

తెలంగాణ తెలంగాణ TELANGANA

S.No. 6736 Date:06-06-2016

Sold to: L. Rama Charyulu

S/o.W/o.D/o. L. Raghavendra Rao

For Whom: Mody Consultancy services, Hyd

RETIREMENT CUM PARTNERSHIP DEED

K. Satish Kumar
K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

This Deed of Retirement cum Partnership is made and executed at Secunderabad on this the 6th day of June 2016 by and between:

Shri. Gaurang Mody S/o. Shri. Jayantilal Mody aged 47 years, Occupation: Business, resident of Flat No. 105, Sapphires Apartments, Chikoti Gardens, Begumpet, Hyderabad – 500 016 (Hereinafter referred to as Continuing Partner).

AND

Smt. Ajeeta Mody W/o. Shri. Gaurang Mody aged 42 years resident of Flat No. 105, Sapphire Apartments, Chitigardens, Begumpet, Hyderabad – 500 016 (Hereinafter referred to as Retiring Partner).

AND

Shri. Soham Modi S/o. Late Shri. Satish Modi aged 46 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad (Hereinafter referred to as Incoming Partner).

Shriab

[Signature]

[Signature]



తెలంగాణ తెలంగాణ TELANGANA

S.No. 6737 Date:06-06-2016

Sold to: L. Rama Charyulu.

S/o.W/o.D/o L. Raghavendra Rao

For Whom: Mody Consultancy Services (Pty) Ltd

K.SATISH KUMAR

LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

-2-

WHEREAS:

- Shri. Gaurang Mody and Smt. Ajeeta Mody were doing in partnership business under the name and style of 'M/s. Mody Consultancy Services' since 01.05.2015 and their relations inter-se were governed by Partnership Deed / Re-constitution Deed dated 25.05.2013 and 01.05.2015.
- Smt. Ajeeta Mody the Retiring Partner herein have expressed her desire to retire from the said partnership firm w.e.f. 06th June 2016.
- The Continuing Partner herein has for the purposes of business to be run more efficiently and smoothly and to meet funds requirement for the partnership business has expressed his intension and agreed to admit a new partner namely Shri. Soham Modi (the Incoming Partner herein).
- The Continuing Partner to continue the business of the firm has invited Shri. Soham Modi, the Incoming Partner herein, who is desirous of joining the business along with the Continuing Partner and to which Smt. Ajeeta Mody the Retiring Partner herein has expressed her no objection of whatsoever nature.
- Shri. Gaurang Mody and Shri. Soham Modi the Continuing/Incoming Partners herein have decided to continue the business of the firm and have agreed to take over all the assets and liabilities of the firm as a going concern.

Ajeeta

Soham Modi

K. Satish Kumar



తెలంగాణ తెలంగాణ TELANGANA

S.No. 6738 Date: 06-06-2016

Sold to: L. Ramacharyulu

S/o. W/o. D/o. L. Raghavendra Rao

For Whom: Mody Consultancy Services + Iy

K. Satish Kumar
E 381318
K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

-3-

F. The said parties hereto are desirous of recording the terms and conditions of this retirement cum admission deed agreed upon into writing.

