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SHRI HARI REALTY

1-04-2008

Partnership Deed.

01/04/2008

1.

DD: 01/04/2008

SHRI HARI REALTY

PARTNERSHIP DEED

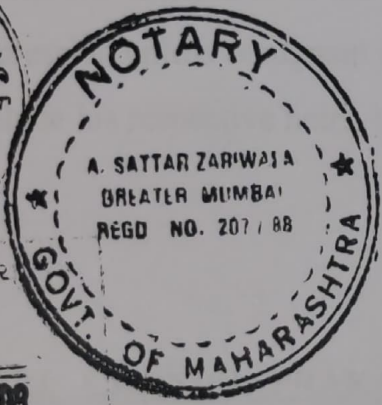
भारतीय गैर न्यायिक
भारत INDIA

FIVE HUNDRED



INDIAN NON JUDICIAL

महाराष्ट्र MAHARASHTRA



॥श्री॥
बुध्दी टायपिंग सेंटर
१६, भवानी टाऊन, वडोदावा, ठाणे.
29 MAR 2008 146960

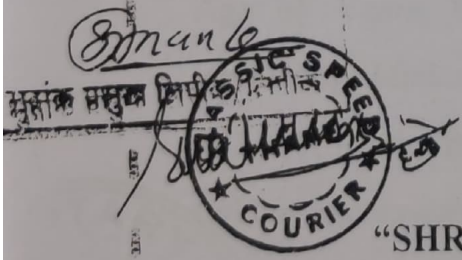
अनुसूचक 140881
नाम श्री. हार्दय रेड्डी S.A.O /
पता Power Mega Ram
हस्त Ninn
मुद्रांक-बरेलीचे कार्यालय
29 MAR 2008

29 MAR 2008

मुद्रांक विभाग - पो. रा. वडोदा
जुना भावराज १५, १६/२००३
(बुध्दी अ.रा. लायसन्स) क्र. १२०१०११)

महाराष्ट्र कोषागार कार्यालय ठाणे.

18 MAR 2008



"SHREE" (GENERAL STAMP RS. 500/-)

DEED OF PARTNERSHIP

THIS DEED OF PARTNERSHIP is made and entered into at
Bhiwandi, Dist. Thane this 24th day of APRIL, 2008.

Sushil
राहुल देवेंद्र. अंगुलकर. राहुल
x Rahavil

BETWEEN

SHRI GOKUL JAYRAM PATEL, Age 45 Years, Occupation : Business; Residing at Room No. 205, 2nd Floor, House No. 284, Shrirang Nagar, New Kaneri, Bhiwandi, Dist. Thane - 421 302; hereinafter referred to as the "PARTY OF FIRST PART"; (which expression unless repugnant to the context or meaning, shall mean and include his respective heirs, executors, administrators and assigns);

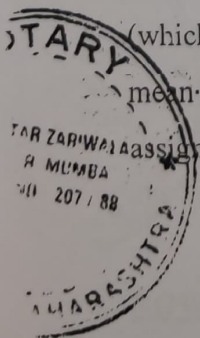
AND

PREMJI JAIRAM PATEL (H.U.F.), THROUGH ITS KARTA SHRI PREMJI JAIRAM PATEL, Age 39 Years, Occupation: Business, Residing at Room No. 205, 2nd Floor, House No. 284, Shrirang Nagar, New Kaneri, Bhiwandi, Dist. Thane - 421 302; hereinafter referred to as the "PARTY OF SECOND PART"; (which expression unless repugnant to the context or meaning, shall mean and include his respective heirs, executors, administrators and assigns);

AND

SHRI CHANDRAPRAKASH BHANWARLAL KUMAWAT, Age 31 Years, Occupation: Business, residing at A-702, Prithvi Residency, Mahavir Chowk, Anjur Phata, Bhiwandi, Dist. Thane - 421 308; hereinafter referred to as the "PARTY OF THIRD PART";

(which expression unless repugnant to the context or meaning, shall mean and include his respective heirs, executors, administrators and assigns);

AND

SHRI ASHOK MOHANRAJ CHHAJED, Age 49 Years, Occupation: Business, residing at 701-702, Shilpa Building, C. D. Barfiwala Road, Andheri (West), Mumbai; hereinafter referred to as the "PARTY OF FORTH PART"; (which expression unless

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repugnant to the context or meaning, shall mean and include his respective heirs, executors, administrators and assigns);

