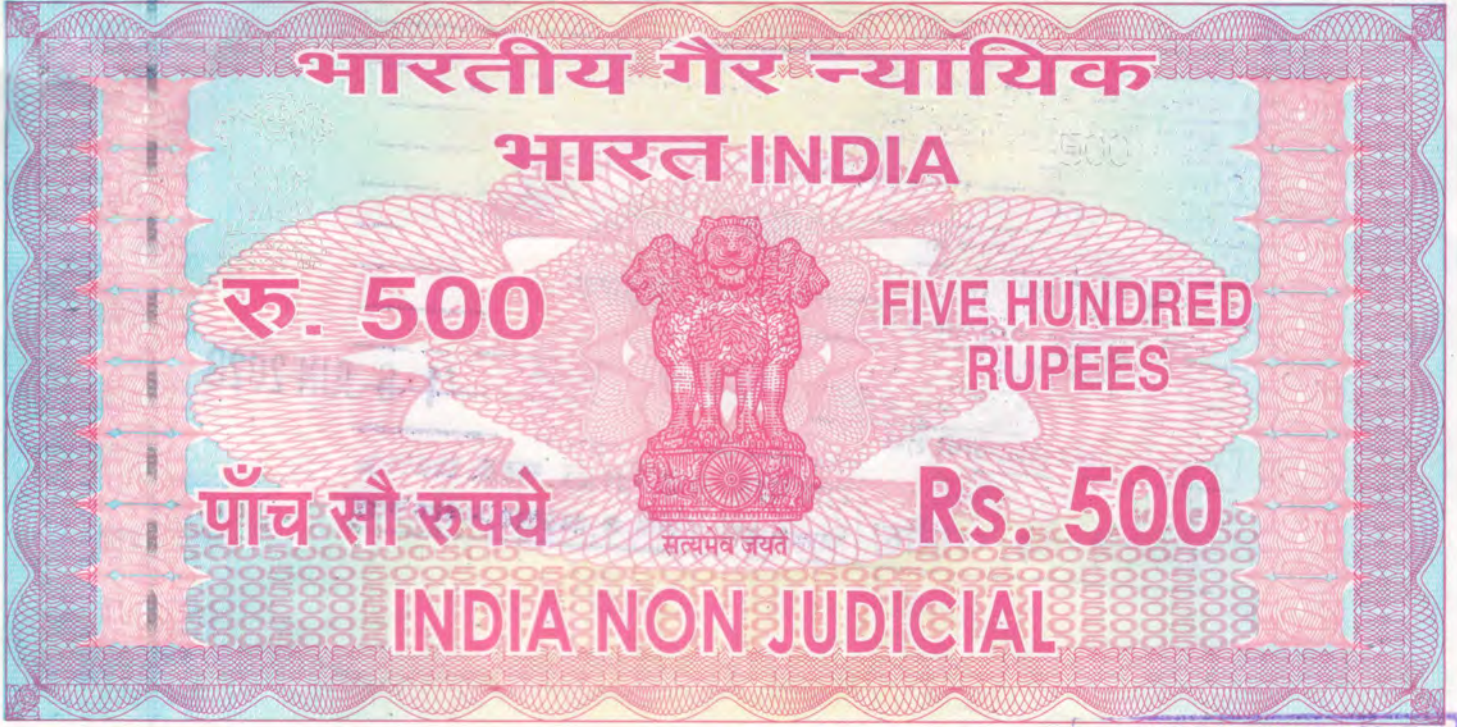




महाराष्ट्र MAHARASHTRA

2022

NAGPUR TREASURY
BU 755697

16 JUN 2023



Stamp Head Clerk / Sr. Clerk

ASSOCIATION OF PERSONS

THIS DEED OF ASSOCIATION OF PERSONS is made at Nagpur on this 23rd Day of JUNE 2023 BETWEEN

(1) SHRI VIJAY SARATKAR S/o SHRI NANAJI SARATKAR , Aged 49 Years, Occupation -Business ,
Resident of Near Gudadhe Kirana Stores, Jaitala, Nagpur -440033

(PAN AZHPS4762P & AADHAR 223010441880), hereinafter called the PARTY NO. 1

(2) SHRI SUDHIR SATPUTE S/o SHRI DIGAMBAR SATPUTE , Aged 40 Years, Occupation -Business ,
Resident of Plot no 15 Near Nagoba Mandir, Gudadhe Layout, Trimurti Nagar, Nagpur -440022

(PAN BHKPS6324K & AADHAR 385304482215), hereinafter called the PARTY NO. 2

(3) SHRI PRAFULLA BOBDE S/o SHRI RAMCHANDRA BOBDE , Aged 42 Years, Occupation -Business ,
Resident of Plot No 61A/7, Ujwal Nagar, Wardha Road, Nagpur-440025

(PAN BAOPB4210N & AADHAR 284048419604), hereinafter called the PARTY NO. 3



[Signature]

[Signature]

[Signature]

