



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 071474

SI No. 13487 Date 01/04/2008 100/-  
Sold to Ramesh  
S/o. D/o Who Narsing Rao  
For Whom Gulmohar Residency  
K/o Sec'bad.

K. SRINIVAS  
S.V.L.No.26/98, R.No.11/2007  
CITY CIVIL COURT  
SECUNDERABAD

**PARTNERSHIP DEED**

This Deed of Partnership is made and executed on this the 15<sup>th</sup> day of April 2008 by and between:

1. **Shri. Premal C. Parekh** S/o. Shri. Chandrkanth M. Parekh aged 37 years Occupation: Business, resident of A 4/3, Chandralok Residency Complex, 111, S. D. Road, Secunderabad – 500 003 (hereinafter called “FIRST PARTNER”).
2. **Shri. Ratan N. Mulani** S/o. Late Shri. Nathulal R. Mulani aged 51 years, Occupation: Business, resident of 30-146, Prenderghast Road, Secunderabad – 500 003 (hereinafter called “SECOND PARTNER”)
3. **Shri. Kirit Chandrakanth Sanghvi** S/o. Shri. Upendra Sanghvi aged 60 years, Occupation: Business, resident of No.8, Gopal Bhavan, 4<sup>th</sup> Floor, Babu Bhai Vashi Road, Vile Parle (West), Mumbai – 400 056 (hereinafter called “THIRD PARTNER”)

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Managing Director





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 071476

Sl No. 13489 Date 11/04/2008 1001-

Sold to Ramesh

S/o. D/o. Narsing Rao

For Whom Gulmohar Residency No. Sec'bad.

K. SRINIVAS

S.V.L.No.26/98, R.No.11/2007  
CITY CIVIL COURT  
SECUNDERABAD

-3-

**WHEREAS:**

- Shri Premal C. Parekh, Shri. Shri. Ratan N. Mulani, Shri. Kirit Chandrakanth Sanghvi, M/s. Modi Properties & Investments Pvt Ltd and Shri. Shri. Mehul V. Mehta along with one Mr. T.S Kohli were carrying on partnership business under the name and style of M/s. **Gulmohar Residency** and their relations inter- se and terms of conditions of partnership business were governed and evinced in the Partnership deeds dated 19<sup>th</sup> November 2007 and 1<sup>st</sup> December 2007.
- Shri. T. S. Kohli has retired from the above named partnership firm w.e.f 15<sup>th</sup> April 2008 under Retirement Deed dated 15th April 2008.
- Shri Premal C. Parekh (the First Partner herein) Shri. Shri. Ratan N. Mulani (the Second Partner herein), Shri. Kirit Chandrakanth Sanghvi (the Third Partner herein) M/s. Modi Properties & Investments Pvt Ltd (the Fourth Partner herein) and Shri. Shri. Mehul V. Mehta (the Fifth Partner herein) have agreed to admit Shri. Pradeep N. Mulani (the Sixth Partner herein) to continue the partner ship business as a going concern by taking over all the assets and liabilities.

1x *[Signature]*  
for Modi Properties & Investments Pvt. Ltd  
4x *[Signature]*  
Managing Director

*[Signature]*

3x *[Signature]*  
6 *[Signature]*



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 071477

SI No. 12490 Date 11/04/2008 100/-  
Sold to Ramesh  
S/o. D/o. W/o. Narsing Rao.  
For Whom Gulmohar Residency  
No. Sec'bad.

K. SRINIVAS  
S.V.L.No.26/98, R.No.11/2007  
CITY CIVIL COURT  
SECUNDERABAD

- D. The FOURTH PARTNER is a private limited Company and the company has passed necessary resolution authorizing Shri. Soham Modi to represent Modi Properties & Investments Pvt.Ltd, and to execute this partnership deed.
- E. 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 WITNESSTH AS FOLLOWS:

1. The business of partnership firm shall be carried in the name and style as "M/s. Gulmohar Residency".
2. Partnership shall be with effect from 15<sup>th</sup> April 2008.
3. The principal place of business of the partnership shall be at 5-4-187/3&4, Soham Mansion, II floor; M. G. Road, Secunderabad -500003 and the same may be changed to any other place or places mutually agreed upon the partners.

