



## Government of Andhra Pradesh

e-Stamp

Certificate No.	: IN-AP77862598452080X
Certificate Issued Date	: 27-Mar-2025 07:35 PM
Account Reference	: CSCACC (GV)/ apcsceg07/ AP-NLR/ AP-NLRPAM0909/appamkum0909u
DDO Code	: 27002308001 O/o IG R
Unique Doc. Reference	: SUBIN-APAPCSCEG0741949345534395X
Purchased by	: GANNAVARAM MAHESWARA RAO
Description of Document	: Article 41 (B) (b) Partnership in any other case of re-constitution
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: GANNAVARAM MAHESWARA RAO
Second Party	: Not Applicable
Paid By (For Whom)	: GANNAVARAM MAHESWARA RAO
Stamp Duty Amount(Rs.)	: 400 (Four Hundred only)



P.S.K  
**Pamidimari Sravan Kumar**  
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 SHCIL-CSC 774560840015  
 V S Online Services, Kavali.  
 Cell : 96187 11580

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**PARTNERSHIP DEED**

**THIS DEED OF PARTNERSHIP** executed on this the 27<sup>th</sup> day of March, 2025, between:

1. Mr GANNAVARAM MAHESWARA RAO S/o GANNAVARAM MALLYADRI, aged about 50 years, R/o D.No: 11-33-967 A/1, Old post office road, Vanteru Varadareddy Park, Vengalrao Nagar, Kavali – 524201, SPSR Nellore District, AP, (Hereinafter called as the First Party);
2. Mr. KANCHERLA VENKAPA NAIDU S/o KANCHERLA RAMA NAIDU, aged about 53 years, R/o D.No: 10-15, Brahmanakraka Agraharam Village, Jaladanki Mandal - 524223, SPSR Nellore District, AP, (Hereinafter called as the Second Party);

**CONTINUING & ADMITTING PARTNERS:**1. *G. mallyadri*2. *K. Venkapa Naidu*3. *S. P. Chary*4. *K. Kalyani*

Contd..2..

HIF 0005298581

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at [www.shcilestamp.com](http://www.shcilestamp.com) or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



## **INDIA NON JUDICIAL**

IN-AP77863444589621X

**Government of Andhra Pradesh**

e-Stamp

Certificate No.	IN-AP77863444589621X
Certificate Issued Date	27-Mar-2025 07:39 PM
Account Reference	CSCACC (GV)/ apcsceg07/ AP-NLR/ AP-NLRPAM0909/appamkum0909u
DDO Code	27002308001 O/o IG R
Unique Doc. Reference	SUBIN-APAPCSCEG0741950877674154X
Purchased by	GANNAVARAM MAHESWARA RAO
Description of Document	Article 41 (B) (b) Partnership in any other case of re-constitution
Property Description	Not Applicable
Consideration Price (Rs.)	0 (Zero)
First Party	GANNAVARAM MAHESWARA RAO
Second Party	Not Applicable
Paid By (For Whom)	GANNAVARAM MAHESWARA RAO
Stamp Duty Amount(Rs.)	100 (One Hundred only)



**Pamidimarri Sravan Kumar**  
Registered E-Stamp Vendor  
**SHCIL-CSC 774560840015**  
**V S Online Services, Kavali.**  
Cell : 96187 11580

Please write or type below this line

-2-

**3. Mr. GOTIPATI MASTHAN CHOWDARY S/o GOTIPATI BALA MASTHANAIAH** , aged about 52 years, R/o D.No: 11-33-974, Vengala Rao Nagar, Kavali - 524201, SPSR Nellore District, AP, (Hereinafter called as the Third Party);

4. Smt. KANCHERLA KALYANI, W/o KANCHERLA VENKAPA NAIDU, aged about 44 years, R/o D.No: 10-30-1E/2, Janathapeta, Vengalarao Nagar, Kavali- 524201, SPSR Nellore District, AP, (Hereinafter called as the Fourth Party);

(The party no.3 and 4 hereinafter referred to as ‘admitting partners’)

## **CONTINUING & ADMITTING PARTNERS:**

1. G. Maheswaran
2. K. Venkappa Naik
3. S. P. Chinnayya
4. K. Kalyani

Contd..3..

