

THIS DEED OF PARTNERSHIP is made on this 08th Day of July 2023 by and between

1. **Brindesh Goverdhandas Agrawal (PAN: AARPA3893J)** R/o Plot No. 26, Near Radhakrishn Mandir, Wardhaman Nagar, Bhandewadi, Nagpur 440008 hereinafter referred to as **Party No. 1** (which expression shall mean and include his legal heirs, executors, administrators and assigns)

AND

2. **Nainesh Goverdhandas Agrawal (PAN: BBAPA9555Q)**, R/o Plot No. 26, Near Radhakrishn Mandir, Wardhaman Nagar, Bhandewadi, Bagadganj, Nagpur 440008 hereinafter referred to as **Party No. 2** (which expression shall mean and include his legal heirs, executors, administrators and assigns)

AND

3. **Sanjay Purnamal Agrawal (PAN: ABUPA3688D)**, R/o Plot No 245-1A, Flat No 601, Spring Villa Apartment, Near GPO, Civil Lines, Nagpur 440001 hereinafter referred to as **Party No. 3** (which expression shall mean and include his legal heirs, executors, administrators and assigns)

AND

4. **Shantanu Sanjay Agrawal (PAN: BQTPA0362F)**, R/o Plot No 245-1A, Flat No 601, Spring Villa Apartment, Near GPO, Civil Lines, Nagpur 440001 hereinafter referred to as **Party No. 4** (which expression shall mean and include his legal heirs, executors, administrators and assigns)

AND

5. **Sanidhya Sanjay Agrawal (PAN: BVTPA1340N)** R/o Plot No 245-1A, Flat No 601, Spring Villa Apartment, Near GPO, Civil Lines, Nagpur 440001 hereinafter referred to as **Party No. 5** (which expression shall mean and include his legal heirs, executors, administrators and assigns)

AND WHEREAS, all the parties hereinafter collectively known and referred to as "Partners" which terms, unless repugnant to the context, shall mean and include their respective legal heirs, Executors, Administrators, Assigns, and Legal representatives;

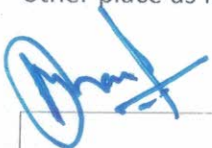
AND WHEREAS, the parties hereto have deemed it expedient to reduce into Writing and are desirous of recording the terms and conditions governing their relations inter se.

1) NAME OF THE FIRM:

That the name of the partnership firm shall be "**UNICORN ESTATES**".

2) PLACE OF BUSINESS:

The Principal place of the Partnership Firm shall be "32, Central Avenue, Nagpur 440018" but it can be shifted to any other place or places as and when considered naturally beneficial at any other place as mutually agreed upon from time to time

				
Brindesh Agrawal	Nainesh Agrawal	Sanjay Agrawal	Shantanu Agrawal	Sanidhya Agrawal

3) BUSINESS OF THE FIRM:

The Partnership business shall be sale and purchase of properties, development of plots, lands, layouts, civil construction work, making and erection of various commercial godown, complexes, layouts and gave them on rent, etc. and development of residential, Industrial, Commercial Plots, Development of Logistics Park/Places, Apartment/Flat Scheme, Complexes, etc. and such other business as the partners deem necessary and/or any other business or businesses as may be mutually agreed upon time to time under the firm name and style as **"UNICORN ESTATES"**.

4) COMMENCEMENT AND DURATION:

That the partnership firm shall deemed to have commenced on and from **08th July 2023**.
Duration of the partnership shall be "AT WILL".

5) CAPITAL OF THE FIRM:

All Partners shall contribute a total sum of Rs 50,000/- towards Capital of Firm in their sharing ratio. The Partners may contribute the Additional Capital as and when considered to be necessary and expedient for the purpose of carrying on business of partnership in the proportions as may be mutually agreed upon.

6) SHARING OF PROFIT & LOSS:

That the net profit or loss as the case may be of the firm, shall be shared or borne by the parties to this deed in the following proportion:

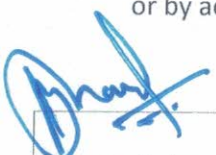
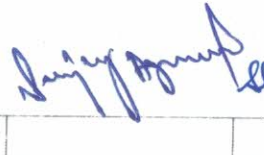
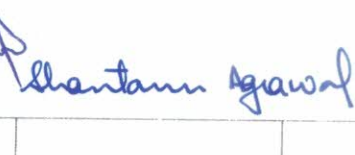
(1) Brindesh Goverdhandas Agrawal	25%
(2) Nainesh Goverdhandas Agrawal	25%
(3) Sanjay Purnamal Agrawal	20%
(4) Shantanu Sanjay Agrawal	15%
(5) Sanidhya Sanjay Agrawal	15%
Total	100%

7) REMUNERATION:

The firm can pay remuneration to its partner or partner(s). The remuneration payable to the partners shall be computed in the manner laid down under the Income-tax Act, 1961.

8) OTHERS:

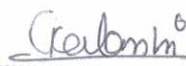
- That the bank account or accounts as the case may be shall be operated by any one or more of the Parties to this deed.
- That in the event of death or retirement of any of the parties, the partnership firm shall not come to an end it may continue to subsist between the legal heirs of the deceased partner or by admitting new

				
Brindesh Agrawal	Nainesh Agrawal	Sanjay Agrawal	Shantanu Agrawal	Sanidhya Agrawal
Party No 1	Party No 2	Party No 3	Party No 4	Party No 5

- III. The firm can pay interest to its partner @12% per annum on his Capital/Loan/Advance standing to his credit in his account/accounts in the Books of firm. Similarly, a simple interest @12% per annum may be charged on debit balance in his Capital/Loan/Advance account in the Books of the Firm.
- IV. That the partnership firm shall be liable or entitled to loan raised for the purpose of business of the firm only and for that purpose property assets of that partner firm may be mortgaged /pledged. It shall not be liable or responsible for personal loans or obligations of the partners.
- V. That any dispute between the partners relating to this firm shall be settled by arbitration under the provisions of Arbitration Act.
- VI. That with the mutual consent of the partners, any condition to this deed may be amended, altered or any new condition may be substituted, added.
- VII. That anything not provided herein shall be governed by the provisions of Indian Partnership Act 1932.

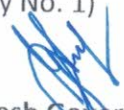
WITNESSES:

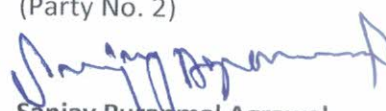
1. 
Ashon Shahy

2. 
Gokul Kalam

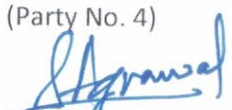
PARTNERS


Brindesh Goverdhandas Agrawal
(Party No. 1)


Nainesh Goverdhandas Agrawal
(Party No. 2)

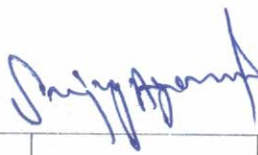

Sanjay Purnamal Agrawal
(Party No. 3)

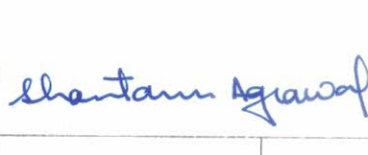

Shantanu Sanjay Agrawal
(Party No. 4)


Sanidhya Sanjay Agrawal
(Party No. 5)











Brindesh Agrawal	Nainesh Agrawal	Sanjay Agrawal	Shantanu Agrawal	Sanidhya Agrawal
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