

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆन्ध్ర प्रदेश ANDHRA PRADESH

K 281228

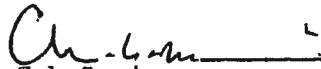
Date : 21-06-2008

Serial No : 16,401

Denomination : 100

Purchased by :

G. VENKATESH  
S/O G.A. RAO  
SECBAD

  
Sub Registrar  
Ex.Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd

For Whom :

ALPINE HEIGHTS  
SECBAD

**PARTNERSHIP DEED**

This Deed of Partnership is made and executed on the 19<sup>th</sup> day of June 2008 by and between:

1. **Modi Properties & Investments Pvt. Ltd.**, a company incorporated under the Companies Act 1956, and having its Registered office at 5-4-187/3 & 4, Soham Mansion, II Floor, M.G. Road, Secunderabad represented by its Director Shri. Soham Modi S/o. Shri. Satish Modi aged about 38 years who is authorized to enter into an partnership business under a Board Resolution passed in a meeting held on 20.06.2008 (hereinafter called the "**FIRST PARTNER**")

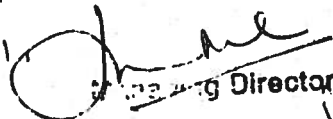
2. **Shri. Gaurang Mody S/o. Jayantilal Mody** aged 40 years. Occupation: Business, resident of Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Secunderabad - 500 016 (hereinafter called "**SECOND PARTNER**").

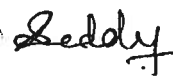
AND

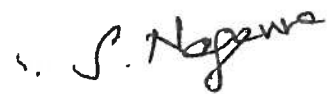
3. **Smt. K. Sridevi W/o. Shri. K.V.S. Reddy** aged 32 years, resident of Flat No. 305, Srinilaya Estates, Ameerpet, Hyderabad (hereinafter called "**THIRD PARTNER**")

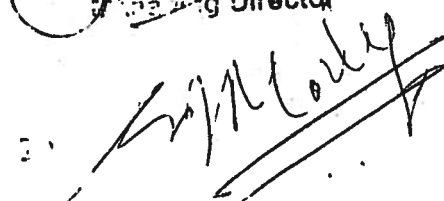
4. **Shri. G. Vijay Kumar S/o. Shri. G. Adi Narayana** aged 51 years, Occupation: Business, resident of 225/3RT, Vijaynagar Colony, Hyderabad (hereinafter called "**FOURTH PARTNER**")

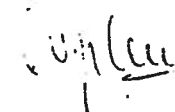
For Modi Properties & Investments Pvt. Ltd.

  
Managing Director

  
Reddy

  
S. Naganna





भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆन्ध्र प्रदेश ANDHRA PRADESH

K 281229

Date : 21-04-2008

Serial No : 16,402

Denomination : 100

Purchased By :

G. VENKATESH  
S/O G.A. RAO  
SECBAD

*[Signature]*

Sub Registrar  
Ex.Officio Stamp Vendor  
G.S.O., C&IG, Secy, Hyd

For Whom :

ALPINE HEIGHTS  
SECBAD

-2-

5. **Shri. S. Naganna** S/o. Late. **Shri. Ramathirtham** aged 48 years, Occupation: Business, resident of LIG B-222, A. S. Rao Nagar, ECIL, Hyderabad – 500 062 (hereinafter called “FIFTH PARTNER”)

**WHEREAS:**

1. The First Partner and Second Partner have constituted a partnership firm styled as “M/s. Alpine Heights” on certain terms and conditions as agreed upon and recited in partnership deed dated 21<sup>st</sup> April 2008.
2. The First Partner and Second Partner herein for the purposes of business to be run more efficiently and smoothly and to meet funds requirement for the partnership business have expressed their intention to admit three more partners namely a) Smt. K. Sridevi (the third partner herein) b) Shri. G. Vijay Kumar (the forth partner herein) c) Shri. S. Naganna (the fifth partner herein) and Smt. K. Sridevi, Shri. G. Vijay Kumar and Shri. Shri. S. Naganna have agreed to join as third, fourth and fifth partners in the partnership business that of “M/s. Alpine Heights”.
3. The FIRST PARTNER is a Private Limited Company and the company have passed necessary resolutions authorizing Shri. Soham Modi to represent Modi Properties & Investments Pvt, Ltd to execute this partnership deed.

For Modi Properties & Investments Pvt. Ltd.

*[Signature]*  
Director

*[Signature]*  
Smt. Sridevi

*[Signature]*  
S. Naganna

*[Signature]*

*[Signature]*

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 281230

te : 21-04-2008 Serial No : 16,403 Denomination : 100

Purchased By :

S. VENKATESH  
5/0 G.A. ROAD  
SECBAD

*[Signature]*  
Sub Registrar  
Ex-Officio Stamp Vendor  
G.S.O., CRIG Office, Hyd

For Whom :

ALPINE HEIGHTS  
SECBAD

-3-

4. The said partners hereto have agreed on certain terms and conditions governing the partnership business and the relations inter-se and are desirous of recording the same into writing.

NOW THEREFORE THIS DEED OF PARTNERSHIP WITNESSETH AS FOLLOWS:

1. The business of the Partnership Firm shall be carried in the name and style as "M/s. Alpine Heights" or any other name partners may mutually decide.
2. Partnership shall be with effect from 21<sup>st</sup> April 2008.
3. The principal place of business of the partnership shall be at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 and the same may be changed to any other place or places mutually agreed upon by the partners.
4. The nature of the business of the firm shall be to do the business of real estate developers, managers, underwriters, retailers, advisors, promoters of group housing scheme etc., and/or any such other business (s) that may be mutually agreed upon.
5. The parties hereto in their Profit/Loss sharing ratio as given herein shall contribute the capital required for the partnership business or in any other ratio as may be decided mutually from time to time.

For Mod Properties & Investments

*[Signature]*  
Director

*[Signature]*  
Boddy

*[Signature]*  
S. Nageswara

*[Signature]*

*[Signature]*  
V. N. C.

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 281231

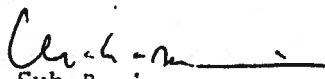
ate : 21-07-2008

16,404

Denomination: 100

Purchased By :

G. VENKATESH  
S/O G.A. RAO  
SECBAD

  
Sub Registrar  
Ex. Officio State Vendor  
G.S.O., C&IG Office, Hyd

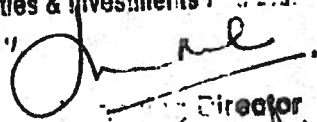
For Whom :

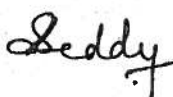
ALF INE HEIGHTS  
SECBAD

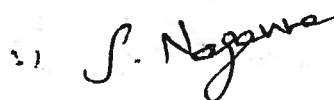
-4-

6. The partnership may borrow money from outside for the partnership business including borrowals from the banks and financial institutions and such borrowals shall be made with the consent of all the partners in writing.
7. The FIRST PARTNER represented by its Managing Director Shri. Soham Modi shall be the Managing Partner overall in charge for smooth running of the firm, and he shall be authorized to apply and obtain necessary sanctions from all concerned authorities like HUDA/Greater Hyderabad Municipal Corporation (GHMC), A. P. Transco (Electricity Department), Water and Drainage Department (HMWS &SB), Income Tax Departments, Commercial Tax Departments etc., in connection with the business of the firm.
8. Documents such as Agreements of Sale, Sale Deeds, General & Specific Power of Attorneys, Construction Agreements, Development Agreements, and other contracts and conveyance deeds that are required to be executed and registered in the course of business shall be executed jointly by two Partners. One of such joint partner shall be either First Partner represented by Shri. Soham Modi OR Second Partner (Gaurang Mody) AND second such joint partner shall be either Fourth Partner (G. Vijay Kumar) OR Fifth Partner (Shri. S. Naganna). It has been mutually agreed by the partners that the selling rate and the terms and conditions of sale in the course of business shall be determined solely by the Managing Partner represented by Mr. Soham Modi.

