

తెలంగాణ తేలంగానా TELANGANA

S.No. 7985 Date: 22-03-2017

Sold to: MAHENDAR

S/o. MALLESH

For Whom: M/s. SILVER OAK ESTATES

 K 785301

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

RETIREMENT CUM PARTNERSHIP DEED

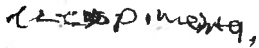
This Retirement cum Partnership Deed is made and executed at Secunderabad on this the 31st day of March 2017 by and between:

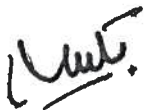
1. **Shri. Tejas D. Mehta**, S/o. Shri. Deepak U. Mehta, aged about 39 years, Occupation: Business, resident of Flat No. 601, A Block, Amsri Central Court, Opp: Rail Nilayam, Secunderabad – 500 003.
2. **Shri. Hardik D. Mehta**, S/o. Shri. Deepak U. Mehta, aged about 36 years, Occupation: Business, resident of Flat No. 401, 4th Floor, Maheshwari Residency, D. V. Colony, Minister Road, Secunderabad – 500 003.

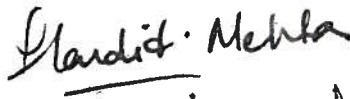
(Hereinafter jointly called as the Continuing Partners).

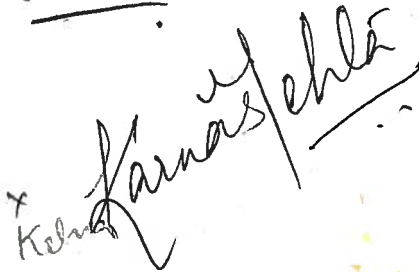
AND

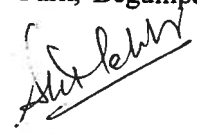
1. **Shri Sudhir U. Mehta**, S/o. Late Uttamlal Mehta, aged about 60 years, Occupation: Business, resident of Plot No. 21, Ground Floor, Babu Bagh Colony, P. G. Road, Secunderabad – 500 003.
2. **Shri Meet B. Mehta**, S/o. Late Shri Bharat U. Mehta, aged about 40 years, Occupation: Business, resident of H. No. 10-10-32, Flat No. 703, D. Block, Welkin Park, Begumpet, Hyderabad – 500 016