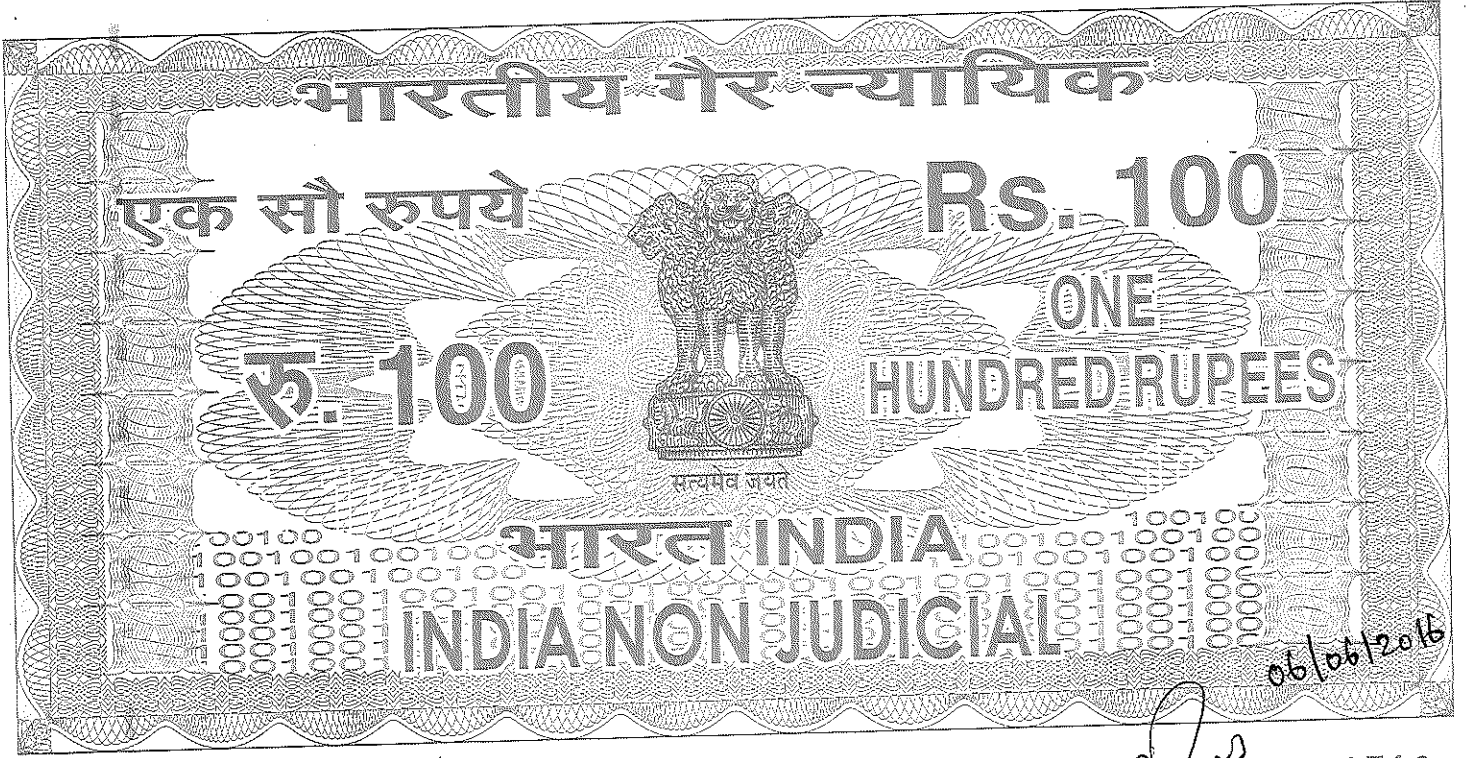
NOW THEREFORE THIS RETIREMENT CUM PARTNERSHIP DEED WITNESSETH AS FOLLOWS:

1. That Smt. Ajeeta Mody the Retiring Partner herein, hereby retire from the partnership firm M/s. Mody Consultancy Services w. e. f. 06th June 2016.
2. That the Continuing Partner and the Incoming Partner have taken over the balance assets and liabilities of the above named Firm as a going concern.
3. The accounts of the firm are drawn up till the date of retirement and confirmed by all the parties hereto and there are no dues payable to the outgoing partners.
4. That the Retiring Partner hereby declares that she have withdrawn all her rights from tangible and intangible assests of the firm.
5. That the Retiring Partner shall not object to the Continuing Partner and Incoming Partner carrying on the same business under the name and style of M/s. Mody Consultancy Services either by themselves or in partnership with others.

Ajeeta Mody

L. Ramacharyulu

K. Satish Kumar



తెలంగాణ తెలంగాణ TELANGANA

S.No. 6739 Date: 06-06-2016

Sold to: L. Rama Charyulu

S/o. W/o. D/o. L. Raghavendra Rao

For Whom: Mody Consultancy Services (Pvt)

