

महाराष्ट्र MAHARASHTRA ◐ 2021 ◐ BK 686785

19 APR 2022

Head Clerk / Sr. Clerk

NOTARIAL REG
ENTRY NO 2250
DATE 22/6/2022

PARTNERSHIP DEED

THIS DEED OF PARTNERSHIP is made on this 22nd Day of APRIL, 2022 AT NAGPUR BETWEEN

(1) SHRI. **SHRI. VISHAL PREMLAL @ PREMDAS BAWISTALE (PAN AKYPB5331K & AADHAR 6275 7216 1355)**, aged about 37 years, Occupation:- Business, R/o Binaki Mangalwari, NAGPUR-440017, hereinafter called the PARTY NO. 1;

SEAL OF NOTARY
Brajesh N. Prasad
NAGPUR
DIST.(M.S.)
Reg. No. 7266
GOVT. OF INDIA

Scanned with CamScanner

22 APR 2022

२)	नोंदणी क्रमांक आणि दिनांक 2225 /दिनांक
३)	दस्ताचा प्रकार करार
४)	दस्त सादर करण्यास लागलेला वेळ ० ह तास/मिनिटे
५)	मिळकतीचे वर्णन
६)	मुद्रांक विक्रय नोंदणीसाठी लागू आहे की नाही
७)	हस्ते मनुष्यबळाचा वापर करून किती पाने लिहिली आहेत
८)	दुय्यम पक्षकारांची संख्या
९)	मुद्रांक शुल्क माफीस

एकनाथ ढोसे

मुद्रांक विक्रेता परवाना क्र. मु.वि.४४/१९८८ दि. दि.४६०१०१६
जिल्हाधिकारी यांचेकरिता उ.नि. कार्यालय नागपूर (शहर)

ज्या कारणासाठी स्वतंत्र मुद्रांक खरेदी केला त्याची स्वाक्ष कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

रियालीटीज



Scanned with CamScanner

(2) SHRI. PRUTHVIRAJ HANSRAJ SHENDE (PAN ATZPS9315A & AADHAR 9188 7721 8686.), aged about 48 years, Occupation:- Business, R/o 1310, Kawalapeth, Old Kamptee Road, Near Buddha Vihar, NAGPUR-440002, Hereinafter called the PARTY NO. 2, AND

(3) SHRI. AJAY CHANDRAKUMAR SURYAWANSHI (PAN AOJPS9314L & AADHAR 7543 6540 4344), aged about 49 years, Occupation:- Business, R/o Plot No. 836, Vaishali Nagar, NAGPUR-440017, hereinafter called the PARTY NO. 3.

WHEREAS the Party No.1, the Party No.2 AND the Party No-3 are the Joint Co-Owners of ALL THAT PIECE AND PARCEL of land bearing Survey No. 101/2/A admeasuring 0.81 H.R, P.H 15 Land revenue Rs. 3.00 held in Bhogwatdar Class-1 rights of MOUZA BHILGAON, within the limits of Grampanchayat Bhilgaon, tahsil Kamptee, Dist Nagpur having purchased by way of a Sale Deed dated 31-03-2022 which his duly registered in Book No. 1 at Serial No. 1258/2022 in the Office of the SubRegistrar, Kamptee on even date; AND

WHEREAS, the said Party No.1, the Party No.2 AND the Party No-3 have come together and desire to carry on business of carving layout, sale and purchase of Plots in the said land bearing Survey No. 101/2/A of Mouza Bhilgaon as per sanction map by the competent authorities and form a Deed in Partnership which shall come in to effect from 13-06-2022 on the following terms and conditions:-

NOW THEREFORE THIS DEED OF PARTNERSHIP WITNESSES AS FOLLOWS :-

*THAT it is hereby specifically agreed by and between themselves that the said Parties shall become the Partners and carry on the aforesaid business with effect from 13th DAY OF JUNE, 2022:-

(1) NAME OF THE FIRM :

THAT the business shall be carried on under the name and style as **"M/s ORANGE CITY REALTORS".**

Scanned with CamScanner

(2) PLACE OF BUSINESS :

THAT the Partnership shall carry on it's Business in Nagpur and at such places as may be mutually agreed by the Partners.

