

Smt P. Sankhya Rani,
Stamp Vendor L.No 15-07-004/2006,
R.L.No.16-07-006/2012 V.No.3-5-944
Shop no. 4, Ground floor
Panchavati Mall, Narayanaguda
Hyderabad - 500029
AUTH LICENSE NO 14 / 2013



STAMP DUTY TELANGANA
NON JUDICIAL
Rs. 0000500 16.11.2018
357472
INDIA TELANGANA

0016556970531

PARTNERSHIP DEED OF "SHANMUKHA ESTATES"

This Deed of partnership made this 16th Day of November, 2018 by and between:

1. SRI. SANKA RAJENDRA PRASAD, S/o. Sri. Rajeswara Rao, aged about 45 years, Occupation: Business R/o. H No.: 8-2-50, Market Road, Bhadrachalam, Khammam-507111, Telangana State.

(Here in after called partner of the First part).

2. SRI. MAHENDER KANDUKURI, S/o. Sri. Lingaiah Kandukuri, aged about 57 years, Occupation: Business R/o. H No. 6-5-163/1, Raveendra nagar, Nalgonda-508001, Telangana State.

(Here in after called partner of the Second part).

3. SRI. KOTHAGUNDLA KRISHNA, S/o. Sri. KOTHAGUNDLA RAJARAO, aged about 43 years, Occupation: Business R/o. Flat No. 101, Sai Raghavendra Nivas, Matrusri Nagar, Miyapur, Hyderabad-500049, Telangana State.

(Here in after called partner of the Third part).

4. SRI. TADI SETTI SAIDAI AH, S/o. Sri. Tadi Setty Ramalingaiah, aged about 42 years, Occupation: Business R/o. Plot No. 22-A, Backside Kotha Kapu Yadava Reddy Garden, Janaki Enclave, Karmanghat, Saroornagar, Ranga Reddy-500079, Telangana State.

(Here in after called partner of the Fourth part).

S. Sankhya Rani

[Signature]

C. Candhana

Contd..2

K. Sankar

[Signature]

P. Sankhya Rani

5. SRI. PULIPATI PAVAN KUMAR, S/o. Sri. Srinivasarao, aged about 28 years, Occupation: Business R/o. H No. 11-120, Radham Bazar, Nandigama, Krishna-521185, Andhra Pradesh.

(Here in after called partner of the Fifth part).

6. SRI. KOTHAGUNDLA RAJARAO, S/o. Sri. Nagendram Kothagundla, aged about 64 years, Occupation: Business R/o. Flat No. 101, Sai Raghavendra Nivas, Matrusri Nagar, Miyapur, Hyderabad-500049, Telangana State.

(Here in after called partner of the Sixth part).

(Hereinafter called as "**PARTNERS**" of the firm which term shall mean and include the respective legal heirs, administrators, assigns etc).

WHEREAS the above-named partners with their mutual consent agreed upon for forming a partnership firm, in the name and style of **M/S. SHANMUKHA ESTATES** for the purpose of Developing, Building and constructing properties or such other business as may be decided by the partners from time to time.

NOW THIS DEED OF PARTNERSHIP AFTER THE PROPOSED TERMS WITNESSETH AS FOLLOWS:

1. The name of the firm shall be "**M/S. SHANMUKHA ESTATES**".
2. That the principal place of business of the partnership shall be at Plot No.4, Sri Ram Nagar Colony, Beside Vijayalaxmi Theatre, L B Nagar, Hyderabad - 500074, Telangana State, India or at such other place as may be determined by the partners from time to time.
3. The main object of the firm is Developing, Building and constructing properties, purchase for resale and to trade in land and house and other immovable property of any tenure and any interest therein, or any other business which may be decided by the partners from time to time.
4. That all the partners shall have share in the assets in proportion to their investment ratio.
5. That the partners shall share the profit and losses of the firm as under.

