



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 S. No. 1006 Date 30/12/05 Rs. 100/-
 Sold to Ramesh
 By Narasing Rao
 For Whom Jade Faltokh. Sec

L.G. Chimalgi 08AA 510256

LEELA G. CHIMALGI
 STAMP
 L. No: 1
 8-4-76/1
 SECUNDERABAD
 03
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PARTNERSHIP DEED

This Deed of Partnership is made and executed on the 1st day of December 2005 by and between:

1. **Shri. Ketan C. Parekh** S/o. Shri. Chandrakant M. Parekh aged 36 years Occupation: Business, resident of A5/3B/I Floor, Chandralok Residency Complex, 111, S.D. Road, Secunderabad – 500 003 (hereinafter called “**FIRST PARTNER**”)
2. **Shri. Pradeep N. Mulani** S/o. Late Shri. Nathulal R. Mulani aged 44 years Occupation: Business, resident of 30-146, Prenderghast Road, Secunderabad – 500 003 (hereinafter called “**SECOND PARTNER**”)
3. **Shri. Mehul Upendra Sanghvi** S/o. Shri. Upendra Sanghvi aged 35 years, Occupation: Business, resident of No.8, Gopal Bhavan, 4th Floor, Babu Bhai Vashi Road, Vile Parle (West) Mumbai – 400 056 (hereinafter called “**THIRD PARTNER**”)
4. **Shri. Soham Modi** S/o. Shri. Satish Modi aged 36 years Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 (hereinafter called “**FOURTH PARTNER**”)
5. **Shri. T. S. Kohli** S/o. Late Shri. A. S. Kohli aged 56 years, Occupation: Business, resident of 2-12-48/1, Rockline, Staff Road, Secunderabad – 500 003 hereinafter called “**FIFTH PARTNER**”)

K.P. Parekh

Soham Modi

2. Pradeep Mulani

T.S. Kohli

3. Mehul Sanghvi

6. Meera (Modi)



L-G-Clacey
08AA 510257

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. No. 10507 Date 30/11/07 Rs. 100/-

Sold to Ramesh

By Narayana Rao

For Whom Jade Estates

See
2



AND

6. **Shri. Meet B. Mehta**, S/o. Shri Bharet U Mehta, aged 29 years, Occupation: Business, resident of Plot No. 21, Bapubagh Colony, P. G. Road, Secunderabad – 500 003 (hereinafter called “SIXTH PARTNER”)

WHEREAS

1. The First Partner to Fifth Partner herein have joined together to do the business under the name and style of **M/s. JADE ESTATES** in partnership and their relations inter-se and terms of conditions of partnership business are governed and evidenced in a Partnership Deed dated 19th day of November 2005.
2. The First Partner to Fifth Partner herein have joined together as stated above for the purposes of doing the business that of real estate developers, managers, advisors, underwriters, retailers, promoters of group housing scheme, etc., in partnership.
3. The First Partner to Fifth Partner 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 intention to admit one more partner namely **Shri Meet B. Mehta** (the Sixth Partner herein).
4. Shri Meet B. Mehta has agreed to join as a Sixth Partner in the partnership business that of M/s. JADE ESTATES.
5. The parties hereto have agreed to certain terms and conditions governing the partnership business and the relations inter-se and are desirous of recording the same into writing

1 k.p
6
Ramesh
M. Rao

Mulani
J.S. Kishore

3
6
Shrinani
Meet
(Met)



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. G. Cleary
08AA 510258

S. No. 10508 Date 30/11/05 Rs. 100/-

Sold to Ramath

By Narasimha Rao

For Whom Jade Estates

Jee

LEELA G
STAMP
L. No: 13/97
6-4-76/A C
SECUNDERABAD

NOW THEREFORE THIS DEED OF PARTNERSHIP WITNESSETH AS FOLLOWS:

1. The name of the Partnership Firm shall be **M/s. JADE ESTATES** or any other name partners may mutually decide.
2. Partnership shall be with effect from 1st December 2005.
3. The principal place of business of the partnership shall be at 5-4-187/3 & 4, III 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.
5. The parties hereto in their Profit/Loss sharing ratio as given herein shall contribute the capital required for the partnership business.
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 the partners.

1 *K.P. Jarek*

2 *Amul*

3 *Shanghvi*

4 *Shan Moh*

5 *J.S. Kar*

6 *Meer (Meer)*



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 3 No. 10509
 Sold to Ramesh
 By Naranjan Reddy
 For Whom [Signature]

L. G. Cleary
 08AA 510259
 LETA C. [Signature]
 STAMP
 L. No: 1597
 6-4-76/A C
 SECUNDERA [Stamp]

Sec

7. The FOURTH PARTNER Mr. Soham Modi shall be the Managing Partner overall in charge for smooth running of the firm, and authorized to apply and obtain necessary sanctions from all concerned authorities like Municipality/Municipal Corporation of Hyderabad, A. P. Transco (Electricity Department), Water and Drainage Department (HMWS &SB), Income Tax Departments etc., in connection with the business of the firm.
8. The Agreements of Sale, Sale Deeds and other conveyance deeds that are required to be executed and registered in the course of business shall be executed by any two partners. 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.
9. The Profit & Loss of the firm shall be shared and borne between the partners as under:

a) First Partner	20%
b) Second Partner	20%
c) Third Partner	10%
d) Fourth Partner	20%
e) Fifth Partner	20%
f) Sixth Partner	10%
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

1 K.P. [Signature]
 2 [Signature]
 3 [Signature]

4 [Signature]
 5 J.S. [Signature]

6 [Signature]
 (MUT)



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH
 30/11/19
 105/0
 జరిగిన ద్వారా
 8/0 ద్వారా
 పంపించినది

08AA 510260
LEELA C. CHIMALGI
 STAMP
 L. No: 1
 5-4-76/1
 SECUNDARY

11. The firm shall open a bank account with any Bank which shall be operated by any one of the partners viz., a) Pradeep N. Mulani b) Soham Modi c) T. S. Kohli 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:
 1. Assign or charge his share in the assets of the firm.
 2. Lend money belonging to the firm.
 3. Except in the ordinary course of the business, dispose of by pledge, sale or otherwise, the assets of the firm.
 4. Release or compound any debt or claim owing to the firm.
 5. 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.

1 K.P.

2

3

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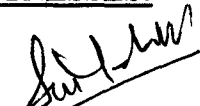
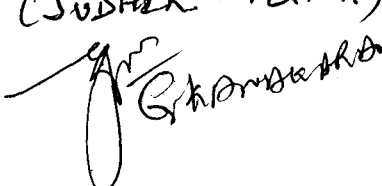
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16. With the mutual consent of all the partners, new partners can be admitted in partnership and such new partners will share their percentage of profit and loss through which he is inducted as a partner.
17. The Partnership shall not be dissolved 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. 
(SUDHER MEHTA)
2. 
G. RAMDAS

1 x 
FIRST PARTNER

2 x 
SECOND PARTNER

3 x 
THIRD PARTNER

4 x 
FOURTH PARTNER

5 x 
FIFTH PARTNER

6 x 
(Meeta) SIXTH PARTNER