

**ADMISSION CUM RETIREMENT DEED**

**OF**

**M/S SHREENATH REALTORS**

**DTD.: 16/09/2022**





महाराष्ट्र MAHARASHTRA

2022

BP 639973



Sub-Treasury Officer,  
Vasai.  
16 SEP 2022  
Sub-Treasury Officer,  
Vasai.

16 SEP 2022

ADMISSION CUM RETIREMENT DEED

THIS DEED OF ADMISSION CUM RETIREMENT is made on this 16<sup>TH</sup> Day of September, 2022 at Virar between:

1. Mr. Bipin Laxminarayan Agarwal , aged about 46 years, having Office at Shop No.9, Gokul Annexe Building, Agarwal Gardens Phase II, Gokul Township, Bolinj , Virar West, Palghar - 401303, Indian inhabitant hereinafter referred to as "THE RETIRING PARTNER" the party of First Part.

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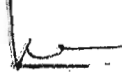
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जाकपत्र-२/Annexure-11

बतावा प्रश्न/अनुष्ठान क्रमांक	
बतावा प्रश्न/अनुष्ठान का विवरण	
नोटरी प्रमाणपत्र/अनुष्ठान के विवरण का/विवरण	
दिनांक	
पता	
नाम	For M/s. Shree Nath Realtors
पता	
संख्या	500
द्वारा जारी की गई अनुष्ठान दिनांक	509
पता	
नाम	
पता	

16 SEP 2022





महाराष्ट्र MAHARASHTRA

2022

BP 639974

11 6 SEP 2022



Sub-Treasury Officer,  
Vasai.  
11 6 SEP 2022  
Sub-Treasury Officer,  
Vasai.

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2. Mr. Hemant Laxminarayan Agarwal, aged about 45 years, having Office at Shop No.9, Gokul Annexe Building, Agarwal Gardens Phase II, Gokul Township, Bolinj, Virar West, Palghar - 401303, Indian inhabitant hereinafter referred to as "CONTINUING PARTNER" the party of **Second Part**.

3. Mr. Pankaj Laxminarayan Agarwal, aged about 44 years, having Office at Shop No.9, Gokul Annexe Building, Agarwal Gardens Phase II, Gokul Township, Bolinj, Virar West, Palghar - 401303, Indian inhabitant hereinafter referred to as "CONTINUING PARTNER" the party of **Third Part**.

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जडिपत्र-३/ Annexure-11

संसाधन प्रवाह/अनुसंधान प्रकल्प	
वर्षाबद्ध कोषागार संख्या	
वेतनाबद्ध कोषागार संख्या	
वैयक्तिक वेतनाबद्ध कोषागार संख्या	
वैयक्तिक वेतनाबद्ध कोषागार संख्या	
वैयक्तिक वेतनाबद्ध कोषागार संख्या	
वैयक्तिक वेतनाबद्ध कोषागार संख्या	
वैयक्तिक वेतनाबद्ध कोषागार संख्या	500
वैयक्तिक वेतनाबद्ध कोषागार संख्या	510
वैयक्तिक वेतनाबद्ध कोषागार संख्या	
वैयक्तिक वेतनाबद्ध कोषागार संख्या	
वैयक्तिक वेतनाबद्ध कोषागार संख्या	

For M/s. Sreedath Realtors

11 6 SEP 2022

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4. **Mr. Riky Laxminarayan Agarwal**, aged about 42 years, having Office at Shop No.9, Gokul Annexe Building, Agarwal Gardens Phase II, Gokul Township, Bolinj , Virar West, Palghar - 401303 , Indian inhabitant hereinafter referred to as "CONTINUING PARTNER" the party of **Fourth Part**.

5. **Mr. Tanay Rambabu Agarwal**, aged about 24 years, having Office at Shop No.9, Gokul Annexe Building, Agarwal Gardens Phase II, Gokul Township, Bolinj , Virar West, Palghar - 401303 , Indian inhabitant hereinafter referred to as "CONTINUING PARTNER" the party of **Fifth Part**.

6. **Mr. Milan Bhadresh Mehta**, aged about 25 years, having Address at C-101, Kedarnath, Apartment, 100 Feet Road, Evershine Empire, Vasai (West) Maharashtra - 401202, Indian inhabitant hereinafter referred to as "CONTINUING PARTNER" the party of **Sixth Part**.

7. **Mr. Harshit Bipin Agarwal** , aged about 18 years, having Office at Shop No.9, Gokul Annexe Building, Agarwal Gardens Phase II, Gokul Township, Bolinj , Virar West, Palghar - 401303 , Indian inhabitant hereinafter referred to as "INCOMING PARTNER" the party of **Seventh Part**.

AND WHEREAS the parties of the First to Seventh Part are now desirous of recording the term & conditions governing their relations interse:

AND WHEREAS the above mentioned Parties of First to Sixth part are carrying on business under the name and style of **M/S SHREENATH REALTORS** at A/001, Vrindavan Heights Building, Srishthi Complex, New Viva College Road, Bolinj, Virar (W), District: Palghar - 401303 as per Deed of Partnership dated 27th day of October, 2021 and First Supplementary Deed of Partnership dated 21<sup>st</sup> Day of March, 2022 on terms and conditions contained in the said deed of Partnership.

