



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 397158

Sl No. 1117 Date 20/12/2007
 Sold to G. Venkatesh
 No. 1117 to G.A. Rao
 For What M.S. B & C Estates

(Signature)
K. SATISH KUMAR
 S.V.L. No:13/2000, R. No: 26/2008
 6-2-30 PREMAVATHIPET (V)
 R. NAGAR (M), R.R. DIST.

PARTNERSHIP DEED

THIS PARTNERSHIP DEED is made and executed at Secunderabad on this the 20th day of December 2007 by and between:

Shri. Sudhir Mehta S/o. Late. Uttamlal Mehta aged 51 years, Occupation: Business, resident of Plot No. 21, Bapubagh Colony, Prenderghast Road, Secunderabad – 500 003. (hereinafter called “FIRST PARTNER”)

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”)

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”)

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”)

① *(Signature)* *(Signature)* *(Signature)*

② 4,10,00,000/-



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 397159

SI No. 1148 20/12/2007 (100/-)

Scid No. G Venkatesh

S/o. G A Rao

For Who M/S B & C Estate


K. SATISH KUMAR

S.V.L. No:13/2000, R. No: 26/2008


6-2-30 PREMAVATHIPET (V)

R. NAGAR (M), R.R. DIST.

WHEREAS:

- A. Shri. Sudhir Mehta, Shri Yerram Vijay Kumar, Smt. K. Sridevi and Shri. Soham Modi along with Mrs. Surinder Kaur Kohli were carrying on partnership business under the name and style of M/s. B & C Estates and their relations inter-se were and terms and conditions of partnership business were governed and evidenced by in the partnership deeds dated 21st August 2006, 28th August 2006 and a Supplementary Deed of Partnership dated 19th January 2007.
- B. Mrs. Surinder Kaur Kohli has retired from the above named partnership firm w.e.f. 20th December 2007 under a deed of Retirement Deed dated 20th December 2007
- C. Shri. Sudhir Mehta (First Partner herein), Shri Yerram Vijay Kumar (Second Partner herein), Smt. K. Sridevi (Third Partner herein) and Shri. Soham Modi (Fourth Partner herein) have agreed to continue the partnership business as a going concern by taking over all the assets and liabilities.
- D. The said Partners hereto have agreed on certain terms and conditions governing the Partnership business and the relations inter-se and are desirous of reducing into writing the same into writing.

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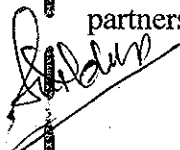

K 397160

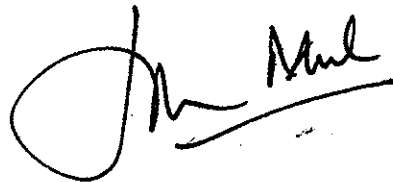
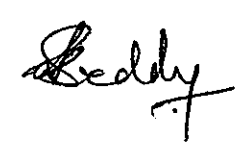
SI No. 11119 Date 20/12/2007 100/-
Sold to Cr. Venkatesh
S'o. No. Cr. A Rao
For Cr. B & C Estates


K. SATISH KUMAR
S.V.L. No:13/2000, R. No: 26/2008
8-2-30 PREMAVATHIPET (V)
R. NAGAR (M), R.R. DIST.

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 20th December 2007.
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.
4. The nature of business of the firm shall be to do the business of real developers, managers, underwriters, retailers, advisors etc., and/or any such other business (s) that may be mutually agreed upon.
5. The Partnership 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 shall be made with the consent of all the partners in writing.

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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 397161

SI No. 11120 Date 20/12/2007 100/-
 Sold to G. Venkatesh
 S'o. Dis. No. G. A. Rao
 For Whom M/S. B & C Estates

Satish Kumar
K. SATISH KUMAR
 S.V.L. No:13/2000, R. No: 26/2008
 6-2-30. PREMAVATHIPET (V)
 R. NAGAR (M), R.R. DIST.

7. The FIRST PARTNER (Shri. Sudhir 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.
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. One of 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). 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 First Partner (Mr. Sudhir Mehta).

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

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|---------------------------------|-----|
| a) First Partner (Twenty five) | 25% |
| b) Second Partner (Twenty five) | 25% |
| c) Third Partner (Twenty five) | 25% |
| d) Fourth Partner (Twenty five) | 25% |

Reddy Soham Modi

Soham Modi

Reddy

① *Sudhir Mehta*

②

① *Sudhir*


② *M/S. B & C Estates*



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 397162

SI No. 1121 Date 20/12/2007 100/-
Sold to G. Venkatesh
S. No. D/O No. G.A. Rao
For Whom M.B. B. & C. Estates


K. SATISH KUMAR
S.V.L. No:13/2000, R. No: 26/2006
6-2-30 PREMAVATHIPET (V)
R. NAGAR (M), R.R. DIST.

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. One of 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 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 whereby the property of the firm may be liable.

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