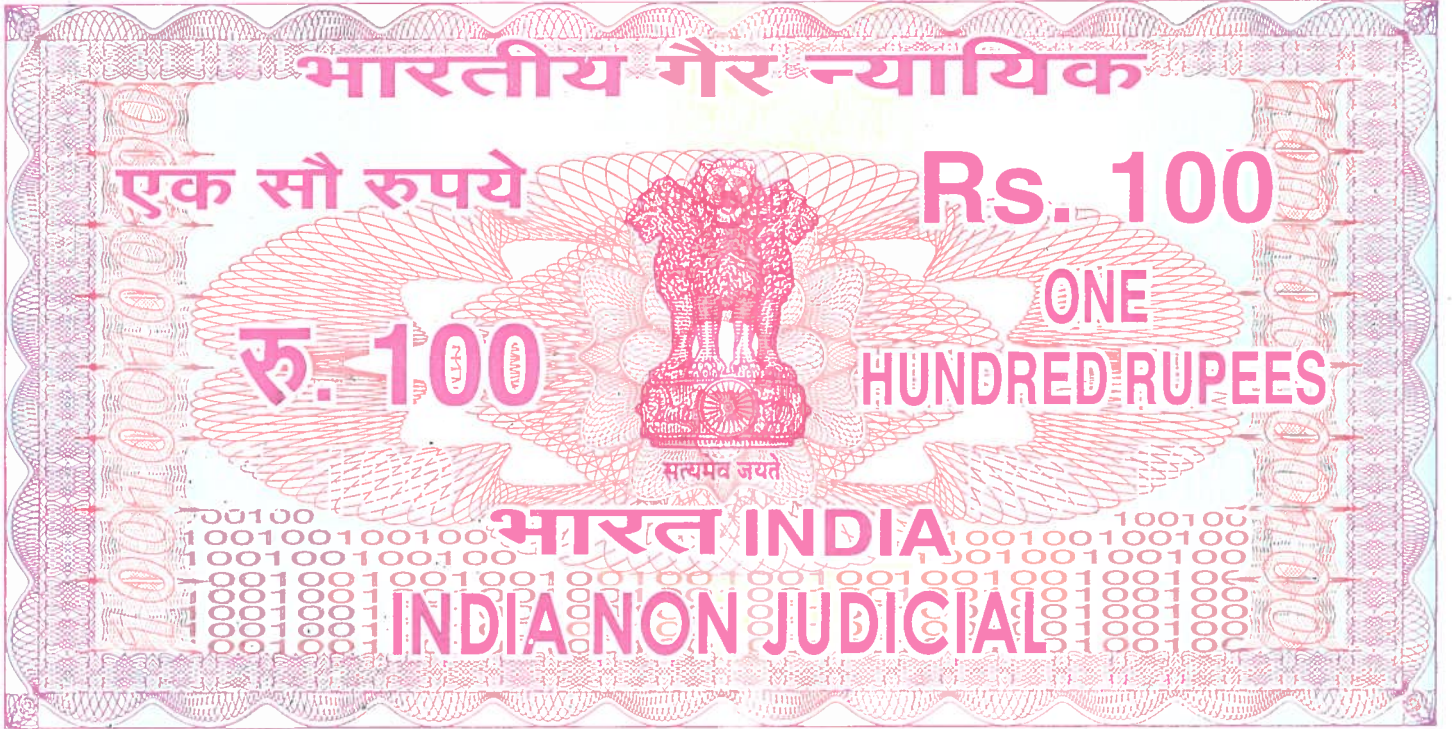












తెలంగాణ తేలంగానా TELANGANA

S.No. 7986 Date: 22-03-2017

Sold to: MAHENDAR

S/o. MALLESH

For Whom: M/s. SILVER OAK ESTATES

-2-

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

K 785302

3. Shri. Karna S. Mehta S/o. Shri Sudhir U. Mehta aged about 26 years, Occupation: Business, resident of Plot No. 21, Ground Floor, Babu Bagh Colony, P. G. Road, Secunderabad – 500 003.
 4. Shri. Rahul. B. Mehta, S/o. Late Shri Bharat U. Mehta, aged about 36 years, Occupation: Business, resident of 1-8-153/154/A, Shiv Sadan Apartments, Flat No. 203, P. G. Road, Secunderabad – 500 003.
- (Hereinafter collectively referred to as Retiring Partners).

WHEREAS:

- A. Shri. Tejas D. Mehta and Hardik D. Mehta were doing in partnership business along with Shri. Sudhir U. Mehta, Shri. Met B. Mehta, Shri. Karna S. Mehta, and Shri. Rahul B. Mehta under the name and style of 'M/s. Silver Oak Estates' since 01.10.2013 and their relations inter-se were governed by Partnership Deeds dated 08.01.2007, 04.08.2010, 15.05.2013, 28.10.2013 and Retirement deed dated 04.08.2010, 15.05.2013 and 28.10.2013.
- B. Shri. Sudhir U. Mehta, Shri. Meet B. Mehta, Shri. Karna S. Mehta and Rahul B. Mehta the Retiring Partners herein have expressed their desire to retire from the said partnership firm w.e.f.31st March 2017.

