

Partnership Deed.

SHRI HARI REALTY

25/06/2013

(2)

25/06/2013

(2)

Dtd: 25/06/2013

SHRI HARI REALTY

PARTNERSHIP DEED



महाराष्ट्र MAHARASHTRA

LIC. No. 1201037 : 060 P 155937

K/103, Nashuman Colony, Kausa, Thane

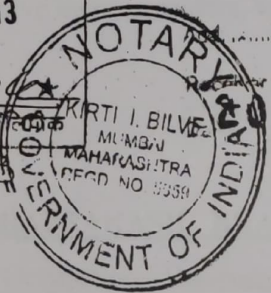
Sr. No. 39432 Rs.

Name. Shri Hari Realty

Bhiwandi



चिठ्ठा सौदागरी कार्यालय,
ठाणे.
12 JUN 2013
मुद्रांक प्रमुख लिपीक/लिपिक



(Stamp Vendor)
UMER SHARIF
9892836377

20 JUN 2013

“SHREE” (GENERAL STAMP RS. 500/-)

DEED OF PARTNERSHIP

(ADMISSION OF NEW PARTNERS)

THIS AGREEMENT ADMITTING NEW PARTNERS is made and entered into at Bhiwandi, Dist. Thane this 25TH day of June, 2013.

[Handwritten signatures and names]
जगद्वारे
Sushil
Gavel
अमिता. र. पांडे

BETWEEN

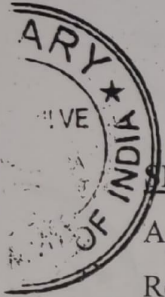
SHRI GOKUL JAYRAM PATEL, Age 50 Years, Occupation :
Business; Residing at Room No. 205, 2nd Floor, House No. 284,
Shrirang Nagar, New Kaneri, Bhiwandi, Dist. Thane – 421 302;
hereinafter referred to as the "**PARTY OF FIRST PART**"; (which
expression unless repugnant to the context or meaning, shall 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 44 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 36 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);



Handwritten signatures and notes:
 1. A signature with '181' written below it.
 2. A signature that appears to be 'Mahawit'.
 3. A signature with 'Sushila' written below it.
 4. A signature with 'Gave' written below it.
 5. A signature with '4/2/2012.5.4.4.' written below it.
 6. A handwritten note at the top right: '०३६०१२९'.

AND

SHRI ASHOK MOHANRAJ CHHAJED, Age 54 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 repugnant to the context or meaning, shall mean and include his respective heirs, executors, administrators and assigns);

AND

SHRI MAHAVIR ASHOK CHHAJED, Age 23 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 34 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);

AND

SHRI GHANSHYAM GOKUL PATEL, Age 21 Years, Occupation: Business, residing at Room No. 205, 2nd Floor, House No. 284, Shirang Nagar, New Kaneri, Bhiwandi, Dist. Thane - 421 302; hereinafter referred to as the "PARTY OF SEVENTH PART"; (which expression unless repugnant to the context or meaning, shall mean and include her respective heirs, executors, administrators and assigns);



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Mahavir

[Handwritten signature]

Sushila

Patel Anurag Phata

SHRI GHANSHYAM

WHEREAS, the Party of the First Part to Sixth Part are the partners 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; (hereinafter referred to as the "Original Partnership Deed").

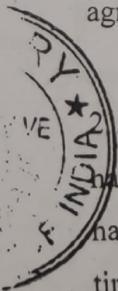
AND WHEREAS, the Party of the Seventh Part is desirous of being admitted as a partner in the aforesaid firm.

AND WHEREAS the Party of the First Part to Sixth Part in exercise of the powers, admit the Party of the Seventh Part; as a partner and the Party of the Seventh Part is agreeing to abide by the terms and conditions of the original partnership deed.

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

1. The Parties hereto shall, as from the date hereto, be and continue partners for the unexpired residue of the term mentioned in the "Original Partnership Deed" subject in all respect to the conditions, stipulations and provisions of the aforesaid "Partnership Deed", so far as applicable and except as varied by this deed of agreement.

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.



[Signature]

[Signature] Sushita

०१/०४/२०११

[Signature] ०१/०४/२०११

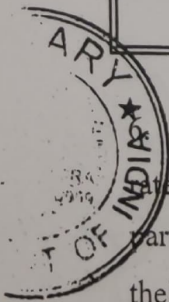
3. That to partnership business has been carried on at Golden Park No. 2, Shop No. 17, Anjurphata, Kamaghar, Bhiwandi, Dist. Thane - 421 302; and/or such other place or places as the parties hereto may agree upon from time to time.

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	10%
2) PREMJI JAIRAM PATEL (H.U.F.) THROUGH ITS KARTA SHRI PREMJI JAIRAM PATEL	09%
3) SHRI CHANDRAPRAKASH BHANWARLAL KUMAWAT	18%
4) SHRI ASHOK MOHANRAJ CHHAJED	18%
5) SHRI MAHAVIR ASHOK CHHAJED	18%
6) SMT. SUSHILA CHANDRAPRAKASH KUMAWAT	18%
7) SHRI GHANSHYAM GOKUL PATEL	09%
TOTAL	100%

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



(Signature)
(Signature)
 Sushila
(Signature)
(Signature)

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.

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

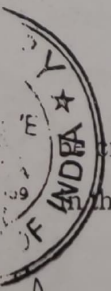
of the Book Profit or in case of the Book Profit whichever is more.
if Loss.