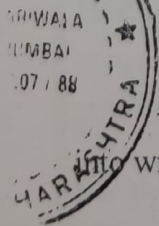
AND

SHRI MAHAVIR ASHOK CHHAJED, Age 18 Years, Occupation: Business, residing at 701-702, Shilpa Building, C. D. Barfiwala Road, Andheri (West), Mumbai; hereinafter referred to as the "**PARTY OF FIFTH PART**"; (which expression unless repugnant to the context or meaning, shall mean and include his respective heirs, executors, administrators and assigns);

AND

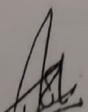
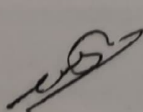
SMT. SUSHILA CHANDRAPRAKASH KUMAWAT, Age 29 Years, Occupation: Business, residing at A-702, Prithvi Residency, Mahavir Chowk, Anjur Phata, Bhiwandi, Dist. Thane - 421 308; hereinafter referred to as the "**PARTY OF SIXTH PART**"; (which expression unless repugnant to the context or meaning, shall mean and include her respective heirs, executors, administrators and assigns);

WHEREAS, the Parties hereto have agreed to carry on in partnership the business of Purchasing, Selling and Development of Lands/Properties and any other Business as mutually agreed between them in the firm name and style of "**M/S. SHRI HARI REALTY**", having its office at Golden Park No. 2, Shop No. 17, Anjurphata, Kamaghar, Bhiwandi, Dist. Thane - 421 302; with effect from 01st of April 2008.



AND WHEREAS, the Parties hereto are desirous of deducing into writing the terms and conditions the said partnership.

NOW THIS INDENTURE WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THIS PARTIES HERETO AS FOLLOWS :-



 ०७/०४/२००८
 Mahavir
 ०७/०४/२००८. Sushila

1. The Parties hereto have commenced and shall be deemed to have commenced the partnership business on terms and conditions with effect from 01st of April, 2008 and the duration thereof shall be "AT WILL".

2. The partnership business has been carried on under the firm name and style of "M/S. SHRI HARI REALTY" and/or such other name or names as the Parties hereto may agree upon from time to time.

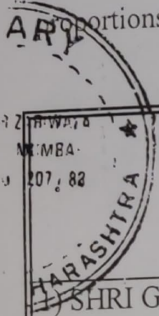
3. That to partnership business has been carried on at Golden Park No. 2, Shop No. 17, Anjurphata, Kamaghar, Bhiwandi, Dist. Thane - 421 302; and/or such other place or places as the parties hereto may agree upon from time to time.

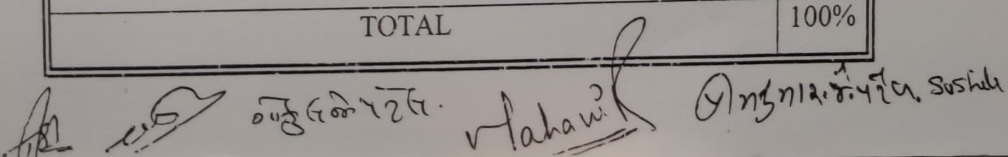
4. The partnership business has been that of Purchasing, Selling and Development of Lands/Properties and/or such other business or businesses as the parties hereto may agree upon from time to time.

5. The funds required for the purpose of partnership business has been contributed or arranged by the partners in the following

proportions :-

Name of the Partner	Share Of Funds
1) SHRI GOKUL JAIRAM PATEL	14%
2) PREMJI JAIRAM PATEL (H.U.F.) THROUGH ITS KARTA SHRI PREMJI JAIRAM PATEL	14%
3) SHRI CHANDRAPRAKASH BHANWARLAL KUMAWAT	18%
4) SHRI ASHOK MOHANRAJ CHHAJED	18%
5) SHRI MAHAVIR ASHOK CHHAJED	18%
6) SMT. SUSHILA CHANDRAPRAKASH KUMAWAT	18%
TOTAL	100%





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The Fixed Capital of the business shall be Rs. 50,000/-

(Rupees Fifty Thousand Only)

6. The simple rate of interest at 12% per annum or at such other rate as may be mutually agreed upon shall be payable by the partnership firm on the amounts standing excess to investment ratio in their capital account or current account or loan account of the partners. The interest shall be credited to the account of partners concerned at the close of the accounting year. If there is any debit balance in the account of any partner, interest at the above rate shall be payable by him.

7. The partners shall be at liberty to increase or reduce the above rate of interest from time to time.

8. The partners shall be at liberty to increase or reduce the above rate of interest from time to time.

9. a) It is agreed by and between the parties hereto that all the parties hereto shall be working partners and shall actively engage themselves in conducting the affairs of the partnership business.

b) i) On the first Rs.75,000/- : Rs.50,000/- or at the rate of 90%

of the Book Profit or in case of the Book Profit whichever is more.

ii) On the next Rs.75,000/- : at the rate of 60%.

iii) On the balance of the : at the rate of 40%.