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#### **Statutory Alert:**

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2. The onus of checking the legitimacy is on the users of the certificate.

WHEREAS the continuing partners party no's: 1 and 2 hereto **GANNAVARAM MAHESWARA RAO**, **KANCHERLA VENKAPA NAIDU** have been carrying on the business in **Construction of Buildings, Apartments, Roads, Commercial Plots, Industrial Plots, Channels, Culverts, Sheds etc, Interior works, All Type of Land Developments and to act as Contractors, Sub Contractors for all type of constructions for Private Sectors, Government Departments (R&B, Irrigation, Panchayat Raj etc.,) and Government Agencies and to act as Building Contractors, Civil Contractors, Labour Contracts, Builders, Organisers, Land Developers and all other types of business(es) as may be mutually decided upon from time to time, under the name and style of "M/s MY HOMES DEVELOPERS" under the Partnership deed dated 29<sup>th</sup> Day of November, 2024 with Firm Registration No: 418 / 2024 registered in the office of The Dist Registrar of Firms Nellore, SPSR Nellore District, AP.**

AND WHEREAS the party no: 3 and 4 hereto **GOTTIPATI MASTHAN CHOWDARY** and **KANCHERLA KALYANI** expressed his desire to join the firm as partners for which the Party no's: 1 and 2 hereto **GANNAVARAM MAHESWARA RAO** and **KANCHERLA VENKAPA NAIDU** agreed and accordingly the party no: 3 and 4 hereto **GOTTIPATI MASTHAN CHOWDARY** and **KANCHERLA KALYANI** has joined the Partnership firm as partner w.e.f 27<sup>th</sup> day of March, 2025.

WHEREAS the party no's: 1 to 4 hereto **GANNAVARAM MAHESWARA RAO**, **KANCHERLA VENKAPA NAIDU**, **GOTTIPATI MASTHAN CHOWDARY** and **KANCHERLA KALYANI** intend to continue to carry on the business in **Construction of Buildings, Apartments, Roads, Commercial Plots, Industrial Plots, Channels, Culverts, Sheds etc, Interior works, All Type of Land Developments and to act as Contractors, Sub Contractors for all type of constructions for Private Sectors, Government Departments (R&B, Irrigation, Panchayat Raj etc.,) and Government Agencies and to act as Building Contractors, Civil Contractors, Labour Contracts, Builders, Organisers, Land Developers and all other types of business(es) as may be mutually decided upon from time to time in partnership for the mutual benefit of all partners.**

**CONTINUING & ADMITTING PARTNERS:**

1. *G. Maheswar Rao*      2. *F. Venkapa Naedu*

3. *GMC*      4. *K. Kalyani*

AND WHEREAS the parties hereto have decided to reduce the terms and conditions of the partnership to writing.

**NOW THIS DEED OF PARTNERSHIP WITNESSETH AS UNDER:**

The Partnership as re-constituted shall come into effect on and from 27<sup>th</sup> day of March 2025 .

1. That the name and style of this partnership shall continue to be M/s " MY HOMES DEVELOPERS "
2. That the place of business of this partnership shall continue to be at D.No: 11-33-967 A/1, Near Ashanikethan, Vengalarao Nagar, Ward no. 16, Kavali - 524201, SPSR Nellore District, AP.  
And the place of business may be shifted to any other places with the mutual consent of the partners. That the business may also be carried on at any number of places with the mutual consent of the partners;
3. That the business of this partnership shall continue to be to Construction of Buildings, Apartments, Roads, Commercial Plots, Industrial Plots, Channels, Culverts, Sheds etc, Interior works, All Type of Land Developments and to act as Contractors, Sub Contractors for all type of constructions for Private Sectors, Government Departments (R&B, Irrigation, Panchayat Raj etc.,) and Government Agencies and to act as Building Contractors, Civil Contractors, Labour Contracts, Builders, Organisers, Land Developers and all other types of business(es) as may be mutually decided upon from time to time.  
And any new line or lines of business may also be carried on by this partnership with the mutual consent of all the partners;
4. That the Capital of this partnership shall be according to the convenience of the Partners;

**CONTINUING & ADMITTING PARTNERS:**

1. G.makeswara rao

2. T.Venkata naidu

3. S.M.C.Doney

4. K.Kalyani

Contd..5..