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

-4-

6. That the Continuing Partner/Incoming Partner and the reconstituted firm shall keep indemnified the Retiring Partner from any liabilities or claims from any third party, financial institutions, statutory authorities, government bodies, courts etc., that may be in existence or may arise on a future date or may be with respect to any past dealings/transactions by the firm. Specially the retiring partners shall be indemnified by the Continuing Partners against statutory liabilities like PF, ESI, Income Tax, VAT, Service Tax etc., that may be due or become due including penalties, interest etc.,
7. That the Continuing Partner/Incoming Partner and the reconstituted firm shall keep the Retiring Partner indemnified against all statutory and other liabilities that may arise from the date of forming the firm and upto such time the firm continues to be in business.
8. That the Continuing Partner/Incoming Partner shall keep the Retiring Partner indemnified against any costs or consequences including penal action by any authority that may arise as a result of the activities of the firm including any development activity taken up by the firm.
9. The business of the partnership firm shall continue to be carried in the name and style as "Mody Consultancy Services" or any other name partners may mutually decide.

Ajeet

S. Mody

[Signature]



తెలంగాణ తేలంగానా TELANGANA

S.No. 6740 Date: 06-06-2016

Sold to: L. Rama Charyulu

S/o. W/o. D/o. L. Raghavendra Rao

For Whom: Mody Consultancy Services, Hyderabad

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012,

R.No.16-05-029/2015

Plot No.227, Opp.Back Gate

of City Civil Court,

West Marredpally, Sec'bad.

Mobile: 9849355156

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10. The reconstituted Partnership shall be effective from 06th June 2016.
11. The Principal Office of the firm shall continue to 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.
12. 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.
13. The Continuing Partner and the incoming partner 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.
14. 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.

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Handwritten signature

Handwritten signature

15. The Incoming Partner (Shri. Soham Modi) shall be the Managing Partner and over all in charge 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, Central Excise Dept, Commercial Tax Departments, etc., in connection with the business of the firm.
16. The Continuing Partner and the Incoming Partner hereto have agreed that the Agreements of Sale, Sale Deeds and other conveyance deeds, construction contracts/agreements, 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 (i.e., Shri. Soham Modi). 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., Shri. Soham Modi.
17. The Profit & Loss of the firm shall be shared and borne between the partners as under:
- | | |
|---|-----|
| i. Continuing Partner (Gaurang Mody) | 50% |
| ii. Incoming Partner (Shri. Soham Modi) | 50% |
18. The regular books of accounts shall be maintained by the partners herein recording the day to day transactions and such books shall be closed 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.
19. The firm's bank accounts shall be operated any one partner i.e., either by the Continuing Partner (Shri. Gaurang Mody) or by the Incoming Partner (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.
20. 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.
21. 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.
22. The Partnership shall be at WILL.
23. 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.
24. 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.

Agat

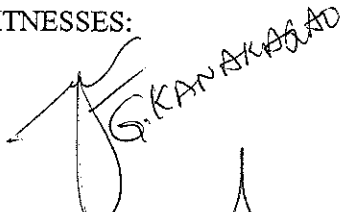

Gaurang Mody


Soham Modi

25. 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.
26. 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.
27. 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.
28. For all other matters on which this deed does not contain any specific clause, the provisions of Indian Partnership Act will apply.

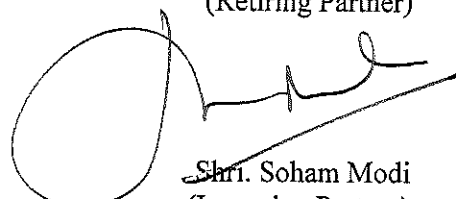
IN WITNESSESS WHEREOF the parties hereto have executed this deed by free will and understanding on the date aforementioned.

WITNESSES:

1.  G. KANAKADAS
2.  L. Ramachandran


Shri. Gaurang Mody
(Continuing Partner)


Smt. Ajeeta Mody
(Retiring Partner)


Shri. Soham Modi
(Incoming Partner)



తెలంగాణ తెలంగాణ TELANGANA

C 418894



HYDRABAD HQ (500004)
TELANGANA STATE NJS:2015
Trans.Date:07/06/2016 12:36:38
Counter No:5, OP-Code:333
SERIAL NO:0418894
NAME OF PURCHASER:MRS AJEETA MODY
SON/DAUGHTER OF:M/D GAURANG MODY
RESIDENT OF:HYD
PURPOSE:NOC
Total Amount:Rs.100.00

Asst. Postmaster (Counters)
HYDRABAD
Hyderabad-500004.

