

K. RADHIKA
SVL NO. 16/7/15-2010
G-6, KUBERA TOWERS
NARAYANAGUDA
HYDERABAD - 500029
LICENSE NO. 13/2012



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PARTNERSHIP DEED

THIS DEED OF PARTNERSHIP is made and executed on this 7th day of **March, 2018** at Ranga Reddy District by and among:

1. **Sri PERUGU THUKARAMAIAH**, S/o. Late. PERUGU GURAVIAIAH aged 42 years, Occupation: Business, residing at D.No. 3-6-680/103, No.10, Café city line, Himayath nagar, Hyderabad, Telangana-500029, hereinafter called the **"FIRST PARTNER"**.
2. **Smt. KUNI PRAVEENA**, W/O. GALI RAMESH aged 34 years, Occupation: Business, residing at Flat no.101, Chandra enclave, Balaji nagar, Asifnagar, Hyderabad, Telangana-500028, hereinafter called the **"SECOND PARTNER"**.
3. **Smt. CHILAKALA GURUMADHAVI**, W/o. CHILAKALA GURU PRASAD, aged 30 years residing at Flat no. 201, Aaditya sreekar Apts, Raghavendra nagar, Opp RTO office, Kondapur, Serlingampally, Kothaguda, K.V.Rangareddy, Telangana-500084, hereinafter called the **"THIRD PARTNER"**.

AND

4. **Sri. BANDLA VIKRANTH KUMAR**, S/o. BANDLA LAKSHMI NARAYANA, , aged 29 years residing at Flat no. 10508, Indu Fortune Fields Gardenia, 13th Phase, K P H B Colony, Near Hi-tech City railway Station, Kukat Pally, Rangareddy, Telangana-500075, hereinafter called the **"FOURTH PARTNER"**.

WHEREAS, all the parties to this Deed having considered it profitable to engage themselves in the business of construction of buildings/ apartments, builders and developers in partnership for the mutual benefit of all under the name and style of **"SRI DHANVI INFRA"** by contributing the required finance.

AND WHEREAS it is considered expedient to reduce the terms and conditions governing the partnership into writing in order to avoid any misunderstandings in future. Hence, it is witnessed and it is hereby mutually agreed as under:

1. The Partnership shall be deemed to have commenced on the 7th day of **March, 2018**.
2. The business of the Partnership shall be carried on under the name and style of **"SRI DHANVI INFRA"**.

I. Subramaniam

K. Radhika

Madhai

B. Vinayash

The principal place of the business of the partnership shall be at **H.No. 3-6-680/103, Sagacity Apartment, Str.No.10, Café city line, Himayath Nagar, Hyderabad -500029, Telangana**, and at such other place or places as may be decided by the partners from time to time.

3. The nature of the business of the partnership shall be as under:

- a. To carry on in India, either alone or jointly with one or another firm, government, local or other bodies, the business to construct, build, alter, acquire, convert, improve, design, erect, establish, equip, develop, dismantle, pull down, turn to account, furnish, level, decorate, fabricate, install, finish, repair, maintain, search, survey, examine, inspect, locate modify, operate, protect, promote, provide, participate, reconstruct, grout, dig, excavate, renovate, remodel, rebuild, undertake, contribute, assist and to act as civil engineers, architectural engineers, interior decorators, consultants/advisors, agents, brokers, supervisors, administrators, contractors, subcontractors, turnkey contractors and managers of all types of constructions and developmental activities in all its branches such as multistoried, colonies, complexes, housing projects etc.
- b. To carry on in India the business of builders, contractors, designers, architects, decorators, furniture consultants, constructors, brokers of all types of buildings and structures such as houses, flats, apartments, shopping-cum-residential complexes and to develop, erect, install, alter, improve, add, establish, renovate, recondition, protect, participate, enlarge, repair, demolish, remove, replace, maintain, manage, buy, sell lease, let on hire, commercialize, turn to account, fabricate handle and control, all such buildings and structures.
- c. To deal in **real estate** business, purchase of lands both for agriculture and conversion into house sites, acquiring commercial and other lands, construction of apartments of all types, selling/leasing them, transact all types of housing and real estate activity.

