



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AY 611987

No. 48823 Date 06/3/13 Rs. 100/-

Sold To Mahender

S/o. D. P. Mallaiah P/o. Head

For Whom M/s. Vista Homes P/o. Sec - 604

SUB REGISTRAR
& EX-OFFICIO STAMP VENDOR
KHAPRA

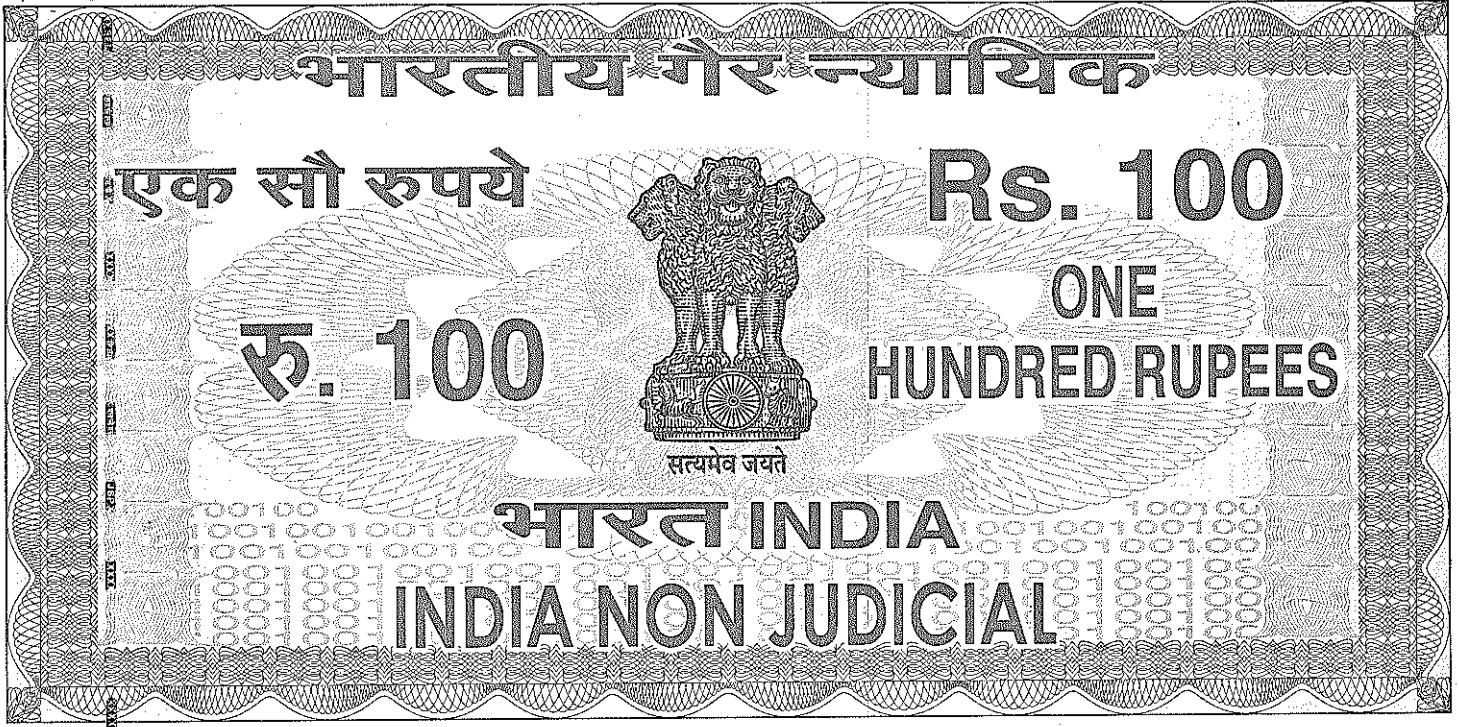
PARTNERSHIP DEED

THIS PARTNERSHIP DEED is made and executed at Secunderabad on this the 26th day of March, 2013 by and between:

1. Shri. Mehul V. Mehta S/o. Late. Vasanth. U. Mehta aged 39 years, Occupation: Business, resident of Plot No. 21, Bapubagh Colony, P. G. Road, Secunderabad – 500 003 (hereinafter called “FIRST PARTNER”)
2. M/s. Summit Housing Private Limited, a company incorporated under the Companies Act 1956, and having its registered office at 5-4-187/3 & 4, II floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Director Mr. Soham Modi S/o. Shri. Satish Modi aged 44 years who is authorized to enter into an partnership business under a Board Resolution passed in a meeting held on 01.09.2008 (hereinafter called “SECOND PARTNER”).
3. Shri. Bhavesh V. Mehta S/o. Late. Shri. Vasant U. Mehta aged about 44 years, Occupation: Business, resident of Uttam Towers, D.V.Colony, Secunderabad – 500 003 (hereinafter the “THIRD PARTNER”).

