Maharashtra Real Estate Regulatory Authority

RENEWAL OF REGISTRATION OF REAL ESTATE AGENT

FORM 'K'

[See rule 13(2)]

1. This registration is granted under section 9 with registration certificate bearing No. **A51800011105** to
   - Name of Agent: **SOMNATH REALTORS**
   - Type of Agent: **Partnership**
   - having their registered office/principal place of business at **Taluka:** Borivali, **District:** Mumbai Suburban, **Pincode:** 400068

   to act as a real estate agent to facilitate the sale or purchase of any plot, apartment or building, as the case may be, in real estate projects registered in the **State of MAHARASHTRA** in terms and the rules and regulations made there under.

2. This registration is granted subject to the following conditions, namely:-
   i. The real estate agent shall not facilitate the sale or purchase of any plot, apartment or building, as the case may be, in a real estate project or part of it, being sold by the promoter which is required but not registered with the regulatory authority;
   ii. The real estate agent shall maintain and preserve such books of account, records and documents as provided under rule 16;
   iii. The real estate agent shall not involve himself in any unfair trade practices as specified under clause (c) of section 10 read with Rule 17;
   iv. The real estate agent shall provide assistance to enable the allottee and promoter to exercise their respective rights and fulfil their respective obligations at the time of booking and sale of any plot, apartment or building, as the case may be.
   v. The real estate agent shall comply with the provisions and the rules and regulations made thereunder
   vi. The real estate agent shall discharge such other functions as may be specified by the regulatory authority by regulations;

3. The registration is valid for a period of five years commencing from **06/11/2025** and ending with **05/11/2030** unless renewed by the regulatory authority in accordance with the provisions or the rules and regulations made there under.

4. If the above mentioned conditions are not fulfilled by the real estate agent, the regulatory authority may take necessary action against the real estate agent including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Digitally Signed By
Prakash Kaluram Sabale
(Secretary, MahaRERA)
06 NOV 2025 01:11:59 PM +0530

Dated: 06/11/2025
Place : Mumbai

Signature and seal of Secretary, MahaRERA
Maharashtra Real Estate Regulatory Authority

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PARTNERSHIP DEED

OF

"M/S. SOMNATH REALTORS"

W.E.F.

19TH DAY OF DECEMBER, 2016

PRASHANT SHAH & ASSOCIATES
Chartered Accountants
1010, 10th Floor,
Gold Crest Business Centre,
Opp. Manubhai Jewellers,
L. T. Road,
Borivali (West),
Mumbai - 400 092.

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

◐ 2015 ◐

NY 817594

Sub Treasury Office, Vasai.

06 OCT 2016

Sub Treasury Office, Vasai.

06/10/16

PARTNERSHIP DEED

THIS DEED OF PARTNERSHIP made at MUMBAI on this **19th day of December,2016** (Two Thousand Sixteen) BETWEEN ::

1) **MR. KARUNASHANKAR HARIRAM OZA** of B-601, Manan, New Link Road, Dahisar (East), MUMBAI - 400 068, HINDU Indian Inhabitant being the party of the FIRST PART ;

2) **MR. JAGDISH KARUNASHANKAR OZA**, of B-601, Manan, New Link Road, Dahisar (East), MUMBAI - 400 068, HINDU Indian Inhabitant being the party of the SECOND PART ;

AND ;

3) **MR. SHIVANG ROHIT OZA**, of B-601, Manan, New Link Road, Dahisar (East), MUMBAI - 400 068, HINDU Indian Inhabitant being the party of the THIRD PART ;

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18 OCT 2016

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18-10-16

P. O. JHA
ADVOCATE HIGH COURT
BORIVALI, MUMBAI

मुद्रांक किंमती
मुद्रांक विक्रेत
परवानाधारक
मुद्रांक विक्रीचे ठिकाण
श्री. शौकत किंमत ₹२०२०१०, वालाजोपारा (प).
(ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.)