Tejas D. Mehta,

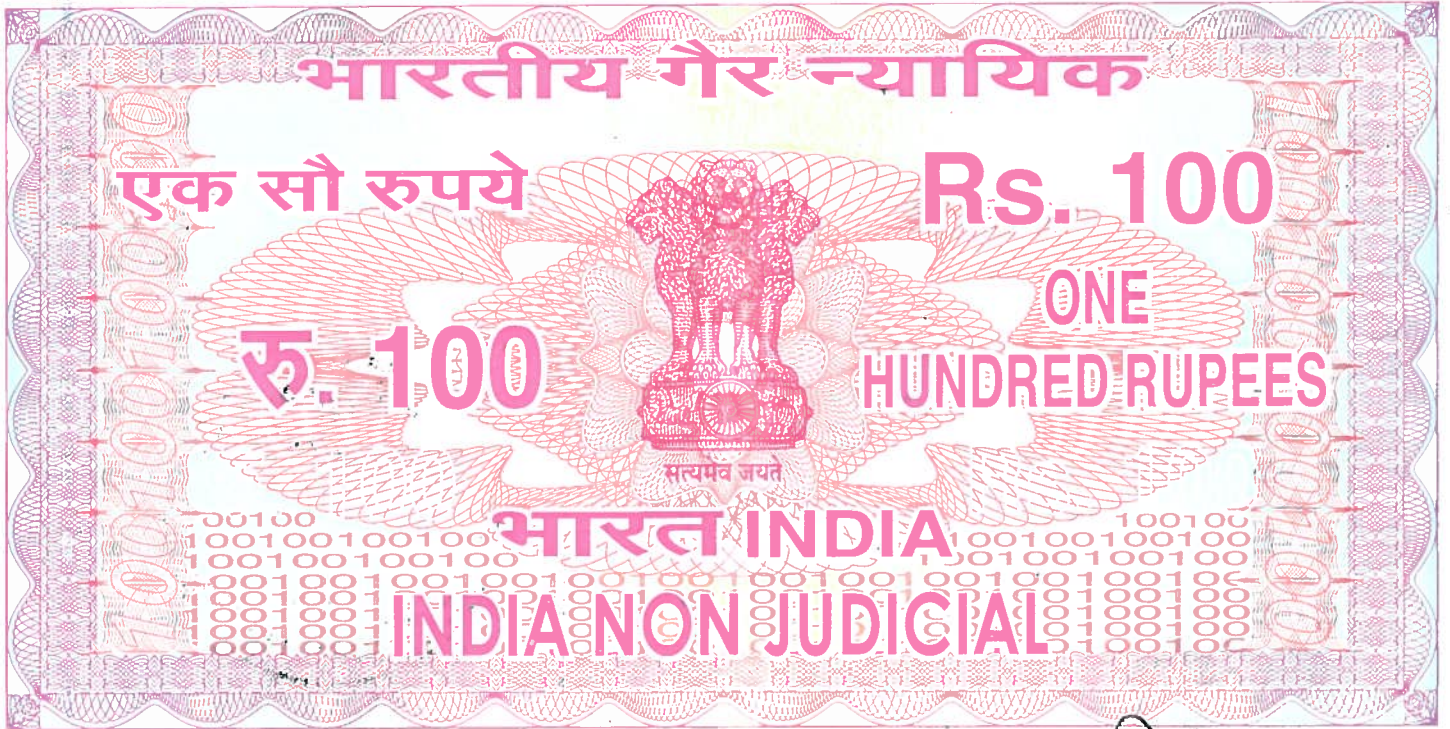
Hardik D. Mehta

Sudhir U. Mehta

Meet B. Mehta

Karna S. Mehta

Rahul B. Mehta




తెలంగాణ తేలంగానా TELANGANA
S.No. 7987 Date:22-03-2017

Sold to: MAHENDAR

S/o. MALLESH

For Whom: M/s. SILVER OAK ESTATES


K.SATISH KUMAR K 785303
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-

- C. Shri. Tejas D. Mehta and Hardik D. Mehta 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.
- D. The 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 UNDER:

1. Shri. Sudhir U. Mehta, Shri. Met B. Mehta, Shri. Karna S. Mehta, and Shri. Rahul B. Mehta the Retiring Partners herein, hereby retire from the partnership firm 'M/s. Silver Oak Estates' w. e. f.31st March 2017.
2. That the Continuing Partners 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.