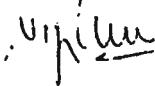
For Modi Properties & Investments P. Ltd.

  
Director

  
Seddy

  
S. Naganna

21



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 281232

ite : 21-04-2008

16,405

Denomination : 100

Purchased By :

G. VENKATESH  
S/O G.A. RAO  
SECBAD

*Car. Kumar*  
Sub Registrar  
Ex. Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd

For Whom :

ALPINE HEIGHTS  
SECBAD

-5-

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

- |                   |                                    |
|-------------------|------------------------------------|
| a) First Partner  | 05% (Five Percent)                 |
| b) Second Partner | 05% (Five Percent)                 |
| c) Third Partner  | 05% (Five Percent)                 |
| d) Fourth Partner | 42.5% (Forty Two and Half Percent) |
| e) Fifth Partner  | 42.5% (Forty Two and Half Percent) |

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 shall open bank accounts with any Bank which shall be operated jointly by two partners. One of such joint partner shall be the First Partner represented by Mr. Soham Modi AND second such joint partner shall be either fourth partner (G. Vijay Kumar) or fifth partner (Shri. S. Naganna) 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. Further the Managing Partner viz., Shri. Soham Modi shall be authorized to deposit title deeds of the properties of the firm as mortgage or otherwise for borrowals made by the firm for the purposes of business of the partnership firm.

For Modi Properties & Investments Pvt. Ltd.

*Soham Modi*  
Managing Director

*Seddy*

*S. Naganna*

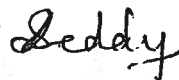
*G. Vijay Kumar*

*Vijay Kumar*

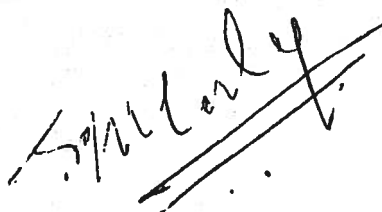
12. It has been mutually agreed that none of the partners without the written consent of other partner shall:
  - a) Assign or charge his share in the assets of the firm.
  - b) Lend money belonging to the firm.
  - c) Except in the ordinary course of the business, dispose of by pledge, sale or otherwise, 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 the business of the firm.
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. The partners/parties herein agree and state that all other partnership arrangements made/entered into by the partners in the name of M/s. Alpine Heights prior to the execution of this deed shall stand cancelled and shall be null and void.

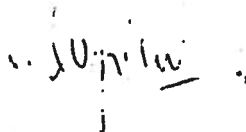
For Modi Properties & Investments P.L.L.

  
Managing Director





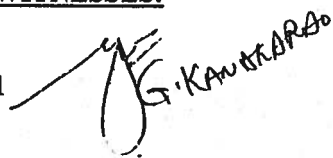




21. For all other matters on which this deed does not contain any specific clause, the provisions of Indian Partnership Act will apply.

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:

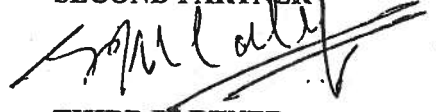
**WITNESSES:**

1  G. Kantharao

2

for Modi Properties & Investments P. ...  
FIRST PARTNER  
  
Managing Director

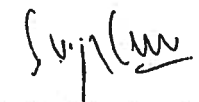
SECOND PARTNER



THIRD PARTNER



FOURTH PARTNER



FIFTH 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. 725 of 2008

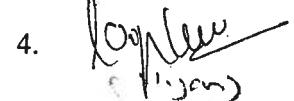
Under sect on 63(1) of the Indian Partnership Act, 1932, notice is hereby give that

(1). The Constitution of the Firm M/s. ALPINE HEIGHTS as 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 partn
1. MRS. SRIDEVI W/O. MR. K. V. S. REDDY R/O. FLAT NO. 305 SRINILAYA ESTATES AMEERPET, HYDERABAD. W.E.F. 1-04-08	Nil
2. MR. G. VIJAY KUMAR S/O. MR. G. ADI NARAYANA R/O. 225/3RT VIJAYNAGAR COLONY HYDERABAD. W.E.F. 1-04-08	Nil
3. MR. S. NAGANNA S/O. LATE RAMATHIRTHAM R/O. LIG, B - 222 A. S. RAO NAGAR, ECIL HYDERABAD - 500 062. W.E.F. 1-04-08	Nil

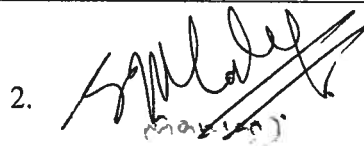
For Modi Properties & Investments Pvt Ltd.

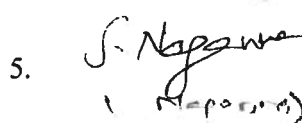
1.   
Managing Director

4. 

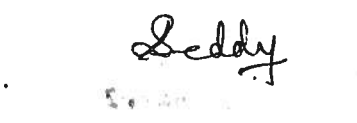
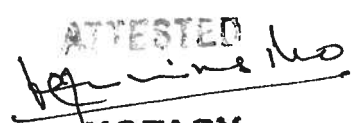
Station: Sec-bad

Date:

2. 

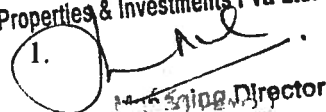
5. 

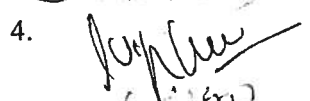
Signature of the incoming, continuing or outgoing partner or of his specially authorised agent

3.   
ATTESTED  
  
NOTARY  
M. SRINIVAS RAO  
Advocate  
10-5779/3/2, V.R. Nagar,  
N.Lallaguda, Sec'bad

(2). The firm M/s. ALPINE HEIGHTS has been dissolved with effect from the \_\_\_\_\_

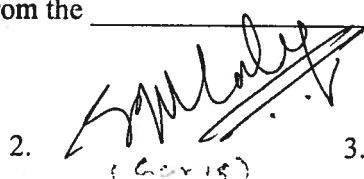
For Modi Properties & Investments Pvt Ltd.

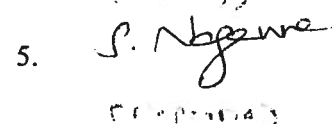
1.   
Managing Director

4. 

Station: Sec-bad

Date:

2. 

5. 