AND WHEREAS the Party of the Seventh Part has expressed his desire to Join the Said Partnership Firm with effect from 16<sup>TH</sup> Day of September, 2022 & the Party of the First Part has expressed his desire to retire from the said Partnership Firm with effect from 16<sup>TH</sup> Day of September, 2022.

AND WHEREAS the parties hereto are desirous of recording the terms mutually agreed upon as to Such Admission of the Party of the Seventh Part **Mr. Harshit Bipin Agarwal** (i. e. Incoming Partners) and as such retirement of the Party of First Part **Mr. Bipin Laxminarayan Agarwal** (i. e. Retiring Partner) as hereinabove appearing.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED, BY AND BETWEEN THE PARTIES HERETO FOLLOWS:-

1. It is Agreed and recorded that the Party of Seventh Part **Mr. Harshit Bipin Agarwal** has Joined Partnership firm **M/S SHREENATH REALTORS** & is admitted as partner w.e.f. 16<sup>TH</sup> Day of September, 2022 & has brought sum of Rs.19,000/- as their share of initial capital.

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2. The Parties of the First to Sixth Part do hereby Agree and confirm that the Accounts of their said Partnership Firm upto the Said Retirement (i.e. upto 16<sup>TH</sup> Day of September, 2022) are being made up and settled between them and that none of the parties hereto shall at any time hereafter re-open or Challenge the said Accounts which are final and binding on all the parties hereto.
3. The Party of the First to Sixth Part shall remain liable jointly & severely & shall bear the liability in their Profit sharing Ratio of an Income Tax and other statutory liability which may arise in future pertaining to period upto 16<sup>TH</sup> Day of September, 2022.
4. **Mr. Bipin Laxminarayan Agarwal** Party of the First Part has retired from said Partnership firm **M/S SHREENATH REALTORS** w.e.f. 16<sup>TH</sup> Day of September, 2022. The amount standing as per books to the credit of capital a/c of **Mr. Bipin Laxminarayan Agarwal** (being Retiring Partner) as 16<sup>TH</sup> Day of September, 2022 shall be paid up within the period of One Month from the date of his retirement hereof.
5. The Retiring partner hereby State & Declare that he shall have no claim, right, title or Interest whatsoever against the Continuing Partners in respect of the said Partnership Business, with effect from 16<sup>TH</sup> Day of September, 2022. The Retiring partner hereby state & declare that he shall not use the firm Name **M/S SHREENATH REALTORS** in the state of Maharashtra without the prior written permission of the Continuing Partners of the firm.
6. The Bank Account shall be operated jointly with the Signature of any Two of the Partners out of continuing partners & incoming partner.
7. The books of Accounts of the firm & all the documents & records shall be kept in the registered office of the firm.
8. The Value of Goodwill is considered to be nil as mutually agreed upon by all the partners.
9. The Continuing Partners & Retiring Partners hereby release each of them and other of them from all actions, accounts, claim and demands in relation to the said partnership and from all covenants, clauses, matters and thing mentioned in the said Deed of the Partnership.
10. The Continuing Partners and Retiring Partner have agreed and covenants with one another that they shall do and perform all acts, deeds and things and shall sign and execute all Deeds, documents and papers etc.. & render all help as may be required from them or any of them from time to time in order to give full and complete effect to all terms and conditions of these instruments.
11. Each of the parties of these presents shall keep the other or others of them harmless and indemnified from time and against the Consequences resulting from any Act or Deed by any of the unauthorisely or in breach of any of the terms and conditions of the aforesaid Partnership Deed and without the consent and knowledge of them.
12. The Continuing & Incoming Partner have decided to carry on & continue the Partnership business in the same name and style of **M/S SHREENATH REALTORS**.
13. The place of the Business shall be at same place **M/S SHREENATH REALTORS** at A/001, Vrindavan Heights Building, Srishti Complex, New Viva College Road, Bolinj, Virar (W), District: Palghar- 401303.

*Besawaf* *Agarwal* *Peri* *Agarwal*  
*Agarwal* *Agarwal* *Milani*



14. Capital, Net profit or losses, if any after the payment all expenses including interest & remuneration payable to partners in accordance with deed of partnership deed shall be divided amongst the partners in the following ratios: -

**OLD CAPITAL:** - Total initial capital of the firm was Rs. 1,00,000/- & same was contributed by old partners as follows:

Sr. No.	Name Of Partners	Ratio	Amount
1.	Mr. Bipin Laxminarayan Agarwal	19%	19,000/-
2.	Mr. Hemant Laxminarayan Agarwal	19%	19,000/-
3.	Mr. Pankaj Laxminarayan Agarwal	19%	19,000/-
4.	Mr. Riky Laxminarayan Agarwal	19%	19,000/-
5.	Mr. Tanay Rambabu Agarwal	19%	19,000/-
6.	Mr. Milan Bhadresh Mehta	5%	5,000/-

Thereafter, capital expenditure for carrying on the business of the partnership shall be contributed by the partners as and when necessary in the manner and proportion as they think fit.