resol. D. Mehta,

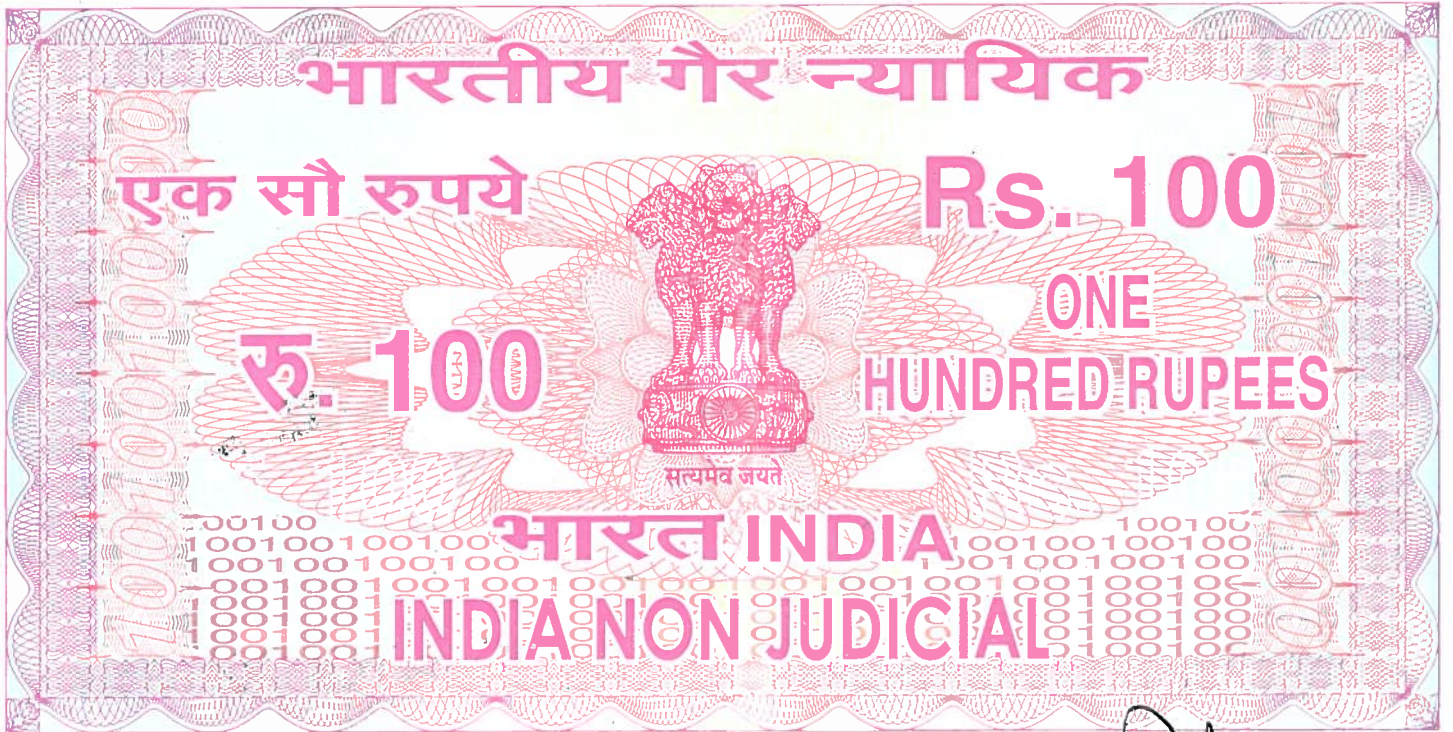
Hardik Mehta

Rahul Mehta

Met B.

Karna Mehta

Sudhir Mehta



తెలంగాణ తెలంగాణ TELANGANA

S.No. 7988 Date: 22-03-2017

Sold to: MAHENDAR

S/o. MALLESH

For Whom: M/s. SILVER OAK ESTATES

-4-

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: 9849255156

K 785304

4. That the Retiring Partners hereby declares that they have withdrawn all their rights from tangible and intangible assets of the firm.
5. That the Retiring Partners shall not object to the Continuing Partner carrying on the same business under the name and style of M/s. Silver Oak Estates either by themselves or in partnership with others.
6. That the Continuing Partner and the reconstituted firm shall keep indemnified the Retiring Partners 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 and the reconstituted firm shall keep the Retiring Partners 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.

