



Date: 07/05/2013 State: ANDHRA PRADESH Denomination: 100 BA 578853

Purchased By:
K. PRABHAKAR REDDY
S/O. K. P. REDDY
R/O. HYD.

For Whom
M/S. GREENWOOD BUILDERS
R/O. BECBAD.

Sub-Registrar
Ex-Officio Stamp Vendor
SRO: Uppal

PARTNERSHIP DEED

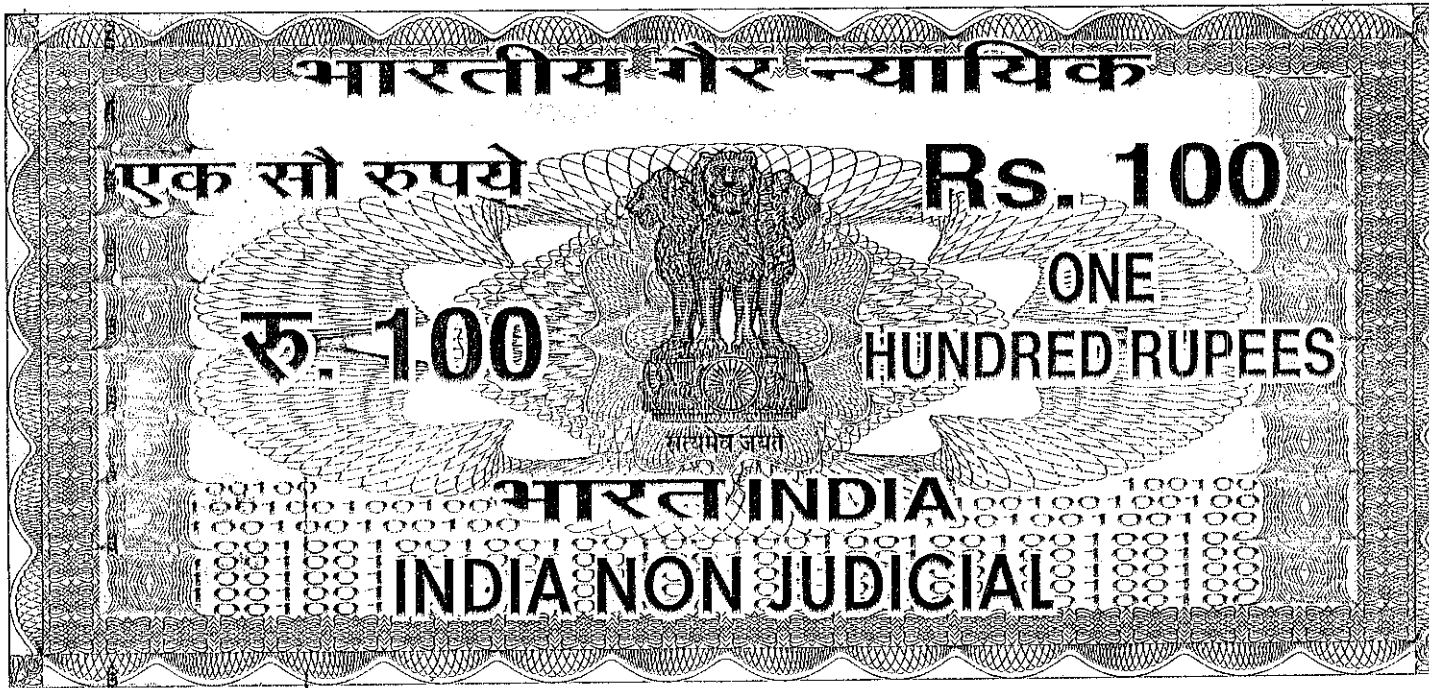
This DEED OF PARTNERSHIP is made and executed at Secunderabad on this the 7th day of May 2013 by and between:

1. Modi Housing Pvt. Ltd., a company incorporated under the Companies Act 1956, and having its Registered office at 5-4-187/3 & 4, Soham Mansion, II Floor, M.G. Road, Secunderabad represented by its Director Shri. Soham Modi S/o. Shri. Satish Modi aged about 43 years who is authorized to enter into an partnership business under a Board Resolution passed in a meeting held on 06.05.2013 (hereinafter called the "FIRST PARTNER")
2. Smt. Kusum.S. Mehta W/o. Shri. Suresh U. Mehta aged 62 years, Occupation: House wife resident of R/o. Flat No. 402, 4th Floor, Uttam Towers, D. V. Colony, Minister Road, Secunderabad – 500 003 (hereinafter called the "SECOND PARTNER")
3. Shri. Anand S. Mehta S/o. Suresh U. Mehta aged 32 years, Occupation: Business, resident of Second Floor, Plot No. 21, Bapubagh Colony, Prenderghast Road, Secunderabad – 500 003 (hereinafter called "THIRD PARTNER")

For MODI HOUSING PVT. LTD.

Director

Kusum-S. Mehta



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

BA 578858

Date: 07/05/2013, 11:45 AM

Serial No: 7,615

Denomination: 100

Purchased By:

K. PRABHAKAR REDDY

S/O. K.P. REDDY

R/O. HYD

For Whom

M/S. GREENWOOD BUILDERS

R/O. GECBAD.

Sub Registrar

Ex-Officio Stamp Vendor

BRO: Uppal

WHEREAS:

1. The parties hereto are desirous of doing the business that of real estate developers, managers, advisors, underwriters, retailers, promoters of group housing scheme, etc., in partnership.
2. The parties hereto have agreed and joined together to do the business under the name and style of "Greenwood Builders".
3. The FIRST PARTNER is a Private Limited Companies and the company have passed necessary resolutions authorizing Shri. Soham Modi to represent Modi Housing Pvt. Ltd to execute this partnership deed.
4. The said Partners herein are desirous of reducing the terms and conditions of the said Partnership in writing, therefore this Deed of Partnership is executed by the said partners on the following terms and conditions:

NOW THEREFORE THIS PARTNERSHIP DEED WITNESSETH AS FOLLOWS:

1. The name of the Partnership Firm shall be "Greenwood Builders" or any other name partners may mutually decide.
2. Partnership shall be with effect from 1st April 2013.

For MODI HOUSING PVT. LTD.

Director

KUSUM-S-mehta Anand Shetty



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 578855

Date: 07/05/2013, 11:43 AM

Serial No: 7,612

Denomination: 100

Purchased By:
K. PRABHAKAR REDDY
S/O. K.P. REDDY
R/O. HYD

For Whom
M/S. GREENWOOD BUILDERS
R/O. SECABAD.