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

17 JUN 2011



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 445838

C.No. 1461 Date 2/03/2010 Rs. 100/-  
To Katesh  
C.A. Reddy  
For Whom Active Heights

K. SATISH KUMAR  
SVL.No.13/2009 R No.13/2009  
5-2-30, Premises (1/4),  
Kanjanchayam (1/4), N. Dist.

RETIREMENT DEED

This **RETIREMENT DEED** is made and executed at secunderabad on this 1<sup>st</sup> day of February 2011 by and between:

1. **Modi Properties & Investments Pvt. Ltd.**, a company incorporated under the Companies Act 1956, and having its Registered office at 5-4-187/3 & 4, Soham Mansion, 2<sup>nd</sup> Floor, M.G. Road, Secunderabad represented by its Director Shri. Soham Modi aged about 40 years.
2. **Shri Gaurang Mody** S/o. Jayantilal Mody aged 42 years, Occupation: Business, Resident of Flat No.105, Sapphire Apartments, Chikoti Gardens. Begumpet, Secunderabad – 500 016.
3. **Smt. K. Sridevi** W/o. Shri K.V.S. Reddy aged 34 years. Resident of Flat No.305, Srinilaya Esttes. Ameerpet. Hyderabad.

(Hereinafter collectively referred to as "Retiring Partners")

For Modi Properties & Investments Pvt. Ltd.

Director

Contd..2..

# भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 11162 Date 29/03/2010 Rs. 100

Newkatesh

R. A. Rao

Alpine Heights

P 445839

K. SATISH KUMAR

Svl.No.13/2000 R.No.16/2009

S-2 30, Premavathipat (V),

Rajamahendrapuram (M), Dist.

AND

1. Shri G. Vijay Kumar S/o. Shri G. Adi Narayana aged about 53 years, Occupation: Business, resident of 225/3RT, Vijaynagar Colony, Hyderabad.
2. Shri S. Naganna S/o. Late Shri Ramathirtham aged about 50 years, Occupation: Business, resident of LIG B-222, A.S. Rao Nagar, ECIL, Hyderabad - 500 062.

(Hereinafter collectively referred to as "Continuing Partners")

## WHEREAS:

1. The parties above named were doing business in partnership firm under the name and style of "Alpine Heights" since 19<sup>th</sup> June 2008 and their relations inter-se were governed by partnership Deed dated 19<sup>th</sup> day of June 2008.

2. Modi Properties & Investments Pvt. Ltd. A company incorporated under the Companies Act 1956, represented by its Managing Director Shri Soham Modi, Shri Gaurang Mody and Smt. K. Sridevi the retiring partners herein have expressed their desire to retire from the said partnership Firm w.e.f.01-02-2011 on certain terms and conditions agreed upon.

Contd.3..

For Modi Properties & Investments Pvt. Ltd.

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

11/2003 Date: 13/2010 Rs. 100  
G. Venkatesh  
G.A. Row  
Alpine Heights

P 445712  
K. SATISH KUMAR  
SVL.No 10/2009 R.No.16/2009  
5-2-2011 Amarathipet (V),  
R.R. Dist.

:: 3 ::

3. The other partners Shri G. Vijay Kumar and Shri S. Naganna the continuing partners herein have decided to continue the business of the firm with all the assets and liabilities of the firm as a going concern.

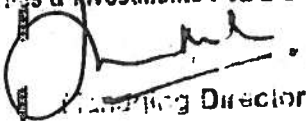
4. The parties hereto are desirous of recording the terms and conditions agreed upon into writing.

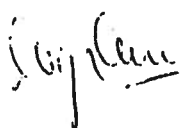
**NOW THEREFORE THIS RETIREMENT DEED WITNESSTH AS UNDER:-**

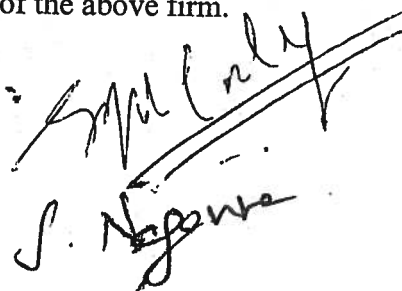
1. That Modi Properties & Investments Pvt. Ltd. (Represented by its Managing Director Shri Soham Modi) having 5% share, Shri Gaurang Mody having 5% share and Smt. K. Sridevi having 5% share respectively, vide partnership deed dated 19-6-2008 retire from the partnership firm "Alpine Heights" w.e.f.01-02-2011.

2. That the continuing partners have agreed to continue the business of the firm as a going concern with all the assets and liabilities of the above firm.

r Modi Properties & Investments Pvt. Ltd.

  
Managing Director



  
S. Naganna

Contd.4..

3) Seddy

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Ch. No. 1204 Date: 26/03/2019 Rs. 100

Issued to: Sri Venkatesh  
C/o K. K. K. K.  
Alpine Heights

*[Signature]*

P 445713

K. SATISH KUMAR  
SVL.No.13/2000 R.No.16/2009  
5-2-30, Premavathipet (V),  
Rajendranagar (M), R.R. Dist.

:: 4 ::

3. The accounts of the firm are drawn up till the date of retirement and confirmed by all the parties hereto and the capital accounts of the retiring partners have been fully settled and the retiring partners hereby confirm that there are no dues from the firm.
4. That the retiring partners hereby declare that they have no right, claim or interest of what so ever nature directly or indirectly through any other persons over the tangible and intangible assets of the firm.
5. That the retiring partners shall not object to the continuing partners carrying on the same business under the name and style of M/s. Alpine Heights either themselves or in partnership with others.
6. That the continuing partners/the reconstituted firm hereby covenants that they will meet all the liabilities of the firm Alpine Heights and shall keep indemnify the retiring partners from all such liabilities, proceedings and costs thereto.

Mod: Properties & Investments Pvt. Ltd.

*[Signature]*  
Director

*[Signature]*

*[Signature]*

*[Signature]*

Contd.5..

*[Signature]*

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 445714

K. SATISH KUMAR  
SVL No.13/2000 R.No.16/2009  
5-2-30, Promavathipet (V),  
Rajendranagar (M), R.R. Dist.

S.No. 120 Date 26/03/2010 Rs. 100

For: L. Venkatesh

S/o. D/A W/A L. S. Rao :: 5 ::

For Witness: Dipne Helegade

7. That the retiring partners hereby confirm that they have not contracted any liability in the name of the firm other than those recorded in the books of account and that in the event of any liability personally contracted by the retiring partners the same shall be discharged by them on their own and the continuing partners shall not be responsible for such liability

IN WITNESS WHEREOF the parties hereto have executed this deed by free will and understanding on the date aforementioned.

WITNESSES:

- 1.
- 2.

*[Handwritten signatures and names of witnesses]*

for Modi Properties & Investments Pvt. Ltd.

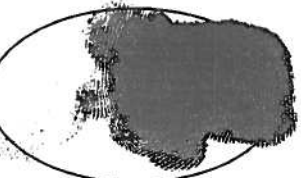
1. Modi Properties & Investments Pvt. Ltd.
2. Shri Gaurang Mody *[Signature]* Managing Director
3. Smt. K. Sridevi (Retiring Partners). *[Signature]*
4. Shri G. Vijay Kumar *[Signature]*
5. Shri S. Naganna (Continuing Partners). *[Signature]*

**PHOTOGRAPHS A**

**PRINTS AS PER SECTION 32A OF  
IN ACT, 1908.**

NO.  
FINGER PRINT  
IN BLACK  
(LEFT THUMB)

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



**RETIRING PARTNERS:**

M/S. MODI PROPERTIES & INVESTMENTS PVT.  
LTD., HAVING ITS OFFICE AT 5-4-187/3 & 4  
M. G. ROAD, SECUNDERABAD - 500 003  
REP. BY ITS MANAGING DIRECTOR  
SHRI. SOHAM MODI  
S/O. SHRI. SATISH MODI

2. SHRI. GAURANG MODY  
S/O. SHRI. JAYANTILAL MODY  
R/O. FLAT NO. 105  
SAPPHIRE APARTMENTS  
CHEEKOTI GARDENS  
BEGUMPET  
HYDERABAD.

