

**DEED OF ADDMISSION CUM
AMENDMENT**

OF

M/S GOLDEN LAND DEVELOPERS

Plot No 107, 3rd Floor

Vivekanand Nagar, Near Sai Mandir Chowk,

Wardha Road

Nagpur -440015



महाराष्ट्र MAHARASHTRA
NOTARIAL REG.

2022

BP 108941

23 DEC 2022

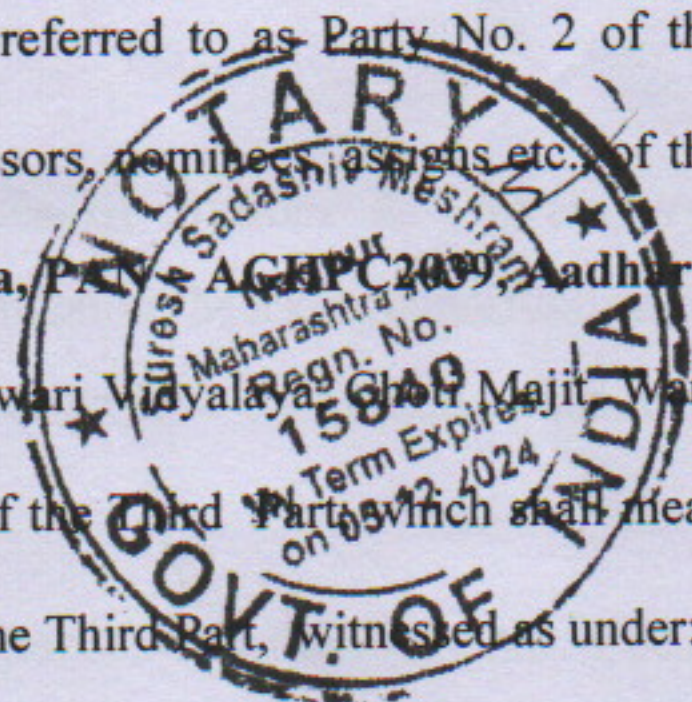
ENTRY NO. 1288
DATE 17/01/2023

DEED OF PARTNERSHIP
FOR ADMISSION CUM AMENDMENT

Head Clerk / Sr. Clerk

THIS DEED OF AMENDMENT CUM ADMISSION is executed on this 28th day of December, 2022

between (1) Shri. Nitin S/o Marotrao Upare, PAN- AAOPU3035F, Aadhar No. 2700 4008 0485, aged about 42 years resident of Sneha Nagar, Gajanan Maharaj Mandir Road, Chandrapur - 442401, hereinafter referred to as Party No. 1 of the First Part; which shall mean and include all his legal heirs, successors, nominees, assigns etc., of the First Part, (2) Shri. ShyamSunder S/o Rambilas Mittal, PAN- ACJPM3036H, Aadhar No. 7193 3422 8509, aged about 42 years resident of Wadgaon Road, Laxmi Nagar, Wadgaon Ward, Chandrapur - 442401, hereinafter referred to as Party No. 2 of the Second Part; which shall mean and include all his legal heirs, successors, nominees, assigns etc., of the Second Part, (3) Shri. Ranjeetsingh S/o Tarlochan Singh Chhabda, PAN- AGHPC2009, Aadhar - 8485 1769 2003, aged about 41 years resident of Bramhakumari Ishwari Vidyalaya, Ghori Majit, Ward No. 1, Chandrapur - 442401, hereinafter referred to as Party No. 3 of the Third Part; which shall mean and include all his legal heirs, successors, nominees, assigns etc., of the Third Part, witnessed as under:



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[Handwritten signatures and initials of the parties and witnesses]

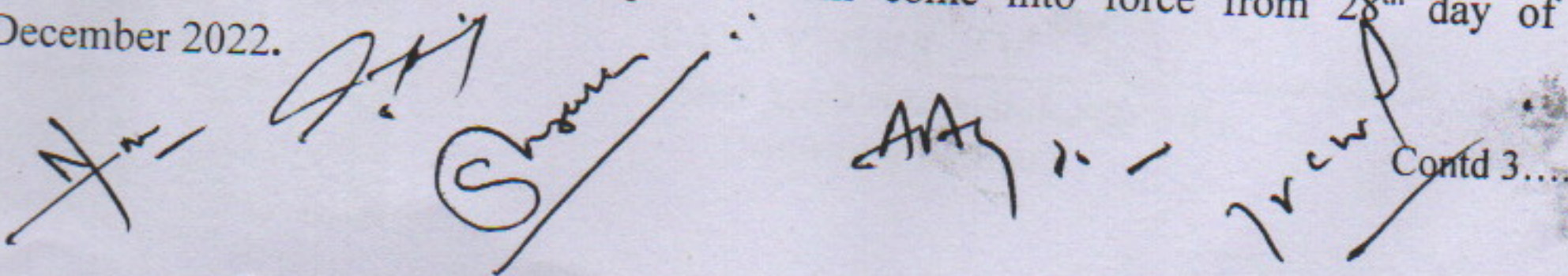
(4) Shri Ashok S/o Vedprakash Agrawal, PAN- AEXPA9197F, Aadhar No. 9100 2144 6083, aged about 53 Years, R/o Flat No. 902, Plot No.193, Patel Apartment, Shivaji Nagar, Shankar Nagar, Nagpur-440010, hereinafter referred to as Party No. 4 of the Fourth Part; and which shall mean and include all his legal heirs, successors, nominees, assigns etc., of the Fourth part, (5) Shri Yash S/o Ashok Agrawal, PAN- BMYPA8211Q (Aadhar No. 2255 9372 8474), aged about 28 Years, R/o Flat No. 902, Plot No.193, Patel Apartment, Shivaji Nagar, Shankar Nagar, Nagpur-440010, hereinafter referred to as Party No. 5 of the Fifth Part; and which shall mean and include all his legal heirs, successors, nominees, assigns etc., of the Fifth part witnessed as under:

WHEREAS the above-referred parties 1, 2 & 3 constituted partnership and carried on business in the name and style of "M/S GOLDEN LAND DEVELOPERS" vide its previous Deed of Partnership dated 10th September 2021.