Book profit.

Explanation : The word "Book Profit" shall carry the same meaning as defined under section 40 (b) of the Income Tax Act 1961 or any statutory modification or reenactment thereof, for the time being in force.

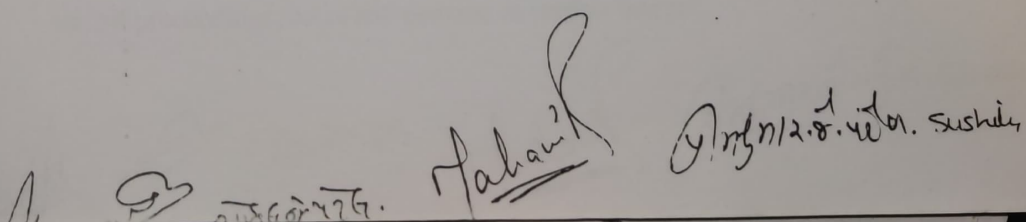
c) The amount of remuneration ascertained aforesaid shall be credited to the partners Capital accounts on 31st March, every year in the following proportions :-

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Name of the Partner	Share Of Funds
1) SHRI GOKUL JAIRAM PATEL	14%
2) PREMJI JAIRAM PATEL (H.U.F.) THROUGH ITS KARTA SHRI PREMJI JAIRAM PATEL	14%
3) SHRI CHANDRAPRAKASH BHANWARLAL KUMAWAT	18%
4) SHRI ASHOK MOHANRAJ CHHAJED	18%
5) SHRI MAHAVIR ASHOK CHHAJED	18%
6) SMT. SUSHILA CHANDRAPRAKASH KUMAWAT	18%
TOTAL	100%

d) The above partners shall be entitled to draw the above remuneration only after the end of the relevant accounting year. However nothing herein contained shall preclude the partners from withdrawing any amount from the partnership firm against the amount standing to their capital and/or current or loan A/c's or share of profit for the relevant accounting period in such a manner as may be decided by the partners by mutual consent.

The Net Profit of the partnership business as per the accounts maintained by the partners after deducting of all expenses relating to business activities of the partnership including rent, salaries and other establishment expenses as well as interest and remuneration payable to the partners in accordance with this deed of partnership or any supplementary deed as may be executed by the partners has been divided and distributed amongst the partners in the following proportions :-



 20/08/2019.

 Mahavir

 20/08/2019. Sushila

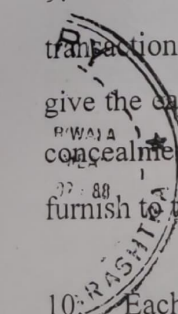
Name of the Partner	Share Of Profit & Loss
1) SHRI GOKUL JAIRAM PATEL	14%
2) SHRI PREMJI JAIRAM PATEL (H.U.F.) THROUGH ITS KARTA SHRI PREMJI JAIRAM PATEL	14%
3) SHRI CHANDRAPRAKASH BHANWARLAL KUMAWAT	18%
4) SHRI ASHOK MOHANRAJ CHHAJED	18%
5) SHRI MAHAVIR ASHOK CHHAJED	18%
6) SMT. SUSHILA CHANDRAPRAKASH KUMAWAT	18%
TOTAL	100%

The loss, if any, including loss of capital suffered in any year shall be apportioned in the above proportions.

8. Bank account or accounts of the partnership business has been opened in the name of the partnership firm and the same shall be operated under the signatures of any three partners and for purchases or sale of Developed Properties in the Name of partnership firm shall be signature of any three partners before the Joint Sub-Registrar.

9. That each partner shall be just and faithful to each other in transactions relating to the partnership business and shall at all times give the each others just and faithful account of the same without any concealment or suppression and also upon every reasonable request furnish to the other partner full and correct explanations.

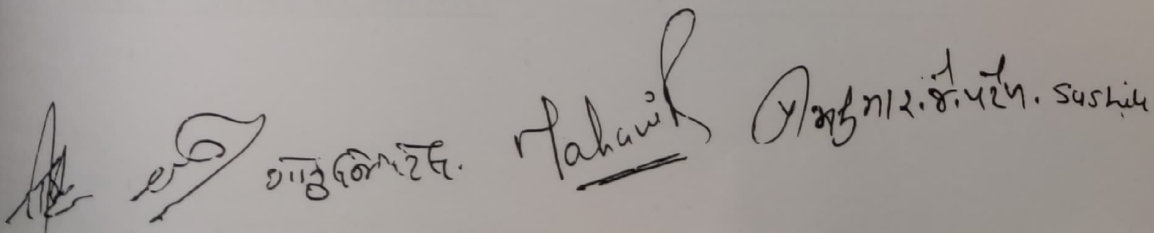
10. Each partner shall punctually pay and discharge his present and future separate debts and engagements and shall at all times keep indemnified the other partner and his/her respective heirs, executors, administrators and the property of the partnership against the same and all proceedings, costs and demand in respect thereof.