N
8/08

1. दस्तावेज प्रकार अनुसूचित क्रमांक _____

2. दस्त नावणी करणार आडित काय _____

3. नोंदणी होणार असल्यास दुव्या निबंधक कार्यालयचा नाव _____

4. मिळकतीचे वर्णन _____

5. मोबदला रक्कम _____

6. मुद्राक विकत घेणाऱ्याचे नाव यशवंत रामराव शिंदे

7. दुसऱ्या पक्षकाराचे नाव यशवंत

8. हस्ता असल्यास त्याचे नाव व पत्ता _____

9. मुद्राक मारक रक्कम _____

10. मुद्राक विक्री नोंद घेई अनु. क्रमांक 11106

11. मुद्राक विकत घेणाऱ्याची सही _____

दिनांक 14-6-JUN 2023



यशवंत एस. पाटील 8/0 मुद्राक विक्री, ता. क्र. 250/25, मंडळ क्र. 250/25
जिल्हाधिकारी परिसर, 9. कायालय, नवसुरा रोड

MAHARASHTRA
NOTARIAL
14 JUN 2023

NOTARIAL
14 JUN 2023

ASSOCIATION OF PERSONS

THE DEED OF ASSOCIATION OF PERSONS made by the undersigned on the 14th day of JUNE 2023 BETWEEN

1. SHRI YASHWANT RAMRAO SHINDE, 250/25, MANDAL NO. 250/25, DISTRICT NO. 250/25, RESIDENT OF PLOT NO. 12, NEAR NAGAR, GUJARATI LAYOUT, NAGAR, NAGAR-400022.

2. SHRI YASHWANT RAMRAO SHINDE, 250/25, MANDAL NO. 250/25, DISTRICT NO. 250/25, RESIDENT OF PLOT NO. 12, NEAR NAGAR, GUJARATI LAYOUT, NAGAR, NAGAR-400022.

3. SHRI YASHWANT RAMRAO SHINDE, 250/25, MANDAL NO. 250/25, DISTRICT NO. 250/25, RESIDENT OF PLOT NO. 12, NEAR NAGAR, GUJARATI LAYOUT, NAGAR, NAGAR-400022.

4. SHRI YASHWANT RAMRAO SHINDE, 250/25, MANDAL NO. 250/25, DISTRICT NO. 250/25, RESIDENT OF PLOT NO. 12, NEAR NAGAR, GUJARATI LAYOUT, NAGAR, NAGAR-400022.

5. SHRI YASHWANT RAMRAO SHINDE, 250/25, MANDAL NO. 250/25, DISTRICT NO. 250/25, RESIDENT OF PLOT NO. 12, NEAR NAGAR, GUJARATI LAYOUT, NAGAR, NAGAR-400022.

[Signature]

[Signature]

[Signature]



WHEREAS ALL THAT Agricultural land bearing Kh. No. 141 of Mouza -WANADONGRI, having an area of 0.85 Hectors, Rental Rs. 3.00 held in Bhogewatdar Class-1 Rights, situate at Village - Wanadongri , P. S.K. 46 in Tahsil - Hingna and District- NAGPUR, Originally belonged to SMT. MANJULA NAMDEO POTDUKHE having purchased the same by her from Shri Kawdu S/o Akaram Motghare by a Sale Deed Dated 18-07-2007, which is duly Registered in the Office of the Joint Sub-registrar, Hingna in Book No.1, Sr No. 4312 on 18-07-2007. As a result therefore the Smt Manjula Potdukhe is owner of the said property with heritable and transferable rights therein and the same is also accordingly mutated in her name in all relevant records.

WHEREAS the aforesaid Persons are business associates and they know each other very well for the last several years. They have mutually decided to form an Association of the Persons. The purpose of the Association Is to develop the aforesaid Kh. No. 141 of Mouza- Wanadongri into a Layout by developing of Plots therein.

The said Persons have therefore decided to carry on their business in Association upon the following terms and Conditions.

NOW THIS AGREEMENT WITNESSETH THE SAID TERMS & CONDITIONS AGREED BETWEEN THE PARTIES NAMELY :-

1. The parties have purchased the said land described in more detail herewith as Annexure "A" in their joint names having undivided share as follows :-

Sr.No.	Name of the Party	Share%
1.	SHRI VIJAY SARATKAR NANAJI SARATKAR	33.34%
2.	SHRI SUDHIR DIGAMBAR SATPUTE	33.33%
3.	SHRI PRAFULLA BOBDE RAMCHANDRA BOBDE	33.33%

The Party Nos. 1,2 and 3 have contributed the sale consideration to purchase the aforesaid land in the same ratio as mentioned hereinabove. the sale consideration is paid by the respective parties from and out of their independent source of income.

