



ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No : 3250, Date: 09/10/2013, Rs100/-
Sold to: L.RAMACHARYULU S/o. L.RAGHAVENDRA RAO
For Whom: SILVER OAK ESTATES, HYDERABAD

Laxmi BF 337188

P. LAXMI KANTH REDDY
Licenced Stamp Vendor
S.V.L.No:16-09-082 of 2012
H.No.403, Sai Sunder Tower,
LIC Colony, West Marrepally,
SECUNDERABAD-500 003.
Ph # 9246371455

PARTNERSHIP DEED

This PARTNERSHIP DEED is made and executed at Secunderabad on this the 28th day of October, 2013 by and between:

1. Shri Sudhir U. Mehta, S/o. Late Uttamlal Mehta, aged about 57 years, Occupation: Business, resident of Plot No. 21, Ground Floor, Bapu Bagh Colony, P. G. Road, Secunderabad – 500 003 (Hereinafter called the (Hereinafter called the “FIRST PARTNER”).
2. Shri Meet B. Mehta, S/o. Late Shri Bharat U. Mehta, aged about 36 years, Occupation: Business, resident of Uttam Towers, 4th Floor, D. V. Colony, Minister Road, Secunderabad – 500 003 (Hereinafter called the “SECOND PARTNER”).

AND

3. Shri. Karna S. Mehta S/o. Shri Sudhir U. Mehta aged about 23 years, Occupation: Student, resident of Plot No. 21, Ground Floor, Bapu Bagh Colony, P. G. Road, Secunderabad – 500 003 Hereinafter called the “THIRD PARTNER”).
4. Shri. Rahul. B. Mehta, S/o. Late Shri Bharat U. Mehta, aged about 33 years, Occupation: Business, resident of Uttam Towers, 4th Floor, D. V. Colony, Minister Road, Secunderabad – 500 003 (Hereinafter called the “FOURH PARTNER”).

Sudhir U. Mehta

Meet B. Mehta

Karna S. Mehta

Rahul B. Mehta

1234567890

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-2-

5. Shri. Tejas D. Mehta, S/o. Shri. Deepak U. Mehta, aged about 37 years, Occupation: Business, resident of 83, Jeera, Secunderabad – 500 003 (Hereinafter called the “FIFTH PARTNER”).
6. Shri. Hardik D. Mehta, S/o. Shri. Deepak U. Mehta, aged about 32 years, Occupation: Business, resident of 83, Jeera, Secunderabad – 500 003 (Hereinafter called the “SIXTH PARTNER”).

WHEREAS:

- A. Shri. Sudhir U. Mehta and Shri. Meet B. Mehta were carrying on partnership business along with Shri. Deepak U. Mehta and M/s. Modi Properties & Investments Pvt Ltd under the name and style of ‘M/s. SILVEROAK ESTATES’ and their relations inter-se and terms and conditions of partnership business were governed and evidenced in the Partnership Deeds dated 8th January 2007, 4th August, 2010 and 15th May 2013 and Retirement Deeds dated 4th August 2010, 15th May 2013 and 28th October 2013.
- B. Shri. Deepak U. Mehta and M/s. Modi Properties & Investments Pvt. Ltd have retired from the above named partnership firm w.e.f. 30th September 2013 under a deed of Retirement dated 9th October 2013.

Sudhir U. Mehta

Meet B. Mehta

Deepak U. Mehta

Hardik D. Mehta

Deepak U. Mehta

Hardik



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No : 3252, Date: 09/10/2013, Rs100/-
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-3-

- C. The First Partner and the Second Partner herein have for the purposes of business to be run more efficiently and smoothly and to meet funds requirement for the partnership business have expressed their intension and agreed to admit four more new partners namely Shri. Karna S. Mehta, Shri. Rahul B. Mehta, Shri. Tejas D. Mehta and Shri. Hardik D. Mehta as new partners.
- D. Shri. Karna S. Mehta, Shri. Rahul B. Mehta, Shri. Tejas D. Mehta and Shri. Hardik D. Mehta have agreed to join as third, fourth, fifth and sixth partners in the partnership business that of "M/s. Silveroak Estates".
- E. The partners have agreed on certain terms and conditions to govern the partnership business and the relations inter-se and are desirous of reducing the same into writing.