For SUMMIT HOUSING PVT. LTD.

DIRECTOR



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్, ANDHRA PRADESH

AY 611982

S.No. 26/3/12 Date 26/3/12 Rs. 100/-

Sold To Mahender

S/o. D/o. W/o. mallaiiah P/o Hrd

For Whome m/s Vista Homes P/o See band

SUB REGISTRAR
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KHAPRA

WHEREAS:

- Shri. Mehul V Mehta, M/s. Summit Housing Pvt. Ltd., represented by Shri. Soham Modi, Mrs. Ajeeta Mody, Shri P. Chandra Shekar, Shri A. Malla Reddy, Shri B. Anand Kumar, Shri Ratan N Mulani, Shri Pradeep N. Mulani, Shri Pankaj Sanghvi and Shri Jitendra N. Kamdhar along with Shri Bhavesh V Metha were carrying on partnership business under the name and style of M/s. VISTA HOMES and their relations inter-se were and terms and conditions of partnership business were governed and evidenced by in the partnership deeds dated 27th January 2007, 12th February 2007, a Supplementary Deed dated 1st September 2008 and 23rd November, 2012.
- Mrs. Ajeeta Mody, Shri P. Chandra Shekar, Shri A. Malla Reddy, Shri B. Anand Kumar, Shri Ratan N Mulani, Shri Pradeep N. Mulani, Shri Pankaj Sanghvi and Shri Jitendra N. Kamdhar have retired from the above named partnership firm w.e.f. 25th March, 2013 under a deed of Retirement Deed dated 25th March, 2013.
- Shri. Mehul V Mehta, (First Partner herein), M/s. Summit Housing Pvt. Ltd., represented by Shri. Soham Modi (Second Partner herein) and Shri Bhavesh V Metha (Third Partner herein) have agreed to continue the partnership business as a going concern by taking over all the assets and liabilities.
- The partners 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.

FOR SUMMIT HOUSING PVT. LTD.

DIRECTOR

1. [Signature]
3. [Signature]



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 18712 Date 20/3/13 Rs. 100/-

AY 611977

Sold To K. Prabhakar Reddy

No. 170 No. K.P. Reddy 9/0 Hyd

For Whome 9/2 Vista Homes 9/0 see-bud

REGISTRAR
& EX-OFFICIO STAMP VENDOR
APRA

NOW THEREFORE THIS PARTNERSHIP DEED WITNESSETH AS FOLLOWS:

1. The business of the firm shall be carried in the name and style as "VISTA HOMES".
2. The Partnership has been effective from 25th March 2013.
3. The Principal Office of the firm 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 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. 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 infavour of the banks and financial institutions on such terms and conditions as may be mutually agreed upon by all the partners.

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SUMMIT HOUSING PVT. LTD.

37
[Signatures]



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AY 611973

S.No. 48805 Date 26/3/13 Rs. 100/-

Sold To K. Prabhakar Reddy

S/o. Mr. K.P. Reddy P.O. Hyd.

