



తెలంగాణ తెలంగాణ TELANGANA

S.NO. 351 DATE 20/9/2024

SOLD TO PRAVEEN KUMAR JAIN R/o H.No. 6-1-851, Khairatabad, Hyderabad-500004.

FOR WHOM J.D. JAIN

FOR WHOM M.K. JAIN CONSTRUCTIONS

K. ALIVE LU AC 629351

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Licence No: 15-23-011/2021
H.No: 14-1-90/384, 385, 398, 399,
Gayatri Nagar, Allapur, Medchal-Malkajgiri
Dist. Ph: 9701299958.

RECONSTITUTION OF PARTNERSHIP DEED

This Deed of Reconstitution of Partnership is made & executed on the 9th day of November 2021 at Hyderabad.

By and between:

1. **Mr. Praveen Kumar Jain**, S/o Sri. J.D Jain aged about 45 Years, Occupation: Business R/o of H.No.6-1-851, Khairatabad, Hyderabad-500004, (Hereinafter referred to as the Party of the First Part, which expression includes their heirs, executors, assignees, administrators, attorney, Legal representatives and etc.)
2. **Mr. Suresh Jain** S/o Late Sri Devichand Gandhi aged about 40 Years, Occupation: Business R/o of H.No.8-3-978/16/A, Srinagar Colony, Hyderabad-500073, (Hereinafter referred to as the Party of the Second Part, which expression includes their heirs, executors, assignees, administrators, attorney, Legal representatives and etc.)

Hereinafter referred as "Continuing Partners"

3. **Mr. Anuj Jain** S/o Sri Lalit Kumar Jain aged about 26 years, Occ: Business, R/o H.No.6-1-851, Khairatabad, Hyderabad-500004, (Hereinafter referred to as the Party of the Third Part, which

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Partner



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S.NO. 359 DATE 20/09/2021

SOLD TO PRAVEEN KUMAR JAIN

STO D/O W/O J. D. JAIN

FOR WHOM M/s. JAIN CONSTRUCTIONS.

K.A. AC 629359

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expression includes their heirs, executors, assignees, administrators, attorney, Legal representatives and etc.)

Hereinafter referred as "Incoming Partner"

Whereas the above continuing partner i.e., Party of the First Part and Party of the Second Part constituted a Partnership firm under the name and style of "M/s. JAIN CONSTRUCTIONS" having its Registered Office at H.No. 1-98/9/3/21, Amma Nilayam, Jai Hind Enclave, Madhapur, Hyderabad through a Deed of Partnership Dated: 15.06.2016 for Undertaking the business of real estate, construction of residential apartments and commercial buildings and also interior designing, execution and property management.

To act as real estate consultants/brokers and provide advisory services and consultancy in various fields including commercial, financial, marketing, technical, interior designing;

Any other business or businesses as may be mutually agreed upon by all partners from time to time.

WHEREAS the Sri Anuj Jain S/o Sri Lalit Kumar Jain, Party of the Third Part expressed his intention to join as a new partner of the firm and continuing partners have agreed to admit him as Partner and hence Reconstitution of the firm with continuing partners No.1 and 2 and Incoming partner to carry

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S.NO. 360 DATE 20/09/2021

SOLD TO DRAVEEN KUMAR JAIN

S/O D/O W/O J.D. JAIN

FOR WHOM M/s. JAIN CONSTRUCTIONS.

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out the business in partnership in the name and style of "M/s. JAIN CONSTRUCTIONS" by taking over the assets and liabilities of the concern at Book balances for mutual benefits that were standing in the Books as on 09/11/2021.

NOW IT IS HERE BY AGREED BY AND BETWEEN THE PARTNERS HERETO that they have become partners and joined in partnership upon the terms and conditions hereinafter expressed.

NOW THIS RECONSTITUTE OF PARTNERSHIP WITNESSES AS FOLLOWS:-

1. That the Name of the Partnership Business shall be "M/s. JAIN CONSTRUCTIONS"
2. That the Principal place of the Business shall be at Flat No.202, 2nd floor, Anushka Trendz, Road, No.14, Banjara Hills, Hyderabad-500034 or any other place or places as may be decided among the Partners mutually.
3. That the objects of the partnership business shall be to carry on and:
 - (a) Undertake the business of real estate, construction of residential apartments and commercial buildings and also interior designing, execution and property management;
 - (b) To act as real estate consultants/brokers and provide advisory services and consultancy in

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S.NO. 373 DATE 21/09/2021

SOLD TO Suresh Jain

STUDIO W/O Late Devi Chand Gandhi, R/o Hyd

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K. AL AC 629373

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various fields including commercial, financial, marketing, technical, interior designing;

(c) Any other business or businesses as may be mutually agreed upon by all partners from time to time.

4. That the Duration of the Partnership Business shall be "AT WILL".

5. Interest payable on the capital contributed shall be mutually decided by the partners. The capital requirements of the Partnership business shall be provided by in the following ratios:

1. Praveen Kumar Jain	25 %
2. Suresh Jain	50 %
3. Anuj Jain	25 %

6. That the all 03 Partners shall be the Working Partners and all 03 Partners shall be entitled to remuneration as mutually decided by them.