NOW THEREFORE THIS PARTNERSHIP DEED WITNESSETH AS FOLLOWS:

1. The business of the firm shall be carried in the name and style as "SILVEROAK ESTATES".
2. The new Partnership has been effective from 1st October 2013.
3. The Principal Office of the partnership firm shall be at Plot No.8, Road No.5, Nacharam Industrial Estate, C/o. Dilpreet Tubes, Hyderabad – 500 067 and the same may be changed to any other place or places mutually agreed upon by the partners.

Karna S. Mehta

Hardik D. Mehta



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Sl. No : 3253, Date: 09/10/2013, Rs100/-
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For Whom: SILVER OAK ESTATES, HYDERABAD

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-4-

4. The nature of business of the firm shall be to do the business of real estate developers, builders, managers, underwriters, retailers, advisors etc., and/or any such other business (s) that may be mutually agreed upon.
5. The partners hereto shall contribute the capital required for the partnership business in their Profit/Loss sharing ratio as given herein or in any other ratio as may be decided mutually from time to time.
6. That the partnership shall be entitled to hypothecate, mortgage, create charge on or otherwise encumber the assets of the firm or any part thereof for borrowing any loans either by way of cash credit or overdraft from banks and financial institutions or any other agency either by itself or by any other firm or company and to give guarantee / guarantees infavour of the banks and financial institutions on such terms and conditions as may be mutually agreed upon by all the partners.
7. The First Partner (Shri. Sudhir U. Mehta) shall be the Managing Partner and over all incharge for smooth running of the firm and is authorized to apply and obtain necessary sanctions from all concerned authorities like HUDA, GHMC, AP Transco (Electricity Department), Water & Drainage Department (HMWS & SB), Income Tax, Commercial Tax Departments, etc., in connection with the business of the firm.

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Mehta D. Mehta.

Hardid



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

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-5-

The Partners hereto have agreed that the Agreements of Sale, Sale Deeds and other conveyance deeds, construction contracts, General and Specific Power of Attorneys etc., that are required to be executed and registered in the course of business shall be executed jointly by two partners. The first such joint partner shall be either first partner (Shri. Sudhir U. Mehta) OR the fifth partner (Shri. Tejas D. Mehta) AND the second such joint partner shall be either second partner (Shri. Meet B. Mehta) OR fourth partner (Shri. Rahul B. Mehta). It has been mutually agreed by the partners that the selling rate and the terms and conditions of sale in the course business shall be determined solely by the Managing Partner (i.e., First Partner Shri. Sudhir U. Mehta).

9. The Profit & Loss of the firm shall be shared and borne between the partners as under:

- | | |
|------------------------------------|--|
| a. First Partner (Sudhir Mehta) | 16.67%% (Sixteen point Six Seven per cent) |
| b. Second Partner (Meet.B. Mehta) | 16.67%% (Sixteen point Six Seven per cent) |
| c. Third Partner (Karna S. Mehta) | 16.66%% (Sixteen point Six Six per cent) |
| d. Fourth Partner (Rahul.B. Mehta) | 16.67%% (Sixteen point Six Seven per cent) |
| e. Fifth Partner (Tejas.D. Mehta) | 16.67%% (Sixteen point Six Seven per cent) |
| f. Sixth Partner (Hardik D. Mehta) | 16.66%% (Sixteen point Six Six per cent) |

