



महाराष्ट्र MAHARASHTRA

2021



DEED OF PARTNERSHIP

This Deed of Partnership is executed at Nagpur on this 10th day of January 2022 by and between;

1. Shri Bhaiyyaji Deshmukh s/o Late Shri Shankarrao Parasramji Deshmukh, resident of 'Kamalpushpa', Plot no.606, Balaji nagar, Hingna road, Nagpur - 440016, aged 58 years, Income Tax PAN- AANPD7246G, Occupation- Business. (hereinafter referred to as party no.1);

Shri Bhaiyyaji Deshmukh

Shri Arvind Pisal

Shri Kuldeep Deshmukh

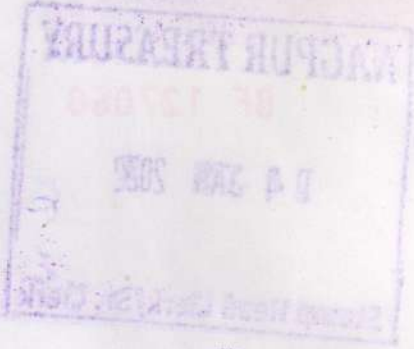
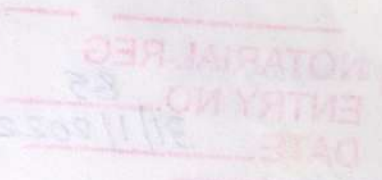
Shri Krunal Pisal

१) दस्तावेज प्रकार अनुच्छेद क्रमांक	(भागीदारी प्रमाण)
२) दस्त नोंदणी करणार आहेत काय ?	नाही
३) नोंदणी होणार असल्यास दरयम निवृत्त काय ?	1
४) मिळकतीचे वर्णन	
५) गोवदला रक्कम	
६) मुद्रांक विकत घेणाऱ्याचे नाव	राजा डोहलपूर
७) दसऱ्या पक्षकाराचे नाव	
८) दस्त असल्यास त्याचे नाव व पत्ता	अजिंक्य बोरपुते
९) मुद्रांक शुल्क रक्कम	५००
१०) मुद्रांक विक्री मोंद वही अनु. क्रमांक	१८९३४ दिनांक
११) मुद्रांक विकत घेणाऱ्याची लही	
पी. पी. ठाकरे	
मुद्रांक विरुता ला.क्र. १/८५. कोड क्र ४६०१००४ जिल्हाधिकारी परिसर त. कार्यालय, नागपूर (शहर)	



10 JAN 2022

Borapute



And

2. Shri Kuldeep Bhaiyyaji Deshmukh s/o Shri Bhaiyyaji Shankarrao Deshmukh, resident of 'Kamalpushpa', Plot No. 606, Balaji nagar, Hingna Road, Nagpur - 440016, aged 31 years, Income Tax PAN- AOZPD2959J, Occupation- Business. (hereinafter referred to as party no.2);

And

3. Shri Arvind Pisal s/o Shri Mahadevrao Vamanrao Pisal, resident of Ward No.1, Mondha, Tahsil- Hingna, Nagpur - 441110, aged 44 years, Income Tax PAN- BQEPP7973G, Occupation-Business. (hereinafter referred to as party no.3);

And

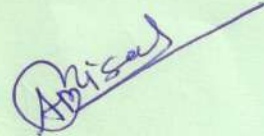
4. Shri Krunal Pisal s/o Shri Gajananrao Pisal, resident of Plot No.186, New Amar Nagar, Manewada Road, Nagpur - 440024, aged 29 years, Income Tax PAN- CRDPP1754Q, Occupation-Business. (hereinafter referred to as party no.4);

Whereas the above parties no. 1 to 4 have decided to come together and form a Partnership Firm in the name and style as "RANA DEVELOPERS" for carrying on business on terms and conditions agreed upon amongst themselves, which are reproduced in writing as under: -

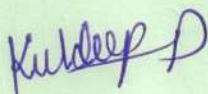
1. The name of the Partnership Firm shall be "RANA DEVELOPERS" which can be changed as per mutual agreement of the partners.



Shri Bhaiyyaji Deshmukh



Shri Arvind Pisal



Shri Kuldeep Deshmukh



Shri Krunal Pisal

2. The object of the firm shall be: -
 - A. to do business as Contractors, Builders & Developers.
 - B. to do any other business as may be mutually decided by the partners.
 - C. to provide such services as may be mutually decided by the partners.
 - D. to carryon such other activities as may be mutually decided by the partners.
3. The place of the business shall for the time being be at "Flat No.202, Wing-3, Rajat Sankul, Opposite Bus Stop, Ganeshpeth, Nagpur 440018" and it can be changed to any other place as the partners may decide from time to time. The partners may decide to open branch(es) of the firm at such place(s) as may be decided by them by mutual agreement.
4. With the mutual consent of majority partners, the firm can admit one or more partners in the firm on such terms and conditions as may be agreed upon.
5. The accounting year of the firm shall be from 1st April to 31st March. 1st accounting year shall commence from date of this deed & shall end on 31st March 2022.
6. The books of account of the firm shall be maintained at the place of business of the firm and shall be open at all times to the partners to inspect, to take extracts & copies thereof.
7. The Partnership has commenced on this 10th day of January 2022 and it's duration shall be "AT WILL".