7. That the profit and losses of the partnership business shall be shared by the partners in the following ratios:

1. Praveen Kumar Jain	30 %
2. Suresh Jain	40 %
3. Anuj Jain	30 %

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S NO 374 DATE 21/09/2021

SOLD TO Suresh Jain

PROVIDED TO Late Devi Chand Gandhi, R/O Mid

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K. AL AC 629374

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8. That the Bank Account(s), of the Firm which are already in existing shall be continued and any bank accounts in any bank or banks shall be opened as decided by the parties and the same shall be operated by the partners' with Joint Signatures of Either of Party of the First Part or Party of the Third Part and Party of the Second Part.
9. That the Partners are empowered to borrow money or raise loans only in the name of the firm as may be required for the purpose of business, from any person, firm, company, bank or any other financial Institution against the hypothecation of the security i.e., movable or immovable property, fixed or current assets of the firm on such terms and conditions as may be mutually decided and agreed by the partners with the concerned institution.
10. That any of the Partner can retire from the Partnership Business by giving Three Months Notice to the other Partner. At the time of Retirement, no Goodwill shall arise, however the amount available in the Capital Account of the Retiring Partner and his share in the Profit & Loss account up to the date of retirement shall be given by the firm.
11. That all necessary books of accounts of the Partnership shall be maintained and kept at the principal place of Business or such other place as mutually agreed upon by the

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S.NO. 375 DATE 21/09/2021

SOLD TO Suresh Jain

SIODIO Late Devichand Gandhi, plotted

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K. ALIVELU AC 629375

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- Partners. The accounts of the Partnership shall be prepared annually and for that purpose the accounting year of the Firm shall be from April to March; Wherein the Balance Sheet, Profit and Loss Accounts shall be made up for the accounting year.
12. That all disputes between the partners in relation to any whatsoever touching the partnership affairs, of the construction of this agreement and whether before or after the termination of the partnership shall be referred to a single arbitrator to be appointed by the partners and decision of such arbitrator shall be final and binding on the parties.
13. That none of the partners without the written consent of the other partner shall:
- (a) Sell, Mortgage, or otherwise alienate, assign or change his/her share, interest in the assets of the firm.
 - (b) Lend money belonging to the firm except in the ordinary course of business, and
 - (c) Dispose off by pledge, sale or otherwise any part of the partnership property or profits, except in the ordinary course of business.
14. That each partner has entered into partnership in his individual capacity and shall:
- (a) Carry on the business of the firm to its greatest common advantage;

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S.NO. 376 DATE 21/09/2021

SOLD TO Suresh Jain

FOR WHOM Late Devi Chand Gandhi, R/O H/d

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- (b) Be just and faithful to the other partners shall render true accounts and full information affecting the firm to the other partners of their legal representatives;
- (c) Pay his/her private debts separately.
- (d) Each partner shall indemnify the other partners from his/her personal liabilities and the partnership assets against all proceedings, claims and demands in respect thereof.
15. That no person shall be admitted or introduced as partner without the consent of the all the partners but in the event of death of any party of this deed, the entire rights and privileges enjoyed by such partner shall automatically be vested with his legal heirs or successor or successors as the case may be and such person or persons may be taken as partner on terms and conditions of this deed.
16. That on the death or demise of any of the partners, the firm shall not stand dissolved but shall be carried on by remaining partners with the legal heirs or representatives of the deceased.
17. That each Partner shall upon dissolution of Partnership firm execute all such deeds or documents: and shall do all such thing as would be necessary for a speedy winding up of the affairs of the Partnership and actual indemnity and release.

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S.NO. 377 DATE 21/09/2021

SOLD TO Suresh Jain

1001000 Late Devi Chand Gandhi, r/o 4/d

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AC 629377

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18. That all the partners hereto shall be just & faithful to one another in all transactions relating to business of partnership shall render true and correct account to one another when and so often as the same shall be reasonably required.
19. That the partners are authorized either individually or jointly to represent the firm in any civil or Criminal Courts, Courts of Insolvency before all Judges, District Judges Munciffs, Registrars, Income Tax, Sales Tax or Service Tax Authorities, Official Receiver, Police Commissioner and Civilian Officers of the State Governments and Central Government, Import and Export Trade Control Authorities, Customs Authorities, Postal Authorities etc., further, the Partners are authorized to conduct the Partnership Business jointly and severally and to sign and verify all plaints, appeals, petitions etc., which are to be filed in any civil or Criminal Courts or before any officer of Indian Govt as well as State Govt & swear necessary affidavits & certify all written statement and defend all suit brought against firm or against any of the Partner hereto.
20. Either of Party of the First Part or Party of the Third Part and Party of the Second Part jointly are authorized to execute the registration documents (Registered under Registration and Stamps

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S.NO. 378 DATE 21/09/2021

SOLD TO Suresh Jain

STUDIO W/O Late Devichand Gandhi, Plot 11d

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Department) for purchase, sale, take on lease, or give on lease or otherwise dispose of any immovable property or asset of the firm in the regular course of business.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEAL ON THIS, THE 9th DAY OF NOVEMBER 2021.

WITNESS:

SIGNATURES OF PARTNERS

1.

1. PRAVEEN KUMAR JAIN

2.

2. SURESH JAIN

3.
ANUJ JAIN

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Partner