

P. Sandhya Rani
P. SANDHYA RANI
S.V.L.NO. 1/2007
H.NO. 8-3-677/1/2
YELLAREDDYGUDA
HYDERABAD - 500073
LICENSE NO: 06/2007



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RAR 04 2020

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NON-JUDICIAL
STAMP DUTY

TELANGANA

PARTNERSHIP DEED

This Deed of Partnership is made and executed on this 04th March 2020 between

1. Mr. Padire Venuchander Reddy, S/o Padire Santhosh Reddy, Resident of 4-132 Sarangapur, Adilabad, Telangana – 504110 (Hereinafter called the party of the FIRST PART)
2. Mr. Jayachander Reddy Challa, S/o Linga Reddy Challa, Resident of 8-2-293/82/L/312A, Road no :12, MLA's colony, Banjarahills, Hyderabad, Telangana-500034 (Hereinafter called the party of the SECOND PART)
3. Mr. Guvvala Sivarami Reddy, S/O Guvvala Subba Reddy, Resident Of B 61, Prakruthi Nivas, Opp Dunidigal Air Force Academy, Annaram, Medak, Jinnaram, Telangana-502313 (Hereinafter called the party of the THIRD PART)
4. Mr. Jannapureddy Praveen Kumar Reddy, S/o Jannapureddy Chandra Reddy, Resident of Plot no 20, 2D Flat no 3A, Anusha residency, Alkapur Township, Opp Aditya Fort view, Puppalaguda, Rangareddy, Telangana – 500089 (Hereinafter called the party of the FOURTH PART)
5. Mr. Pasala Srinivasa Rao, S/o Pasala Sanyasi Naidu, Resident of Flat No.420, Ushodaya Signature Deepthi Sree nagar colony, Madhinaguda, Miyapur, Hyderabad, Telangana-500049 (Hereinafter called the party of the FIFTH PART)

1) [Signature]

2) [Signature]

3) [Signature]

4) [Signature]

5) [Signature]

6) N. Subhikumar

R.B. Vihar

6. Mrs. Satish Kumari Nali, D/o Seeta Ramamu Meesala, Resident of Flat No.820, Lotus Block, Ushodaya Signature, Deepthisri Nagar, Tirumala Giri, Miyapur, Hyderabad, Telangana-500049.
(Hereinafter called the party of the SIXTH PART)

7. Mr. Rongali Brind Vihar, S/o Rongali Bangaru Babu, Resident of Villa No.110, A P R Pranav Antilia, Nizampet, K.V. Rangareddy, Telangana -500090
(Hereinafter called the party of the SEVENTH PART)

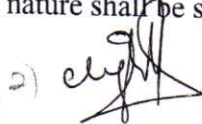
WHEREAS the parties of the **FIRST** part hereto have agreed to enter into partnership to carry on the business of Property Consultants, Builders, Developers, Constructions, Interiors and Contractors.

WHEREAS all the above parties have agreed to write-down the terms and conditions of the partnership firm to avoid any future disputes or misunderstandings.

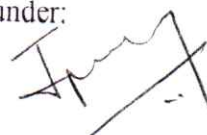
NOW THIS DEED-WITNESSES AS FOLLOWS

1. The name and style of the partnership firm shall be **"CONCEPT DESIGN DEVELOPERS"**.
2. **PLACE OF BUSINESSES:** The principal place of business shall be located at Flat no 420, Ushodaya Signature, Deepthisree nagar colony, Madhinaguda, Miyapur, Hyderabad, Telangana-500049.
3. **COMMENCEMENT:** The partnership firm shall come into existence with immediate effect from this deed (i.e. 04-03-2020).
4. **DURATION:** The duration of the firm shall be as mutually agreed by all the parties.
5. **NATURE OF BUSINESS:** The nature of business of the **CONCEPT DESIGN DEVELOPERS** is Property Consultants, Builders, Developers, Constructions, Interiors and Contractors.
6. **CAPITAL:** Initial capital of the firm shall be Rs.10, 000/- (Rupees Ten Thousand only) which shall be brought in by the partners in their profit sharing ratios. Further investments when required will also be made in the same sharing ratio, unless otherwise mutually agreed by all parties.
7. **PROFIT OR LOSS SHARING RATIO:** The Profits or Losses of the partnership firm including those of capital nature shall be shared or borne by all the partners as under:

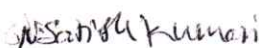
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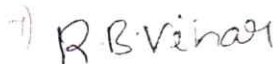
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- f) To invest, deposit and deal with any moneys of the FIRM not immediately required for the purpose thereof, upon such security, or without security and in such manner as they may think fit, and from time to time to vary or realise such investments.
- g) To determine from time to time who shall be entitled to sign, on the FIRM's behalf, bills, notes, receipts, acceptances, endorsements, cheques, dividend warrants, releases, contracts and documents and to give necessary authority for such purpose.
- h) To distribute by way of bonus amongst the staff of the FIRM a share in the profits of the FIRM, and to give to any officer or other person employed by the FIRM a commission on the profits of any particular business or transaction and to charge such bonus or commission as part of the working expenses of the FIRM.
- i) To comply with requirements of any local law which in their opinion it shall in the interest of the FIRM be necessary or expedient to comply with.
- j) To appoint, and at their discretion remove or suspend such general managers, secretaries, assistants, supervisors, clerks, agents and servants for permanent, temporary or special services as they may from time to time think it, and to determine their powers and duties and fix their salaries, or emoluments, and to require security in such instances and to such amount as they may think fit. And also from time to time to provide for the management and transaction of the affairs of the FIRM in any specified locality in India or elsewhere in such manner as they think fit.
- k) For or in relation to any of the matters aforesaid or otherwise for the purposes of the FIRM to enter into all such negotiations and contracts and rescind and vary all such contracts, and execute and do all such acts, deeds, and things in the name and on behalf of the FIRM as they may consider expedient.
- l) From time to time make, vary or repeal bye-laws for the regulation of the business of the FIRM, its officers and servants.