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 :-



[Signature]

[Signature]

[Signature] Surhila

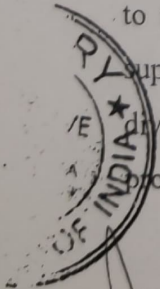
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Name of the Partner	Share Of Funds
1) SHRI GOKUL JAIRAM PATEL	10%
2) PREMJI JAIRAM PATEL (H.U.F.) THROUGH ITS KARTA SHRI PREMJI JAIRAM PATEL	09%
3) SHRI CHANDRAPRAKASH BHANWARLAL KUMAWAT	18%
4) SHRI ASHOK MOHANRAJ CHHAJED	18%
5) SHRI MAHAVIR ASHOK CHHAJED	18%
6) SMT. SUSHILA CHANDRAPRAKASH KUMAWAT	18%
7) SHRI GHANSHYAM GOKUL PATEL	09%
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.

7. 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 :-



Mahavir

Sushila

Gokul

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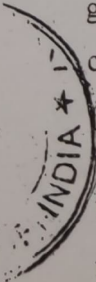
Name of the Partner	Share Of Funds
1) SHRI GOKUL JAIRAM PATEL	10%
2) PREMJI JAIRAM PATEL (H.U.F.) THROUGH ITS KARTA SHRI PREMJI JAIRAM PATEL	09%
3) SHRI CHANDRAPRAKASH BHANWARLAL KUMAWAT	18%
4) SHRI ASHOK MOHANRAJ CHHAJED	18%
5) SHRI MAHAVIR ASHOK CHHAJED	18%
6) SMT. SUSHILA CHANDRAPRAKASH KUMAWAT	18%
7) SHRI GHANSHYAM GOKUL PATEL	09%
TOTAL	100%

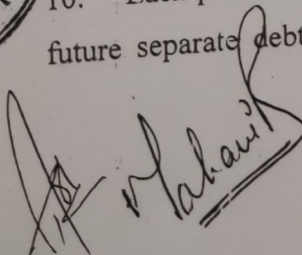
The loss, if any, including loss of capital suffered in any year shall be apportioned in the above proportions.

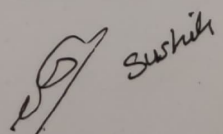
8. Bank account or accounts of the partnership business has been opened in the name of the partnership firm and the same shall be operated under the signatures of any three partners and for purchases or sale of Developed Properties in the Name of partnership firm shall be signature of any three partners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

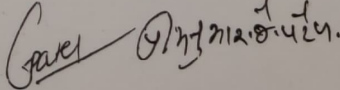
9. That each partner shall be just and faithful to each other in transactions relating to the partnership business and shall at all times give the each others just and faithful account of the same without any concealment or suppression and also upon every reasonable request furnish to the other partner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









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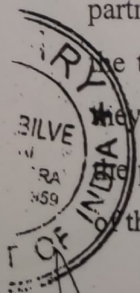
indemnified the other partner and his/her respective heirs, executors, administrators and the property of the partnership against the same and all proceedings, costs and demand in respect thereof.

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 they think fit which shall be reduced in to writing and signed by all the partners thereupon such writing shall become appendage and part of this Deed.



Mahant

Sushil

Chaitanya

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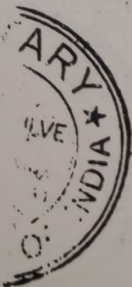
The New Admitted Partner Fixed capital of the business shall be Rs. 14,000/- (Rupees Fourteen Thousand Only)

IN WITNESS WHEREOF the parties to these presents have hereunto set their respective hands and seal the day and year herein above written.

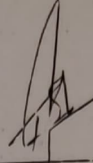
SIGNED, SEALED AND DELIVERED)
 BY THE WITHIN-NAMED)
 "PARTY OF FIRST PART")
SHRI GOKUL JAIRAM PATEL) गोकुल जैराम पटेल
)

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 जैराम पटेल
)

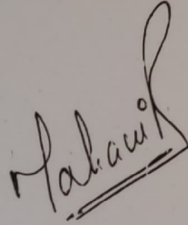
SIGNED, SEALED AND DELIVERED)
 BY THE WITHIN-NAMED)
 "PARTY OF THIRD PART")
SHRI CHANDRAPRAKASH) श्री चन्द्रप्रकाश
BHANWARLAL KUMAWAT)
)



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

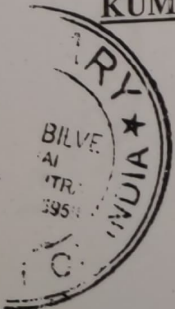


SIGNED, SEALED AND DELIVERED)
 BY THE WITHIN-NAMED)
"PARTY OF FIFTH PART")
SHRI MAHAVIR ASHOK CHHAJED)
)



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

Sushila



SIGNED, SEALED AND DELIVERED)
BY THE WITHIN-NAMED)
"PARTY OF SEVENTH PART)
SHRI GHANSHYAM GOKUL PATEL)

Patel

WITNESS:

1. *Jahit*



BEFORE ME

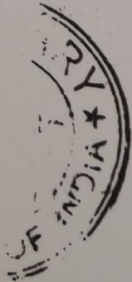
K. S. Bilve
KIRTI I BILVE

NOTARY, GOVT. OF INDIA
MUMBAI MAHARASHTRA

2. _____

Shett

CHANDRASHEKHAR S. SHETT
B. Com., LL.B
ADVOCATE HIGH COURT
11, Ambe Niwa, 2nd Floor
Pedvel Nagar, Road No. 8
Mumbai - 400 602



REGISTER SERIAL NO. 293
PAGE NO. 44 DATE 25/6/13