

Place: Bid  
Date: 6-3-12

214. *Scutellaria*

ಈ ದಸ್ತಾವೇಜು ಹಾಗೆಯೇ ಇದ್ದು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುಂಬರುವುದು 1963  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮರುಪರಿಶೀಲಿಸಿದೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಗೆ  
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಕಲಾಪಿ  
Registration and Stamps Department

ಪೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಿನಾಂಕ ದಿನಾಂಕ  
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Ru.

12/

2. The place of the business shall be in Karnataka having its office at No.70, III Floor, Opp: Darshini Floorings, Kaverinagar, Kathriguppe, B S K III Stage, Bangalore - 560 085,. However with the mutual consent of both the parties herein, the place of the partnership Firm shall be shifted to any other place or places as and when it is necessary.
3. The business of the Partnership Firm shall be that to purchase/ sale of lands, Residential Sites, purchase/sale and constructions of Multi-Store Residential Buildings, Commercial Complexes, to develop and form of Residential Layouts, to go for Joint development of buildings, Layout formation with land lords and to carry on any type of Real Estate business, construction of contract buildings and other civil contracts etc. In addition to above, the partnership firm may carry on trading, dealing, distribution and purchase, sale in cement, steel, paints and hardware and other building materials. However the partnership firm may carry on any other business as the partners may decide from time to time.
4. Branches/other offices may be opened by the Firm herein when the parties herein decided to do so and the branches/other offices so opened may be closed with the consent of both the parties herein from time to time.
5. The Partnership firm shall come into effect on and from 01.04.2012.
6. Both the partners shall contribute the capital whenever it is required in proportion to their sharing ratio for the smooth and successfully carrying on partnership business. Interest on capital shall be paid on the amount contributed by the partners of the firm. However, if any partner contributes in kind such as land, building, vehicles etc. the same shall be treated as capital contribution at the rate mutually accepted by both the partners. However any sum or amount in excess of capital contributed by the parties shall be treated as loans or advances to the Partnership Firm shall carry such rates of interest as the parties may decide from time to time. However the rate of interest shall not exceed 18% or at the rate eligible as per the I T Act. Such interest paid to the Partners shall be treated as common item of expenditure of the firm before ascertaining the profits/losses as mentioned in clause (5) infra.

Contd....3.....

17.05.2012

2 M. Renuka

ಈ ದಸ್ತಾವೇಜು ಹಾಕಿಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ೧೦೨ 152 ಮುನ್ಸೀಬರಾ 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕಿ  
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಶ ಇಲಾಖೆ  
Registration and Stamps Department

ಪರಿಶೀಲನೆ : ರೂ. 2/-

ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದದ್ದು ದಿನಾಂಕ  
Date of execution

ಒಟ್ಟಾರ್ಹ ಒಟ್ಟು ಸ್ಟಾಂಪ್ ದುರು  
Total stamp duty paid Rs.

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7. Proper books of account shall be maintained in the ordinary course of business and the books of account shall be closed at the end of March every year and Profit and Loss Account and Balance Sheet shall be prepared on that date to ascertain profit or loss and the First year books of account shall be ended on 31<sup>st</sup> March 2013.

8. The profits and losses of the partnership business, after payment of interest and remuneration to working partners shall be divided among the partners herein in the following manner.

FIRST PARTY  
SECOND PARTY

Sri M. VENKATESHULU  
Smt.M. RENUKA

60%  
40%

9. The duration of the partnership shall be "AT WILL".

10. Both the parties of the Firm shall be the working partners and shall look after the day to day affairs of the firm and each partner is entitled to the remuneration decided from time to time subject to the provisions to the Income Tax Act. The remuneration paid to partners shall be charged against the income of the Firm. The remuneration may be changed from time to time with the consent of the all parties herein.

11. The Bank accounts of the Firm shall be opened and operated for the purpose of the business of the partnership firm and such accounts shall be in the name of the firm only. All such bank accounts shall be operated by any one of the partners. However, with mutual consent of both the partners any partner or person shall be authorized to operate such bank accounts.

12. Loans may be borrowed from banks, financial institutions, private individuals etc. for the purpose of business of the firm and such loans shall be obtained in the name of the firm only and the loan agreement, papers etc., shall be signed by both the parties herein. Any loan/s borrowed in breach of this clause, the partner so borrowing shall be personally responsible for the discharge of such loans and he shall indemnify the other partner against any loss/damage incurred by him on account of such improper and unauthorized borrowings.