WHEREAS prior to this date the party of the **FIRST PART**, Mr. Karunashankar Hariram Oza and **SECOND PART**, Mr. Jagdish Karunashankar Oza have been carrying on the business alongwith Mr. Rohit Karunashankar Oza as per the deed of partnership dated **1st day of January, 2010** of Builders and Developers and also to render services as property consultants and to act as brokers in real estate and to do any such other allied matters or business or businesses as the partners at 6, Sanskruti Apartment, New Link Road, Dahisar (East), Mumbai - 400 068 in the terms of Deed of Partnership dated **1st day of January, 2010** upon the terms and conditions contained therein under the firm name and style of **" M/S. SOMNATH REALTORS ".**

AND WHEREAS **MR. ROHIT KARUASHANKAR OZA** has expired on **18th day of December, 2016**, leaving the same to be carried on by the parties of the **FIRST PART** and **SECOND PART** either in partnership between themselves or in partnership with other or others with effect from **19th day of December, 2016.**

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25 OCT 2016 781

जोडपत्र - २ 25-10-16

मुद्रांक विक्री नोंदवही अनु. क्रमांक/दिनांक
दस्ताचा प्रकार
दस्त नोंदणी करणार आहेत का?
मिळकतीचे थोडक्यात वर्णन
मुद्रांक विकत घेणाऱ्याचे नांव व सही
हस्ते असल्यास त्यांचे नांव, पत्ता व सही
दुसऱ्या पक्षकाराचे नांव
मुद्रांक शुल्क रक्कम
परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक वसेव
मुद्रांक विक्रीचे ठिकाण/पत्ता
श्री. शौकत चिंचोळकर १२०२०१०, नालासोपारा (प).
(ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.)

K. K. BABBAR
ADVOCATE HIGHCOURT
PANVEL, NAVI MUMBAI

NOW THIS DEED OF PARTNERSHIP WITNESSETH AND IT IS HEREBY MUTUALLY AGREED by and between the parties hereto as follows:

1. **NAME AND PLACE OF BUSINESS:**

The Partnership business shall continue to be carried on under the firm name and style of "**M/S. SOMNATH REALTORS**" at registered office of the firm at **6, Sanskruti Apartment, New Link Road, Dahisar (East), Mumbai - 400 068**, or at such other places and in such other name as may from time to time be decided mutually by the parties hereto.

2. **COMMENCEMENT:**

The business of partnership hereby shall continue to carry on the business of partnership as carried on immediately prior to these PRESENTS under the terms of Deed of Partnership dated 1st day of January, 2010, shall continue to be carried on under these presents and shall stand reconstituted under these PRESENTS with effect from the **19th day of December, 2016.**

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जोडपत्र - २ 25-10-16

मुद्रांक विक्री नोंदवही अनु. क्रमांक/दिनांक
दस्ताचा प्रकार
दस्त नोंदणी करणार आहेत का?
मिळकतीचे थोडक्यात वर्णन
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दुसऱ्या पक्षकाराचे नांव
मुद्रांक शुल्क रुपये
परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच
मुद्रांक विक्रीचे ठिकाण/पत्ता
श्री. शौकत चिंचोलकर १२०२०१०, नालासोपारा (प).
(ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.)

K. K. BABBAR
ADVOCATE HIGHCOURT
PANVEL, NAVI MUMBAI

NOW THIS DEED OF PARTNERSHIP WITNESSETH AND IT IS HEREBY MUTUALLY AGREED by and between the parties hereto as follows:

1. **NAME AND PLACE OF BUSINESS:**

The Partnership business shall continue to be carried on under the firm name and style of "**M/S. SOMNATH REALTORS**" at registered office of the firm at **6, Sanskruti Apartment, New Link Road, Dahisar (East), Mumbai - 400 068**, or at such other places and in such other name as may from time to time be decided mutually by the parties hereto.

2. **COMMENCEMENT:**

The business of partnership hereby shall continue to carry on the business of partnership as carried on immediately prior to these PRESENTS under the terms of Deed of Partnership dated 1st day of January, 2010, shall continue to be carried on under these presents and shall stand reconstituted under these PRESENTS with effect from the **19th day of December, 2016.**

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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2015 ◐ PA 930674

Sub Registry Office
Vasai
21 OCT
Sub Registry Office
Vasai.
21-10-16

AND WHEREAS the party of the **FIRST PART**, Mr. Karunashankar Hariram Oza and **SECOND PART**, Mr. Jagdish Karunashankar Oza have agreed to admit the party of the **THIRD PART**, Mr. Shivang Rohit Oza as partner with effect from **19th day of December, 2016.**

AND WHEREAS the party hereto of the **THIRD PART** Mr. Shivang Rohit Oza was willing to join and has accordingly joined the said partnership business with effect from **19th day of December, 2016.**

AND WHEREAS the parties hereto are desirous of varying some of the terms and conditions upon which they will continue to carry on the said business of " **M/S. SOMNATH REALTORS** " w. e. f. **19th day of December, 2016.**

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जाडपत्र - २

मुद्रांक विक्री नोंदवही अनु. क्रमांक/दिनांक 25.10.16

दस्ताचा प्रकार

दस्त नोंदणी करणार आहेत का?

