



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BM 810376

S.No. 24240 Date:10-10-2014

Sold to: L. RAMACHARYULU

S/o. L.R. PAO

For Whom: SUMMIT BUILDERS

CH. SHRAVANI

LICENSED STAMP VENDOR

LIC.No.15-31-029/2013,

House on P.No.21, W.S.Colony,

R.R.Dist-501512. Ph:7842562342

PARTNERSHIP DEED

This **PARTNERSHIP DEED** is made and executed at Secunderabad on this the 11th day of October 2014 by and between:

1. **M/s. Modi Properties & Investments Pvt Ltd** a company incorporated under the Companies Act 1956 and having its registered office at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Director Shri. Soham Modi S/o. Shri. Satish Modi (hereinafter called “FIRST PARTNER”).

2. **Syed Mahmood Kamran Mehdi S/o. Shri. Syed Mehdi** aged 22 years, Occupation: Student, resident of 1-5-16/2/1, Zamistanpur, Musheerabad, Hyderabad – 500 020 (hereinafter called “SECOND PARTNER”)

AND

3. **Syed Mehdi S/o. Shri. Syed Mahmood**, aged 55 years, Occupation: Business, resident of 1-5-16/2/1, Zamistanpur, Musheerabad, Hyderabad – 500 020 (hereinafter called “THIRD PARTNER”).

4. **Syed Furqan Mehdi S/o. Shri. Syed Mehdi** aged 18 years, Occupation: Student, resident of 1-5-16/2/1, Zamistanpur, Musheerabad, Hyderabad – 500 020 (hereinafter called “FOURTH PARTNER”)

For Modi Properties & Investments Pvt. Ltd.

Managing Director



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

§

BM 810377

S.No. 21241 Date: 10-10-2014

CH. SHRAVANI

Sold to: L. RAMACHARYULU

LICENSED STAMP VENDOR

S/o. L.R. RAO

LIC.No.15-31-029/2013,

House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

For Whom: SUMMIT BUILDERS

-2-

WHEREAS:

- A. The First Partner (M/s. Modi Properties & Investments Pvt Ltd represented by its Managing Director Shri. Soham Modi) and the Second Partner (Syed Kamran Mehdi) were carrying on partnership business along with Syed Naseeruddin Siraj under the name and style of 'M/s. Summit Builders' and their relations inter-se were and terms and conditions of partnership business were governed and evidenced in the Partnership Deeds dated 01.04.2004, 29.08.2012, Retirement Cum Partnership Deed dated 01.01.2014 and Retirement Deed dated 11th October 2014.
- B. Syed Naseeruddin Siraj has retired from the above named partnership firm w.e.f. 11th October, 2014 under a deed of Retirement Deed dated 11th October 2014.
- C. M/s. Modi Properties & Investments Pvt Ltd (represented by its Managing Director Shri. Soham Modi) (the First Partner herein) and Syed Kamran Mehdi (the Second Partner herein) 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 two more new partners namely Syed Mehdi and Syed Furqan Mehdi as new partners.

For Modi Properties & Investments Pvt. Ltd.


Managing Director









ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

[Signature]

BM 810378

S.No. 21242 Date: 10-10-2014

CH. SHRAVANI

Sold to: L. RAMACHARYULU

LICENSED STAMP VENDOR

S/o. L.R. RAO

LIC.No.15-31-029/2013,
House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

For Whom: SUMMIT BUILDERS

-3-

- D. Syed Mehdi and Syed Furqan Mehdi have agreed to join as third and fourth partners in the partnership firm.
- 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 "SUMMIT BUILDERS".
2. The new Partnership effective from 11th October 2014.
3. The Principal Office of the firm 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.

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

[Signature]

[Signature]

[Signature]



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BM 810379

S.No. 21243 Date:10-10-2014

Sold to: L. RAMACHARYULU

S/o. L.R. RAO

For Whom: SUMMIT BUILDERS

CH. SHRAVANI

LICENSED STAMP VENDOR

LIC.No.15-31-029/2013,

House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

-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 there of 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.

For Modi Properties & Investments Pvt. Ltd.

Managing Director



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 21244 Date:10-10-2014

Sold to: L. RAMACHARYULU

S/o. L.R. RAO

For Whom: SUMMIT BUILDERS

BM 810380

CH. SHRAVANI

LICENSED STAMP VENDOR

LIC.No.15-31-029/2013,

House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

-5-

7. The First Partner (M/s. Modi Properties & Investments Pvt Ltd represented by its Managing Director Shri. Soham Modi) 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.
8. 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 by the Managing Partner. 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 M/s. Modi Properties & Investments Pvt Ltd represented by its Managing Director Shri. Soham Modi).

For Modi Properties & Investments Pvt. Ltd.


Managing Director

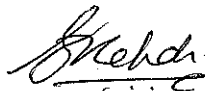
9. The Profit & Loss of the firm shall be shared and borne between the partners as under:

a) First Partner – Modi Properties & Investments Pvt Ltd	- 01% (One Per cent)
b) Second Partner - Syed Kamran Mehdi	- 33% (Thirty Three Per cent)
c) Third Partner - Syed Mehdi	- 33% (Thirty Three Per cent)
d) Fourth Partner - Syed Furqan Mehdi	- 33% (Thirty Three Per cent)
Total	----- 100% -----

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 by the Managing Partner. (i.e., First Partner M/s. Modi Properties & Investments Pvt Ltd represented by its Managing Director Shri. Soham Modi) 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:
- Assign or charge his share in the assets of the firm.
 - Lend money belonging to the firm.
 - Except in the ordinary course of the business, dispose of by pledge, sale or otherwise, the assets of the firm.
 - Release or compound any debt or claim owing to the firm.
 - 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.