**NEW CAPITAL:** - Total initial capital of the firm will be Rs. 1,00,000/- & same shall be contributed by the Continuing Partners & Incoming Partner in following ratio:

Sr. No.	Name Of Partners	Ratio	Amount
1.	Mr. Hemant Laxminarayan Agarwal	19%	19,000/-
2.	Mr. Pankaj Laxminarayan Agarwal	19%	19,000/-
3.	Mr. Riky Laxminarayan Agarwal	19%	19,000/-
4.	Mr. Tanay Rambabu Agarwal	19%	19,000/-
5.	Mr. Milan Bhadresh Mehta	5%	5,000/-
6.	Mr. Harshit Bipin Agarwal	19%	19,000/-

Thereafter, capital expenditure for carrying on the business of the partnership shall be contributed by the partners as and when necessary in the manner and proportion as they think fit.

**OLD SHARING OF PROFITS:** - Profits and losses including those of capital nature were divided and distributed amongst the old partners in the following proportions:

Sr. No.	Name Of Partners	Profit/ Loss
1.	Mr. Bipin Laxminarayan Agarwal	19%
2.	Mr. Hemant Laxminarayan Agarwal	19%
3.	Mr. Pankaj Laxminarayan Agarwal	19%
4.	Mr. Riky Laxminarayan Agarwal	19%
5.	Mr. Tanay Rambabu Agarwal	19%
6.	Mr. Milan Bhadresh Mehta	5%

**NEW SHARING OF PROFITS:** - Profits and losses including those of capital nature shall be divided and distributed amongst the Continuing Partners & Incoming partners in the following new proportions as mentioned below: -

Sr. No.	Name Of Partners	Profit/Loss
1.	Mr. Hemant Laxminarayan Agarwal	19%
2.	Mr. Pankaj Laxminarayan Agarwal	19%
3.	Mr. Riky Laxminarayan Agarwal	19%
4.	Mr. Tanay Rambabu Agarwal	19%
5.	Mr. Milan Bhadresh Mehta	5%
6.	Mr. Harshit Bipin Agarwal	19%

*Bipin Agarwal*  
*Hemant Agarwal*  
*Pankaj Agarwal*  
*Riky Agarwal*  
*Tanay Agarwal*  
*Milan Mehta*  
*Harshit Agarwal*

15. It is agreed by and between the said parties that, all other terms and conditions of the said Deed of Partnership Dated 27<sup>th</sup> day of **October**, 2021 and First Supplementary Deed of Partnership dated 21<sup>st</sup> day of **March**, 2022 shall remain unchanged & shall be bindly on all the Parties.

*Besawaf*  
*Agarwal*  
*Besawaf*  
*Agarwal*  
*Shawaf*  
*Agarwal*  
*Agarwal*  
*Agarwal*

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

SIGNED AND DELIVERED by the )  
within named "First Part" )  
**Mr. Bipin Laxminarayan Agarwal** )  
(The Retiring Partners) )

*Besawaf*

in the presence of *L. N. Agarwal* )  
MR. Laxminarayan P. Agarwal )

SIGNED AND DELIVERED by the )  
within named " Second Part" )  
**Mr. Hemant Laxminarayan Agarwal** )  
(The Continuing Partner) )

*Besawaf*

in the presence of *L. N. Agarwal* )  
MR. Laxminarayan P. Agarwal )

SIGNED AND DELIVERED by the )  
within named " Third Part" )  
**Mr. Pankaj Laxminarayan Agarwal** )  
(The Continuing Partner) )

*Agarwal*

in the presence of *L. N. Agarwal* )  
MR. Laxminarayan P. Agarwal )

SIGNED AND DELIVERED by the )  
within named " Fourth Part" )  
**Mr. Riky Laxminarayan Agarwal** )  
(The Continuing Partner) )

*Agarwal*

in the presence of *L. N. Agarwal* )  
MR. Laxminarayan P. Agarwal )

SIGNED AND DELIVERED by the )  
within named "Fifth Part" )  
Mr. Tanay Rambabu Agarwal )  
(The Continuing Partner) )

*Tanay Agarwal*

in the presence of *L. N. Agarwal* )  
MR. Laxminarayan P. Agarwal

SIGNED AND DELIVERED by the )  
within named "Sixth Part" )  
Mr. Milan Bhadresh Mehta )  
(The Continuing Partner) )

*Milan*

in the presence of *L. N. Agarwal* )  
MR. Laxminarayan P. Agarwal

SIGNED AND DELIVERED by the )  
within named "Seventh Part" )  
Mr. Harshit Bipin Agarwal )  
(The Incoming Partner) )

*Harshit Agarwal*

in the presence of *L. N. Agarwal* )  
MR. Laxminarayan P. Agarwal.



