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Sr. No. 21784 Place of Vend PONDA Date of issue 28/01/2020
Value of Stamp Paper Rs. 5000/-
Name of the Purchaser: Arvind Dhaimodkar
Residing at: Ponda, South Goa
As there is no one single stamp paper of the value of Rs.
Additional Stamp Paper for the completion of the value is attached along with
Signature of The Vendor: [Signature]
Lic. No. AC/STP/VEN/07/2015 DT. 11/12/2015
Signature of the Purchaser: [Signature]

DEED OF PARTNERSHIP

THIS DEED OF PARTNERSHIP is made and entered at Ponda, taluka of Ponda, District of South Goa, in the state of Goa, on this 28th day of January Two Thousand twenty.

[Signature] [Signature] [Signature]



BETWEEN**1. MR ARVIND VISHWANATH DHAIMODKAR ALIAS ARVIND**

VISHWANATH NAIK DHAIMODKAR, son of Mr. Vishwanath Dhaimodkar (PAN:) married, aged about 56 years, businessman, residing at Flat No.F-1, Ganesh Prasad Building, Khadpabandh, Ponda, Goa, 403401, hereinafter referred to as the party of the "FIRST PART";

**2. MR. RAJESH RAMESH SHETYE**, son of Late Mr.Ramesh V.

Shetye,(PAN: , married, aged about 47 years, businessman, residing at Plot No.20, "Anandi" , Near Cottage Hospital, Chicalim, Vasco-Da-Gama, Goa: 403711, hereinafter referred to as the party of the "SECOND PART";

3. MRS. ROOPALI PRAKASH PRABHU LAWANDE, wife of Mr.

Prakash S. P. Lawande, (PAN:) , married, aged about 44 years, housewife, residing at B-102, Mitasu Manor, Sadar, Ponda, Goa,403401, hereinafter referred to as the party of the "THIRD PART.

All the above parties whose expression, unless repugnant to the context means and includes his or her heirs and successors.

All the parties to this Deed are Indian Nationals.

WHEREAS the parties hereto have mutually agreed to start a business in partnership mainly to carry on business of Real Estate Developers, Builders and Promoters, Civil Contractors etc, and also to deal in such other services or things as may be mutually decided by them from time to time and to do all other things which are incidental, ancillary or conducive to the aforesaid objects;

[Signatures of the parties]



AND WHEREAS the parties are desirous of reducing the terms and conditions upon which they have agreed to carry on the said business in partnership.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

1. The Name and the style of firm of Partnership shall be **"TRIMURTI REAL ESTATES"**. The partners may by mutual consent alter the name and / or style of the firm.



2. This Agreement of Partnership has commenced w.e.f 28th day of January 2020.

The business of the partnership firm will be that of Real Estate Developers, Builders and promoters, Civil Contractors etc. ,and also to deal in such other services or things as may be mutually decided by them from time to time and to do all other things which are incidental, ancillary or conducive to the aforesaid objects.

4. The Principal place of business shall be at Flat no.B-2, Mitasu Manor, near Zonal Agricultural Office, Sadar, Ponda, Goa, 403401, and / or such other place or places as the partners may from time to time decide.
5. The duration of the partnership shall be **"AT WILL"** and shall continue until determined or dissolved by mutual agreement.
6. The capital of the partnership shall be contributed in cash or in kind and accordingly the party of the FIRST PART to party of the THIRD PART all jointly shall contribute to the initial capital of the firm consisting of such sums and other assets brought in by the partners from time to time on mutually agreed terms depending upon the needs of the business. That the partners shall not draw any amount from the capital contributed by

[Handwritten signatures of the partners]

and shall be given the same treatment as the other members of the family.

ARTICLE 10. - THE SUCCESSION OF THE ESTATE.

The estate of a person who dies intestate shall be distributed to his heirs at law in the following order of priority:

1. To the surviving spouse, if any.

2. To the surviving issue, if any, in equal shares, per stirpes.

3. To the surviving parents, if any, in equal shares.

4. To the surviving siblings, if any, in equal shares.

5. To the surviving issue of the deceased's parents, if any, in equal shares, per stirpes.



them as aforesaid except with prior consent of the other partners and it shall be free to draw their respective share of profit if any, which shall be credited to their respective current account on the finalisation of annual accounts of the business of the firm.