3. SMT. K. SRIDEVI  
W/O. SHRI. K. V.S. REDDY  
R/O. FLAT NO. 502  
VASAVI HOMES, UMA NAGAR  
1<sup>ST</sup> FLOOR, BEGUMPET  
HYDERABAD.

**CONTINUING PARTNERS:**

1. MR. G. VIJAY KUMAR  
S/O. MR. G. ADI NARAYANA  
R/O. 225/3RT  
VIJAYNAGAR COLONY  
HYDERABAD.

2. MR. S. NAGANNA  
S/O. LATE RAMATHIRTHAM  
R/O. LIG, B - 222  
A. S. RAO NAGAR, ECIL  
HYDERABAD - 500 062.

**SIGNATURE OF WITNESSES:**

- 1.
- 2.

*(Signature)*

*(Signature)*

*(Signature)*

*(Signature)*

**SIGNATURE OF EXECUTANTS**

# भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY  
RUPEES

सत्यमेव जयते

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH K. SATISH KUMAR 2998A 118975

S.No. 49782 Date 01/08/2011

Sold to: S. Anil Kumar

S/o. N/o. W/o. Anand

For Whom: Alpine Heights AFFIDAVIT

Licensed Stamp Vendor  
LIC.No.15-19-015/2000  
REN.No.15-15-015/2009  
H.No.5-2-33, Premachilipet (V),  
Rajendranagar Mandal,  
Raaga Reddy District,  
Ph.No.584355155

1. Shri. Soham Modi, Son of Shri. Satish Modi aged about 41 years, Occupation: Business, resident of Plot No. 280, Jubilee Hills, Hyderabad.
2. Smt. K. Sridevi, W/o. Shri. K.V.S. Reddy, aged about 33 years, R/o. Flat No. 502, Vasavi Homes, Uma Nagar, 1<sup>st</sup> lane, Begumpet, Hyderabad.
3. Shri. Gaurang Mody, Son of Shri. Jayantilal Mody, aged about 43 years, Occupation: Business, resident of Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad, do hereby solemnly affirm and state oath as follows:

The Above said partners retired as a partner from a partnership firm names as M/s. Alpine Heights w.e.f. 19<sup>th</sup> June 2008, under a Retirement Deed dated 1<sup>st</sup> February 2011, on retirement no assets of the firm have been given to the retiring partners. Further, as the firm had not commenced any business activity till the date of retirement and no profit / loss has accrued to the retiring partners.



ATTESTED

*[Signature]*

P. ANIL KUMAR

B.Sc., B.L.

ADVOCATE & NOTARY

# 1-7-181, Bakaram,

WUSHEERABAD, HYDERABAD A.P.

1. *[Signature]*

2. *[Signature]*

3. *[Signature]*

DEPONENT

- 4 AUG 2011



PERMANENT ACCOUNT NUMBER  
**ABMPM6725H**

आपका नाम  
**SOHAM SATISH MODI**

आपका पिता का नाम / FATHER'S NAME  
**SATISH MANILAL MODI**



जन्म तिथि / DATE OF BIRTH  
**18-10-1969**

हस्ताक्षर / SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के साथ मिलाने का सुझाव है।  
 आपकी आय का विवरण  
 प्राप्त करने के लिए  
 आयकर प्रमाण  
 पत्रिका प्राप्त करें।  
 ₹ 500,000  
 In case this card is lost, found & sold, information  
 the issuing authority.  
 Chief Commissioner of Income Tax  
 Andhra Pradesh  
 Hyderabad - 500 004



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

GAURANG J MODY

JAYANTILAL MOJILAL MODY

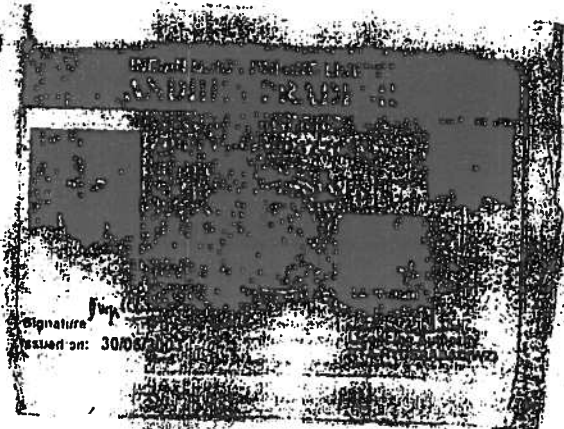
24/11/1967

Permanent Account Number

AIZPM3748A



*[Handwritten Signature]*  
Signature



Signature  
Issued on: 30/06/2008

	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	LMV,MCWG	01/07/2008
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Original No.</u>	1585/HW/19910D	
<u>Original LA.</u>	HYD , ANDHRA PRADESH	
<u>DOB</u>	02/07/1953	
<u>Blood Gr.</u>		
<u>Date of 1st issue</u>	01/01/1976	

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER



AIYPK2089F

नाम /NAME

SRIDEVI KALICHETI

पिता का नाम /FATHER'S NAME

VENKATA RAMI REDDY NARALA

जन्म तिथि /DATE OF BIRTH

19-04-1977

हस्ताक्षर /SIGNATURE

मुख्य आयकर कायदा, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

GAJULA VIJAY KUMAR

ADINARAYANA GAJULA

02/07/1953

Permanent Account Number

**AHHPG8971G**

*[Handwritten Signature]*

Signature



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 287709

Date: 19-06-2008

Serial No.: 26,306

Denomination: 100

Purchased By :

S. VENKATESH

S/O G.A. RAO

SEC'D AD

For Whom :

ADP'S REVENUE

SEC'D AD



Sub Registrar

Ex-Officio Stamp Vendor  
G.S.O., C&P Office, Hya

**PARTNERSHIP DEED**

This Deed of Partnership is made and executed on the 19<sup>th</sup> day of June 2008 by and between:

1. **Modi Properties & Investments Pvt. Ltd.**, a company incorporated under the Companies Act 1956, and having its Registered office at 5-4-187/3 & 4, Soham Mansion, II Floor, M.G. Road, Secunderabad represented by its Director Shri. Soham Modi S/o. Shri. Satish Modi aged about 38 years who is authorized to enter into an partnership business under a Board Resolution passed in a meeting held on 20.06.2008 (hereinafter called the "FIRST PARTNER")

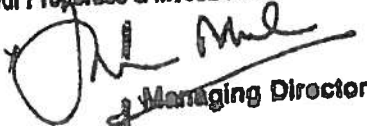
2. **Shri. Gaurang Mody S/o. Jayantilal Mody** aged 40 years, Occupation: Business, resident of Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Secunderabad – 500 016 (hereinafter called "SECOND PARTNER")

AND

3. **Smt. K. Sridevi W/o. Shri. K.V.S. Reddy** aged 32 years, resident of Flat No. 305, Srinilaya Estates, Ameerpet, Hyderabad (hereinafter called "THIRD PARTNER")

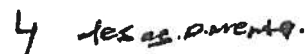
4. **Shri. Tejas D. Mehta S/o. Shri. Deepak U. Mehta** aged 30 years, Occupation: Business, resident of Plot No. 21, Bapubagh Colony, P. G. Road, Secunderabad – 500 003 (hereinafter called "FOURTH PARTNER")

For Modi Properties & Investments Pvt. Ltd.