(3) REGISTERED ADDRESS OF THE FIRM :

THAT the Registered Address of the Firm shall be at Ground Floor,Block No.09 Ghatate Chember, Near Care Hospital, Ramdaspeth, NAGPUR-440010, Tahsil and District – NAGPUR.

(4) POSTAL ADDRESS OF THE FIRM :

THAT the Postal Address of the Firm shall be at Ground Floor, Block No.09 Ghatate Chember, Near Care Hospital, Ramdaspeth, NAGPUR-440010, Tahsil and District – NAGPUR.

(5) BUSINESS OF THE FIRM :

THAT the Partnership Firm shall carry on the Business in the Sale, Purchase of Land, Plots, Apartments, development and Sale of Land, carving of Layout, sale and purchase of Plots and allied activities. The Partnership Firm shall may carry any other business by mutual consent of Partners of the said Partnership Firm.

(6) DURATION OF THE FIRM :

THAT the Partnership shall be at WILL. However any Partners desirous of retiring from the said Partnership Firm then in such event he shall give 1 (One) Months' notice to the remaining Partner.

(7) ACCOUNTING YEAR :

THAT the Accounting Year of the Firm shall commence from 1st Day of APRIL and shall end on 31st Day of MARCH of the every Year. The First Accounting Year of the Partnership Firm shall end on 31-3-2023.

(8) CAPITAL :

Scanned with CamScanner

THAT the Initial Capital of the Partnership Firm shall be Rs. 50,000/- (Rupees. Fifty Thousand Only) which is contributed and paid by the Parties hereto in the following manner :-

SR.NO.	NAME OF THE PARTY	AMOUNT RS.
(1)	VISHAL PREMLAL BAWISTALE	Rs. 25,000/-
(2)	PRUTHVIRAJ HANSRAJ SHENDE	Rs. 12,500/-
(3)	AJAY CHANDRAKUMAR SURYAWANSHI.	Rs. 12,500/-

The Parties may bring in the additional Capital in the Partnership firm as per the need from time to time in future.

(9) INTEREST ON CAPITAL :

THAT interest @ 12% (TWELVE PERCENT) Per Annum or at such rate as may be prescribed Under Section 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 Partners Account, at the end of the year. However, in the case of Loss or Lower Income rate of interest can be NIL OR Lower THAN 12% (Twelve Percent) as may be agreed by and between the Partners from time to time.

(10) PROFIT AND LOSSES :

THAT the Profits and Losses after payment of interest and remuneration shall be shared among the Partners in the following ratio :-

SR.NO.	NAME OF THE PARTY	PROFIT - LOSS (%)
(1)	VISHAL PREMLAL BAWISTALE	50%
(2)	PRUTHVIRAJ HANSRAJ SHENDE	25%
(3)	AJAY CHANDRAKUMAR SURYAWANSHI.	25%.

Scanned with CamScanner

(11) REMUNERATION:-

All the Partners will look after the day to day operation of the firm. In consideration thereof they will be entitled to an overall remuneration calculated as a percentage of Book profit as under:-

Quantum of Book Profit:-	Remuneration
a) Upto Rs. 3,00,000/-	90%
b) On balance of Book Profit	60%

However in case of loss or if the overall remuneration calculated as above is less than Rs. 1,50,000/-, the minimum overall remuneration will be taken as Rs. 1,50,000/-

The overall remuneration so calculated will be distributed amongst the working partners in the following proportion:-

(1)	**VISHAL PREMLAL BAWISTALE**	**50%**
(2)	**PRUTHVIRAJ HANSRAJ SHENDE**	**25%**
(3)	**AJAY CHANDRAKUMAR SURYAWANSHI**	**25%.**

The Partners shall be entitled to draw from the Partnership firm against the remuneration entitlement for the year.

For the purpose of this clause the term Book Profit shall mean profit as defined in explanation to Section 40(b) of the Income Tax Act 1961 or any other statutory modification or enactment thereof for the time being in force.

The Partners with the mutual consent and after considering the need of the business and working of the partners can change the quantum and mode of calculation of the remuneration through a Supplementary Deed.