7. The profits or losses of the partnership business after payment of all expenses or other outgoings or capital profits or losses, if any, of the partnership firm shall be divided between the partners in the following proportions:-



	NAME OF THE PARTY	Share in Profit/Losses
1	MR. ARVIND VISHWANATH NAIK DHAIMODKAR	33.33%
2	MR. RAJESH RAMESH SHETYE	33.33%
3	MRS. ROOPALI P.P. LAWANDE	33.33%
	Total	100%

The regular books of accounts of business of the partnership shall be maintained by the partnership wherein shall be made all the entries pertaining to all the assets, effects, and properties of the partnership as also all the transactions and dealings as is usually done by the persons engaged in the trade or like or similar nature. All the said books of accounts and all other vouchers of the partnership shall remain in the place of the partnership business and all the partners hereto shall have liberty to inspect the same and make copies here from at any time.

[Handwritten signatures of the three partners: Arvind Vishwanath, Rajesh Ramesh Shetye, and Mrs. Roopali P.P. Lawande]

THE SECRETARY OF THE ARMY
WASHINGTON, D. C.
JANUARY 10, 1917
SIR:

YOUR LETTER OF JANUARY 5, 1917, IS RECEIVED.
THE MATTER WILL BE CONSIDERED BY THE
APPROPRIATE OFFICIALS.

Yours very truly,
THE SECRETARY OF THE ARMY



THE MATTER WILL BE CONSIDERED BY THE
APPROPRIATE OFFICIALS.

8. The partners hereto shall withdraw from the partnership such monthly amounts each for their personal expenses as may be mutually agreed upon by and between them from time to time.

The amounts so withdrawn by each of the partners hereto shall be debited in their respective accounts with the partnership which shall be adjusted at the time of making of the annual final accounts of the profits and losses of the partnership business as hereinabove mentioned in this agreement.

9. Each partner shall pay his/her separate debts punctually and indemnify the other partners and the capital and property of the partnership against any attachment, seizure or sale thereof.



10. The partnership firm may borrow, from time to time, from persons, firms, companies, Banks, Financial Corporation/ Institutions & Other concerns such monies as may be required for the purpose of the business as deposits or loans.

11. The Firm shall maintain one or more than one Banking Account with one or more Banks as may be decided upon by the partners for the time being of the firm and such accounts or accounts shall be operated upon including the power to overdraw any such amount by Mr. Arvind Vishwanath Naik Dhaimodkar , Mr Rajesh Ramesh Shetye, and/or Mrs. Roopali P. P. Lawande , the party of the first part and third part who are the Attornies of the firms as may be indicated in the instructions to the Bank given by all the partners from time to time.

12. That the partnership shall be deemed to be continuing on the admission of a fresh partner or partners provided admission is

[Handwritten signatures of Arvind Vishwanath Naik Dhaimodkar, Rajesh Ramesh Shetye, and Roopali P. P. Lawande]

At the present time, the Government is not in a position to
offer any assistance to the people of the United States
in the form of a loan or a grant. The Government is not
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on the terms herein laid down and is approved by all the partners.

13. If any partner desires to retire from the firm he/she may do so by giving notice of three months in advance to the other partners of his/her intention to do so and on the expiry of the date specified in the said notice as the date of retirement, the partnership shall terminate as far as the retiring partner is concerned and the continuing partners shall have the right to carry on the business in partnership with or without any other person or persons. The Partners other than the retiring partner shall have the right to waive or reduce the period of notice.

14. The retiring partner shall be entitled to be paid by the continuing partners all his/her dues including share of profit, if any till the point of retirement subject to like adjustments for drawings and losses, if any.

15. The provisions of Clause 14 of these presents shall apply *mutatis mutandis* in the case of death of partner, with the word 'death' substituted for 'retirement' in all its cognate expressions and grammatical variations.

16. Death, retirement or insolvency of a partner shall not automatically dissolve the partnership but the surviving / continuing partners may continue to carry on the partnership business including the operations of the bank accounts of the firm.