Sub-Registrar
Ex. Office Stamp Vendor
BRO: Uppal

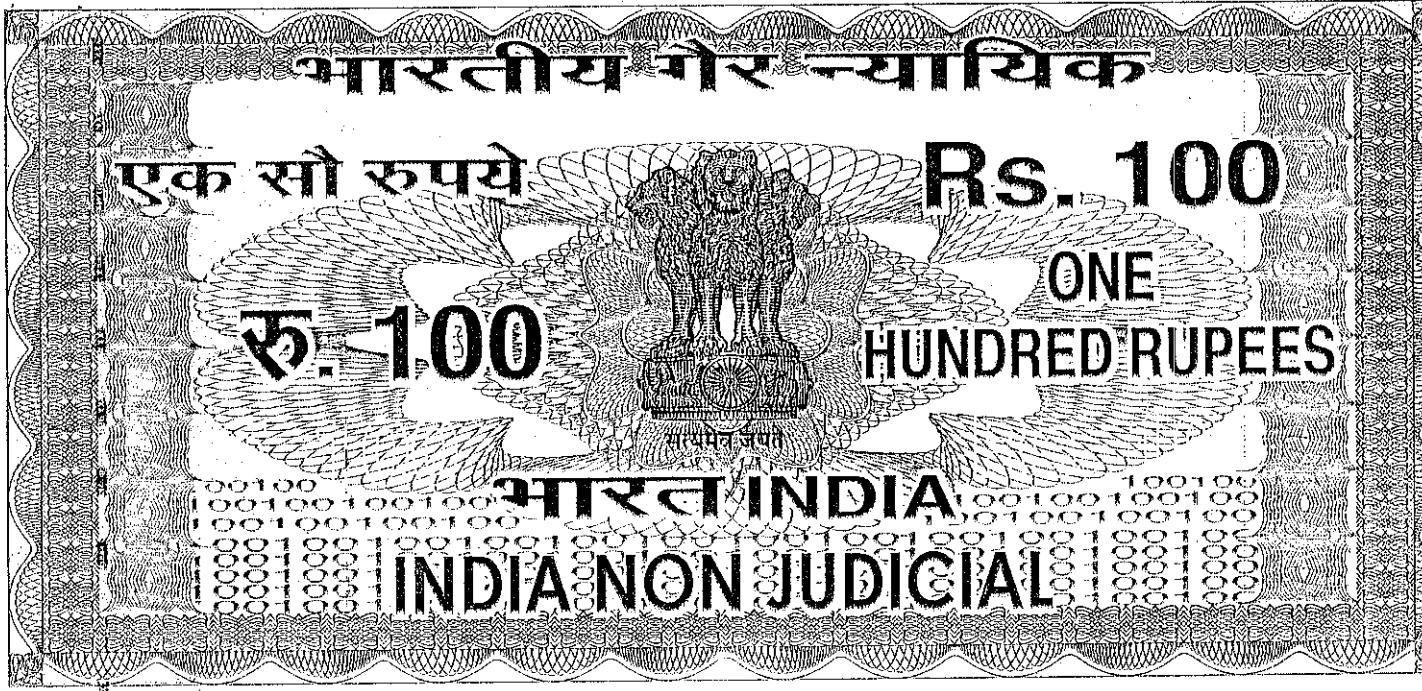
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3. The principal place of business of the partnership shall be at 5-4-187/ 3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad 500 003 and the same may be changed to any other place or places mutually agreed upon by the partners.
4. The nature 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 or in any other ratio as may be decided mutually from time to time.
6. That the partnership shall be entitled to hypothecate, mortgage, create charge on or otherwise encumber the assets of the firm or any part there of 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 in favour of the banks and financial institutions on such terms and conditions as may be mutually agreed upon by all the partners.

For MODI HOUSING PVT. LTD.

Director

K. Kusum-S. Mehta



पुणे, महाराष्ट्र, भारत ANDHRA PRADESH

Denomination: 100 578856

Purchased By:
K. PRABHAKAR REDDY
S/O. K.P. REDDY
R/O. HYD

For Whom
M/S. GREENWOOD BUILDERS
R/O. SECBAD.

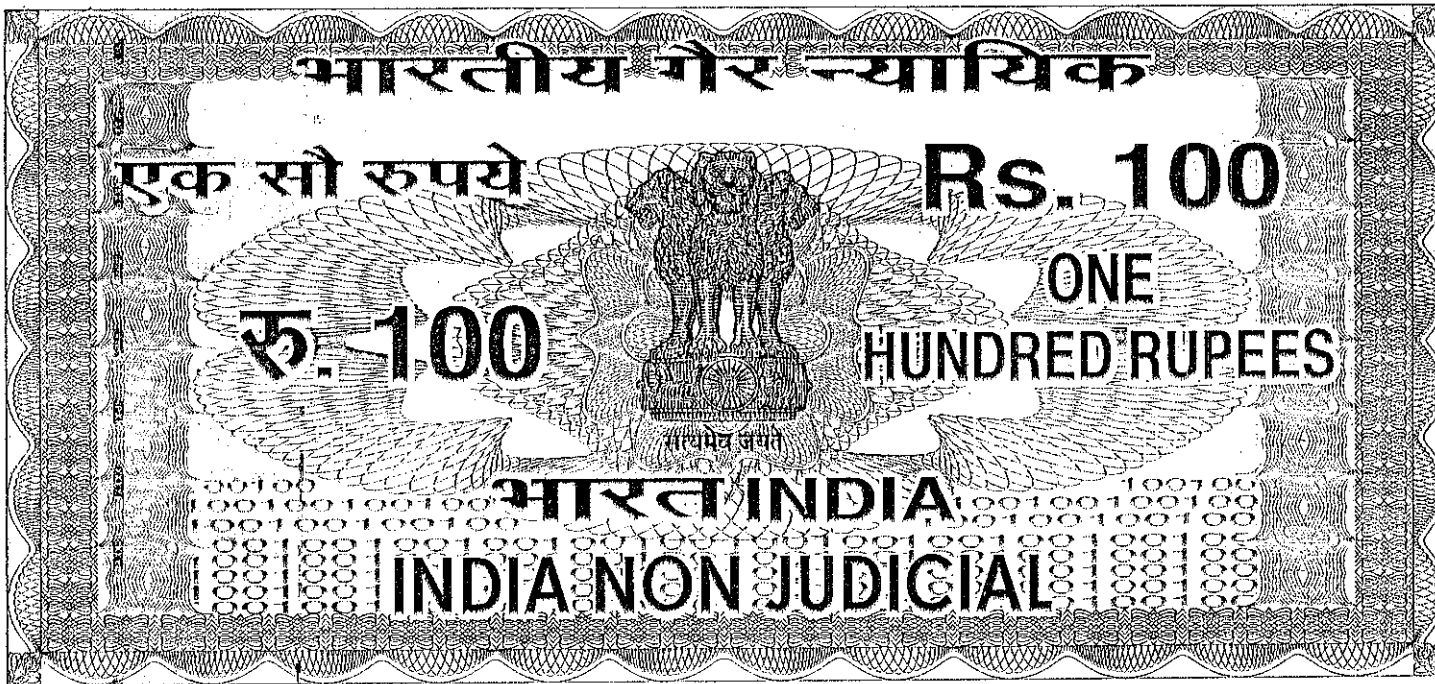
Sub Registrar
Ex. Officio Stamp Vendor
SRO, Uppal