Name	Profit/Loss Sharing Ratio
1. SRI. SANKA RAJENDRA PRASAD	33%
2. SRI. MAHENDER KANDUKURI	09%
3. SRI. KOTHAGUNDLA KRISHNA	12%
4. SRI. TADI SETTI SAIDIAH	09%
5. SRI. PULIPATI PAVAN KUMAR	19%
6. SRI. KOTHAGUNDLA RAJARAO	18%

S. Rajendra Prasad

COA

Co. Krishna Contd..3

COA

P. Sankar Kumar

K. Sankar

6. The Fourth, Fifth and Sixth parties of the deed i.e., TADI SETTI SAIDAIAH, PULIPATI PAVAN KUMAR and KOTHAGUNDLA RAJARAO shall be the working partners and should do the business of partnership to the best of their ability and shall devote the required time diligently to it. The partner of the 1st part i.e., SANKA RAJENDRA PRASAD shall be the Managing Partner.
7. The partnership may open Account or Accounts with any bank in the name of the Firm and the same shall be operated by working partners.
8. Any two of the working partners are authorized to sign, execute and negotiate instruments including Bank Cheques, promissory notes etc. on account of the firm whether the account is overdrawn or not.
9. That the Managing partner i.e., SANKA RAJENDRA PRASAD is authorized to borrow funds from Banks/Financial Institutions and to mortgage the assets of the firm to any person, firm, company, Bank or financial institution for the purpose of raising loans on behalf of the firm under his signature.
10. The firm shall sue and be sued in the name of the Firm/Managing partner.
11. That the managing partner is authorized to act and appear on behalf of the firm in a court of law, both civil and criminal, Revenue Courts, Special Tribunal Under Telangana Land Grabbing (prohibition) Act Tribunals, High Court of Telangana and Supreme Court of India, and Register offices for registration.
12. That the managing partner is authorized to file, prosecute, defend, withdraw or compromise any matter pertaining to the assets of the firm.
13. That if any partner is desirous of selling the share, he shall offer it to the remaining partner and if the partner desires to purchase it, he shall sell it to the other partner at a fair valuation.
14. That if during the continuance of the partnership any partner shall retire or die or become insolvent the remaining partners shall have the option to purchase the share of the other partner at the date of his retirement, death or insolvency in the capital assets of the partnership and the purchase price shall be the amount at which such amount stand in the last balance sheet which shall have been prepared prior to the retirement, death or insolvency.
15. The Fourth, Fifth and Sixth parties of the deed i.e., TADI SETTI SAIDAIAH, PULIPATI PAVAN KUMAR and KOTHAGUNDLA RAJARAO is entitled for remuneration subject to the provisions of the Income Tax Act, 1961 and as mutually agreed by the partners.
16. That the partners are also entitled to interest on investments within limits prescribed u/s. 40 (b) of the Income Tax Act subject to a maximum of 12% per annum.

S. Rajendra Prasad.

[Signature]

[Signature]

Contd..4

[Signature]

[Signature]

[Signature]

17. WHEREAS on the completion of each year the accounts of the firm shall be audited by a Chartered Accountant and findings of the Chartered Accountant shall be binding equally on all the partners of the firm and same shall not be questionable.
18. WHEREAS this firm shall not be dissolved in case of retirement of the any of the partners of the firm due to any unavoidable circumstances and remaining partners shall be entitled to add a new partner replacing the retired partner along with his/her share capital.
19. Any partner of the firm shall have an individual right for verifying details of the business and can suggest profitable measures to the other working partner as and when required.
20. WHEREAS in case of any misunderstandings or any dispute arises in between the partners of the firm such dispute can be referred to any arbitrator of their choice and same cannot be questioned in any competent court of law.

IN WITNESSETH, whereof the parties hereto affix their signatures to this deed on the 16th Day of November, 2018.

WITNESSES

1. U. Umesh Kumar

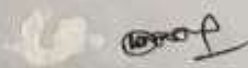
2. H. Maheshwari

SIGNATURE OF PARTNERS

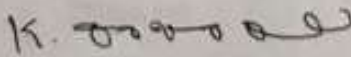
1. S. Rajendra Prasad.
(SANKA RAJENDRA PRASAD)

2. 
(MAHENDER KANDUKURI)

3. C. Krishna
(KOTHAGUNDLA KRISHNA)

4. 
(TADI SETTI SAIDAIYAH)

5. P. Pavan Kumar
(PULIPATI PAVAN KUMAR)

6. K. 
(KOTHAGUNDLA RAJARAO)