(11) BANK ACCOUNT ETC. OF THE FIRM :

THAT the Partnership Firm shall open an account with any Nationalized and/or Co-operative Bank/Private Bank in the name of the Partnership Firm. The said account shall be operated jointly with signatures of Two Partners

Scanned with CamScanner

namely **(1) SHRI. VISHAL PREMLAL BAWISTALE AND (2) SHRI. PRUTHVIRAJ HANSRAJ SHENDE** under their joint signature(s). The Cheques and the withdrawals shall also be signed jointly by above said Partners namely **(1) SHRI. VISHAL PREMLAL BAWISTALE AND (2) SHRI. PRUTHVIRAJ HANSRAJ SHENDE** under their joint signature(s).

(12) MANAGEMENT :

THAT all the Partners shall be the Managing Partners. They shall be entitled to carry on the business of the Firm. In case any Financial Assistance is required by the Firm or any borrowings are to be made, the same shall be arranged by all the Partners by their joint signatures for and on behalf of the representing the Partnership Firm.

(13) THAT no Partner shall encumber his share in the Partnership on the Assets of the Partnership for incurring any loans and borrowings for his own individual purposes. In case any such transaction are made and done by him, the same shall not be binding on the Partnership Firm and it's assets and good WILL etc.

(14) THAT the Partnership shall keep and maintain or cause to be kept and maintained appropriate books and accounts wherein shall be entered into and all business transacted on account of the Partnership and all other matters and things of which accounts ought to be kept, according to the usual and regular course and practice of business. The Books of Accounts, Vouchers, Bill Books and all other documents pertaining to the business of the Partnership shall be kept at the aforesaid registered address of the Partnership Firm and all the Partners shall have a right and access for their inspection.

(15) THAT the Firm shall be entitled to appoint any Clerk, Cashier, Accountant or any other Servant or Servants and staff in their own discretion and to terminate their services.

(16) THAT on death of anyone of the Partners, the Partnership shall not be dissolved. The legal heirs of the deceased Partner shall pending the formation of new Partnership, be entitled to share the profits and losses of the share of the deceased Partner.

Scanned with CamScanner

(17) THAT the Partners shall be true and just to each other in all their transaction and dealings and shall at all times during the continuance of the Partnership diligently and faithfully employ themselves in the conduct and management of the said business and the concerns of the Partnership.

(18) THAT any of the Parties to this Deed can raise his/her share capital by mutual consent in the Partnership Business and on such increased capital contributed by such Party, he shall be entitled to proportionate increases in profits and losses share in the Partnership Business.

(19) THAT in the event of dissolution of the Partnership Firm by any means whatsoever, as soon as convenient but not later than the time fixed for the annual accounting, a full and general account and valuation shall be taken of the property, assets and liabilities of the Partnership Firm. The net proceeds in cash shall be retained accordingly to the share of each Partner between them provided always that if the Proceeds are less than the liabilities, the loss shall be made good in the proportion of the shares of each of the Partners.

(20) THAT for any matters not specifically provided by this Deed, the same shall be governed by the provisions of the Indian Partnership Act, 1932.

(21) THAT in case of any dispute regarding the business of the Partnership or any other dispute between the Partners, the same shall be settled amicably and the same shall be referred to an sole ARBITRATOR for resolving and setting the disputes between Partners. The Arbitrator will have the authority and power to - (A) interpret the terms of this Partnership Deed, (B) To settle/decide the dispute between the partners. The Arbitrator shall decide the same and the award of Arbitrator shall be final and conclusive and binding on the parties hereto. In view of this Agreement regarding Arbitration, the Parties hereto specifically agree not to approach any court of law without first availing the Arbitration Proceedings. The place of Arbitration shall be at NAGPUR.

Scanned with CamScanner

IN WITNESS WHEREOF the PARTY No. 1, the PARTY NO. 2 AND the PARTY NO-3, hereinabove named have hereto set their respective hands and signed this DEED OF PARTNERSHIP DEED at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

WITNESSES :-



(1) Dilip Baripatre

VISHAL PREMLAL BAWISTALE

PARTY NO. 1



(2)_____

PRUTHVIRAJ HANSRAJ SHENDE

PARTY NO. 2



AJAY CHANDRKUMAR SURYAWANSHI

PARTY NO. 3

SEAL OF NOTARY Brajesh N. Prasad NAGPUR DISTT.(M.S.) Reg. No. 7266 GOVT. OF INDIA