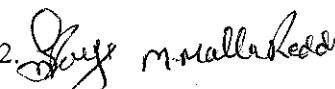


17. The Partnership shall not be dissolved on the death/retirement/insolvency of a partner and the estate of the deceased/outgoing/insolvent partners is not liable for any act of the firm after his death/retirement/insolvency. The legal representatives or heirs of the deceased partners shall not be entitled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

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. K. A. N. K. R. S. D.

2.  S. S. M. S. S. S. S. S.

For Modi Properties & Investments Pvt. Ltd.

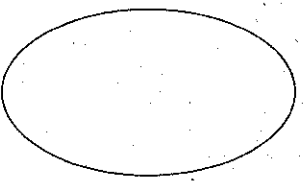

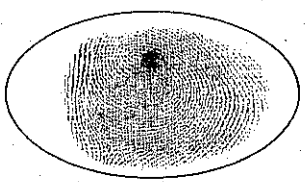

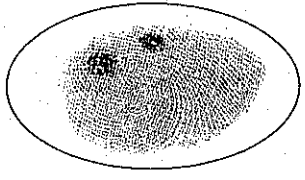

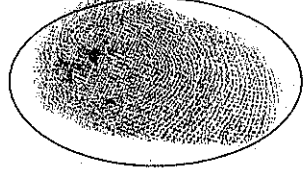

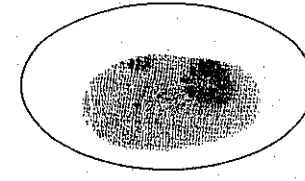
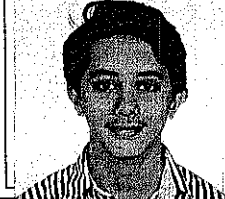

1. FIRST PARTNER Managing Director


2. SECOND PARTNER

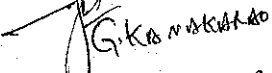
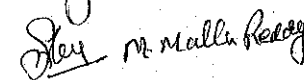

3. THIRD PARTNER


4. FOURTH PARTNER

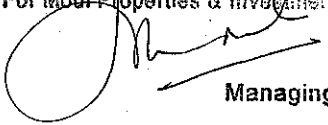
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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>M/S. MODI PROPERTIES & INVESTMENTS PVT. LTD., HAVING ITS OFFICE AT 5-4-187/3 & 4 2ND FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003 REP. BY ITS MANAGING DIRECTOR SHRI. SOHAM MODI S/O. SHRI. SATISH MODI.</p>
			<p>MR. SYED MAHMOOD KAMRAN MEHDI S/O. MR. SYED MEHDI R/O. 1-5-16/2/1 ZAMISTANPUR MUSHEERABAD HYDERABAD – 500 020</p>
			<p>RETIRING PARTNER:</p> <p>MR. SYED NASEERUDDIN SIRAJ S/O. MR. SYED HASHMI R/O. 16-4-71 CHANCHALGUDA HYDERABAD.</p>
			<p>INCOMING PARTNERS:</p> <p>1. MR. SYED MEHDI S/O. MR. SYED MAHMOOD R/O. 1-5-16/2/1 ZAMISTANPUR MUSHEERABAD HDYEDRABAD – 500 020.</p>
			<p>2. MR. SYED FURQAN MEHDI S/O. MR. SYED MEHDI R/O. 1-5-16/2/1 ZAMISTANPUR MUSHEERABAD HDYEDRABAD – 500 020.</p>

SIGNATURE OF WITNESSES:

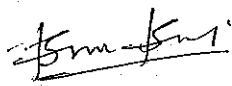


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For Modi Properties & Investments Pvt. Ltd.


Managing Director



SIGNATURE OF THE EXECUTANT

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.1686/2004



Under sect on 63(1) of the Indian Partnership Act, 1932, SUMMIT BUILDERS been altered as follows:

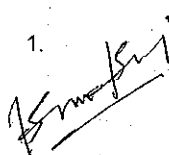
Name and full address of incoming partner and date of his joining the firm	Name and full address of the outgoing partner and date of his ceasing to the partner
1. MR. SYED MEHDI S/O. MR. SYED MAHMOOD R/O. 1-5-16/2/1 ZAMISTANPUR MUSHEERABAD HDYEDRABAD - 500 020.	MR. SYED NASEERUDDIN SIRAJ S/O. MR. SYED HASHMI R/O. 16-4-71 CHANCHALGUDA HYDERABAD
2. MR. SYED FURQAN MEHDI S/O. MR. SYED MEHDI R/O. 1-5-16/2/1 ZAMISTANPUR MUSHEERABAD HDYEDRABAD - 500 020.	

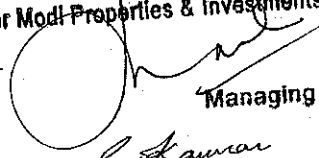

Incoming Partners:

Retiring Partners

Existing Partners

1. 
2. 

1. 

For Mod Properties & Investments Pvt. Ltd.
1. 
Managing Director
2. 

Station: Sec-bad

Date:

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



(2). The firm M/s. SUMMIT BUILDERS

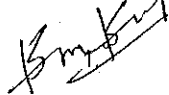
has been with effect from the 31st December 2013

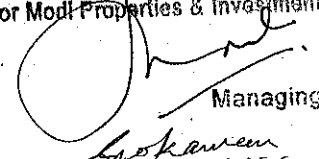

Incoming Partners:

Retiring Partners

Existing Partners

1. 
2. 

1. 

For Mod Properties & Investments Pvt. Ltd.
1. 
Managing Director
2. 

Station: Sec-bad

Date:

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