Sudhir Mehta

Meet

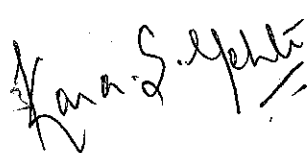
Karna S. Mehta

Hardik

Tejas D. Mehta

Hardik

10. The regular books of accounts shall be maintained by the partners herein recording the day to day transactions and such books shall be closed to the profit and loss account on 31st March of every year. On the date the statement of assets and liabilities shall be drawn up and net profit and loss shall be determined and divided as per ratios mentioned above.
11. The firm's bank accounts shall be operated jointly by two partners. The first such joint partner shall be either first partner (Shri. Sudhir U. Mehta) OR the fifth partner (Shri. Tejas D. Mehta) AND the second such joint partner shall be either second partner (Shri. Meet B. Mehta) OR fourth partner (Shri. Rahul B. Mehta) or subject to any instructions as may be given to the bankers from time to time by the firm under the signatures of all the partners.
12. It has been mutually agreed that none of the partners without the written consent of other partner shall:
 - a) Assign or charge his share in the assets of the firm.
 - b) Lend money belonging to the firm.
 - c) Except in the ordinary course of the business, dispose of by pledge, sale or otherwise, the assets of the firm.
 - d) Release or compound any debt or claim owing to the firm.
 - e) Execute any deed or stand surety for any person or act in any other manner whereby the property of the firm may be liable.
13. That each Partner shall at all times pay, discharge his separate and private debts whether future or present and always keep the partnership property and/or other partner free from all actions, claims, costs, proceedings and demands of whatsoever nature.
14. The Partnership shall be at WILL.
15. Any of the Partner herein who intends to retire, must give three months notice to the other partners and the share of retiring partner will stand distributed among the continuing partners.
16. With the mutual consent of all the partners, new partners can be admitted in partnership and such new partners will share their percentage of profit and loss through which he is inducted as a partner.
17. The Partnership shall not be dissolved on the death/retirement/insolvency of a partner and the estate of the deceased/outgoing/insolvent partners is not liable for any act of the firm after his death/retirement/insolvency. The legal representatives or heirs of the deceased partners shall not be entitled to interfere in the management of the affairs of the partnership but he/they shall be entitled to inspect the account books etc., for the purpose of ascertaining the share therein.
18. In case of death of any partner of the firm, the legal heirs of the said partners shall be offered and admitted to the partnership in the place of the deceased partner on the same terms and conditions. Further, in case the heir or heirs decide not to accept the offer to become the partner/partners, the remaining partners shall carry out on the business of the firm and the share of such outgoing partner shall be settled to their legal heirs.
19. The terms and conditions of this deed may be amended or cancelled and fresh terms and conditions may be introduced with mutual consent of all the partners in writing without recourse to a fresh deed of partnership.
20. For all other matters on which this deed does not contain any specific clause, the provisions of Indian Partnership Act will apply.

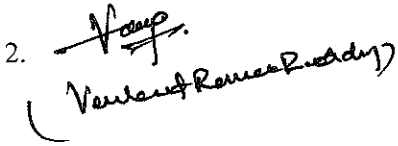


Ases. D. Mehta
Hardid

IN WITNESS WHEREOF, the partners hereto have signed and executed this partnership deed with their free will and consent on the date, month and year mentioned herein above, in the presence of the following witnesses:

WITNESSES:

1. 
R. K. A. Mehta

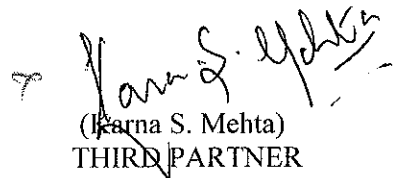
2. 
(Venkatesh Ramesh Reddy)



(Sudhir U. Mehta)
FIRST PARTNER

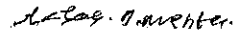


(Meet B. Mehta)
SECOND PARTNER

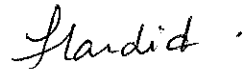
7 
(Karna S. Mehta)
THIRD PARTNER



(Rahul B. Mehta)
FOURTH PARTNER



(Tejas D. Mehta)
FIFTH PARTNER



(Hardik D. Mehta)
SIXTH PARTNER

FORM – V

[Vide rule of 4 of A.P.Partnership (Registration of Firms) Rules. 1951]

NOTICE OF CHANGE IN THE CONSTITUTION OF FIRM OR OF THE DISSOLUTION OF THE FIRM

Presented or forwarded to the Registration of Firms for filling by Firm No. 182/2007

Under sect on 63(1) of the Indian Partnership Act, 1932, notice is hereby give that

(1). The Constitution of the Firm **M/s. SIVLER OAK ESTATES** been altered as follows:

Name and full address of incoming partner and date of his joining the firm	Name and full address of the outgoing partner and date of his ceasing to the partner
1. SHRI. KARNA S. MEHTA S/O. SHRI SUDHIR U. MEHTA R/O. PLOT NO. 21 GROUND FLOOR BAPU BAGH COLONY P. G. ROAD SECUNDERABAD – 500 003.	1. SHRI DEEPAK U. MEHTA S/O. LATE SHRI UTTAMLAL MEHTA R/O. 83, JEERA SECUNDERABAD – 500 003.
2. SHRI. RAHUL. B. MEHTA S/O. LATE BHARAT U. MEHTA R/O. UTTAM TOWERS 4TH FLOOR, D. V. COLONY MINISTER ROAD SECUNDERABAD – 500 003.	2 M/s. MODI PROPERTIES & INVESTMENTS PVT. LTD., HAVING ITS REGISTERED OFFICE AT 5-4-187/3 & 4 SOHAM MANSION, III FLOOR, M. G. ROAD, SECUNDERABAD, REP. BY ITS MANAGING DIRECTOR SRI SOHAM MODI S/O. SRI SATISH MODI
3. SHRI. TEJAS D. MEHTA S/O. SHRI. DEEPAK U. MEHTA R/O. 83, JEERA SECUNDERABAD – 500 003.	
4. SHRI. HARDIK D. MEHTA S/O. SHRI. DEEPAK U. MEHTA R/O. 83, JEERA SECUNDERABAD – 500 003.	

Existing Partners:

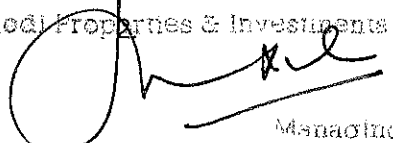
- 1.
- 2.

Incoming Partners:

1. *Karna S. Mehta*
 2. *Rahul B. Mehta*
 3. *Tejas D. Mehta*
 4. *Hardik D.*

Retiring Partners:

- 1.

For Modi Properties & Investments Pvt. Ltd.

 Managing Director

Station: Sec-bad

Date:

Signature of the incoming, continuing or outgoing partner or of his specially authorised agent

(2). The firm **M/s. SILVER OAK ESTATES** as been with effect from the 1ST Ocotober 2013.

Existing Partners:

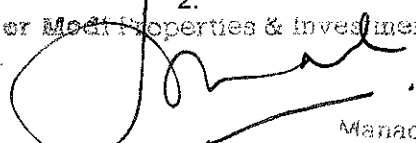
- 1.
- 2.

Incoming Partners:

1. *Karna S. Mehta*
 2. *Rahul B. Mehta*
 3. *Tejas D. Mehta*
 4. *Hardik D.*

Retiring Partners:

- 1.
- 2.

For Modi Properties & Investments Pvt. Ltd.

 Managing Director

Station: Sec-bad

Date:

Signature of the person who was a partner immediately before the dissolution or of his specially authorised agent

FORM NO. II

[Vide rule 3 of A. P. Partnership (Registration of Firms) Rules, 1951]

STATEMENT OF ALTERNATION IN THE NAME OF THE FIRM OR IN THE LOCATION OF THE PRINCIPAL PLACE OF BUSINESS

Presented or forwarded to the Registrar of Firms for filing by Firm No. 182/2007

We, the Undersigned being the Partners of the Firm **M/s. SILVER OAK ESTATES** hereby supply the following particulars pursuant to section 60(1) of the Indian Partnership Act, 1932:

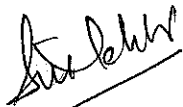
NAME OF FIRM

Previous Name	New Name
Not Applicable	Not Applicable

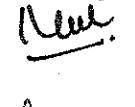
PRINCIPAL PLACE OF BUSINESS

Previous Place	New Place
# 5-4-187/3 & 4 2 nd Floor, Soham Mansion M. G. Road, Secunderabad – 500 003	# Plot No.8, Road No.5 C/o. Dilpreet Tubes Nacharam Industrial Estate Hyderabad – 500 067.

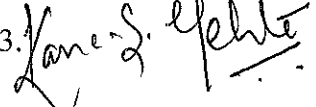
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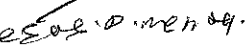


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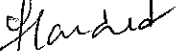




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6.

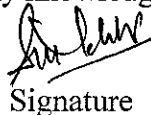


Station: Secunderabad.