2. The parties have agreed to develop the aforesaid land into a layout by carving out various Plots

and all the parties agreed to develop the layout as per latest Nagar Parishad or appropriate authority norms as amended upto date. The parties have agreed to set-up their office at Plot No 19, Sai Mangal Society, Mouza Bhamti, Jaitala, Nagpur-440036. The parties have agreed to dispose off the said property by executing various Agreements to Sell and Sale Deeds each relating to an Independent Plot out of the proposed layout and/or Undivided Proportionate shares and interest in such Plots and such deeds shall be duly signed by all the parties and for that purpose any party can appoint a person of her/his choice by executing a power of attorney in favor of that person.

3. The parties have specifically agreed to maintain regular books of accounts regarding all the transactions carried under the name and style as M/S SAMARTHA DEVELOPERS and the said Books of Accounts shall be closed and adjusted every year on 31st day of March to determine the profit and loss



as well as assets and liabilities of M/S SAMARTHA DEVELOPERS. The parties shall be entitled to charge interest at the rate of 12% per annum on their respective capital contribution and they shall also be entitled to draw the salary of each to be charged to profit and loss account. However the salary payable to the parties shall not exceed the profits calculated after charging of the interest on the capital. The salary shall not be payable in case there is no balance of profit after charging of the said interest. the parties shall be entitled to adjust interest payable on the capital contribution in such a way that the parties can draw salary.

The profit or loss of the association shall be divided between the parties as under :-

Sr.No.	Name of the Party	Share%
1.	SHRI VIJAY SARATKAR NANAJI SARATKAR	33.34%
2.	SHRI SUDHIR DIGAMBAR SATPUTE	33.33%
3.	SHRI PRAFULLA BOBDE RAMCHANDRA BOBDE	33.33%

4. The parties have agreed to open a bank account in the name of M/S SAMARTHA DEVELOPERS with any nationalized bank /NBFC and it shall be operated by Joint Signatures of any two members from Party Nos.1 , 2 and 3 .

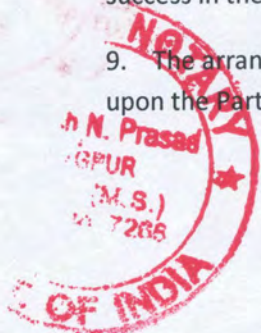
5. The parties have agreed to manage the activities and business of the association personally as well as with the aid of Employees to be appointed with mutual consent.

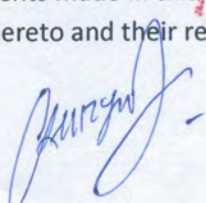
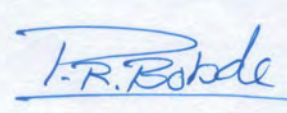
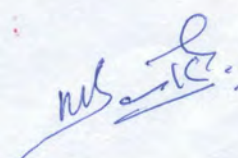
6. This agreement shall remain in force till the completion of the proposed Project and it shall come to end immediately on the completion. If any of the Parties hereto wishes and desires to retire from the association, then in that event the account of the retiring party shall be settled within three months by the other parties by Valuing the properties at Costs and adding interest at the rate of 12% per annum to the said cost from the date of acquisition. The retiring party shall not be entitled to claim any share in the goodwill of the association to be named and styled as M/S SAMARTHA DEVELOPERS. On death of any party the surviving Parties shall be entitled to continue the activities under the same name and style by setting the account of the deceased party. The date of death shall be considered as notice of the deceased party.

7. In case of death of party within two years the surviving parties shall continue the activities by taking the legal heirs of the deceased party of their choice on the terms and conditions incorporated in this Agreement.

8. The Parties here to shall be true and just each other in all their transaction and dealings and shall at all times during the continuance of the aforesaid business shall diligently and faithfully employ themselves in the conduct and management of the said business and thereby to achieve a grand success in the proposed project.

9. The arrangements made in this Deed shall always remain irrevocable and the same shall be binding upon the Parties hereto and their respective successors - in- title.

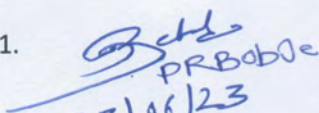


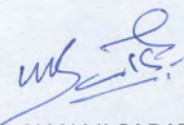
  

10. This Agreement is subject to the Jurisdiction of the Competent Civil Court at Nagpur .

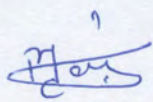
IN WITNESS WHERE OF the MEMBERS here in above named have here to set their respective hands and signed this DEED OF ASSOCIATION OF PERSONS at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

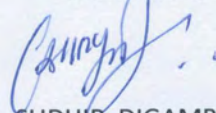
WITNESSES:-

1. 
PR Bobde
23/06/23

1. 
SHRI VIJAY NANAJI SARATKAR

PARTY NO 1

2. 
(Manoj Mahale)
23/06/23.

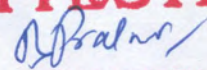
2. 
SHRI SUDHIR DIGAMBAR SATPUTE

PARTY NO 2

3. 
SHRI PRAFULLA RAMCHANDRA BOBDE

PARTY NO 3



ATTESTED

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