5. The partners shall contribute the capital required for the conduct of the business as far as possible in their profit sharing ratio as and when required for the business. Further funds if any required for the conduct of the business shall be borrowed either from the partners themselves or from others including financial institutions, banks etc., at the prevailing market rate or rates of interest.
10. The funds contributed by the partners by whatever name called and the balance standing in the capital account shall be entitled to interest at the rate of 12% p.a. or at such rate as may be decided by the partners from time to time. The rate of interest so paid or credited to the partners shall not exceed the specified limits as provided in Section 40(b) of the Income Tax Act or such other provisions that may be in force from time to time. The rate of interest if it is found necessary for the convenience of the business may be decreased, reduced to 'nil' by mutual consent of all the partners.
11. Party No.1, 2 and 3 hereto **GANNAVARAM MAHESWARA RAO, KANCHERLA VENKAPA NAIDU and GOTTIPATI MASTHAN CHOWDARY** shall be the Managing and Working Partners of the firm who shall have powers and authority on behalf of the partnership firm individually.
  - (a) to enter into agreements and contracts with any person, firm, Corporate Bodies, Societies, trust, Government/Semi Government Departments and such other Individuals, Bodies, etc.,
  - (b) to appoint staff, workers, agents, and representatives wherever necessary and to fix their wages, allowances, commissions etc., and to terminate their wages, allowances, commissions etc., and to suspend or dismiss or terminate the staff and workers in their sole discretion.
  - (c) to receive payments on behalf of the firm and to give valid and effectual receipts and to make payments on behalf of the firm and to obtain vouchers thereof.
  - (d) to maintain or cause to maintain proper books of accounts at the places of business of the partnerships.
  - (e) to negotiate the purchase and sale of assets both movable and immovable and obtain or issue valid bills, title deeds, receipts and such other documents in connection therewith.
  - (f) to sign, execute, and discharge any contracts, bonds, bills of exchange, letter of credit, promissory notes, receipts and other documents necessary and expedient in the course of the business of the partnership.

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**CONTINUING & ADMITTING PARTNERS:**

1. G. Maheswar Rao      2. K. Venkapa Naidu

3. T. P. Chary      4. K. Kalyani

Contd..6..

(g) to appear in any Court of Law or before any quasi-judicial or other authorities, or arbitrators on behalf of the firm either in person or by engaging Advocates, Solicitors, Legal Advisors, Consultants, Auditors etc., or defending the interests of the firm as and when found necessary and expedient and to pay their remuneration and their out of pocket expenses and to authorize them by vakalat to appear and argue on behalf of the firm and also to authorize them to file all necessary papers, documents and declarations etc., in connection therewith and to do all such acts, deeds and things that are usual, necessary, expedient and incidental for carrying on business of the partnership effectively.

(h) to borrow funds for the purpose of business of the firm from outside parties, banks financial institutions or companies either by mortgaging, hypothecating or by creating a charge against the assets of the partnership and to execute the documents connected therewith.

12. The Managing Partners will be entitled to yearly minimum remuneration of Rs.50,000/- . The said remuneration may be increased, decreased or reduced to nil, as the case may be as decided by the mutual consent of all the partners from time to time. The total remuneration paid to the managing & working partner shall not exceed the specified limits as per the provisions of Sec. 40 (b) of the Income-Tax Act or as per the provisions then prevailing.