Date:

Signature of the Partners or their specially authorised agents

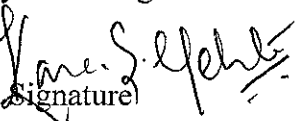
I Sudhir U. Mehta, S/o. Late Uttamlal Mehta, aged about 57 years, of Hindu religion, do hereby declare that the above statement is true and correct to the best of my knowledge and belief


Signature

I Meet B. Mehta, S/o. Late Shri Bharat U. Mehta, of Hindu religion, do hereby declare that the above statement is true and correct to the best of my knowledge and belief


Signature

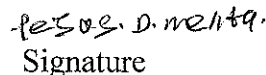
I Karna S. Mehta, S/o. Shri Sudhir U. Mehta, aged about 23 years, of Hindu religion, do hereby declare that the above statement is true and correct to the best of my knowledge and belief


Signature

I Rahul B. Mehta, S/o. Late Shri Bharat U. Mehta, aged about 33 years, of Hindu religion, do hereby declare that the above statement is true and correct to the best of my knowledge and belief


Signature

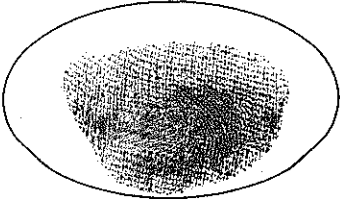
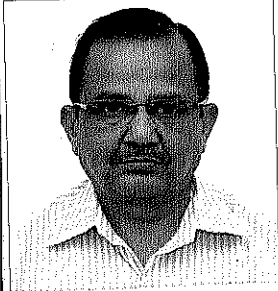
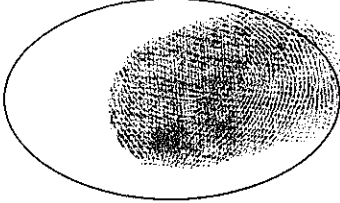

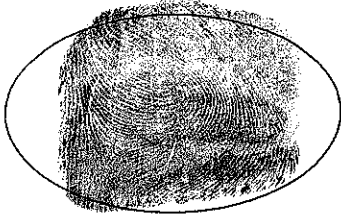
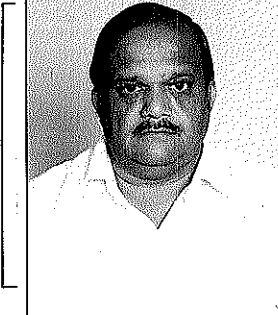
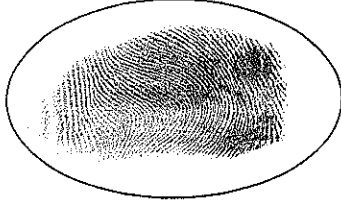
I Tejas D. Mehta, S/o. Shri. Deepak U. Mehta, aged about 37 years of Hindu religion, do hereby declare that the above statement is true and correct to the best of my knowledge and belief


Signature


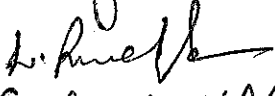
I Hardik D. Mehta, S/o. Shri. Deepak U. Mehta, aged about 32 years, of Hindu religion, do hereby declare that the above statement is true and correct to the best of my knowledge and belief


Signature

**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

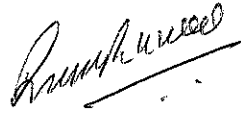
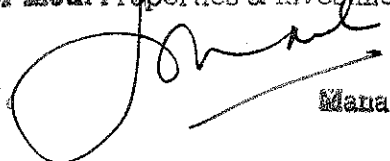
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>EXISTING PARTNERS</p> <p>1. SHRI SUDHIR U. MEHTA S/O. LATE UTTAMLAL MEHTA R/O. PLOT NO. 21 GROUND FLOOR BAPU BAGH COLONY P. G. ROAD SECUNDERABAD - 500 003.</p> <p>2. SHRI MEET B. MEHTA S/O. LATE SHRI BHARAT U. MEHTA R/O. UTTAM TOWERS 4TH FLOOR, D. V. COLONY MINISTER ROAD SECUNDERABAD - 500 003</p> <p>RETIRING PARTNERS</p> <p>1. SHRI DEEPAK U. MEHTA S/O. LATE SHRI UTTAMLAL MEHTA R/O. 83 JEERA SECUNDERABAD - 500 003.</p> <p>2. M/s. MODI PROPERTIES & INVESTMENTS PVT. LTD., HAVING ITS REGISTERED OFFICE AT 5-4-187/3 & 4 SOHAM MANSION, III FLOOR M. G. ROAD, SECUNDERABAD REP. BY ITS MANAGING DIRECTOR SRI SOHAM MODI S/O. SRI SATISH MODI</p>
			
