

ADMISSION CUM RETIREMENT DEED

OF

M/S SHREENATH REALTORS

DTD.: 27/09/2023

FIVE HUNDRET  
300-00

महाराष्ट्र MAHARASHTRA © 2023 ©

BZ 943099

26 SEP 2023

Sub-Treasury Office  
Vasai  
25 SEP 2023  
Addl. Treasury Officer

ADMISSION CUM RETIREMENT DEED

THIS DEED OF ADMISSION CUM RETIREMENT is made on  
this 27<sup>th</sup> Day of September, 2023 at Virar between:

1. Mr. Hemant Laxminarayan Agarwai, 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 a "CONTINUING PARTNER" the party of First Part.

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*Agarwal*

*Pli*

*Agarwal*

*Agarwal*

*Milan*

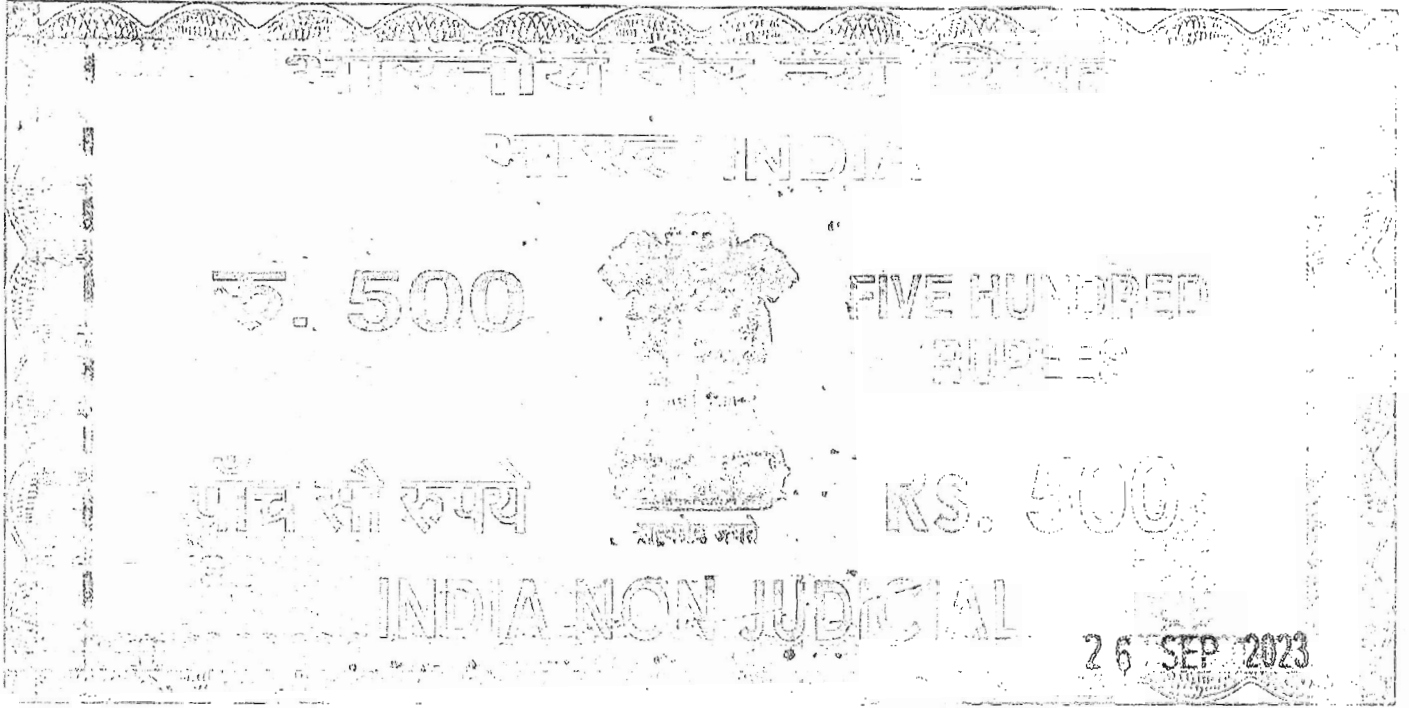
*Shrinis*

*Agarwal*

सहायक संचालक/अधीनस्थ कर्मक	Supplementary work
एक मोबाईल करगार उज्जहार कर?	
जेव्हा कोणता असताना तु. निवृत्त कार्य. घेता	
विद्यार्थी संख्या	
सहायक संचालक	MIS Shreekrishna Reddy
एक असताना एकाच वेळी तु. कर?	
पुस्तक मूल्य थरकड	
पुस्तक विक्री नंतर तशी अनुक्रमांक दिवाक	
मुद्रण विक्री घडवण्याची सही	
परवाना क्र.क विद्यार्थी संख्या	
संस्था/वर्ग पुस्तक मूल्य थरकड सं. ८/१२	
संस्था प. क्र. २०२२००६ वि. विद्या, आ. सार्व, वि. सार्व	

26 SEP 2023

*(Signature)*

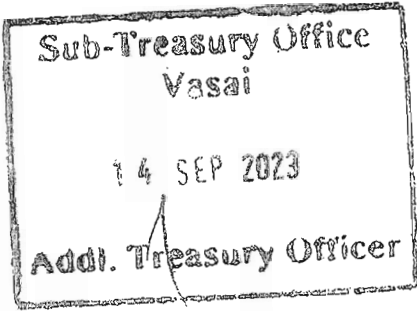


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26 SEP 2023



14/09/23

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2. Mr. Pankaj 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 "RETIRING PARTNER" the party of **Second Part**.