  
Managing Director

2 

3 

4 



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

K 287710

Date : 19-06-2008 Serial No : 25,307 Denomination : 100

Purchased By :

G. VENKATESH  
S/O G. A. RAO  
S.S. ROAD

Sub Registrar  
Ex. Office Stamp Vendor  
G.S.O., C&G Office, Hyd

For Whom :

ALPINE HEIGHTS  
S.S. ROAD

-2-

**WHEREAS:**

1. The First Partner and Second Partner have constituted a partnership firm styled as "M/s. Alpine Heights" on certain terms and conditions as agreed upon and recited in partnership deed dated 21<sup>st</sup> April 2008.
2. The First Partner and Second Partner herein for the purposes of business to be run more efficiently and smoothly and to meet funds requirement for the partnership business have expressed their intention to admit two more partners namely a) Smt. K. Sridevi (the third partner herein) b) Shri. Tejas D. Mehta (the fourth partner herein) and Smt. K. Sridevi and Shri. Tejas D. Mehta have agreed to join as third and fourth partners in the partnership business that of "M/s. Alpine Heights".
3. The FIRST PARTNER is a Private Limited Company and the company have passed necessary resolutions authorizing Shri. Soham Modi to represent Modi Properties & Investments Pvt. Ltd to execute this partnership deed.
4. The said partners hereto have agreed on certain terms and conditions governing the partnership business and the relations inter-se and are desirous of recording the same into writing.

Modi Properties & Investments Pvt. Ltd.

Managing Director

4 - TEJAS D MEHTA.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date 19-06-2008

Serial No : 15,308

Denomination : 100

K 287711

Purchased By :

S. VENKATESH  
S/O G.A. RAO  
SEC 5AD

For What :

ALPINE HEIGHTS  
SEC 5AD

*C. Srinivas*  
Sub Registrar  
Ex-Officio Stamp Vendor  
G.S.O., CSIC Office, Rys

-3-

**NOW THEREFORE THIS DEED OF PARTNERSHIP WITNESSETH AS FOLLOWS:**

1. The business of the Partnership Firm shall be carried in the name and style as "M/s. Alpine Heights" or any other name partners may mutually decide.
2. Partnership shall be with effect from 21<sup>st</sup> April 2008.
3. The principal place of business of the partnership shall be at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 and the same may be changed to any other place or places mutually agreed upon by the partners.
4. The nature of the business of the firm shall be to do the business of real estate developers, managers, underwriters, retailers, advisors, promoters of group housing scheme etc., and/or any such other business (s) that may be mutually agreed upon.
5. The parties hereto in their Profit/Loss sharing ratio as given herein shall contribute the capital required for the partnership business or in any other ratio as may be decided mutually from time to time.
6. The partnership may borrow money from outside for the partnership business including borrowals from the banks and financial institutions and such borrowals shall be made with the consent of all the partners in writing.

r Modi Properties & Investments Pvt. Ltd.

*[Signature]*  
Managing Director

3 *[Signature]*

4 *[Signature]*



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 287712

Date : 19-06-2008

Serial No : 25,209

Denomination : 100

Purchased By :

G. VENKATESH  
S/O G.A. RAO  
SEC'Y/BAD

Sub Registrar  
Sr. Officer Stamp Vendor  
G.S.O., 1929 Office, Hyd

For Whom :

ADLINE HECCHETS  
SEC'Y/BAD

-4-

7. The FIRST PARTNER represented by its Managing Director Shri. Soham Modi shall be the Managing Partner overall in charge for smooth running of the firm, and he shall be authorized to apply and obtain necessary sanctions from all concerned authorities like HUDA/Greater Hyderabad Municipal Corporation (GHMC), A. P. Transco (Electricity Department), Water and Drainage Department (HMWS &SB), Income Tax Departments, Commercial Tax Departments etc., in connection with the business of the firm.
8. Documents such as Agreements of Sale, Sale Deeds, General & Specific Power of Attorneys, Construction Agreements, Development Agreements, and other contracts and conveyance deeds that are required to be executed and registered in the course of business shall be executed jointly by two Partners. One of such joint partner shall be either First Partner represented by Shri. Soham Modi OR Second Partner (Gaurang Mody) AND second such joint partner shall be either Third Partner (Smt. K. Sridevi) OR Fourth Partner (Tejas D. Mehta). It has been mutually agreed by the partners that the selling rate and the terms and conditions of sale in the course of business shall be determined solely by the Managing Partner represented by Mr. Soham Modi.
9. The Profit & Loss of the firm shall be shared and borne between the partners as under:
  - a) First Partner 30% (Thirty Percent)
  - b) Second Partner 10% (Ten Percent)
  - c) Third Partner 30% (Thirty Percent)
  - d) Fourth Partner 30% (Thirty Percent)

For Modi Properties & Investments Pvt. Ltd.

Managing Director

2

3

4





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 287713

Date : 13-06-2008

Serial No : 26,110

Denomination : 100

Purchased by :

M. VEKRAJESU  
370 G.A. ROAD  
SECRET

*Ch. S. Srinivasulu Reddy*  
Sub Registrar

Ex-Officio Stamp Vendor  
G.S.O., 2618 Office, Hyderabad

For Work :

ALPIN  
HEIGHTS  
SECRET

-5-

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 shall open bank accounts with any Bank which shall be operated jointly by two partners. One of such joint partner shall be the First Partner represented by Mr. Soham Modi AND second such joint partner shall be either third partner (Mrs. K. Sridevi) or fourth partner (Shri. Tejas D. 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. Further the Managing Partner viz., Shri. Soham Modi shall be authorized to deposit title deeds of the properties of the firm as mortgage or otherwise for borrowals made by the firm for the purposes of business of the partnership firm.
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.

For Modi Properties & Investments Pvt. Ltd.

*Soham Modi*  
Managing Director

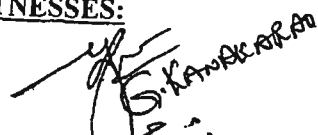
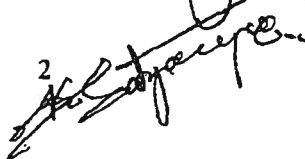
2 *Soham Modi*  
3 *Tejas D. Mehta*

4 *K. Sridevi*

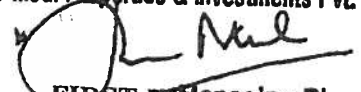

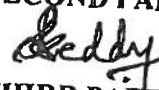
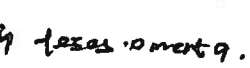
- d) Release or compound any debt or claim owing to the firm.
  - e) Execute any deed or stand surety for any person or act in any other manner whereby the property of the firm may be liable.
13. That each Partner shall at all times pay, discharge his separate and private debts whether future or present 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 the business of the firm.
  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.

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   
2 

For Modi Properties & Investments Pvt. Ltd.