తెలంగాణ పబ్లిక్ ప్రెస్,

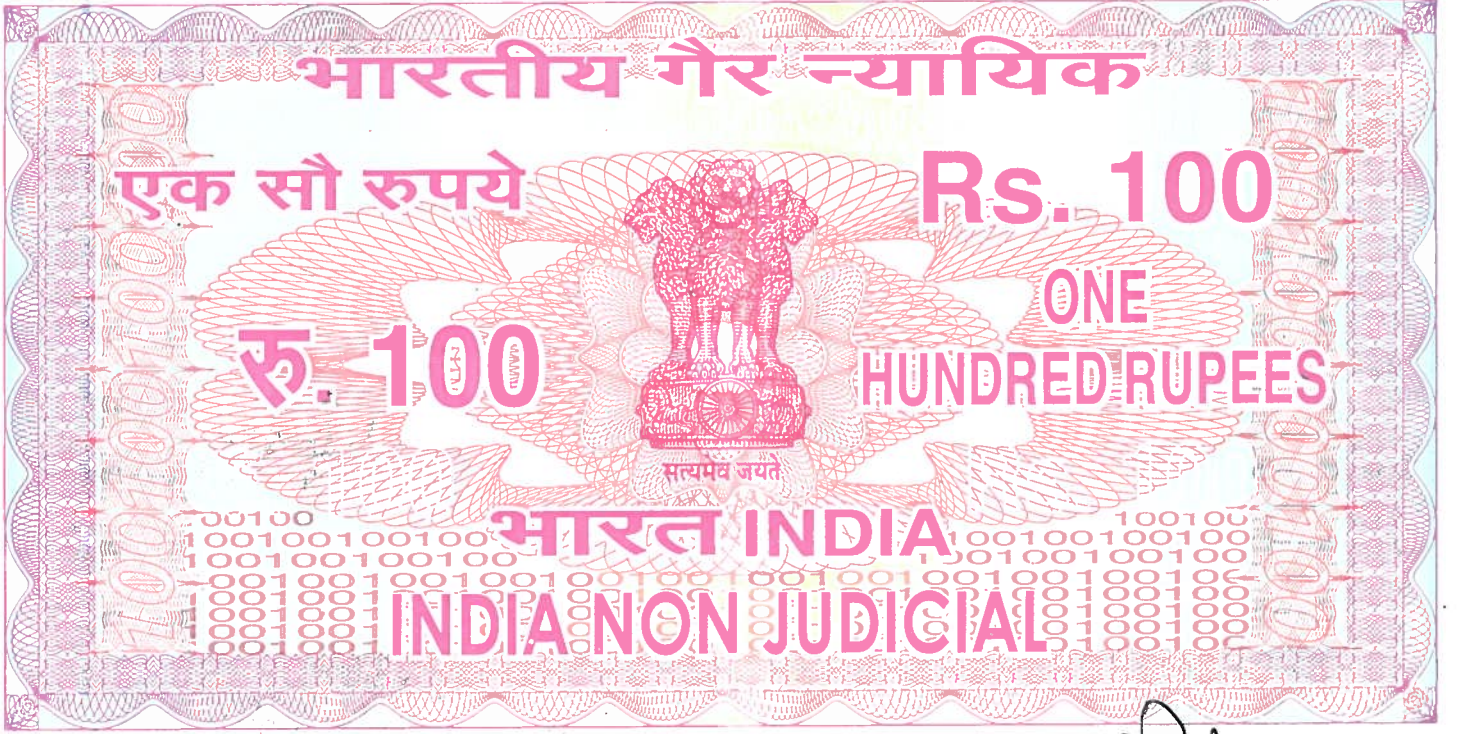
Haridit Mehta

Subhash

Neel

Kanayachela

Subhash




తెలంగాణ తెలంగాణ TELANGANA
S.No. 7989 Date: 22-03-2017

Sold to: MAHENDAR

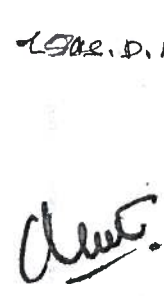
S/o. MALLESH

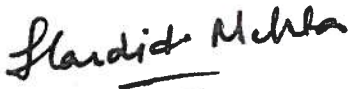
For Whom: M/s. SILVER OAK ESTATES


K. SATISH KUMAR K 785305
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

-5-

8. That the Continuing Partner and the reconstituted firm shall keep the Retiring Partners 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 "Silver Oak Estates" or any other name partners may mutually decide.
10. The re-constituted Partnership shall be effective from 1st April 2017.
11. The Principal Office of the firm shall continue to be at Plot No. 8, Road No. 5, Nacharam Industrial Estate, C/o. Dilpreet Tubes, Hyderabad – 500 067 and the same may be changed to any other place or places mutually agreed upon by the partners.
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 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.


SAR. D. MANGA,


Hardik Mehta


Kamish Chel




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.
15. The First Partner (Mr. Tejas D. Mehta) 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 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., Tejas D. Mehta). It has been mutually agreed by both 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., Tejas D. Mehta.
17. The Profit & Loss of the firm shall be shared and borne between the partners as under:
- | | |
|---------------------------|----------------------|
| i. Shri. Tejas D. Mehta | 50% (Fifty Per cent) |
| ii. Shri. Hardik D. Mehta | 50% (Fifty Per cent) |
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 partner i.e., either by the Shri. Tejas D. Mehta OR Shri. Hardik 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.
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.

Received, Partners

Hardik Mehta

Tejas D. Mehta

Net

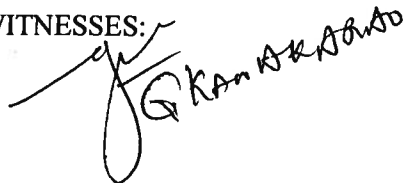
Kanishk

[Signature]


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.
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.

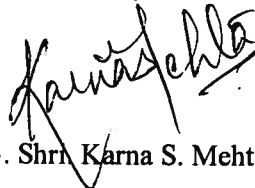
WITNESSES:

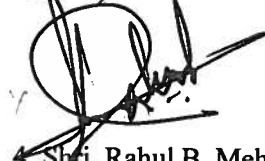
1. 
G. K. ARORA

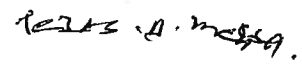
2. 
(P. RAJ KUMAR)

