


ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 425139

S.No. 1242 Dt.28-01-2013 Rs.100/-
Sold to : Sri.Ramesh S/o Narsing Rao, R/o Hyd
For Whom: Vista Homes, Hyd

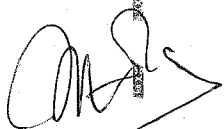

K. GIRIBABU
LICENCED STAMP VENDOR
LIC.No. 16-02-30/1998
REN. No, 16-02-009/2013
Sub-Bapunagar, Amberpet, Hyd-13
CELL No. 9989259839

RETIREMENT DEED

This Deed of Retirement is made and executed at Secunderabad on 25th day of March, 2013 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.
2. Shri. Bavesh V. Mehta S/o. Late Vasanth U. Mehta, aged 44 years, Occupation: Business, resident of Uttam Towers, D.V. Colony, P. G. Road, Secunderabad – 500 003.
3. 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 jointly referred to as the First Party.

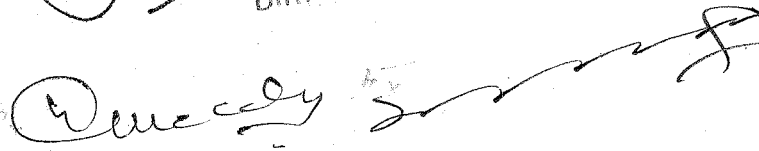

For SUMMIT HOUSING PVT. LTD.
DIRECTOR

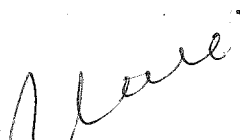


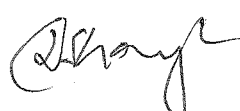


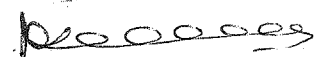














ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

BA 425140

S.No. 1213 Dt.28-01-2013 Rs.100/-

Sold to : Sri.Ramesh S/o Narsing Rao, R/o Hyd
For Whom: Vista Homes, Hyd

-2-

AND

K. GIRIBABU

LICENCED STAMP VENDOR
LIC.No. 16-02-30/1998

REN. No. 16-02-009/2013
Sub-Bapunagar, Amberpet, Hyd-13
CELL No. 9989259839

1. Mrs. Ajeeta Mody W/o. Shri. Gaurang Mody aged 40 years, resident of Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad - 500 016.
2. Shri. P. Chandra Sekhar Reddy S/o. Late. Shri. P. Pratap Reddy aged 52 years, Occupation: Business, resident of Plot No. 14, Anupuram Colony, E.C.I.L Post, Hyderabad - 500 062.
3. A. Malla Reddy S/o. Late. Shri. Ramachandra Reddy aged about 58 years Occupation: Business, resident of H. No. 23, Jai Jawan Colony, Tulsi Gardens, Yapral, Hyderabad, R. R. Dist .
4. Shri. B. Anand Kumar, S/o. Shri. B.N.Ramulu, aged 43 years, Occupation: Business, R/o. Plot No. 869, Defence Colony, Sainikpuri, Secunderabad - 500 094.
5. Shri. Ratan N. Mulani S/o. Late Shri. Nathumal R. Mulani Occupation: Business, aged 57 years, resident of H.No. 30-146, Prenderghast Road, Secunderabad - 500 003.
6. Shri. Pradeep N. Mulani S/o. Late Shri. Nathumal R. Mulani Occupation: Business, aged 52 years, resident of H.No. 30-146, Prenderghast Road, Secunderabad - 500 003.

FOR SUMMIT HOUSING PVT. LTD.

DIRECTOR

1. [Signature]

2. [Signature]

3. [Signature]

4. [Signature]

5. [Signature]

6. [Signature]

7. [Signature]


8. [Signature]



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 425141

S.No. 1214 Dt.28-01-2013 Rs.100/-
Sold to : Sri.Ramesh S/o Narsing Rao, R/o Hyd
For Whom: Vista Homes, Hyd


K. GIRIBABU
LICENCED STAMP VENDOR
LIC.No. 16-02-30/1998
REN. No, 16-02-009/2013
Sub-Bapunagar, Amberpet, Hyd-13
CELL No. 9989259839

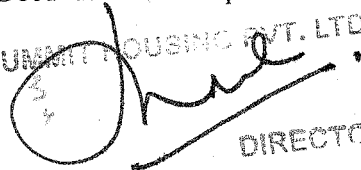
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7. Shri. Pankaj Sanghvi S/o. Shri. Chandrakanth Sanghvi Occupation: Business, aged 66 years, resident of 504/A, Chandan Co-op Housing Society, Dadabhai Cross Road No.3 , Vile -Parle (West), Mumbai - 56.
8. Shri. Jitendra N. Kamdar S/o. Shri. Navin Chandra Kamdar, aged 52 years, Occupation: Business, resident of H.No.503, Megh-Ratan, Derasar Lane, Ghatkopar East, Mumbai -77.
Hereinafter jointly referred to as the Second Party and severally as Second Party no. 1, Second Party no. 2, Second Party no. 3, etc .