17. In the event of retirement, death or insolvency of a partner, the firm name and goodwill thereof including tenancy right,





quota rights, if any, and all other rights of the partnership shall belong to the surviving/continuing partners alone. In addition to the eligible dues as per Clause (16) the surviving /continuing partners specifically agree to pay to the retiring /dead or insolvent partner a certain amount which shall be calculated at Five times the average share of profit of the last three years of the concerned partner. Any Tax liability arising out of the said payments shall be totally recovered from the said interested partner/beneficiary.

18. In the event of death of a partner such one or more legal heirs of the deceased partner as may be selected by the continuing surviving partners in their absolute discretion shall be admitted as partner in the partnership and that in the event of any heir being a minor he or she may be admitted to the benefits of the partnership.

19. Upon the termination of the partnership , a full and general account shall be taken of the assets, credits, and liabilities of the partnership and the transactions and dealing thereof and with all convenient speed such assets and credits shall be sold, realised and got in and the proceeds applied in paying and discharging such debts and liabilities of the partnership and the expenses incidental to the premises and the winding up of the partnership affairs and subject thereto in paying to each partner (1) any unpaid profits which may be due to him/her and (2) his /her share of the capital, and (3) the balance if any, or such profits shall be paid in their profit sharing proportions and the partners respectively shall execute , do or concur in all necessary or proper instruments, acts, matters and things for effecting or facilitating the sale, realization and getting in of the partnership assets and credits and the due application and




division of the proceeds thereof and for the mutual release or indemnify or otherwise.

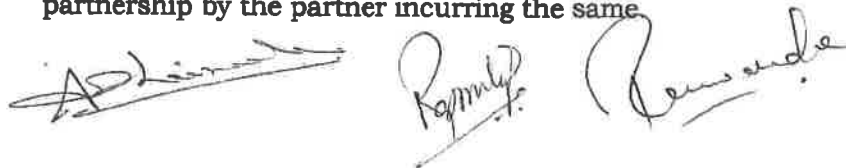
20. Each partner shall:-

- (a) Be just and faithful to the other in all transactions relating to the partnership.
- (b) At all times give to the others a just and faithful account of the same and upon every reasonable request furnish a full and correct explanation thereof to the others.

21. Each partner shall be entitled though not bound to attend to the business of the partnership, but when he/she so attends, he/she shall do so diligently and use his/her best skill and endeavours to carry on the same for the utmost benefit of the partnership and inform the other partners of all the affairs of the partnership. All partners shall however be available for consultation and advice and deliberations on policy matters, as and when and as often as is required for the purposes and in the interests of the firm.

22. No partner shall without the previous consent of the other partner:-

- (a) employ any of the money , goods or effects of the partnership, or pledge or credit thereof except in the ordinary course of business and upon the account or for the benefit of the partnership;
- (b) Lend money or give credit on behalf of the partnership or have any dealing with any person or firm whom the other partner shall previously in writing have forbidden him/her to trust and deal with and any loss incurred through any breach of this provision shall be made good to the partnership by the partner incurring the same



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- (c) Enter into any bond or give any surety or security with or for any person or do or knowingly cause to be done anything whereby the partnership property or any part may be seized, attached or taken in execution;
- (d) Assign, mortgage or charge his/her share in the partnership or any part or such share or make any other person a partner with him/her therein;
- (e) Compromise or compound (except upon payment thereof in full) release or discharge any debt due to the partnership.



34. Any partner shall:-

- (a) Commit any breach of any of these presents, or
- (b) Commit any act of bankruptcy,
- (c) Become mentally unfit to attend to the business of the partnership, or
- (d) Commit any act in any manner inconsistent with the good faith observable between the partners, or
- (e) Do or suffer any act which would be ground for the dissolution of partnership by Court, then, it shall be lawful for the other partner/s to issue notice in writing to the offending, incapacitated partner or his/her trustee or committee to determine the partnership

24. That any party hereto can authorise any person to represent the firm in any proceedings concerning the affairs of the partnership firm.

25. That nothing herein contained shall preclude any of the parties hereto from carrying on any separate business

THE SECRETARY OF THE
TREASURY
WASHINGTON, D. C.

TO THE HONORABLE
MEMBERS OF THE HOUSE OF REPRESENTATIVES
WASHINGTON, D. C.