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11.2.52100

2 M. Renuka

ಈ ದಾಖಲೆಯು ಹಾಗೆಯೇ ಇದ್ದು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕೆಂ 152 ಮುಮೇಯಮ 2008  
ದಿನಾಂಕ 09-01-2008ರ ಪ್ರಕಾರ ಮುದ್ರಿತವಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಾಖಲೆಯ ಹಾಕಿ  
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ದಾಖಲೆಯು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದಾಗಿದೆ  
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ದಾಖಲೆಯನ್ನು ಬರೆದದ್ದಕ್ಕಾಗಿ ದಿನಾಂಕ  
Date of execution

ಹಾಕಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕದ ಮೊತ್ತ ರೂ.  
Total stamp duty paid Rs.

/4/

13. Both the parties herein shall work diligently for the best common advantages of the firm and both the parties herein shall be considered as working partners.
14. The partnership Firm is at liberty to purchase fixed Assets and to borrow loans from any person/persons including Bank/ Banks and Financial institutions for the purpose of the partnership business and all the required documents shall be signed by both the partners.
15. No partner can transfer or his interest in the partnership business to strangers without prior permission of the other partner and in the event of the contravention this clause by any partner or partners shall be expelled from the partnership.
16. No partner shall without the consent of the other partner obtained in writing, release, compound or reduce any debt due to the firm without receiving the full amount thereof or lend any money or deliver any goods belonging to the firm or assign or transfer either absolutely or by mortgage or by declaration of trust of his partnership interest in the firm or dies or knowingly permit anything to be done whereby the properties if the firm are exposed to the danger or being seized, or attached, or taken in execution.
17. In the event of death of any party herein, the firm shall not be dissolved, and shall continue to be carried by the existing partner with the legal heirs/representatives of the deceased partner subject to no changes in the terms and conditions. If the legal heirs/representatives are not joining in the partnership, the Firm shall be closed by settling the all debts, dues, receivables, fixed assets, current assets, liabilities etc. as per the balance sheet on the date of the closing of the firm and if anything remained after settling the outside liabilities shall be distributed to the partners or their legal heirs/representatives according to their profit and loss sharing ratio.
18. Any of the terms and conditions of this partnership deed may be altered, deleted or added on by the mutual consent of both the partners.

Contd....5.....

17.08.2008

2 M. Renuka

ಈ ದಾಖಲೆಯು ತಯಾರಿಸಿದ ಕಾರ್ಯದ ಸಾಕ್ಷಿಯಾಗಿದೆ  
ಈ ದಾಖಲೆಯು ಕರ್ನಾಟಕ ಸರ್ಕಾರದಿಂದ 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುಕ್ತವಾಗಿದೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಾಖಲೆಯು  
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ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಪರಿಶೀಲನೆ : ರೂ. 2/-

ಈ ಪಾಪೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದು  
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ದಾಖಲೆಯು ಜಾರಿಯಾದ ದಿನಾಂಕ  
Date of execution

ಮಾಪಕ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

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19. In case of any dispute arising between the partners with regard to this partnership whether with regard to implementation or interpretation of any of the terms of this deed shall be referred to and settled by Arbitration as per the provisions of the Indian Arbitration Act or any amendments thereof.
20. In the event of retirement of any partner, the partner shall be given a right of share in the assets and liabilities of the firm.
21. To the extent specifically traversed in the above paragraphs, all the other provisions of the Indian Partnership Act, 1932, shall apply to the firm.

IT WITNESS WHEREOF THE PARTIES HAVE SET THEIR HANDS IN TOKEN OF THEIR ACCEPTANCE OF THE ABOVE TERMS AND CONDITIONS OF THIS DEED ON THE 30<sup>TH</sup> DAY OF MARCH, 2012 BEFORE THE FOLLOWING WITNESSES:

WITNESSES

1.

(MANGUNATH C)  
# 12/1-75th Main 2nd block  
T.R. Nagar Bang. 28

2. T. N. Venkatesh Babu  
(T.N. VENKATESH BABU)  
No. 18. 3rd block  
6th Main 7th cross  
B. 28

11-0-42220

(M. VENKATESHULU)  
PARTY OF THE FIRST PART

2. M. Renuka

(M. RENUKA)  
PARTY OF THE SECOND PART