1   
FIRST PARTNER Managing Director  
2   
SECOND PARTNER  
3   
THIRD PARTNER  
4   
FOURTH 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. 725 of 2008

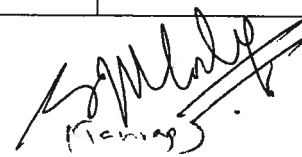
Under sect on 63(1) of the Indian Partnership Act, 1932, notice is hereby give that

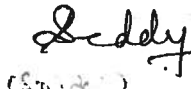
(1). The Constitution of the Firm M/s. **ALPINE HEIGHTS** as been altered as follows:

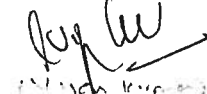
Name and full address of incoming partner and date of his joining the firm	Name and full address of the outgoing partner and date of his ceasing to the partner
- NIL -	1. M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD., HAVING ITS OFFICE AT 5-4-187/3 & 4, SOHAM MANSION 2 <sup>ND</sup> FLOOR, M. G. ROAD SECUNDERABAD - 500 003 REP. BY ITS MANAGING DIRECTOR SHRI. SOHAM MODI S/O. SHRI. SATISH MODI <span style="float: right;">W.E.F. - 1-02-11</span>
- NIL -	2. SHRI. GAURANG MODY S/O. SHRI. JAYANTILAL MODY R/O. FLAT NO. 105 SAPPHIRE APARTMENTS CHEEKOTI GARDENS BEGUMPET HYDERABAD <span style="float: right;">W.E.F. 1-02-11</span>
- NIL -	3. MRS. SRIDEVI W/O. MR. K. V. S. REDDY R/O. FLAT NO. 305 SRINILAYA ESTATES AMEERPET, HYDERABAD. <span style="float: right;">W.E.F. - 1-02-11</span>


For Modi Properties & Investments Pvt. Ltd.

1.  Managing Director

2. 

3.  (S. Reddy)

4. 

5. 

**ATTESTED**  


Station: Sec-bad  
Date:

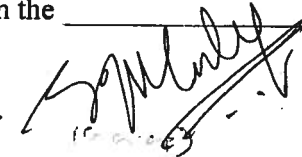
Signature of the incoming, continuing or outgoing partner or of his specially authorised agent

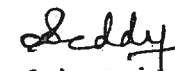
**NOTARY**  
**M. SRINIVAS RAO**  
Advocate  
10-5-779/372, V.N. Nagar,  
N. Ballaguda, Sec'bad.

(2). The firm M/s. **ALPINE HEIGHTS** has been dissolved with effect from the \_\_\_\_\_

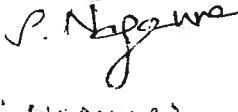
For Modi Properties & Investments Pvt. Ltd.

1.  Managing Director

2. 

3.  (S. Reddy)

4. 

5. 

Station: Sec-bad  
Date:

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

7 JUN 2011



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH  
 3883 21/4/08 100: SEC BAD  
 GOVERNMENT  
 S/O. G.A. ALLO  
 ALPINE HEIGHTS

L. G. Chimalgi  
 P 532063  
**LEELA G CHIMALGI**  
 STAMP VENDOR  
 No. 12/2/04  
 5-4-76/A, Colaba, Rangunji  
**SECUNDERABAD-500 002**

**PARTNERSHIP DEED**

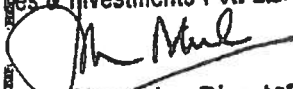
This Deed of Partnership is made and executed on the 21<sup>st</sup> day of April 2008 by and between:


1. Modi Properties & Investments Pvt. Ltd., a company incorporated under the Companies Act 1956, and having its Registered office at 5-4-187/3 & 4, Soham Mansion, II Floor, M.G. Road, Secunderabad- 500 003 represented by its Managing Director Shri. Soham Modi S/o. Shri. Satish Modi aged about 38 years who is authorized to enter into an partnership business under a Board Resolution passed in a meeting held on 21.04.2008 (hereinafter called "FIRST PARTNER")
2. Shri. Gaurang Mody S/o. Shri. Jayantilal Mody aged 40 years, Occupation: Business, resident of Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad - 500 016 (hereinafter called the "SECOND PARTNER")

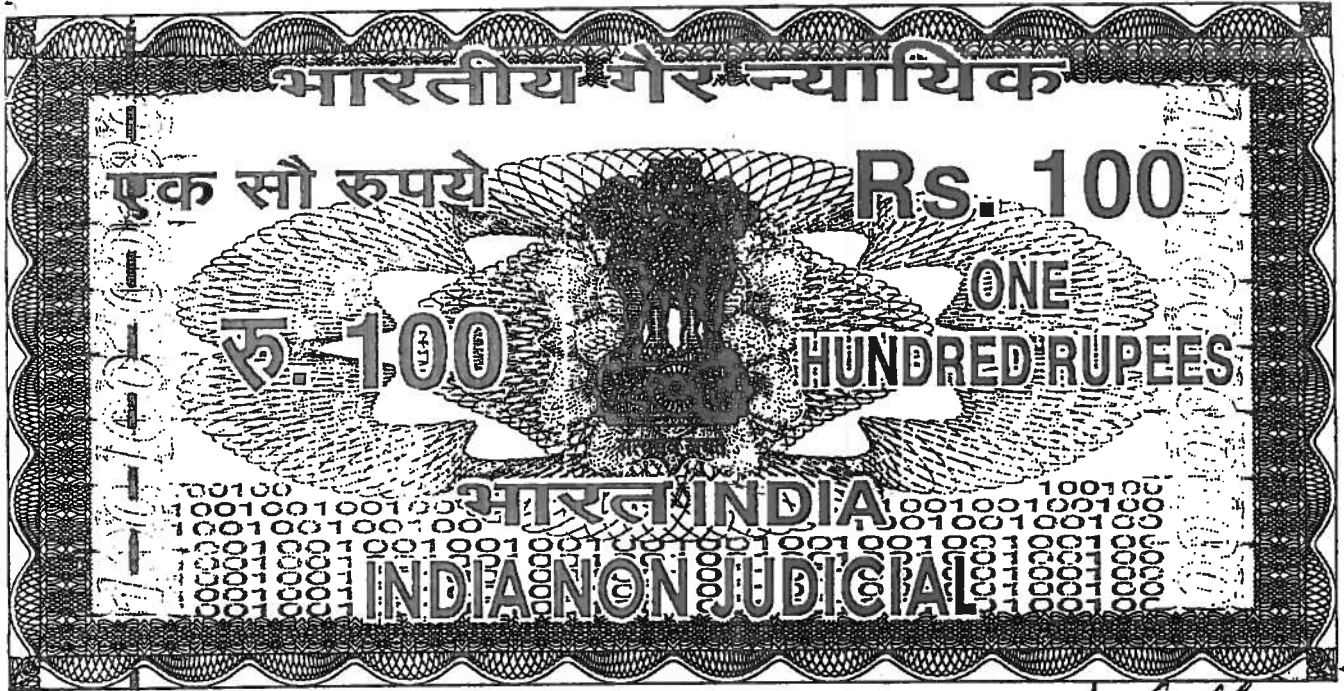
**WHEREAS:**

1. The parties hereto are desirous of doing the business that of real estate developers, managers, advisors, underwriters, retailers, promoters of group housing scheme, etc., in partnership.
2. The parties hereto have agreed and joined together to do the business under the name and style of "M/s. Alpine Heights".