3. Mr. Riky Laxminarayan Agarwal, aged about 43 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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26 SEP 2023

जॉइंटन-२ / Annexure II

पनिजापत्रा ब्यतिरिक्त जापरण्यात बेगाच्या मुद्रांकावर उमटवला

मुद्रांक निकाी अ.क्र. ५५० टसताचा प्रकार ५२५०१११११

दस्ता मॉरणी होयार असल्यास दु.नि. कार्य नांव

घिटकतीचे वर्णन भारतीय रुपया वगैरे

मुद्रांक (अंक) १०० दिनांक / मोठ्याला रुपयामे दस्तात नमुद प्रमाणे

मुद्रांक विकत बेगाच्याचे नाव Mrs. Shreenath Realtors

दस्ताचा पक्षदाराचे नाव Hemant L. Agarwal

दस्ता असल्यास त्याचे नांव व पत्ता Amit Naik - vikar

मुद्रांक विकत बेगाच्याची स्थिती - Amit

परमानाधारक मुद्रांक अडेव्याची स्थिती :-

बी. देवदानी अं. नॉडेल. परमान क्र. १२०२००८. OM

ठिकाण : विराप, ता. उरुद, जि. रातघर.

मुद्रांक विकत बेगाच्याचे नाव व पत्ता : विकत नकाराचे संकेतस्थान आहे :-

26 SEP 2023

4. **Mr. Tanay Rambabu Agarwal**, aged about 25 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. 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 **Fifth Part**.

6. **Mr. Harshit Bipin Agarwal**, aged about 19 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 **Sixth Part**.

7. **Mr. Kavya Pankaj 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:

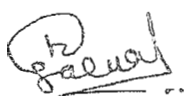
AND WHEREAS the above mentioned Parties of First to Sixth part are carrying on business under the name and style of **M/S SHREENATH REALTORS** at A/001, Vrindavan Heights Building, Srishtthi Complex, New Viva College Road, Bolinj, Virar (W), District: Palghar – 401303 as per Deed of Partnership dated 27<sup>th</sup> day of October, 2021, First Supplementary Deed of Partnership dated 21<sup>st</sup> Day of March, 2022, Admission cum Retirement Deed dated 16<sup>th</sup> Day of September, 2022 and Second Supplementary Deed of Partnership dated 7<sup>th</sup> Day of February, 2023 on terms and conditions contained in the said deed of Partnership.

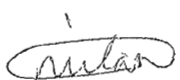
AND WHEREAS the Party of the Seventh Part has expressed his desire to Join the Said Partnership Firm with effect from 27<sup>th</sup> Day of September, 2023 & the Party of the Second Part has expressed his desire to retire from the said Partnership Firm with effect from 27<sup>th</sup> Day of September, 2023.

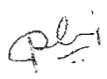
AND WHEREAS the parties hereto are desirous of recording the terms mutually agreed upon as to Such Admission of the Party of the Seventh Part **Mr. Kavya Pankaj Agarwal** (i. e. Incoming Partner) and as such retirement of the Party of Second Part **Mr. Pankaj Laxminarayan Agarwal** (i. e. Retiring Partner)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

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

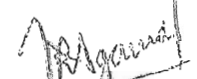
1. It is Agreed and recorded that the Party of Seventh Part **Mr. Kavya Pankaj Agarwal** has Joined Partnership firm **M/S SHREENATH REALTORS** & is admitted as partner w.e.f. 27<sup>th</sup> Day of September, 2023 & has brought sum of Rs.19,400/- as their share of initial capital.