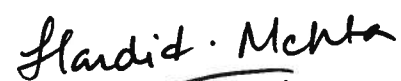

1. Shri. Sudhir U. Mehta.


2. Shri. Meet B. Mehta

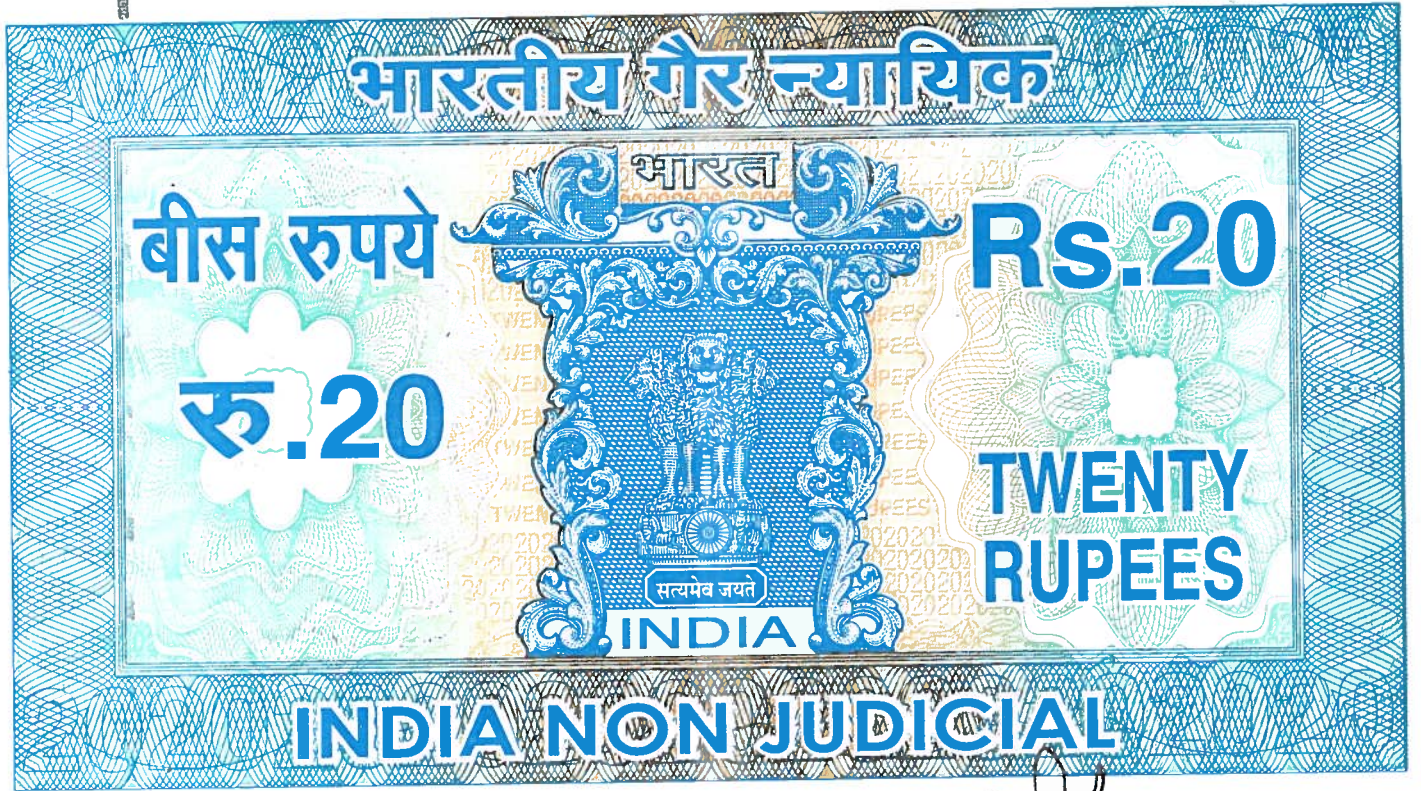

3. Shri. Karna S. Mehta


4. Shri. Rahul B. Mehta


1. Shri. Tejas D. Mehta


2. Shri. Harik D. Mehta
(Continuing Partners).

(Retiring Partners)