4. **SRI. Perugu Thukaramaiah**, the first partner, shall be the **Managing Partner** Smt. K Praveena, Smt. Chilakala Gurumadhavi, Sri Bandla Vikranth Kumar the second, third & fourth partners shall be executive partners. **Managing Partner individually shall be empowered** on behalf of the partnership to appoint staff and fix remuneration and to supervise over their work and to dismiss them as and when found necessary, to acknowledge receipt of cash/cheques and goods and give effectual receipts, to incur expenses during the course of business of the partnership, to do all other acts, and things that are usual, necessary, and expedient in carrying on the Partnership business. He is individually authorized to execute and sign all agreements relating to contracts, guarantees and indemnity bonds in favour of Government/ other authorities and also to deal with all types of disputes with the departments.

In short, **he is individually fully empowered** for arbitration to deal with correspondence relating to all Government and other departments and to do all other acts and things that are usual, necessary and expedient in carrying the Partnership business. He is also individually

J. Subramaniam *K. Praveena* *Medhe* *B. Vikranth*

authorized to execute all the necessary documents pertaining to registration of land, construction agreements etc. in favor of the vendees/customers and buy the lands on behalf of the firm.

5. Bank accounts that are to be opened in the name of the Firm with anyone or more Scheduled Banks and all such accounts including current accounts whether in deposit or overdrawn and all types of overdraft accounts shall be operated by Managing Partner on behalf of the partnership. He will be empowered on behalf of the partnership to execute, endorse and discharge all types of instruments like Hundies, Cheques, and Drafts etc.
6. Proper books of accounts of the partnership business shall be maintained and the same shall be closed for the first time on 31st March, 2019 and thereafter once in every year on 31st March.
7. Profits including capital profit or loss ascertained in accordance with the above clause shall be divided amongst or borne by the partners as the case may be in the following manner:

S. No.	Name of the Partners	Extent of Shares Profit
1.	PERUGU THUKARAMAIAH	25%
2.	KUNI PRAVEENA	25%
3.	CHILAKALA GURUMADHAVI	25%
4.	BANDLA VIKRANTH KUMAR	25%
	Total	100%

8. The partnership shall be terminable at the WILL of the partners. However, any partner may retire from the partnership business after giving three months Notice, of his/her intention to do so in advance, to other partners.
9. Death, retirement or insolvency of any of the partner shall not have the effect of dissolving of the partnership and the business of the Firm shall continue to be carried on by admitting new partner in the vacancy caused.
10. There shall be no goodwill to the Firm under any circumstances. If any partner dies or retires, such retiring partner or legal representatives of the deceased partner or any other person cannot claim any amount towards goodwill either from the Firm or from the surviving partners.

J. Subramaniam *K. Praveena*

Medha

B. Vikranth

11. In the case of death or retirement of any partner, the retiring partner or the legal heirs of the deceased partners shall be given the balance in the capital account and share of profits or losses till the date of death or retirement.
12. In the case of dispute or differences of opinion between partners either on the interpretation of the terms of this deed or any of the partnership affairs the same shall be settled by arbitration. The provisions of the Indian Arbitration Act for the time being shall apply in this regard.
13. Any of the term or terms of this deed may be amended abandoned or otherwise be dealt with and the same shall be reduced in writing which shall have the same effect as if embodied in this deed.
14. The provisions of the Indian Partnership Act in so far as they are not contained herein shall be deemed to have been incorporated into these presents.

IN WITNESS WHEREOF THE PARTNERS HERETO HAVE SET THEIR HANDS ON DATE, MONTH AND YEAR FIRST HEREIN ABOVE MENTIONED.

WITNESSES:

1.

[Signature]

1. PERUGU THUKARAMAIAH

(FIRST PARTNER)

[Signature]

2. *S. Laxshmi*

2. KUNI PRAVEENA

(SECOND PARTNER)

[Signature]

3. CHILAKALA GURUMADHAVI

(THIRD PARTNER)

[Signature]

4. BANDLA VIKRANTH KUMAR

(FOURTH PARTNER)

[Signature]