For Modi Properties & Investments Pvt. Ltd.

  
 Managing Director

  
 G.M.



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

*L. Challeddy*  
 P 532064  
**LEELA G CHIMALGI**  
 STAMP VENDOR  
 N 121200  
 5-4-76/A, (Old) Rangum  
**SECUNDERABAD-500 003**

3884 21/4/08 100-  
 G. VENKATESH  
 G. A. R. S.  
 ALPINE HEIGHTS

SEC-000

-2-

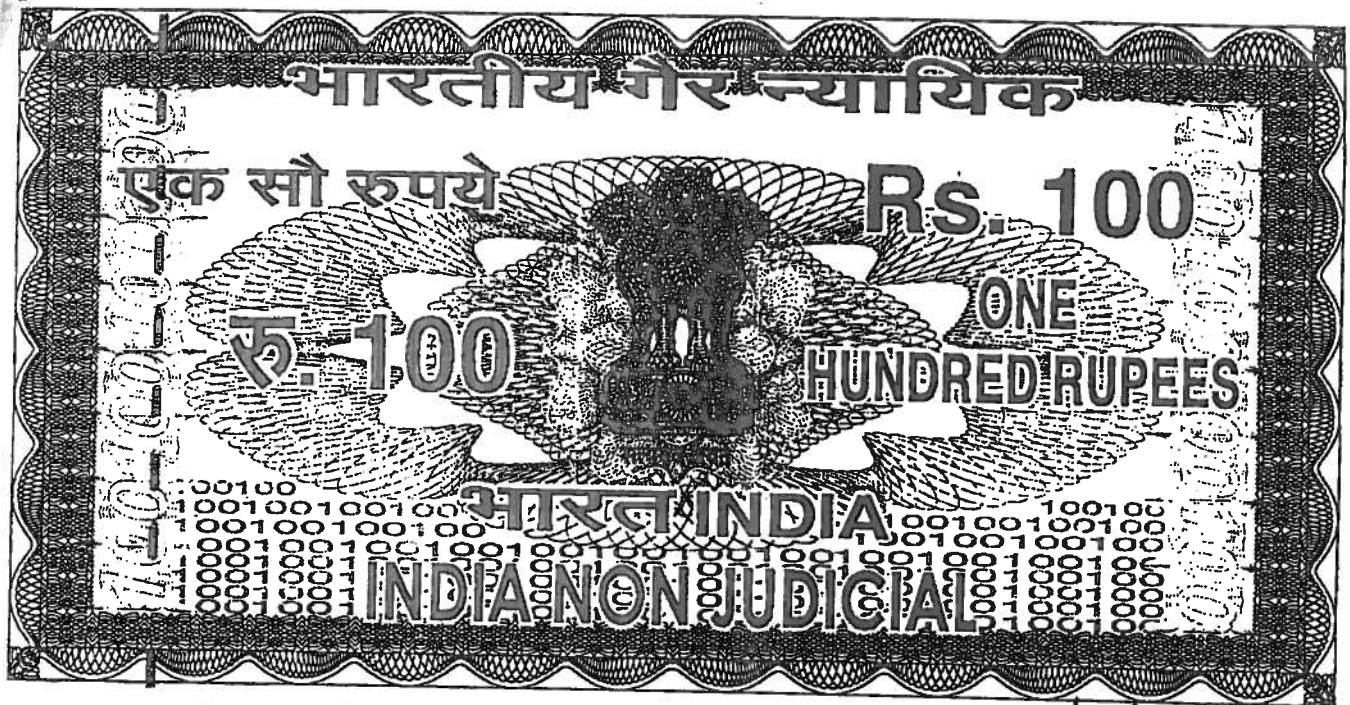
3. The FIRST PARTNER is a Private Limited Company and the company have passed necessary resolutions authorizing Shri. Soham Modi to represent Modi Properties & Investments Pvt. Ltd to execute this partnership deed.
4. The said Partners herein are desirous of reducing the terms and conditions of the said Partnership in writing, therefore this Deed of Partnership is executed by the said partners on the following terms and conditions:

NOW THEREFORE THIS DEED OF PARTNERSHIP WITNESSETH AS FOLLOWS:

1. The name of the Partnership Firm shall be M/s. Alpine Heights or any other name partners may mutually decide.
2. Partnership shall be with effect from 21<sup>st</sup> APRIL 2008.
3. The principal place of business of the partnership shall be at 5-4-1873 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad- 500 003 and the same may be changed to any other place or places mutually agreed upon by the partners.
4. The nature of the business of the firm shall be to do the business of real estate developers, managers, underwriters, retailers, advisors etc., and/or any such other business (s) that may be mutually agreed upon.

For Modi Properties & Investments Pvt. Ltd  
*[Signature]*  
 Managing Director

G.M  
*[Signature]*



ఆంధ్రప్రదేశ్ రాష్ట్రం ప్రదేశ ANDHRA PRADESH

3885 - 21/1/88 100/-  
 G. B. K. B. T. P. S. A.  
 3/0. G. B. R. A. O.  
 ALPINE HEIGHTS


SEC-BAD

L. G. Chinnai  
 P 532065  
 LEE LA G CHINNAI  
 STAMP VENDOR  
 W 12/1/88  
 54-76/A, Usha Reddym  
 SECUNDERABAD-500 003