13. The Bank account or accounts such as current, OD, cash credit, term loans etc., obtained in the name of the firm with any bank shall be operated upon and closed by the party No:1,2 and 3 hereto **GANNAVARAM MAHESWARA RAO**, **KANCHERLA VENKAPA NAIDU** and **GOTTIPATI MASTHAN CHOWDARY** on behalf of the firm Jointly or individually.

14. The books of account shall be maintained at the principal place of business and the accounts of the partnership shall be closed to profit and loss account on 31<sup>st</sup> March of every year. The profit or loss thus ascertained as the case may be shall be divided or borne among the partners in the following proportions.

15.

	Profit/Loss (%)
1. <b>GANNAVARAM MAHESWARA RAO</b>	25.00
2. <b>KANCHERLA VENKAPA NAIDU</b>	25.00
3. <b>GOTTIPATI MASTHAN CHOWDARY</b>	25.00
4. <b>KANCHERLA KALYANI</b>	25.00
	-----
	100.00
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**CONTINUING & ADMITTING PARTNERS:**

1. *G. Maheswar Rao*  
3. *Gottipati Masthan Chowdary*

2. *K. Venkapa Naidu*  
4. *K. Kalyani*

Contd.7..

16. The partners or their authorized agents in writing shall have free access to all the books, documents, title deeds during the working hours on any day. They shall be at liberty to take extracts there from.
17. The partners shall work diligently for the benefit of the partnership and be just and faithful to each other.
18. No partner shall assign or mortgage his share or interest in the partnership to any other person unless the other partners accept it
19. The Partnership shall be at will. Death, retirement or insolvency of any partner shall not dissolve the partnership firm. The remaining partners shall continue the partnership either by admitting an heir of deceased partner or by inducting new partner (s), or by themselves.
20. THAT upon the death of a partner, his/her heir, if the heir is so willing, shall be admitted as a partner of the firm in the place of the deceased partner, with all the rights, liabilities and obligations that the deceased partner had in the firm at the time of his or her death.
21. If a partner wishes to retire from partnership business by disposing off his/her share in the firm he shall first offer the same to the remaining partners of the firm and in case they are not willing to acquire the same, the same shall be offered to the outsiders with the consent of all the remaining partners.
22. Any partner may retire by giving three calendar months notice in writing to all the other partners. At the expiry of such notice, he/she shall cease to be a partner.
23. The retiring partner shall not be entitled either to the goodwill or any of the assets of the firm. He/She shall be entitled only to the amount standing to his/her credit in the books of account of the firm.
24. That no partner shall without the prior permission and consent in writing of all the other partners pawn, pledge, assign, or charge his/her interest or share in the partnership firm or its assets or profits or any part thereof. Nor shall any partner do or suffer anything that may endanger the business of the firm.
25. Any of the terms of this deed may be amended, abandoned, or otherwise be dealt with according to the necessities of the business and the convenience of the partners and the same shall be reduced to writing which shall have the same effect as if embodied in this deed.

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#### CONTINUING & ADMITTING PARTNERS:

1. G. malaywadhu
2. K. Venkappa Naidu
3. S. P. Chary
4. K. Kalyani

Contd..8..

26. In the event of dispute arises among the partners in respect of any matters relating to this partnership business, they shall appoint an arbitrator/s and the decision of such arbitrator/s shall be treated as final and binding on the partners.
27. In respect of the matters not specifically provided herein, the provisions of the Indian Partnership Act, 1932 shall apply.

THAT THIS DEED OF PARTNERSHIP IS MADE WITH FULL AND FREE CONSENT OF THE PARTNERS AND IN WITNESS WHEREOF THE PARTIES HAVE PUT THEIR SIGNATURES TO THIS DEED OF PARTNERSHIP IN THE PRESENCE OF.

SIGNATURES OF THE PARTNERS

CONTINUING & ADMITTING PARTNERS:

1. G. Maheswar Rao
2. K. Venkata Naidu
3. S. P. C. Dewanji
4. K. Kalyani

WITNESS:

1. G. Madhavi
2. G. Sneha Kumar