मिळकतीचे थोडक्यात वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव व सही

हस्ते असल्यास त्यांचे नांव, पत्ता व सही

दुसऱ्या पक्षकाराचे नांव

मुद्रांक शुल्क रक्कम

परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच

मुद्रांक विक्रीचे ठिकाण/पत्ता

श्री. शैलेश दिंघोळकर १२०२०१०, नालासोपारा (प).

(ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.)

K. K. BABBAR
ADVOCATE HIGHCOURT
PANVEL, NAVI MUMBAI

5. **CAPITAL OF THE PARTNERSHIP:**

The Partners shall invest initially a sum of Rs. 50,000/- (Rupees Fifty Thousand Only) towards Fixed Capital proportionate to their respective shares. The further Capital required for the conduct of the business of Partnership shall be brought in by the parties hereto in such manner & proportions and at such time or times as may mutually be agreed to by and between the parties hereto and will be transferred to partners current capital account. Further it is also agreed that capital brought in by the parties hereto shall bear simple interest @ 12% p.a. or at such other rate as may be mutually agreed upon or prescribed under section 40 (b) of the Income Tax Act, 1961.

It is also further agreed that interest @ 12% p.a. to be charged on debit balance of partner's capital account.

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2015 ◐ PA 930675

Sub Registrar Thane.

21 OCT

Sub Registrar Office, Thane.

217076

3. LINES OF BUSINESS ACTIVITIES:

The business of the partnership shall continue to be that of carrying on the business of Builders and Developers and also to render services as property consultants and to act as brokers in real estate, and to do any such other allied matters or business or businesses as the partners may decide from time to time by and between them under the firm name and style of **" M/S. SOMNATH REALTORS ".**

4. DURATION OF PARTNERSHIP:

The duration of the Partnership shall be "AT WILL" and can be dissolved and / Or reconstituted at any time by mutual consent of the parties hereto.

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25-10-16

मुद्रांक विक्री नोंदवही अनु. क्रमांक/दिनांक

दस्ताचा प्रकार

दस्त नोंदणी करणार आहेत का?

मिळकतीचे थोडक्यात वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव व सही

हस्ते अडव्होकेट यांचे नांव, पत्ता व सही

दुसऱ्या पक्षकाराचे नांव

मुद्रांक शुल्क रक्कम

परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच

मुद्रांक विक्रीचे ठिकाण/पत्ता

श्री. शौकत चिपोळकर १२०२१०. नालासोपारा (प).

(ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.)

K. K. BABBAR
ADVOCATE HIGHCOURT
PANVEL, NAVI MUMBAI

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8. **ACCOUNTS:**

All necessary and proper Books of Accounts shall be maintained to give true and correct view of the business of Partnership. The Accounting Year of the Partnership shall be from 1st April to 31st March and accordingly the Books of Accounts of the Partnership shall be closed and adjusted for the first year under THESE PRESENTS on 31st March,2017 and for subsequent years on 31st March of each subsequent year when profit/loss of the business for the year shall be ascertained and apportioned between the parties hereto in the shares and proportions hereinbefore recited.

9. **BANK ACCOUNTS:**

A Bank Account or Accounts shall be opened with such bank or banks as may mutually be agreed upon by and between the parties hereto. The said account or accounts shall be in the name of the Partnership Firm and shall be operated upon by any of the partner signing on behalf of the firm.

