भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐

NAGPUR TREASURY
BU 826883
03 MAY 2023
Senior Head Clerk / Sr. Clerk

NOTARY KRISHNAJI GAME Reg No 799 NAGPUR DIST. GOVT OF INDIA

NOTARIAL REG
ENTRY NO.: 9214
DATE 11.5.2023

AGREEMENT OF ASSOCIATION OF PERSONS

TO BE KNOWN AS KESHVAM CITY III

This agreement is made on 04th day of May, 2023 between the following parties-

SHRI GOVIND S/O SHRI SHYAMSUNDER PODDAR, aged about 71 Years, Occupation-Agriculturist and Business, having PAN ADPPP0683E, Aadhar No. 492277610991, resident of Plot No 924, Deshpande Layout, near Day-to-Day Haldiram, C.A. road, Nagpur 440008; hereinafter called the Party of the **FIRST PART**;

G S Poddar

- 4 MAY 2023

१)मुद्रांक विक्री नोंदवही अ.क्र. 3622 दि

२)दस्ताचा प्रकार करार

३)दस्त नोंदणी करणार आहात का? होय/नाही.

४)मुद्रांकाचे थोडक्यात वर्णन

५)मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता

६)हस्ते असल्यास त्याचे नाव व पत्ता

७)दुसऱ्या पक्षकाराचे नाव

८)मुद्रांक शुल्क रक्कम

सी.एस. नारनवरे स्टॅम्प वेन्डर
लाय नं.१/८९,तहसील कार्यालय,नागपुर
कोड.नं. ४६०१०३७

NOTA
KRISHNA J
Reg No
7995
NAGPUR DIST
GOVT OF I

AND

SHRI ASHISH S/O SANTOSH AGRAWAL, aged about 41 Years, Occupation – Agriculturist and Business, having PAN – ABFPA0822Q, Aadhar No. 242264064150, resident of Plot No. 197, Near Bank of Baroda, Gandhibagh, Nagpur -440002; hereinafter called the Party of the **SECOND PART**;

AND

SHRI BHUMESHWAR S/O SHRI RAJARAM PESHANE, aged about 34 Years, Occupation – Business, having PABN-BCPPP2906Q, Aadhar No. 396732613880, resident of 4th Floor, Adjacent to Hotel Travotel, Wardha Road, Nagpur -440015; hereinafter called the Party of the **THIRD PART**;

WHEREAS the Party of the First Part, Second Part and Third Part intend to carry business or businesses as may be deciding from time to time under this agreement as Association of Persons under the name and Style of **"Keshvam City – III"** and are desirous to reduce the terms and conditions into writing.

NOW THIS AGREEMENT OF ASSOCIATION OF PERSON MADE ON 25TH APRIL 2023 WITNESSES AS UNDER :-

01. That the business of this AOP shall be carried on under the name and style of M/s. **"Keshvam City – III"** the members shall be at liberty to carry on such business at such other name or names.

02. That the business of this AOP shall be development of land in layout, infrastructure developer, construction & development of Industrial Industrial Complexes, Commercial Complexes, Apartment Schemes, Residential Buildings, Houses, Row Houses, Bunglows & Development of Townships or any other similar / incidental business at the **Khasra No. 18/1, Shivmadka, Taluka- Hingna, Nagpur.**

03. That the principal place of business of the AOP shall be at C/O- Ruchi Enterprises, Shop No.21, Poha Oil, Anaj Bajar, Itwari, Nagpur-440002 or such other place or places as the members may mutually decide from time to time.

04. The profit / loss sharing ration of the parties shall be as under :

Sr.No.	Name of Party	Profit Sharing
1	Shri Govind Poddar	1/3
2	Shri Ashish Agrawal	1/3
3	Shri Bhumeshwar Peshane	1/3

05. The Parties will contribute towards the initial capital of the AOP as per their Profit & Loss sharing ratio.

06. That the business of this AOP shall be deemed to have commenced from 04th May, 2023.

07. That the accounting year of the AOP will be from 1st April to 31st March.

That at the end of the accounting year an account of the business carried on in that year will be made in English language and the statemen of accounts, namely, a balance sheet and profit and loss account will be prepared and signed by the members. If necessary or required by law the accounts will be got audited by a Chartered Accountant.

That the books of accounts and all other record of the AOP will be always kept at the office of the AOP and will be open for inspection by any of the members hereto at any time.

08. That al of the parties have an authority to look after and manage the business of AOP fruitfully in the interest of AOP , borrow money, take loans from Bank, Financial Institutions or parties, to sign document, to enter into any business contracts and so other activities which required for smooth running of the AOP with the greatest interest of the business activities carried over by the said AOP i.e. **"Keshvam City – III".**

09. That all or any one of the parties shall sign any agreement, document etc.as and when require on behalf of the AOP.

10. That no member of the AOP would be entitled to any remuneration.

11. That net Profits/Losses of the business as per accounts maintained by it after adjusting all the expenses pertaining to the business of this AOP shall be divided and distributed among the members as mutually agreed upon by them from time to time.

12. That duration of this AOP is at will.

13. That a bank A/c shall be opened in any Scheduled or Co-operative Bank or Banks as the parties may decide in joint name of the parties and / or in the name of AOP and the same shall be operated jointly and /or severally by all the parties as decided among them.

14. That if any member desires to terminate this agreement, he can serve a notice on other member(s) 30 days in advance.

15. That after the termination of the agreement after paying of the liabilities out of the assets of the AOP the surplus will be shared by the members as mutually agreed between them and in case of deficit the members will be responsible to pay the same as mutually agreed between them.

16. That the disputes/ difference if any arising between the members relation to the business of this AOP shall be referred to arbitration in accordance with the provision of the Arbitration Act.

17. That the terms and conditions of this agreement of AOP may be altered modified, varied at and signed by both the members.

In witness whereof the members Aforesaid have set their hand on the day, month and year herein above written.

WITNESSES:-

1.

2.

SHRI GOVIND PODDAR
(PARTY OF THE FIRST PART)

SHRI ASHISH AGRAWAL
(PARTY OF THE SECOND PART)

3.

SHRI BHUMESHWAR PESHANE
(PARTY OF THE THIRD PART)

SEAL OF NOTARY KRUSHNA J. GAME Nagpur Dist. (M.S.) India Reg. No. 7995 GOVT. OF INDIA

NOTARY KRUSHNA J. GAME Reg No 7995 NAGPUR DISTRICT GOVT OF INDIA

ATTESTED
KRUSHNA J. GAME
NOTARY
Nagpur Dist. (M.S.) India
11.5.2023

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