7. The THIRD PARTNER (Shri. Anand S. Mehta) shall be the Managing Partner and over all incharge for smooth running of the firm and is authorized to apply and obtain necessary sanctions from all concerned authorities like HMDA, 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.
8. The Partners 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 jointly by two partners. The first such joint partner shall be first partner (M/s. Modi Housing Pvt. Ltd represented by its Director Shri. Soham Modi) AND the second such joint partner shall be either the second partner Smt. Kusum S. Mehta OR the third partner Shri. Anand S. 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 Managing Partner.
9. The Profit & Loss of the firm shall be shared and borne between the partners as under:

a. First Partner	50% (Fifty per cent)
b. Second Partner	45% (Forty Five per cent)
c. Third Partner	05% (Five per cent)

FOR MODI HOUSING PVT. LTD.

Director



SR. REGISTRAR, ANDHRA PRADESH
S.No. 7, 614

Denomination: 100 BA 578857

Purchased By:
K. PRABHAKAR REDDY
S/O. K.P. REDDY
R/O. HYD

For Whom
M/S. GREENWOOD BUILDERS
R/O. SECBAD

Sub Registrar
Ex. Officio Stamp Vendor
SRO: Uppal

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 the first partner (M/s. Modi Housing Pvt. Ltd represented by its Director Shri. Soham Modi) AND the Second such joint partner shall be either the second partner Smt. Kusum S. Mehta OR the third partner Shri. Anand S. 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:
 - 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.

FOR MODI HOUSING PVT. LTD.

Director

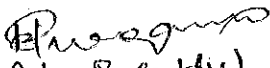
Kusum S. Mehta x Anand S. Mehta

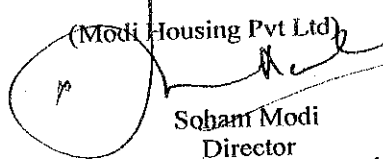
13. That each Partner shall at all times pay, discharge his separate and private debts whether future or present and always keep the partnership property and/or other partner free from all actions, claims, costs, proceedings and demands of whatsoever nature.
14. The Partnership shall be at WILL.
15. 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.
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.

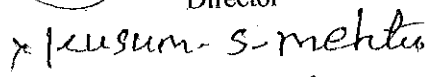
IN WITNESS WHEREOF, the partners hereto have signed and executed this partnership deed with their free will and consent on the date, month and year mentioned herein above, in the presence of the following witnesses:

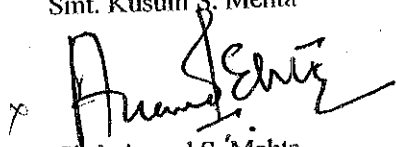
WITNESSES:

1.  G. KANAK RAO

2. 
(Ch. P. Reddy)


(Modi Housing Pvt Ltd)
Soham Modi
Director

x 
Smt. Kusum S. Mehta

x 
Shri. Anand S. Mehta.