For Whome n/s Vista Homes Ho. Sec 2nd

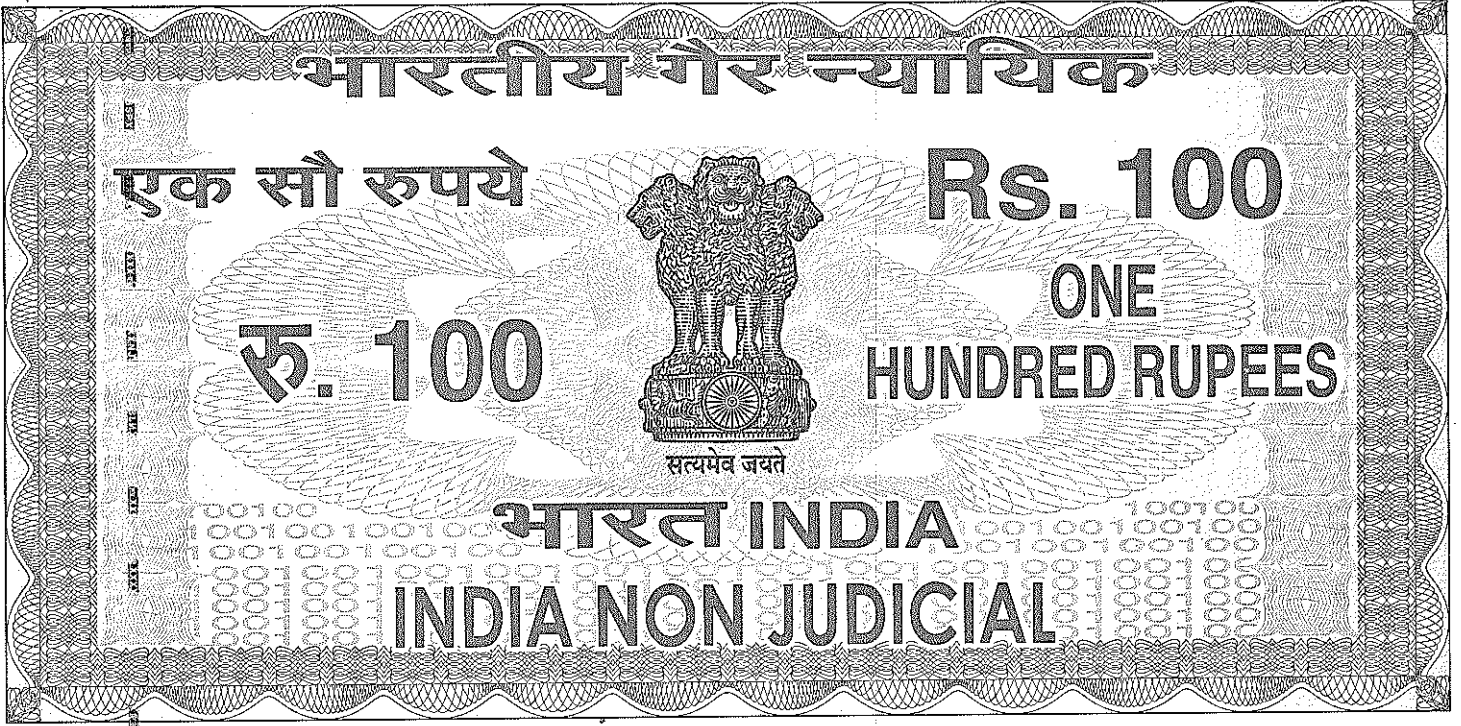
SUB REGISTRAR
& EXCHG. STAMP VENDOR
KHAJRA

7. The Second Partner represented by its Director Mr. Soham Modi, 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 HUDA, GHMC, AP Transco (Electricity Department), Water & Drainage Department (HMWS & SB), Income Tax, 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, 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 either First Partner (Mr. Mehul V.Mehta) OR Third Partner (Mr. Bhavesh V. Mehta) AND second such joint partner shall be the Second Partner (Summit Housing Pvt Ltd represented by its Director Shri. Soham Modi). It has been mutually agreed by 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., Second Partner represented by its Director Mr. Soham Modi).
9. The Profit & Loss of the firm shall be shared and borne between the partners as under:

a) First Partner	22.8% (Twenty two point eight percent)
b) Second Partner	54.4% (Fifty four point four percent)
c) Third Partner	22.8% (Twenty two point eight percent)

2x
SUMMIT HOUSING PVT. LTD.

3x
[Handwritten signatures]



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్, ANDHRA PRADESH

AY 611969

S.No. 528/04.....Date: 28/8/13.....Rs. 100/-

Sold To: K. Prabhakar Reddy

S/o. B/o. Mr. K.P. Reddy No 117d

For Whome: 101/s Vista Homes P/O Sec-bad


SUB REGISTRAR
NON JUDICIAL STAMP VENDOR
KHAPRA

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. Mehul V.Mehta) OR Third Partner (Mr. Bhavesh V. Mehta) AND second such joint partner shall be the Second Partner (Summit Housing Pvt Ltd represented by its Director Shri. Soham Modi) 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.

For SUMMIT HOUSING PVT. LTD.


DIRECTOR

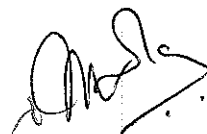


13. That each partner shall at all times pay, discharge his separate and private debts whether future or present and always keep partnership property and/or other partner free from all actions, claims, costs, proceedings and demands of whatsoever nature.
14. The Partnership shall be at WILL.
15. Any 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 on the business of the firm and the share of such outgoing partner shall be settled to their legal heirs.
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. 



FIRST PARTNER

2. 

FOR SUMMIT HOUSING PVT. LTD.


SECOND PARTNER



THIRD PARTNER