



St. No. 7284, Place of Vend VASCO Date of Sale 23 DEC 2021 684281
VENDOR NILESH S. NADKARNI RIO Chicolim

License No. JUD / VEN-LIC / 2005 / AC-1

Value of Stamp Paper 500/-

Name of Purchaser PITU CHANDRANT

R/O NADKARNI Father's Name

Purpose D. & P. S. Transacting Parties

As there is no one single Stamp Paper for the value of Rs. _____
Additional Stamp Paper for the completion of the value is attached
Along with.

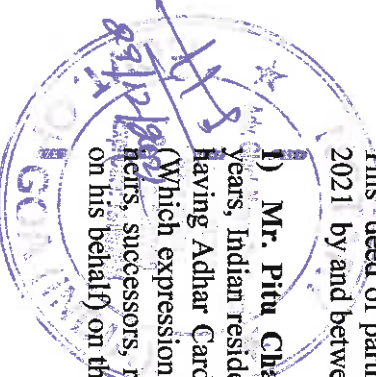
Sign of Stamp Vendor

Sign. Of Purchaser

DEED OF PARTNERSHIP

This deed of partnership is entered into at Vasco-da-Gama, Goa, on 29th December 2021 by and between:

- 1) Mr. Pitu Chandrakant Wadkar, S/O. Chandrakant Wadkar, aged around 48 years, Indian resident, residing at Goa Diving, H.no: 50, Vhodie Bhaat Dabolim, Goa Having Adhar Card No: 580821524890 hereinafter referred to as **FIRST PARTNER**
(Which expression unless repugnant to the context or meaning shall include his legal heirs, successors, representatives or any other person or persons claiming through or on his behalf) on the FIRST PART, PAN : AALPW 8535H.



Wadkar

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2) Mrs. Sanchita Satchit Korgaonkar, W/O. Satchit Korgaonkar, aged around 45 years, Indian Resident, residing at H.No: 1167, Near Electricity Department, Volvonem Tivim, Bardez North Goa 403502, Having Adharcard No: 559470092951 hereinafter referred to as **SECOND PARTNER** (Which expression unless repugnant to the context or meaning shall include her legal heirs, successors, representatives or any other person or persons claiming through or on her behalf) on the SECOND PART, PAN: AAPPW 96095.

Sanchita Korgaonkar

WHEREAS the above parties are desirous of carrying on business of "CONSTRUCTION AND REAL ESTATE" in partnership Firm. The terms and conditions of the partnership are mutually agreed upon and they now want to reduce the same in writing.

NOW THEREFORE THIS DEED WITNESSETH AS UNDER:

1)	THAT the above parties hereby constitute a partnership firm to carry out the business of "CONSTRUCTION AND REAL ESTATE" and any other gainful activity for the benefit of partnership as decided by the partners from time to time.	
2)	THAT the name and style of the partnership business shall be "GREEN ENERGY REAL ESTATE & HOMES" and the principal place of business shall be at H.no: 50, Vhodle Bhaat, Marve Dabolim, Chiucaim Goa-403711. The partners may carry on the business at any one or more places and/or change the place of business as mutually agreed upon from time to time.	
3)	THAT the partnership has commenced from "29 th December 2021" and its duration shall be "AT WILL".	
4)	The capital of the Partnership business is not fixed and the same shall be contributed by the Partners in mutually agreed manner depending upon the exigencies of the business.	
5)	That it is agreed by and between the partners hereto that simple interest at the rate of 12% per annum or at any other rate as agreed by the partners or prescribed u/s 40(b) of Income Tax Act, shall be payable to the partners on the amount standing to the credit of their capital, current and/or any other account. However in case of Loss, no interest shall be payable and in case of insufficient profit, interest to the extent of available profit shall be paid.	
6)	That both Partners being working partners, shall be paid the remuneration as follows:-	
	In case of Loss	No remuneration
	In case of the Book Profit up to Rs. 3,00,000/- per annum	90% of Book Profit
	On the Book Profit in excess of Rs. 3,00,000	40% of Book Profit in excess of Rs.2,70,000/-
7)	However, the total remuneration to the working partners per annum shall not exceed Rs. 9,00,000/-. No remuneration shall be payable in case of negative Book Profit. For the purpose of this clause "BOOK PROFIT" shall mean the book profit as defined in Section 40(b) of the Income Tax Act, 1961, or any statutory modification or reenactment thereof for the time being in force. The remuneration payable as above shall be divided between the working partners as below:	
	Name of the partner	Ratio (%)
	Mr. Pitu Chandrakant Wadkar	50.00
	Mrs. Sanchita Satchit Korgaonkar	50.00
		100.00
8)	The net profit and loss of the firm including capital gains and losses shall be divided among the partners after deducting/adjusting the Interest and Remuneration to Partners as provided elsewhere in this deed, EQUALLY . Such books of accounts as are necessary for the purpose of partnership business shall be maintained duly posted and shall not be removed from the principal place of business without the consent of all partners. Partners shall have access to the entire	