1 x *[Signature]*  
for Modi Properties & Investments Pvt. L.  
4 x *[Signature]*  
Managing Director

3 x *[Signature]*  
6 *[Signature]*



ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 071478

SI No. 13491 Date 01/04/2008 100/-

Sold to Ramesh

S/o. D. W. Rao Narsing Rao

For Whom Galmahar Residency  
No. 56/5 ad.

K. SRINIVAS  
S.V.L.No.26/98, R.No.11/2007  
CITY CIVIL COURT  
SECUNDERABAD

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.
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 from the banks and financial institutions and such borrowals shall be made with the consent of all the partners in writing.
7. The FOURTH PARTNER represented by Mr. Soham Modi duly authorized by the company shall be the Managing Partner overall in charge for smooth running of the firm and is authorized to apply and obtain necessary sanctions from all concerned authorities like HUDA, Greater Hyderabad Municipal Corporation, A.P. Transco (Electricity Department), Water and Drainage Department (HMWS& SB), Income Tax Departments etc., in connection with the business of the firm

1 x *[Signature]*  
for Modi Properties & Investments Pvt. Ltd.  
2 x *[Signature]*  
3 x *[Signature]*  
4 x *[Signature]*  
5 x *[Signature]*  
6 x *[Signature]*  
Managing Director

8. Documents such as Agreements of Sale, Sale Deeds, Conveyance deeds, General & Specific Power of Attorney, etc., that are required to be executed and registered in the course of business shall be executed jointly by the two partners . One such joint partner shall be either First Partner (Mr. Premal C. Parekh) OR Second Partner (Mr. Ratan N. Mulani) AND second such joint partner shall be either Fourth Partner (Modi Properties & Investments Pvt Ltd represented by Mr. Soham Modi duly authorized by the company) OR Fifth Partner (Mr. Mehul V. 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 Fourth Partner (Modi Properties & Investments Pvt Ltd represented by Mr. Soham Modi duly authorized by the company)
9. The Profit & Loss of the firm shall be shared and borne between the partners as under:
- |                   |   |                                |     |
|-------------------|---|--------------------------------|-----|
| a) First Partner  | - | Premal C. Parekh               | 20% |
| b) Second Partner | - | Ratan N. Mulani                | 20% |
| c) Third Partner  | - | Kirit Chandrakanth Sanghvi     | 10% |
| d) Fourth Partner | - | Modi Properties & Invsts P Ltd | 20% |
| e) Fifth Partner  | - | Mehul V. Mehta                 | 10% |
| f) Sixth Partner  | - | Pradeep N. Mulani              | 20% |
10. The regular books of accounts shall be maintained by the partners herein recording the day tom day transactions and such books shall be closed to the profit and loss account on 31<sup>st</sup> 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 bank account shall be operated jointly by two partners. One of such joint partners shall be either First Partner (Mr. Premal C. Parekh) OR Second Partner (Mr. Ratan N. Mulani) AND second such joint partner shall be either Fourth Partner (Modi Properties & Investments Pvt Ltd represented by Mr. Soham Modi duly authorized by the company) OR Fifth Partner (Mr. Mehul V. Mehta) or Subject to any instructions as may be given to the bankers from time to time by the firm under the signatures of all the partners.
12. It has been mutually agreed that none of the partners without the written consent of other partner shall:
- 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 where by 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 WILL.
15. Any of the partner herein who intents to retire, must give three months notice to the other partners and the share of retiring partner, will stand distributed among the continuing partners

for Modi Properties & Investments Pvt. Ltd.,  
Managing Director.