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

सत्यमेव जयते

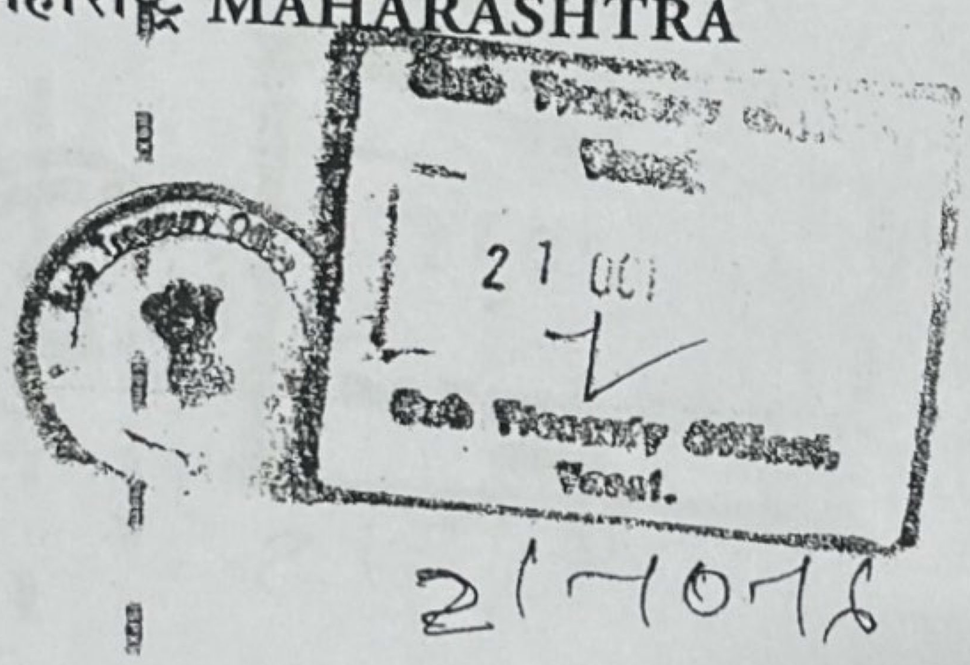
भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

◐ 2015 ◐

PA 930676



6. **LOAN ACCOUNT OF PARTNERS:**

If any partner shall with the consent of the others advance any sum to the Partnership over and above his agreed contribution as hereinabove recited by way of his capital in the Partnership, the same shall be considered as a loan and a debt due to him from Partnership and shall bear simple interest @ 12 % P.A. or at such other rate as may be mutually agreed upon or prescribed under section 40 (b) of the Income Tax Act,1961.

7. **SHARING OF PROFITS AND LOSSES:**

The net profits of the Partnership (after payment of interest and remuneration to partners) shall belong to and to be shared by the parties hereto and losses including loss of capital, if any, shall be borne by the parties hereto in the following shares and proportions:

1. MR. KARUNASHANKAR HARIRAM OZA	50%
2. MR. JAGDISH KARUNASHANKAR OZA	25%
3. MR. SHIVANG ROHIT OZA	25%
TOTAL	100%

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25 OCT 2016

जोडपत्र - २

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25-10-16

मुद्रांक विक्री नोंदवही अनु. क्रमांक/दिनांक

दस्ताचा प्रकार

दस्त नोंदणी करणार आहेत का?

मिळकतीचे थोडक्यात वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव व सही

हस्ते असल्यास त्यांचे नांव, पत्ता व सही

दुसऱ्या पक्षकाराचे नांव

मुद्रांक शुल्क रक्कम

परवानाधारक मुद्रांक विक्रेत्याची सही व परदाना क्रमांक तसेच

मुद्रांक विक्रीचे ठिकाण/पत्ता

श्री. शौकत चिंचोलकर १२०२०१०, नालासोपारा (प).

(ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.)

K. K. BABBAR
ADVOCATE HIGHCOURT
PANVEL, NAVI MUMBAI

Such total remuneration shall be paid to the working partners in their profit sharing ratio, that is to say,

1. MR. KARUNASHANKAR HARIRAM OZA	50%
2. MR. JAGDISH KARUNASHANKAR OZA	25%
3. MR. SHIVANG ROHIT OZA	25%
TOTAL	100%

However the total Remuneration payable to working partners shall not exceed Rs.24,00,000/- in any financial year.