IN RESPONSE TO A RESOLUTION
PASSED BY THE HOUSE OF REPRESENTATIVES
ON MAY 1, 1934

THE SECRETARY OF THE
TREASURY
WASHINGTON, D. C.

THE SECRETARY OF THE
TREASURY
WASHINGTON, D. C.

THE SECRETARY OF THE
TREASURY
WASHINGTON, D. C.



independently or jointly with others and income arising out of such business shall be deemed to be the separate income of the party concerned and such income shall not be included, incorporated or treated as part of the income of the partnership firm.

26. Subject and without prejudice to the expressed provisions of these presents, the provisions of section 48 of The Indian Partnership Act, 1932, shall be applicable to the winding up of the partnership.

27. Any difference which may arise between the partners or their representative regarding these presents or regarding the right & liabilities of partners arising hereunder or any other matter or thing concerning the firm or the affairs thereof shall be referred to the arbitration under the provisions of the Arbitration and Conciliation Act, 1996 or any Statutory modification or re-enactment thereof for the time being in force.

28. Notwithstanding anything stated or provided hereinabove, the partners shall have full powers and discretion to modify, alter, add to and delete any of the terms and conditions specified hereinabove in any manner whatsoever they think fit, by mutual agreement.



Three handwritten signatures are present below the text, likely representing the partners of the firm.

The first thing I saw when I stepped out of the plane was
a warm, sunny day. The air was clear and the sun was
shining brightly. I felt a sense of freedom and
adventure. I was in a new place, and I was
about to start a new journey.

As I walked along the beach, I saw many people
enjoying the sun and the sand. I felt a sense of
peace and relaxation. I was in a beautiful place,
and I was about to start a new journey.

I had heard that the weather was perfect, and I was
not disappointed. The sun was shining brightly, and
the air was clear. I felt a sense of freedom and
adventure. I was in a new place, and I was
about to start a new journey.

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about to start a new journey.



IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hand the day year first above written.

SIGNED, SEALED AND DELIVERED by the within named:-



1. MR. ARVIND VISHWANATH DHAIMODKAR

ALIAS ARVIND VISHWANATH NAIK DHAIMODKAR

the party of the "FIRST PART"



2. MR. RAJESH RAMESH SHETYE

the party of the "SECOND PART"

Rajesh Shetye

Rajesh Shetye



3. MRS. ROOPALI P.P. LAWANDE

the party of the "THIRD PART"



Witnesses: - 1.

P. S. Lawande

(Prakash S.P. Lawande)



NOTARIAL

NOTARIAL

EXECUTED BEFORE ME
WHICH I ATTEST

SANDEEP B. DESSAI
NOTARY
SALCETE TALUKA
State of Goa (India)

Reg. No. 304/14
Date: 28/12/2020

GOVERNMENT OF GOA
Certified Extract Issued by the Office of the Registrar of Firms, Ponda

Number of Firm On the Register **FOA-47-2020** Name of the Firm **Trimurti Real Estates**
Date of Establishment **23/01/2020** Date of Registration **11/02/2020**
Duration **At Will**

S.No of Document	Date of Filing	Description of Documents filed	Names and addresses of partners and date of joining or changes therein			Place of business of the Firm		Date of closing or opening	Remarks
			Name	Address (Permanent/Temporary)	Date of Joining	Date of Changes	Principal place	Other Places	
1)	01 Feb 2020	Statement Required For Registration Of Firm (Under Section 58 & 5(2))	Mr. Arvind Vishwanath Naik Dhalmodkar	F-1 Ganesh Prasad 1 Khadpabandh Ponda South Goa GOA India 403401	29 Jan 2020		B-2 Milasu Manor 1 Near Zonal Agricultural Office Ponda (Ponda) Ponda South Goa GOA India 403401		
			Mr. Rajesh Ramesh Shetye	20 Anand Chicalim Vasco Da Gama Chicalim South Goa GOA India 403711	29 Jan 2020				
			Mrs. Roopal Prakash Prabhu Lawande	B-101 1 Ponda Ponda Ponda South Goa GOA India 403401	29 Jan 2020				

REGISTRAR OF FIRMS
Ponda

Digitally signed by
HANUMANT
GHANASHY
AM DESSAI
Date: 2020.02.11
16:20:38 +05'30'