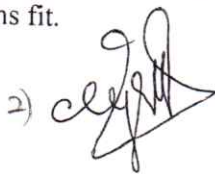
The Managing Partners may formulate, create, institute or set up such schemes, trusts, plans or proposals as they may deem fit for the purpose of providing incentive to the officers, employees and workers of the FIRM.

10. REMUNERATION: The partners of the firm will withdraw salary according to the mutual agreement by the partners once the activity of the business starts subject to compliance with the IT act, 1961. A separate letter in this regard will be signed by all the partners.

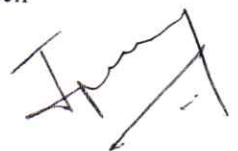
11. ACCOUNTING YEAR: That the Accounting year of the firm shall be the financial year.

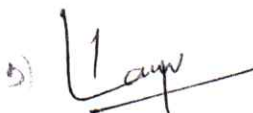
12. BOOKS OF ACCOUNTS: Proper books of accounts shall be maintained by the Managing Partner and shall be kept at the principal place of the business, the other partner shall have free access to the books of account and shall be at liberty to take such extracts there from as she deems fit.

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2) 

3) 

4) 

5) 

R. Satish Kumar

R. B. Vihar

13. RETIREMENT: That if any party shall desire to retire he/she must do so by giving 3 months' notice in writing to the firm as well as to other partner. However, he/she may also retire by giving shorter notice with the consent of the other partner.

14. TRANSFER OF SHARE IN THE PARTNERSHIP:

For the purposes of Clauses if any of the existing partners wishes to transfer their share in the partnership. They can freely transfer at time subject to the below mentioned condition. Retiring partner who is willing to transfer his share in the firm should first offer the share to the existing partners. The existing partners should in writing express their interest in purchasing the share, which are being transferred by the retiring partner. If none of the existing partners are willing to purchase the share, the retiring partner shall transfer the share to any third party, who is acceptable to the continuing partner

15. That an outgoing partner may carry on a similar business but he/she shall not:

- a) Use the firm name
- b) Represent him/her as carrying on the profession of the firm
- c) Solicit the clients who were dealing with the firm before he/she ceased to be a partner.

16. That the partnership firm shall not be dissolved by the retirement, bankruptcy, disability or death of any partner and on the happening of any such event the remaining partner shall be entitled to continue the business of the firm as usual by admitting the new partners.

17. That the partnership firm shall not be responsible for any loans taken or contracted by the partners for themselves from outsiders in their personal capacity.

18. AMENDMENT: That any of the above terms may be varied altered, amended or substituted by mutual consent of the partners.

19. ASSIGNMENT OF SHARE or GIFT: No partner of the partnership firm can give his/her share or interest to any other person as assignment, gift, mortgage or sell without approval of other partner in writing.

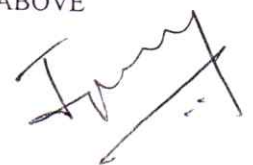
20. ARBITRATION: In case of any difference of opinion or dispute as to the matters arising out of the partnership deed, the same shall be resolved by way of amicable settlement. In the eventuality of not resolving the same by way of amicable settlement, the same shall be resolved in accordance with the provisions of the Indian Arbitration and Reconciliation Act.

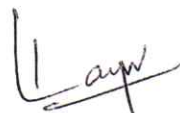
21. PARTNERSHIP ACT: Notwithstanding anything contained in this deed the provisions of the Indian Partnership Act, 1932 as amended from time to time shall apply IN WITNESS WHEREOF THE PARTNERS HERE TO HAVE SIGNED THIS DEED OF PARTNERSHIP ON THE DAY, THE MONTH AND THE YEAR FIRST WRITTEN ABOVE WITH FREE WILL AND CONSENT.

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6) N. Subbaraj Kumar 7) R. B. Velhari

WITNESSES

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SIGNATURE OF THE PARTNERS

1. 

(Mr. PADIRE VENU CHANDER REDDY)

2. 

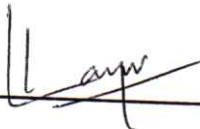
(Mr. JAYACHANDER REDDY CHALLA)

3. 

(Mr. GUVVALA SIVARAMI REDDY)

4. 

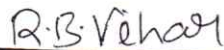
(Mr. JANNAPUREDDY PRAVEEN KUMAR REDDY)

5. 

(Mr. PASALA SRINIVASA RAO)

6. 

(Mrs. SATISH KUMARI NALI)

7. 

(Mr. RONGALI BRIND VIHAR)