Shri Bhaiyyaji Deshmukh

Shri Arvind Pisal

Shri Kuldeep Deshmukh

Shri Krunal Pisal

8. Bank account of the firm may be opened at such bank as may be mutually agreed between the partners. Firm's bank account shall be operated with joint signature of party no.1 & any one of party no.3 and 4.
9. The partners may mutually decide to borrow funds either through loans or otherwise, from any individual or bank or any other person.
10. All partners shall contribute initial capital of Rs.12,500/- (Twelve Thousand Five Hundred) each to the firm. Partners shall bring further capital, if required, in such proportion as may be decided between the partners.
11. The profits and losses of the firm shall be shared by the partners in following proportions;

Party No.	Name	Profit Sharing Ratio
Party No.1	Shri Bhaiyyaji Deshmukh	35.00%
Party No.2	Shri Kuldeep Deshmukh	10.00%
Party No.3	Shri Arvind Pisal	27.50%
Party No.4	Shri Krunal Pisal	27.50%
Total		100.00%

12. Partners of the firm shall be entitled to interest on their capital. Rate of interest on capital shall be decided by the partners, every year, with mutual consent.



Shri Bhaiyyaji Deshmukh

Shri Arvind Pisal

Shri Kuldeep Deshmukh

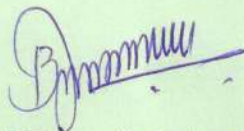
Shri Krunal Pisal

13. All the partners shall act as working partners and they shall be eligible to get remuneration from the firm. Quantum of remuneration, which can be given to the partners, shall be as follows;

Profit after interest on Partner's Capital	Remuneration
A} In case of Loss or Profit upto Rs.20,00,000/-	Rs.20,00,000/-
B} In case of Profit in excess of Rs.20,00,000/-	Rs.20,00,000/- (+) 90% of Profits in excess of Rs.20,00,000/-

Partners may mutually decide to take lesser remuneration than stated above. Quantum of remuneration payable to each partner shall be decided by the partners with mutual consent.

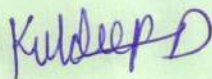
14. Any partner desirous to retire from the firm shall give notice of at least 15 days to other partners of his intention to retire from the firm.
15. On the retirement of any partner, retiring partner shall be entitled to the amount standing to the credit of his personal account and share of profit upto the date of retirement, without any right, share or interest in the tangible or intangible assets of the firm including goodwill, movable & immovable assets.
16. Death of any one partner shall not operate as dissolution of the firm.
17. In case of dispute between the partners, the same shall be settled by the provisions of the Arbitration Act then in force. For this purpose, one or more



Shri Bhaiyyaji Deshmukh



Shri Arvind Pisal



Shri Kuldeep Deshmukh



Shri Krunal Pisal

Arbitrators can be appointed by mutual consent of all the partners. Arbitrator's decision shall be final and binding on all the partners and their legal representatives.

18. Anything not provided herein shall be governed by the provisions of the Indian Partnership Act, 1932 as amended from time to time & then in force.

19. With the consent of majority partners, the conditions to this partnership deed may be amended, altered, corrected, deleted or any other new conditions may be added.

In witness where of the parties no. 1 to 4 have signed this deed of partnership on this 31st day of January 2022.



Witnesses

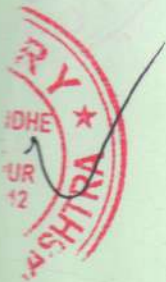


1 Shri Prabhakar Rao S. Deshmukh
r/o 'Kamalpushpa', Plot no.606, Balaji
nagar, Hingna road, Nagpur - 440016

Parties



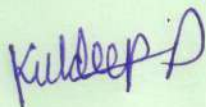
Shri Bhaiyyaji S. Deshmukh
Party No.1



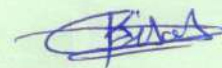
Shri Bhaiyyaji Deshmukh



Shri Arvind Pisal



Shri Kuldeep Deshmukh



Shri Krunal Pisal

Arvind

2. Shri Bal Vinayakrao Pisal
r/o Plot No.27, Manewada Road, behind
Bakde mangal karyalaya, Mahalaxmi
nagar-2, Ayodhya nagar, Nagpur -
440024

Kuldeep D

Shri Kuldeep B. Deshmukh
Party No.2

Arvind

Shri Arvind M. Pisal
Party No.3

Krunal

Shri Krunal G. Pisal
Party No.4



Bhaiyyaji

Shri Bhaiyyaji Deshmukh

Arvind

Shri Arvind Pisal

Kuldeep D

Shri Kuldeep Deshmukh

Krunal

Shri Krunal Pisal