 ११/०८/२०१८
 Sushila

11. Death, retirement or insolvency of any of the partner shall not dissolve the partnership as regards the continuing or surviving partner; and the partnership firm shall be continued by the surviving or continuing partner by admitting the new partner(s) or the legal heirs, successors, representatives and if such heir, successors or legal representatives decide not to carry on the said business in partnership then the surviving partner may carry on the said business as the sole proprietor thereof in the same name & style after ascertaining the due share of the outgoing partner which will include share in the goodwill of the firm.
12. That the parties hereto shall be entitled to carry on any business of any nature either individually or in partnership with others, either in their own name or in the name of any other concern or firms and each such business carried on under any such name or names shall be distinctly separate and independent business.
13. In the event of any disputes or difference arising between the partners with regard to the interpretation of the terms hereof or with regard to the duties of the partners or with regard to the conduct of the business or otherwise however, whether during or after partnership, will be referred to Arbitration under the provisions of the Indian Arbitration Act and the decision of such Arbitrators will be final and binding upon the partners.
14. Notwithstanding anything stated here or provided herein the partners shall have full powers and discretion to modify, alter or vary the terms and conditions of this partnership deed, in any manner of their liking which shall be reduced in to writing and signed by all the partners thereupon such writing shall become appendage and part of this Deed.

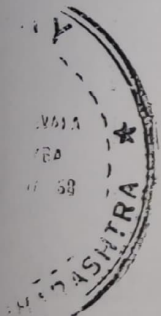
ANYTHING NOT STIPULATED HERE shall be decided by mutual consent of the partners;


 The bottom of the page contains several handwritten signatures and names. From left to right, there is a signature that appears to be 'A. S.', followed by the name 'S. S. Srinivasan'. Next is the name 'Tahawik' written in a stylized script. To the right of that is another signature, and finally, the name 'Sushila' is written at the end.

IN WITNESSES WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and the year first hereinabove written.

SIGNED, SEALED AND DELIVERED)
BY THE WITHIN-NAMED)
"PARTY OF FIRST PART")
SHRI GOKUL JAIRAM PATEL) गोकुलजी
)

SIGNED, SEALED AND DELIVERED)
BY THE WITHIN-NAMED)
"PARTY OF SECOND PART")
PREMJI JAIRAM PATEL (H.U.F.))
Through Its Karta)
SHRI PREMJI JAIRAM PATEL) प्रेमजी
)



SIGNED, SEALED AND DELIVERED)
BY THE WITHIN-NAMED)
"PARTY OF THIRD PART")
SHRI CHANDRAPRAKASH)
BHANWARLAL KUMAWAT) चंद्रप्रकाश
)

SIGNED, SEALED AND DELIVERED)
BY THE WITHIN-NAMED)
"PARTY OF FORTH PART")
SHRI ASHOK MOHANRAJ CHHAJED)

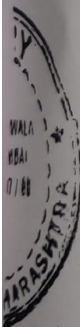
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SIGNED, SEALED AND DELIVERED)
BY THE WITHIN-NAMED)
"PARTY OF FIFTH PART")
SHRI MAHAVIR ASHOK CHHAJED)

(Handwritten signature)

SIGNED, SEALED AND DELIVERED)
BY THE WITHIN-NAMED)
"PARTY OF SIXTH PART")
SMT. SUSHILA CHANDRAPRAKASH)
KUMAWAT)

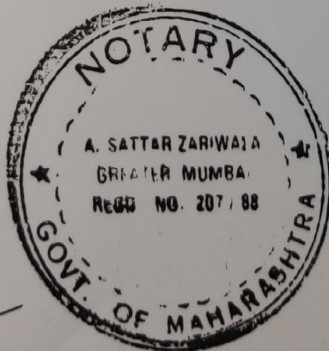
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WITNESS:

1. *(Handwritten signature)*

2. _____



BEFORE ME

(Handwritten signature)
A. SATTAR ZARIWALA
NOTARY 1/4/08
GREATER MUMBAI

REGISTER SERIAL NO. 312
PAGE NO. 51 DATE 1/4/08