తెలంగాణ తెలంగాణా TELANGANA
S.No. 7837 Date:21-03-2017

Sold to: Karna mehta
S/o. Sudhir mehta
For Whom: Self

K. SATISH KUMAR
10AA 468225
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

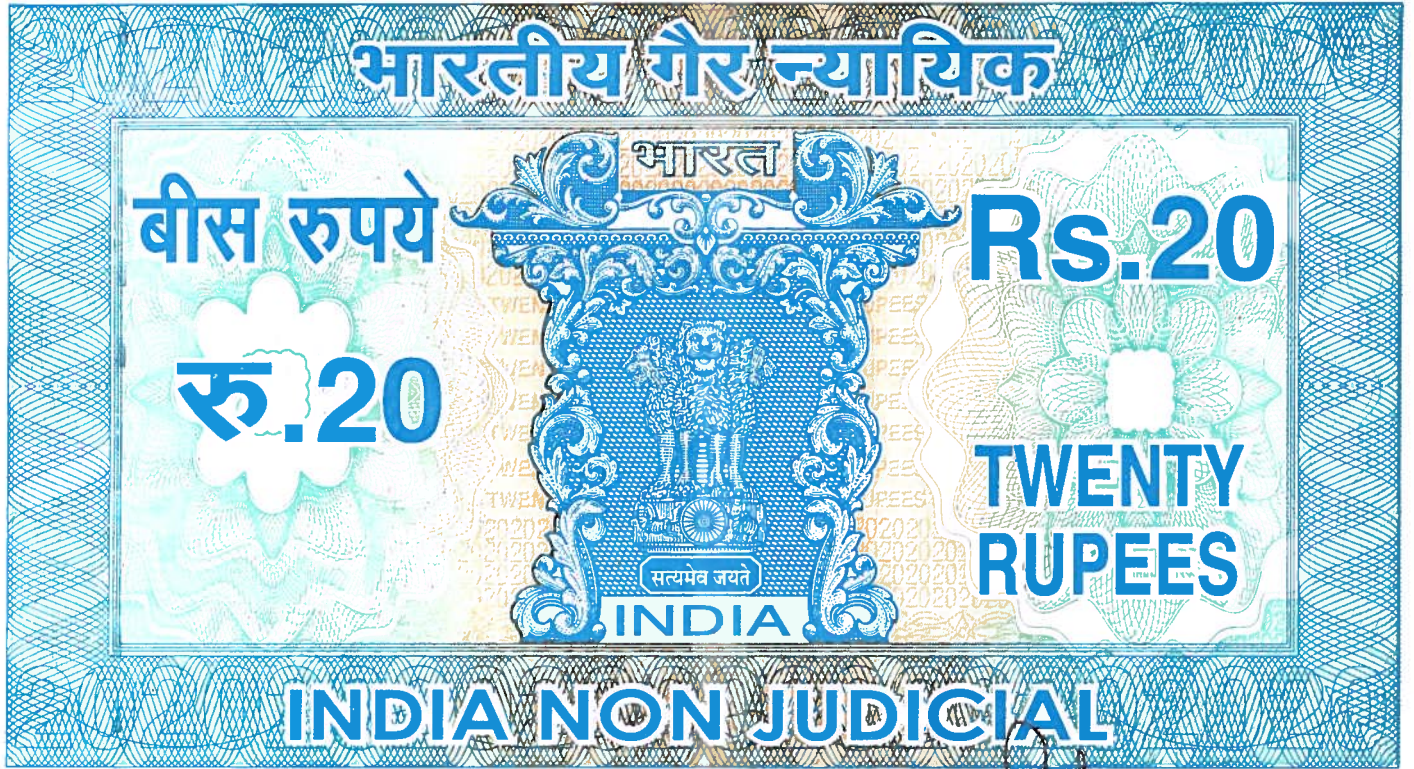
AFFIDAVIT

I **Shri. Karna S. Mehta** S/o. **Shri. Sudhir U Mehta** aged 26 years, Occupation: Business, resident of Plot No. 21, Ground Floor, Bapubagh Colony, P. G. Road, Secunderabad – 500 003 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. Silver Oak Estates** having its office at Plot No.8, Road No.5, Nacharam Industrial Estate, C/o. Dilpreet Tubes, Hyderabad – 500 067 w. e. f., 31st March 2017 under the Retirement cum Partnership Deed dated 31st March.2017 and on retirement no assets of the firm has been give 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 31st March 2017.

Karna x Karna S. Mehta
DEPONENT



తెలంగాణ తెలంగాణ TELANGANA
S.No. 7836 Date: 21-03-2017

Sold to: Sudhir mehta
S/o. ~~W/o. D/o.~~ Late Uttamlal mehta
For Whom: self


10AA 468224
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

AFFIDAVIT

I Shri. Sudhir U Mehta S/o. Late. Shri. Uttamlal Mehta aged 60 years, Occupation: Business, resident of Plot No. 21, Ground Floor, Bapubagh Colony, P. G. Road, Secunderabad – 500 003 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. Silver Oak Estates having its office at Plot No.8, Road No.5, Nacharam Industrial Estate, C/o. Dilpreet Tubes, Hyderabad – 500 067 w. e. f., 31st March 2017 under the Retirement cum Partnership Deed dated 31st March 2017 and on retirement no assets of the firm has been give 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 31st March 2017.



DEPONENT




తెలంగాణ తెలంగాణ TELANGANA

S.No. **7794** Date: **20-03-2017**

Sold to: Meet Mehta

S/o. W/o. D/o. Late Sharat Mehta

For Whom: SELF


10AA 468219
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

AFFIDAVIT

I **Shri. Meet B. Mehta** S/o. Late Shri. Bharat U. Mehta aged 40 years, Occupation: Business, resident of H. No. 10-10-32, Flat No. 703, D. Block, Welkin Park, 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. Silver Oak Estates** having its office at Plot No.8, Road No.5, Nacharam Industrial Estate, C/o. Dilpreet Tubes, Hyderabad – 500 067 w. e. f., 31st March 2017 under the Retirement cum Partnership Deed dated 31st March 2017 and on retirement no assets of the firm has been give 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 31st March 2017.



DEPONENT



తెలంగాణ తెలంగాణ TELANGANA
S.No. **7833** Date: **21-03-2017**

K. Satish Kumar
10AA 468221

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

Sold to: Rahul mehta
S/o. W/o. D/o. Late Bharat mehta
For Whom: Self

AFFIDAVIT

I **Shri. Rahul B. Mehta** S/o. Late. Shri. Bharat U. Mehta aged 36 years, Occupation: Business, resident of Uttam Towers, 4th Floor, D. V. Colony, Minister Road, Secunderabad – 500 003 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. Silver Oak Estates having its office at Plot No.8, Road No.5, Nacharam Industrial Estate, C/o. Dilpreet Tubes, Hyderabad – 500 067 w. e. f., 31st March 2017 under the Retirement cum Partnership Deed dated 31st March.2017 and on retirement no assets of the firm has been give 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 31st March 2017.