AFFIDAVIT

I Mrs. Ajeeta Mody W/o. Shri. Gaurang Mody aged 42 years, Occupation: Business, resident of Flat No. 105, Sapphire Apartments, Chikoti gardens, Begumpet, Hyderabad – 500 016 do hereby solemnly affirm and confirm with good state of mind and hereby declare on oath as follows:

I am the Retiring Partner of the Firm named as M/s. Mody Consultancy Services having its registered office at 5-4-3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderbad – 500 003, w. e. f., 6th June 2016 under the Retirement Deed dated 06.06.2016 and on retirement no assets of the firm has been given to the retiring partner.

It was declared on oath with free will and consent without coercion or hesitations with good state of mind on this the 7th day of June 2016.


DEPONENT

FORM – V

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

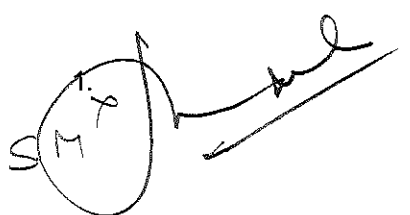

NOTICE OF CHANGE IN THE CONSTITUTION OF FIRM OR OF THE DISSOLUTION OF THE FIRM

Presented or forwarded to the Registration of Firms for filling by Firm No. 1106 / 2013

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

(1). The Constitution of the Firm **M/s. MODY CONSULTANCY SERVICES** 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
MR. SOHAM MODI S/O. LATE SATISH MODI R/O. PLOT NO. 280 ROAD NO.25 JUBILEE HILLS HYDERABAD.	MRS. AJEETA MODY W/O. MR. GAURANG MODY R/O. FLAT NO. 105 SAPPHIRE APARTMENTS CHIKOTI GARDENS BEGUMPET, HYDERBAD

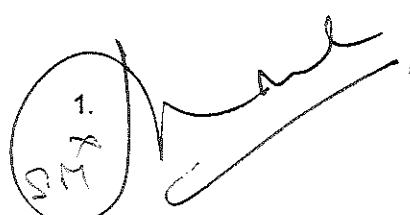
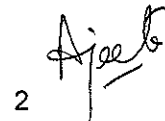
 2 

Station: Sec-bad

Date:

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

(2). The firm **M/s. MODY CONSULTANCY SERVICES** has been dissolved with effect from the 06.06.2016

 2 

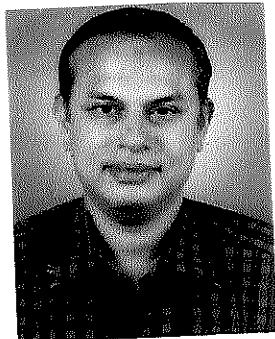
Station: Sec-bad

Date:

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

**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
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CONTINUING PARTNER:

MR. MR. GAURANG MODY
W/O. MR. JAYANTILAL MODY
R/O. FLAT NO. 105
SAPPHIRE APARTMENTS
CHIKOTI GARDENS
BEGUMPET, HYDERBAD



INCOMING PARTNER:

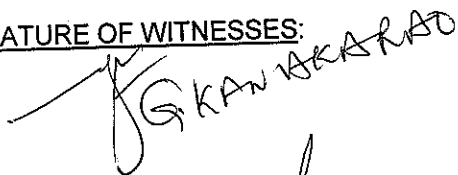
MR. SOHAM MODI
S/O. LATE SATISH MODI
R/O. PLOT NO. 280
ROAD NO.25, JUBILEE HILLS
HYDERABAD.



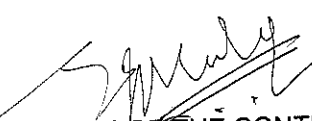
RETIRING PARTNER:

MRS. AJEETA MODY
W/O. MR. GAURANG MODY
R/O. FLAT NO. 105
SAPPHIRE APARTMENTS
CHIKOTI GARDENS
BEGUMPET, HYDERBAD

SIGNATURE OF WITNESSES:

1.  G. KANAKARAO

2.  H. Ramachandra


SIGNATURE OF THE CONTINUING PARTNER


SIGNATURE OF THE INCOMING PARTNER:


SIGNATURE OF THE RETIRING PARTNER