ATTESTED

BRAJESH N. PRASAD
ADVOCATE & NOTARY
NAGPUR DIST. (M.S.) INDIA

CANCELLED NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

Scanned with CamScanner



भारत सरकार
GOVERNMENT OF INDIA

विशाल प्रेमनाल बाविस्ताले
Vishal Premlal Bawistale
जन्म तिथि / DOB : 11/12/1984
पुरुष / MALE

6275 7216 1355

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O: प्रेमनाल बाविस्ताले, 192, कोची हाउस, सिद्धार्थ स्कूल के पास, बिनाकी मंगलवारी, दरअम्बेडकर मार्ग, नागपुर, महाराष्ट्र, 440017

Address:
S/O: Premlal Bawistale, 192, Kanji House, Near Siddharth School, Binaki Mangalwari, Dr.Ambedkar Marg, Nagpur, Maharashtra, 440017

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in P.O. Box No.1947, Bengaluru-560 001



भारत सरकार
GOVERNMENT OF INDIA

Ajay Chandrakumar Suryawanshi
Year of Birth 1970
Male

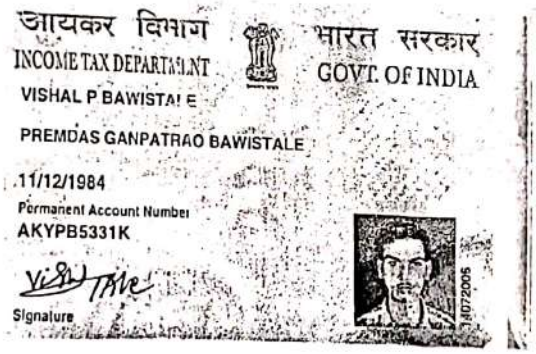
7543 6540 4344

आधार — सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

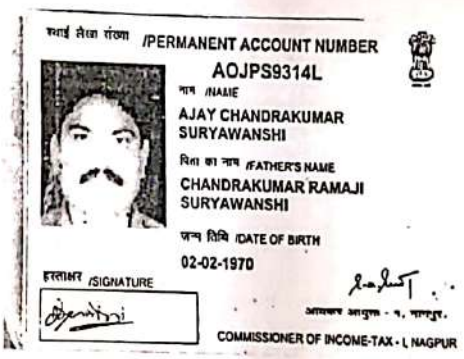
Address dr.ambedkar pulla buddha vihar, dr ambedkar chowk shantinagar post nayapura, Nagpur City H O, Nagpur, Maharashtra, 440002,

1947
1800 180 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947, Bengaluru-560 001



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

VISHAL P BAWISTALE
PREMDAS GANPATRAO BAWISTALE
11/12/1984
Permanent Account Number
AKYPB5331K
Signature



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AOJPS9314L
नाम /NAME
AJAY CHANDRAKUMAR SURYAWANSHI
पिता का नाम /FATHER'S NAME
CHANDRAKUMAR RAMAJI SURYAWANSHI
जन्म तिथि /DATE OF BIRTH
02-02-1970
हस्ताक्षर /SIGNATURE
आयकर आयुक्त - १, नागपुर.
COMMISSIONER OF INCOME-TAX - I, NAGPUR



भारत सरकार
GOVERNMENT OF INDIA

पृथ्वीराज हंसदास शेंडे
Pruthviraj Hansadas Shende
जन्म तिथि / DOB : 15/07/1972
पुरुष / MALE
Mobile No. 9767820078

9188 7721 8686
VID : 9151 3344 9805 7771

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address
S/O Hansadas Shende
1310 KAWALAPETH JUNA
AMTHEE ROAD ITWARI
BUDDHA VIHAR JAWAL
Nagpur City H O Nagpur
Maharashtra - 440002

Address
S/O Hansadas Shende 1310
KAWALAPETH JUNA
KAMTHEE ROAD ITWARI
BUDDHA VIHAR JAWAL
Nagpur City H O Nagpur
Maharashtra - 440002

9188 7721 8686

1947
help@uidai.gov.in
www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ATZPS9315A

नाम / Name
PRUTHVIRAJ HANSADAS SHENDE

पिता का नाम / Father's Name
HANSADAS SHENDE

जन्म की तारीख
Date of Birth
15/07/1972

हस्ताक्षर / Signature

21012020

SEAL OF NOTARY
Brajesh N. Prasad
NAGPUR
BISTT (M.S.)
Reg. No. 7206

Scanned with CamScanner