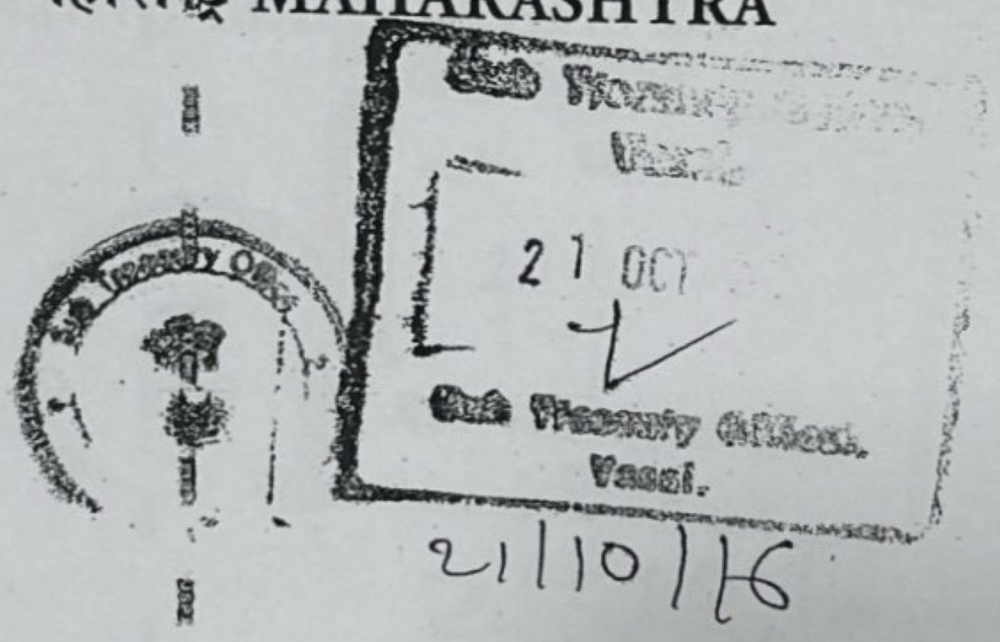
11. <u>WITHDRAWALS AND DRAWINGS</u>:

It is agreed by and between the Partners that each of them is entitled to such withdrawals and/or drawings as may from time to time agreed by the Partners.

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महाराष्ट्र MAHARASHTRA ◐ 2015 ◐ PA 930677



10. REMUNERATION TO PARTNERS:

It is agreed by & between the parties hereto that Party of the First Part, Second Part and Third Part (hereinafter referred to as "Working Partners") shall devote their time and attention in the conduct of the affairs of the firm, as the circumstances and business needs may required.

The total remuneration payable to the working partners shall be worked out as under:

a) In case of loss or book profit upto Rs.3,00,000/- for the year	Rs.1,50,000/- or 90% of the profit whichever is higher
b) On the book profit exceeding Rs.3,00,000/- for the year	60% of the excess over Rs.3,00,000/-

For the purpose of this clause the expression "Book Profit" shall mean the book profit as defined in section 40 (b) of the Income Tax Act, 1961 or any statutory modification or re-enactment thereof, for the time being in force.

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12. DEATH OF PARTNER:

Death of a partner shall not dissolve the partnership as to the surviving partners. In case of death of any partner, the partnership shall continue to carry on business by admitting a nominee of such deceased partner and failing such nomination, the legal representative or any one of legal representatives shall be admitted as a partner. If no such nominee is appointed and legal representative or all of the legal representatives, as the case may be, refuse to join the partnership then the business shall continue to be carried on with such changes as may mutually be agreed by and between the surviving partners.

13. RETIREMENT AND INSOLVENCY OF A PARTNER:

Retirement or insolvency of a partner or partners shall not dissolve the Partnership as to the solvent and continuing partners but the partnership shall continue to carry on business with such changes as may mutually be agreed to by the solvent and continuing partners and the retiring partner or assignee of the estate of the insolvent partner as the case may be shall be paid only such amount as is lying to the credit of such retiring or insolvent partner.

14. ARBITRATION:

If any, dispute, doubt or difference shall arise either before or after the expiration or determination of the partnership between the partners or their respective representatives, or between any partner and the representatives of the other partner under or touching or relating to the construction of these presents or to the partnership property, rights, liabilities or effects or to any of the partnership account, business or transaction whatsoever, the same shall be referred to a sole arbitrator appointed by the parties hereto and decided in accordance with and subject to the provisions on the Arbitration and the Conciliation Act, 1996 or any statutory modification thereof for the time being in force and the decision or the award of the Arbitrator shall be final, conclusive and binding upon the parties to the dispute doubt or difference.

IN WITNESS WHEREOF the parties to these PRESENTS HAVE HEREUNTO set their respective hands and seals the day and years here in above written:::

SIGNED, SEALED AND DELIVERED)
by the within named)
MR.KARUNASHANKAR HARIRAM OZA ,) >
being the party hereto of the)
FIRST PART, in the presence of.....)
.....Jay. N. Oza.....)
JAY. OZA

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SIGNED,DEALED AND DELIVERED)
by the within named)
MR. JAGDISH KARUNASHANKAR OZA,)
being the party hereto of the)
SECOND PART, in the presence of.....)
JAY OZA)
.....)

SIGNED,DEALED AND DELIVERED)
by the within named)
MR. SHIVANG ROHIT OZA ,)
being the party hereto of the)
THIRD PART, in the presence of.... .)
JAY OZA)
.....

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