

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 282481

Date : 03-05-2008 Serial No : 18,271 Denomination : 100

Purchased By :

G. VENKATESH  
S/O. G.A. RAO  
SEC'BAD

Sub Registrar  
Ex. Office Stamp Vendor  
G.S.O., C&IG Office, Hyd

For Whom :

B & C ESTATES  
SEC'BAD

**PARTNERSHIP DEED**

THIS PARTNERSHIP DEED is made and executed at Secunderabad on this the 3<sup>rd</sup> day of May 2008 by and between:

1. **Shri. Sudhir Mehta** S/o. Late. Uttamlal Mehta aged 51 years, resident of Plot No. 21, Bapubagh Colony, Prenderghast Road, Secunderabad – 500 003. (hereinafter called “FIRST PARTNER”)
2. **Shri Yerram Vijay Kumar** S/o. Yerram Shankaraiah aged 44 years, resident of Plot No. 14 & 15, Kartik Enclave, Diamond Point, Secunderabad (hereinafter called “SECOND PARTNER”)
3. **Smt. K. Sridevi** W/o. Shri. K.V.S.Reddy aged 31 years, resident of Flat No.305, Srinilaya Estates, Ameerpet, Hyderabad (hereinafter called “THIRD PARTNER”)
4. **Shri. Soham Modi** S/o. Shri. Satish Modi aged 36 years resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 (hereinafter called “FOURTH PARTNER”).

For Greenspace Properties and Pvt.

V-Ramareddy  
Dire



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K 282482

Date : 03-05-2008 Serial No : 18,272 Denomination : 100

Purchased By :

G. VENKATESH  
S/O. G.A. RAO  
SEC'BAD

For Whom :  
B & C ESTATE  
SEC'BAD

*R. Srinivas*  
Sub Registrar  
Ex. Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd  
-2-

AND

5. M/s. Green Space Properties Hyderabad Pvt Ltd a company incorporated under the Companies Act of 1956 having its registered office at 1-2-593/38, Plot No. 175, Street No.4, Lane No.6, Domulguda, Hyderabad represented by its Director Smt. U. Ramadevi W/o. Shri. U. Pradeep Kumar aged 39 years who is authorized to enter into a partnership business under a Board resolution passed in a board meeting held on 3<sup>rd</sup> May 2008 ( hereinafter called "FIFTH PARTNER").
6. Shri. Chanda Srinivasa Rao S/o. Shri. Parameshwar aged 42 years, resident of Plot No. 266, New Vasavi Nagar, Kakaguda, Secunderabad – 500 003 hereinafter called "SIXTH PARTNER").

WHEREAS:

A. Shri. Sudhir Mehta, Shri Yerram Vijay Kumar, Smt. K. Sridevi and Shri. Soham Modi were carrying on partnership business under the name and style of M/s. B & C Estates and their relations inter-se of partnership business were governed and evidenced in the partnership deed dated 20<sup>th</sup> December 2007.

*Sudhir Mehta*

*Soham Modi*

*U. Ramadevi*

*U. Ramadevi*

For Greenspace Properties Hyderabad Pvt.  
Hyderabad Pvt.

V. Rama Devi

Dire

*V. Rama Devi*



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 282580

Date : 03-05-2008

Serial No : 18,405

Denomination : 100

Purchased By :

D. RAMESH  
S/O D. SENKARAM  
SEC'BAD

  
Sub Registrar  
Ex.Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd

For Whom :

B & C ESTATES  
SEC'BAD

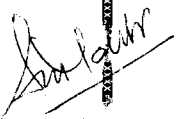
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B. Shri. Sudhir Mehta, Shri Yerram Vijay Kumar, Smt. K. Sridevi and Shri. Soham Modi for the purpose of expanding their business and for the needs of the business have agreed to admit M/s. Green Space Properties Hyderabad Pvt Ltd (the Fifth Partner herein) and Shri. Chanda Srinivasa Rao (the Sixth partner herein) as partners in the firm.

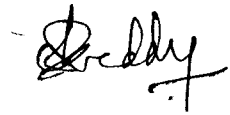
C. The partners hereto have agreed on certain terms and conditions to govern the partnership business and the relations inter-se and are desirous of reducing the same into writing .

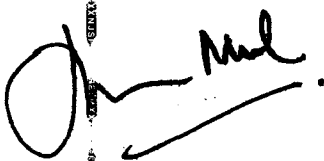
**NOW THEREFORE THIS PARTNERSHIP DEED WITNESSETH AS FOLLOWS:**

1. The business of the firm shall be carried in the name and style as "B & C ESTATES".
2. This partnership shall be with effect from 3<sup>rd</sup> May 2008.
3. The Principal Office of the firm shall be at Shop Nos..1, 2 & 3 Ground Floor, Hariganga Complex, Ranigunj, Secunderabad - 500 003 and the same may be changed to any other place or places mutually agreed upon by the partners.





