed upon between the parties.

NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The parties hereto agree to carry on the business hereinafter mentioned in partnership on the terms and conditions herein mentioned, In the name and style of **M/s RAMALAY VENTURES.**
2. The partnership shall commence from the 5th day of October 2021 and the period of the partnership shall be at WILL from the date hereof.
3. The business of the partnership (hereinafter referred to as the 'Firm') consist of civil construction of commercial and/or residential complexes, dams, roads, and other civil structures, purchase and sale of plots, layouts, flats, apartments, shops, building materials, operating metal crusher unit, and manufacturing and trading in any other products as may mutually be decided between the partners.
4. The office of the partnership shall be at Shop No. G2 and G3, M K Heights, Manik Park, Manish Nagar, Nagpur – 440015(M.S.)The parties will open branches at such other places as may be agreedupon.
5. The parties have contributed towards the initial capital of the firm a sum of Rs. 1,00,000/- (ONE LAKH ONLY)in equal shares. The partners will contribute such further amounts towards the capital of the firm in equal shares as may be required from time to time. If any partner shall contribute more amount than its share in the capital it will be treated as a loan by it to the Firm carrying Interest at the maximum rate allowable as deduction under the Income Tax Act.