Rahul Mehta
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. 182 of 2007

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

(1). The Constitution of the Firm M/s. "SILVER OAK ESATE" been altered as follows:

Name and full address of incoming partner and date of his joining the firm	Name and full address of the outgoing partner and date of his ceasing to the partner
---	1. SHRI SUDHIR U. MEHTA S/O LATE UTTAMLAL MEHTA R/O. PLOT NO. 21, GROUND FLOOR BAPU BAGH COLONY P. G. ROAD, SECUNDERABAD - 500 003.
---	2. SHRI MEET B. MEHTA S/O. LATE SHRI BHARAT U. MEHTA R/O. H. NO. 10-10-32 FLAT NO. 703, D. BLOCK WELKIN PARK, BEGUMPET HYDERABAD - 500 016
---	3. SHRI. KARNA S. MEHTA S/O. SHRI SUDHIR U. MEHTA R/O. PLOT NO. 21, GROUND FLOOR BAPU BAGH COLONY P. G. ROAD, SECUNDERABAD - 500 003.
---	4. SHRI. RAHUL. B. MEHTA S/O. LATE SHRI BHARAT U. MEHTA R/O. 1-8-153/154/A SHIV SADAN APARTMENTS FLAT NO. 203, P. G. ROAD SECUNDERABAD - 500 003.

1. cesar. p. mehta.
2. Hardid. Mehta

(Continuing Partner)

Station: Sec-bad

Date:

1. [Signature]
2. [Signature]
3. [Signature]
4. [Signature]

(Retiring Partner)

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

(2). The firm M/s. SILVE OAK ESATES has been changes with effect from the

1. cesar. p. mehta.
2. Hardid. Mehta

(Continuing Partner)

Station: Sec-bad

Date:

1. [Signature]
2. [Signature]
3. [Signature]
4. [Signature]

(Retiring Partner)

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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PHOTO
BLACK & WHITE

CONTINUING PARTNER:

1. SHRI. TEJAS D. MEHTA
S/O. SHRI. DEEPAK U. MEHTA
R/O. FLAT NO. 601, A BLOCK
AMSRI CENTRAL COURT
OPP: RAIL NILAYAM
SECUNDERABAD – 500 003.



PHOTO
BLACK & WHITE

2. SHRI. HARDIK D. MEHTA
S/O. SHRI. DEEPAK U. MEHTA
R/O. FLAT NO. 401, 4TH FLOOR
MAHESHWARI RESIDENCY
D. V. COLONY, MINISTER ROAD
SECUNDERABAD – 500 003.

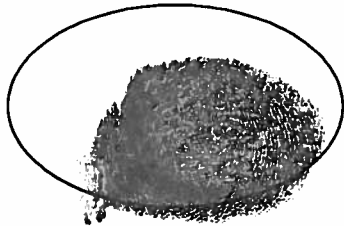


PHOTO
BLACK & WHITE

RETIRING PARTNERS:

1. SHRI SUDHIR U. MEHTA
S/O. LATE UTTAMLAL MEHTA
R/O. PLOT NO. 21, GROUND FLOOR
BAPU BAGH COLONY
P. G. ROAD
SECUNDERABAD – 500 003.



PHOTO
BLACK & WHITE

2. SHRI MEET B. MEHTA
S/O. LATE SHRI BHARAT U. MEHTA
R/O. H. NO. 10-10-32
FLAT NO. 703, D. BLOCK
WELKIN PARK, BEGUMPET
HYDERABAD – 500 016

SIGNATURE OF WITNESSES:

1.

2.

(Continuing Partner)

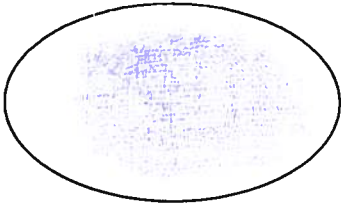

1.

2.

3.

(Retiring Partner)

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

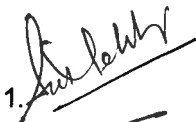



SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
		PHOTO BLACK & WHITE	3. SHRI. KARNA S. MEHTA S/O. SHRI SUDHIR U. MEHTA R/O. PLOT NO. 21, GROUND FLOOR BAPU BAGH COLONY P. G. ROAD SECUNDERABAD – 500 003.
		PHOTO BLACK & WHITE	4. SHRI. RAHUL. B. MEHTA S/O. LATE SHRI BHARAT U. MEHTA R/O. 1-8-153/154/A SHIV SADAN APARTMENTS FLAT NO. 203, P. G. ROAD SECUNDERABAD – 500 003.

SIGNATURE OF WITNESSES:

1. 
- 2.

1. Tejas D. Mehta
2. Harshit Mehta
- 3.

(Continuing Partner)

1. 
2. 
3. 
4. 

(Retiring Partner)