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Sanchita Korgaonkar

Pitu Wadkar

	books of account and other documents at all times.
9)	That the firm shall follow financial year for its accounting purpose and on 31 st March of every year, an account of all assets, capital and liabilities of the firm shall be taken and Profit & Loss account and Balance sheet shall be drawn and a copy thereof shall be furnished to each partner.
10)	Each Partner shall pay his separate debts and indemnify the other Partners and the assets of the firm against the same and all expenses on account thereof. No partner without the written consent of other partners shall carry on similar business whether directly or indirectly including in the name of relatives.
11)	All Partnership money not required immediately shall as and when received be paid into or deposited in the bank to the credit of Partnership account and such account shall be operated as Jointly:
	However partners may authorize banks to operate the accounts in any other manner as decided by the Partners from time to time.
12)	Each Partner shall be just and faithful to the other partner in all matters relating to the firm and shall give a true account and full information relating to the firm whenever he/she is required to do so by the other Partners.
13)	That prior to venturing into any kind of major expenditure, new business venture or committing with any third party which is out of routine business activity that will bind the partnership, each partner has to consult and communicate with the other partners about the validity and pros and cons of such new dealing and business venture and proceed accordingly.
14)	Any Partner may retire from the Partnership business on giving not less than three months notice in writing to the other Partners of his/her intention to do so by leaving such notice at the place where the business of the Partnership may for the time being be carried on and unless decided otherwise by the other partners mutually, such notice giving partner shall cease to be a partner at the expiry of such notice. The outgoing Partner shall be entitled to the amount standing to his/her account up to the date of retirement as reflected in the books of account of the partnership.
15)	That the partners on majority decision may admit any new partner and/or expel any partner from the partnership firm. On all such expulsions, the decision of majority partners shall be final and binding on all partners including the expelled partner and no reason is required to be communicated to the expelled partner. The expelled Partner shall be entitled to the amount standing to his/her account up to the date of expulsion as reflected in the books of account of the partnership.
16)	That retirement or insolvency of any Partner shall not cause the dissolution of the firm but the continuing Partners shall carry on the business including operation of bank accounts of the Firm.
17)	In the event of death of any Partner, spouse or any one child of such deceased partner shall be admitted into the Partnership business with the same rights and responsibilities as that of the deceased partner. If no legal heir of the above mentioned category is available or interested in joining the partnership, the surviving partner shall continue the business. In case of dispute between the spouse and children of the deceased partner, as to who should become the partner, the decision of the surviving partners shall be final and binding on all of them.
18)	Notwithstanding anything contained or stated herein, the partners shall have power and full discretion to modify, alter or vary the terms and conditions of this PARTNERSHIP DEED in any manner whatsoever they think fit by mutual agreement. The provisions of Indian Partnership Act, 1932 or its legal modification as in force at the relevant time, shall apply except for provisions contained in this deed or its subsequent modification, if any.
19)	That any dispute between the partners regarding the conduct of business and/or implementation of any clause of this deed etc. shall be referred to a single Arbitrator and the provisions of Arbitration and Conciliation Act, 1996 or its legal modification as in force at the relevant time, shall apply.

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IN WITNESS WHEREOF the Parties hereto have hereunder set their respective hands and seals the day and the year first hereinabove mentioned.

[Handwritten signature]

**(MR. PITU CHANDRAKANT WADKAR)
FIRST PARTNER**

[Handwritten signature]

**(MRS. SANCHITA SATCHIT KORGAONKAR)
SECOND PARTNER**



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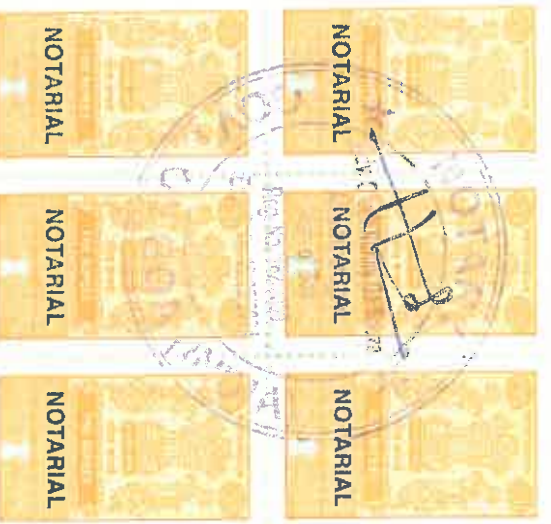
WITNESSES:

1)

2)

RECORDED BEFORE ME
BY *[Handwritten signature]*

NOTARY PUBLIC
MUNICIPALITY



[Handwritten signature]
[Handwritten date]
Adv. Gluck Nanny D'Souza
NOTARY
Room No. 105, Hotel Ricone
Vasco-da-Gama, Goa-403 802
Date: *[Handwritten date]*
Reg. Ref. No. *[Handwritten number]*