			
		PHOTO BLACK & WHITE	

SIGNATURE OF WITNESSES:

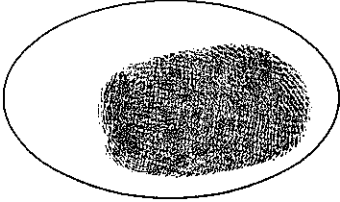
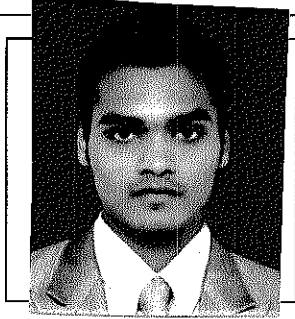
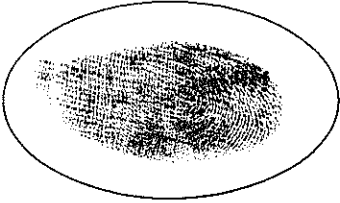
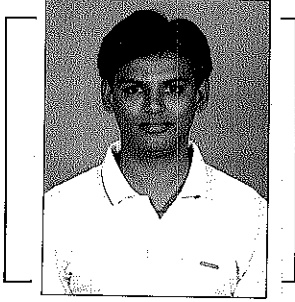
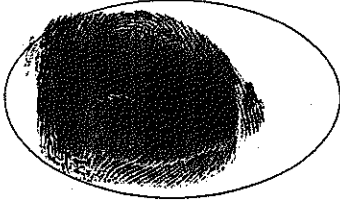
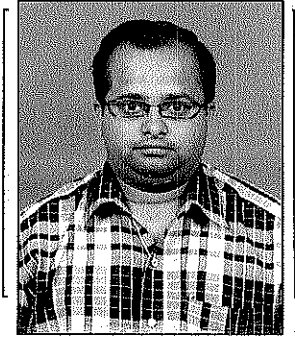
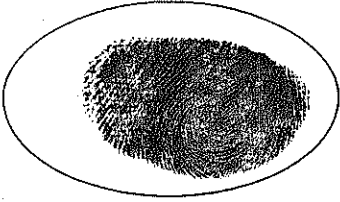

- 
- 
(L. RAMACHANDRULU)





SIGNATURE OF EXECUTANTS

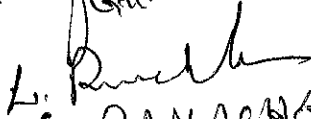

for Modi Properties & Investments Pvt. Ltd.

Managing Director

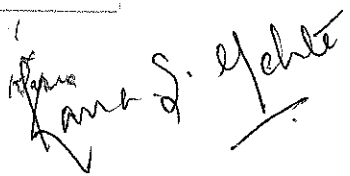
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**


SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p align="center"><u>INCOMING PARTNERS</u></p> <p>1. SHRI. KARNA S. MEHTA S/O. SHRI SUDHIR U. MEHTA R/O. PLOT NO. 21 GROUND FLOOR BAPU BAGH COLONY P. G. ROAD SECUNDERABAD – 500 003.</p>
			<p>2. SHRI. RAHUL. B. MEHTA S/O. LATE BHARAT U. MEHTA R/O. UTTAM TOWERS 4TH FLOOR D. V. COLONY MINISTER ROAD SECUNDERABAD – 500 003.</p>
			<p>3. SHRI. TEJAS D. MEHTA S/O. SHRI. DEEPAK U. MEHTA R/O. 83 JEERA SECUNDERABAD – 500 003.</p>
			<p>4. SHRI. HARDIK D. MEHTA S/O. SHRI. DEEPAK U. MEHTA R/O. 83, JEERA SECUNDERABAD – 500 003.</p>

SIGNATURE OF WITNESSES:

1. 
G. K. RAM

2. 
L. RAMESH
(L. RANACHARYULU)


Karna S. Mehta


Hardik

Witnesses

SIGNATURE OF EXECUTANTS