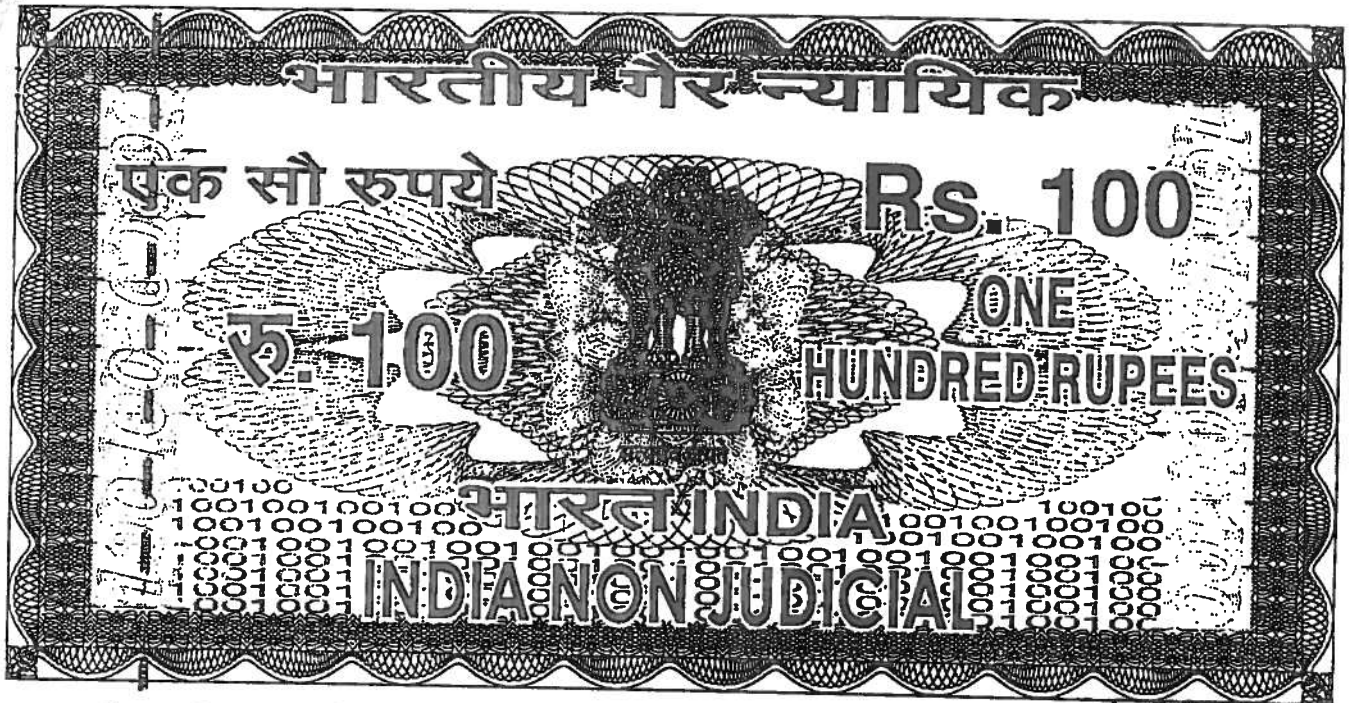
-3-

5. The parties hereto in their Profit/Loss sharing ratio as given herein shall contribute the capital required for the partnership business or in any other ratio as may be decided mutually from time to time.
6. The partnership may borrow money from outside for the partnership business including borrowals from the banks and financial institutions and such borrowals shall be made with the consent of all the partners in writing.
7. The FIRST PARTNER represented by its Managing Director Shri. Soham Modi shall be the Managing Partner overall in charge for smooth running of the firm, and he shall be authorized to apply and obtain necessary sanctions from all concerned authorities like Municipality /HUDA/GHMC, A.P. Transco (Electricity Dept), Water & Drainage Dept (HMWS&SB), Income Tax Departments, Commercial Taxes Dept etc, in connection with the business of the Firm.
8. Documents such as Agreements of Sale, Sale Deeds, Conveyance deeds, General & Specific Power of Attorney, Construction Agreements, Development Agreements etc., that are required to be executed and registered in the course of business shall be executed by any one partner either by the Managing Partner represented by Shri. Soham Modi or Mr. Gaurang Mody (the Second Partner). It has been mutually agreed by the partners that the selling rate and the terms and conditions of sale in the course of business shall be determined solely by the Managing Partner represented by Shri. Soham Modi.

For Modi Properties & Investments Pvt. Ltd

  
 Managing Director

G M 



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

3886 నల్గొండ 100/-  
G. VENKATESH  
S/O: G. RAO  
ALPINE HEIGHTS

SECRET

L. Chaitanya  
P 532066  
LEELA G CHIMALG!  
STAMP VENDOR  
N 12/2011  
6-4-76/A, Cedar Rangunji  
SECUNDERABAD-500 003

4.

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

- |                   |                      |
|-------------------|----------------------|
| a) First Partner  | 90% (Ninety Percent) |
| b) Second Partner | 10% (Ten Percent)    |


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 shall open bank accounts with any bank which shall be operated by any one partner either by the Managing Partner represented by Shri. Soham Modi or Mr. Gaurang Mody (the second partner) 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. Further the Managing Partner represented by Shri. Soham Modi shall be authorized to deposit title deeds of the properties of the firm as mortgage or otherwise for borrowals made by the firm for the purposes of business of the partnership firm.

12. It has been mutually agreed that none of the partners without the written consent of other partner shall:

- Assign or charge his share in the assets of the firm.
- Lend money belonging to the firm.

For Modi Properties & Investments Pvt. Ltd.

  
Managing Director

G.M. 



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

3887 24/108 100 SEC 3A0  
 VENKATESH  
 S/O: G. A. RAO  
 ALPINE HEIGHTS

L. G. Chimala  
 532067  
**LEELA G CHIMALA!**  
 STAMP VENDOR  
 N. 12/2/20  
 6-4-76/A, Leda, Ranigummi  
 SECUNDERABAD-500 003

-5-

- 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.

For Modi Properties & Investments Pvt. Ltd.

  
 Managing Director

G.M

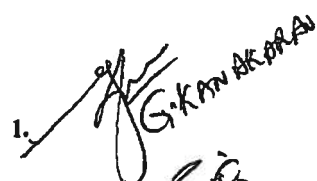


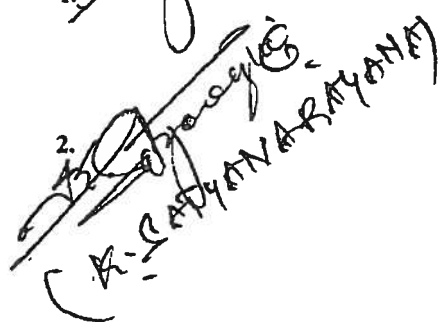


17. The Partnership shall not be dissolved on the death/retirement/insolvency of a partner and the estate of the deceased/outgoing/insolvent partners is not liable for any act of the firm after his death/retirement/insolvency. The legal representatives or heirs of the deceased partners shall not be entitled 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 the business of the firm.
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.

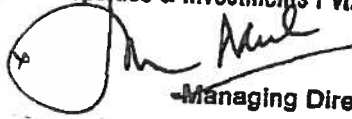
IN WITNESS WHEREOF, the partners hereto have signed and executed this partnership deed with their free will and consent on the date, month and year mentioned herein above, in the presence of the following witnesses:

WITNESSES:

1.   
G. Kam Arora

2.   
R. Sanyal Arayane

For Modi Properties & Investments Pvt. Ltd.

  
-Managing Director-

FIRST PARTNER

G.M.  
  
SECOND PARTNER



ఆంధ్రప్రదేశ్ ప్రభుత్వము

GOVERNMENT OF ANDHRA PRADESH

ఫర్ము రిజిస్ట్రేషను స్వీకృతి

ACKNOWLEDGEMENT OF REGISTRATION OF FIRM

1932 భారత భాగస్వామ్య చట్టపు 58(1)వ విభాగముద్వారా నిర్ణయించబడిన వివరణ అందినట్లు ఆంధ్రప్రదేశ్ ఫర్ముల రిజిస్ట్రారు ఇందుమూలముగా తెలుపుచున్నారు.

The Registrar of Firms, Andhra Pradesh hereby acknowledges the receipt of the statement prescribed by section 58(1) of the Indian Partnership Act, 1932.

ఆ వివరణ దాఖలు చేయబడినది. ఫర్ము యొక్క పేరు \_\_\_\_\_

\_\_\_\_\_ ఆంధ్రప్రదేశ్ లోను, హైదరాబాదు నందు \_\_\_\_\_ వ

సంవత్సరపు \_\_\_\_\_ సంఖ్య గల ఫర్ముగా రిజిస్ట్రారులో నమోదు చేయబడినది.

The statement has been filed and the name of the firm \_\_\_\_\_

"M/S ALPINE HEIGHTS"

has been entered in the register of Firms as No. 725 of 2008 at

Hyderabad (A.P.)

హైదరాబాదు (ఆం.ప్ర.)  
Hyderabad (A.P.)

తేది :



904  
ఫర్ముల రిజిస్ట్రారు  
REGISTRAR OF FIRMS

Registrar of Firms  
Hyderabad.

Dated the 23<sup>rd</sup> day of APRIL, 2008