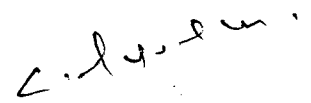




For Greenspace Properties Hyderabad

V. Rama Srinivas

Dir





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K 282484

Date : 03-05-2008 Serial No : 18,274 Denomination : 100

Purchased By :

G. VENKATESH  
S/O. G.A. RAO  
SEC'BAD

For Whom :

B & C ESTATES  
SEC'BAD

*R. Srinivas*  
Sub Registrar  
Ex. Officio Stamp Vender  
G.S.O., C&IG Office, Hyd

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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. 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 all the partners in writing.
7. The FOURTH PARTNER (Shri. Soham Mehta) 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, GHMC, A. P. Transco (Electricity Department), Water and Drainage Department (HMWS & SB), Income Tax Departments etc., in connection with business of the firm.

*Srinivas*

*V. Rama Devi*

*Betty*

*Soham Mehta*

*Srinivas*

For Greenspace Properties Hyderabad Pvt.

V. Rama Devi

Dir.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 282582

Date : 03-05-2008

Serial No : 18,407

Denomination : 100

Purchased By :

D. RAMESH  
S/O D. SENKARAM  
SEC' BAD

*R. Sathy*  
Sub Registrar  
Ex. Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd

For Whom :

B&C ESTATES  
SEC' BAD

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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 two partners. The First such joint partner shall be either First Partner (Mr. Sudhir Mehta) OR Fourth Partner (Mr. Soham Modi) AND second such joint partner shall be either Second Partner (Y. Vijay Kumar) OR Third Partner (Mrs. K. Sridevi) OR Sixth Partner (Chanda Srinivasa Rao). 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 (Mr. Soham Modi).

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

a) First Partner	25% (Twenty Five)
b) Second Partner	15% (Fifteen)
c) Third Partner	05% (Five)
d) Fourth Partner	25% (Twenty Five)
e) Fifth Partner	10% (Ten)
f) Sixth Partner	20% (Twenty)

*Sudhir Mehta*

*4000000*

*Bddy*

*Soham Modi*

For Greenspace Properties Hyderabad

*V. Rama Devi*

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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 jointly by two partners. The First such joint partner shall be either First Partner (Mr. Sudhir Mehta) OR Fourth Partner (Mr. Soham Modi) AND second such joint partner shall be either Second Partner (Y. Vijay Kumar) OR Third Partner (Mrs. K. Sridevi) OR Sixth Partner (Chanda Srinivasa Rao) 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:
  - a) Assign or charge his share in the assets of the firm.
  - b) Lend money belonging to the firm.
  - c) Except in the ordinary course of the business, dispose of by pledge, sale or otherwise, the assets of the firm.
  - d) Release or compound any debt or claim owing to the firm.
  - e) 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.
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.

*Sudhir Mehta*

*Soham Modi*

*Y. Vijay Kumar*

*K. Sridevi*

*Chanda Srinivasa Rao*

For Greenspace Properties Hyderabad

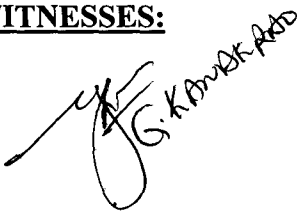
V. Rama Devi

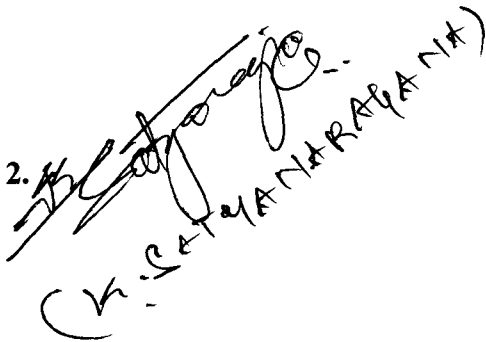
Director

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 continue to carry on 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.   
G. Kumar Rao

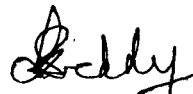
2.   
(K. SATEJA NARAYANIAH)



**FIRST PARTNER**  
(Sudhir Mehta)



**SECOND PARTNER**  
(Yerram Vijay Kumar)



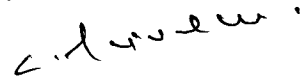
**THIRD PARTNER**  
(K. Sridevi)



**FOURTH PARTNER**  
(Soham Modi)  
For Greenspace Properties Hyderabad

V. Ramasuri

**FIFTH PARTNER**      Director  
(Green Space Properties  
Hyderabad Pvt Ltd



**SIXTH PARTNER**  
(Chanda Srinivasa Rao)