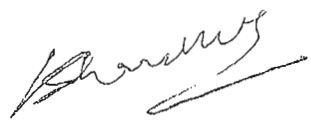








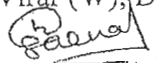






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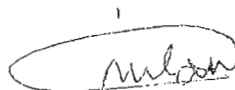
2. The Parties of the First to Sixth Part do hereby Agree and confirm that the Accounts of their said Partnership Firm upto the Said Retirement (i.e. upto 27<sup>th</sup> Day of September, 2023) are being made up and will be settled between them and that none of the parties hereto shall at any time hereafter 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 & severally and shall bear the liability in their Profit sharing ratio of Income Tax and other statutory liability which may arise in future pertaining to period upto 27<sup>th</sup> Day of September, 2023.
4. **Mr. Pankaj Laxminarayan Agarwal** Party of the Second Part has retired from said Partnership firm **M/S SHREENATH REALTORS** w.e.f. 27<sup>th</sup> Day of September, 2023. The amount standing as per books to the credit of capital a/c of **Mr. Pankaj Laxminarayan Agarwal** (being Retiring Partner) as 27<sup>th</sup> Day of September, 2023 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 27<sup>th</sup> Day of September, 2023. 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, claims 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, Srishthi Complex, New Viva College Road, Bolinj, Virar (W), District: Palghar - 401303.

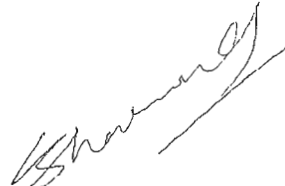














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14. Capital, Net profits or losses, if any after the payment of all expenses including interest & remuneration payable to partners in accordance with deed of partnership shall be divided amongst the partners in the following ratios: -

**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. Hemant Laxminarayan Agarwal	19.40%	19,400/-
2.	Mr. Pankaj Laxminarayan Agarwal	19.40%	19,400/-
3.	Mr. Riky Laxminarayan Agarwal	19.40%	19,400/-
4.	Mr. Tanay Rambabu Agarwal	19.40%	19,400/-
5.	Mr. Milan Bhadresh Mehta	3.00%	3,000/-
6.	Mr. Harshit Bipin Agarwal	19.40%	19,400/-

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	19.40%	19,400/-
2.	Mr. Riky Laxminarayan Agarwal	19.40%	19,400/-
3.	Mr. Tanay Rambabu Agarwal	19.40%	19,400/-
4.	Mr. Milan Bhadresh Mehta	3.00%	3,000/-
5	Mr. Harshit Bipin Agarwal	19.40%	19,400/-
6.	Mr. Kavya Pankaj Agarwal	19.40%	19,400/-

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. Hemant Laxminarayan Agarwal	19.40%
2.	Mr. Pankaj Laxminarayan Agarwal	19.40%
3.	Mr. Riky Laxminarayan Agarwal	19.40%
4.	Mr. Tanay Rambabu Agarwal	19.40%
5.	Mr. Milan Bhadresh Mehta	3.00%
6.	Mr. Harshit Bipin Agarwal	19.40%

**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	19.40%
2.	Mr. Riky Laxminarayan Agarwal	19.40%
3.	Mr. Tanay Rambabu Agarwal	19.40%
4.	Mr. Milan Bhadresh Mehta	3.00%
5.	Mr. Harshit Bipin Agarwal	19.40%
6.	Mr. Kavya Pankaj Agarwal	19.40%

*Hemant*

*Pankaj*

*Milan*

*Harshit*

*Agarwal*

*Agarwal*

*Agarwal*  
Contd..6..



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, First Supplementary Deed of Partnership dated 21<sup>st</sup> day of **March**, 2022 , Admission cum Retirement Deed dated 16<sup>th</sup> Day of **September**, 2022 & Second Supplementary Deed of Partnership dated 7<sup>th</sup> Day of **February**, 2023 shall remain unchanged & shall be bindly on all the Parties.

*[Handwritten signatures: Hemant, Pankaj, Bipin, Tanay]*

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. Hemant Laxminarayan Agarwal** )  
**(The Continuing Partner)** )

*[Handwritten signature: Hemant]*

in the presence of )  
*[Handwritten signature: Bipin]*  
**(Bipin Agarwal)** )  
SIGNED AND DELIVERED by the )  
within named " Second Part" )  
**Mr. Pankaj Laxminarayan Agarwal** )  
**(The Retiring Partner)** )

*[Handwritten signature: Pankaj]*

in the presence of )  
*[Handwritten signature: Bipin]*  
**(Bipin Agarwal)** )  
SIGNED AND DELIVERED by the )  
within named " Third Part" )  
**Mr. Riky Laxminarayan Agarwal** )  
**(The Continuing Partner)** )

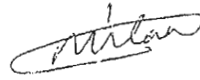
*[Handwritten signature: Riky]*

in the presence of )  
*[Handwritten signature: Bipin]*  
**(Bipin Agarwal)** )  
SIGNED AND DELIVERED by the )  
within named " Fourth Part" )  
**Mr. Tanay Rambabu Agarwal** )  
**(The Continuing Partner)** )

*[Handwritten signature: Tanay]*

in the presence of )  
*[Handwritten signature: Bipin]*  
**(Bipin Agarwal)** )

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



in the presence of )  
*Bisawad*

(Bipin Agarwal)

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



in the presence of )  
*Bisawad*

(Bipin Agarwal)

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



in the presence of )

*Bisawad*  
(Bipin Agarwal)