AND WHEREAS the Party No.4 & Party No.5 have expressed their willingness to join the firm with effect from 28th December 2022. The Party No. 1, 2 & 3 have agreed to aforesaid admission of Partner orally. It is however thought necessary and expedient to reduce the terms and conditions of amendment in writing. The parties' witnesses as under:

AND ACCORDINGLY, THIS DEED NOW WITNESSETH AS UNDER:

1. That the name and style of the partnership firm shall be continued as "M/S GOLDEN LAND DEVELOPERS".
2. **NEW PLACE OF BUSINESS :** THAT the principal place of business will be at Plot No.107, 3rd Floor, Vivekanand Nagar, Near Sai Mandir Chowk, Wardha Road, Nagpur -440015 altered w.e.f. 28/12/2022.
3. That the partnership business shall carry on business of Builder & Developers, Contractor & Consultation in real estate business, Commission, Marketing and all other related activity. The firm may carry on business in any other line by mutual consent of the parties.
4. That it is specifically understood / decided between the parties that the Party No. 4 Shri Ashok S/o Vedprakash Agrawal and Party no. 5 Shri Yash S/o Ashok Agrawal have joined the firm as working partner and will only be eligible for profits earned from the firm. The Party No. 4 and Party No. 5 will not have any rights, title and interest on the properties, assets and stock in trade of the firm.
5. That further it is agreed to between the parties that the funds required for completion of the project are to be arranged and taken care by the Party No. 4 and Party No. 5 and the project is to be completed within two years from the date of Sanction.
6. That this reconstituted partnership deed will come into force from 28th day of December 2022.



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7. That the partnership firm shall be deemed to have commenced with effect from the date of this deed and the duration of the firm shall be "AT WILL". The firm may be dissolved at any time by mutual consent of both the parties.

8. **Share of Profit and Losses:** That the partners shall share Profits and Losses in the Following ratio.

1)	Party No. 1	30.00 %
2)	Party No. 2	30.00 %
3)	Party No. 3	30.00 %
4)	Party No. 4	5.00 %
5)	Party No. 5	5.00 %

9. That the bank account in the name of the Firm shall be operated jointly by Party No. 1 and either Party No. 4 or Party No. 5. The bank account is opened at such bank as may be mutually agreed to by the parties from time to time.

10. That all the terms and condition of the original deed and the amendment deed executed earlier will be applicable and continue to exist as it is for this deed also.

11. That all the partners of the altered firm shall sign and execute all such applications, papers and documents as are necessary to give effect to the terms of this Deed of amendment.

12. That in the event of any dispute relating to the terms of amendment cum Admission of this Partnership, the same shall be referred to the Arbitration, one Arbitrator to be appointed by each partner of the dissolved firm. In the event of difference or disagreement between the Arbitrators so appointed, the decision of the umpire to be appointed by the Arbitrators shall be final and binding.

IN WITNESSES whereof, the parties have signed the Deed of Retirement and Admission in presence of the attesting witnesses;

Witnesses:

1. Tanmay T. Chatterjee

2. Aniket Ramteke

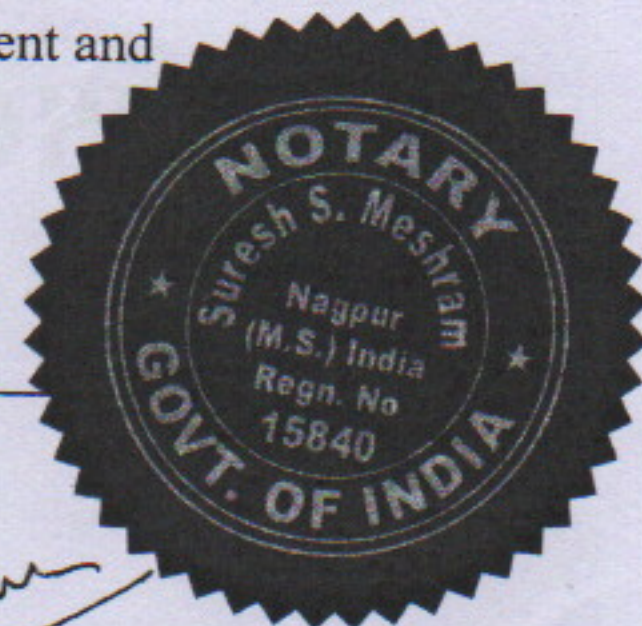
PARTY NO. 1 [Signature]
Shri. Nitin Marotrao Upare)
(Continuing Partner)

PARTY NO. 2 [Signature]
(Shri. ShyamSunder Rambilas Mittal)
(Continuing Partner)

PARTY NO. 3 [Signature]
(Shri. Ranjeetsingh Tarlochansingh Chhabda)
(Continuing Partner)

PARTY NO. 4 [Signature]
(Shri Ashok Vedprakash Agrawal)
(Incoming Partner)

PARTY NO. 5 [Signature]
(Shri Yash S/o Ashok Agrwal)
(Incoming Partner)



ATTESTED

[Signature] 17/11/2023
Suresh Sadashiv Meshram
Advocate & Notary
Rani Durgawati Square, NIT
Complex, Flat No. A-5, 1st Floor
Nagpur 17 Maharashtra