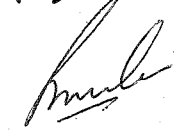
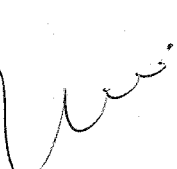
WHEREAS:

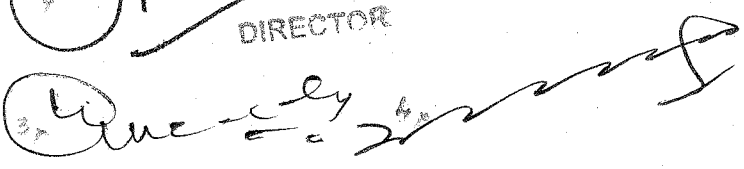
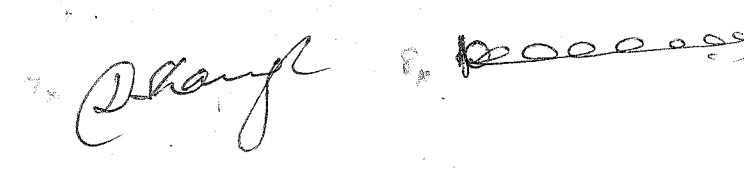
- A. The parties above named were doing business in partnership Firm under the name and style of M/s. Vista Homes (hereafter referred to as Firm) since 08.02.2007 and relations inter-se partnership business were governed by partnership deed dated 23rd November, 2012. evidenced in the partnership deeds dated 27th January 2007, 12th February 2007, a Supplementary Deed dated 1st September 2008 and 23rd November, 2012.

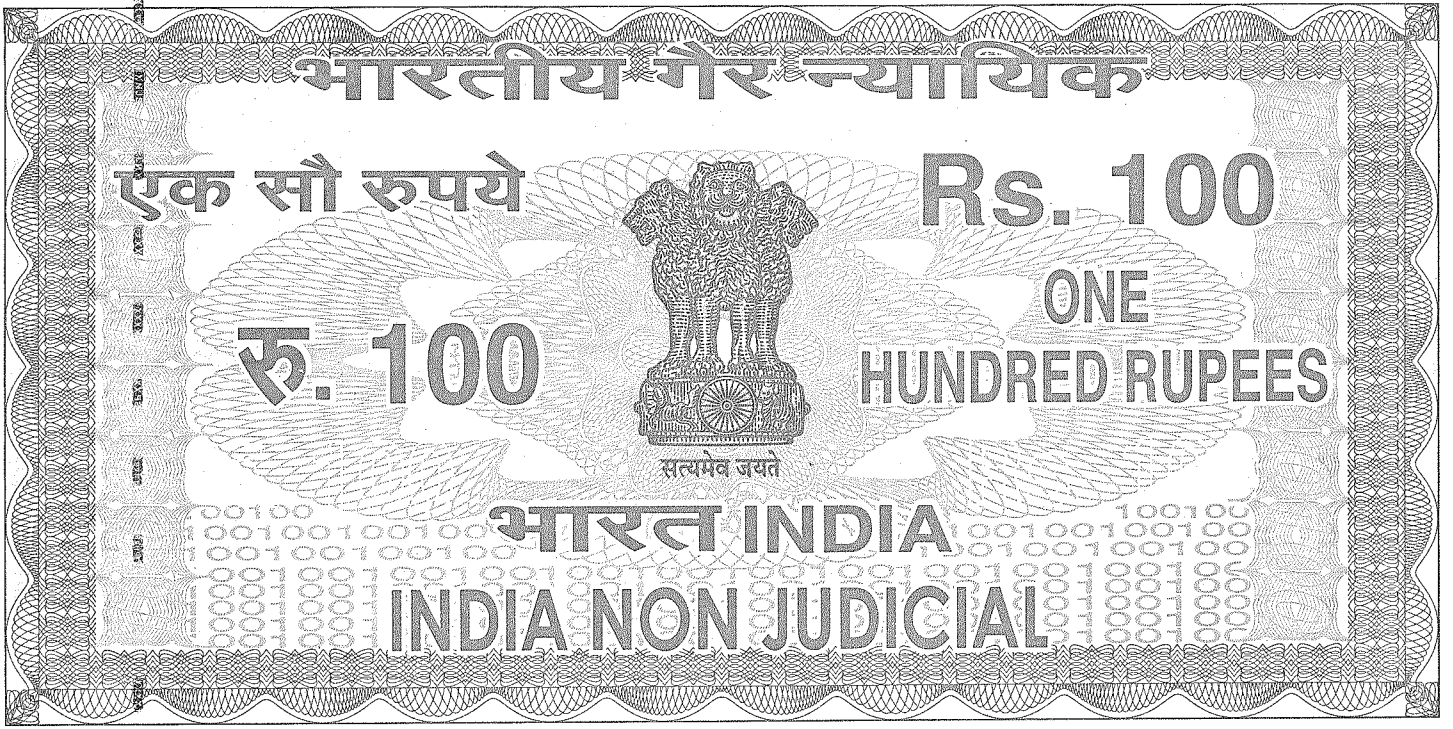
For SUMMIT HOUSING PVT. LTD.


DIRECTOR

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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 425137

S.No. 1210 Dt.28-01-2013 Rs.100/-
Sold to : Sri.Ramesh S/o Narsing Rao, R/o Hyd
For Whom: Vista Homes, Hyd

K. GIRIBABU
LICENCED STAMP VENDOR
LIC.No. 16-02-30/1998
REN. No, 16-02-009/2013
Sub-Bapunagar, Amberpet, Hyd-13
CELL No. 9989259839

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B. The Firm was constituted for doing the business of real estate development, builders, managers and such other businesses. Accordingly land admeasuring 27,225 sq yds was purchased by the Firm in the year 2007 in Sy. No. 193, 194 & 195, situated at Vampuguda Sub-division under Kapra Village, Keesara Mandal, R.R. District (hereafter referred to as the Said Land). For reasons beyond the control of the Firm, sanction for construction for developing the land into a residential complex could not be obtained till 2012 .

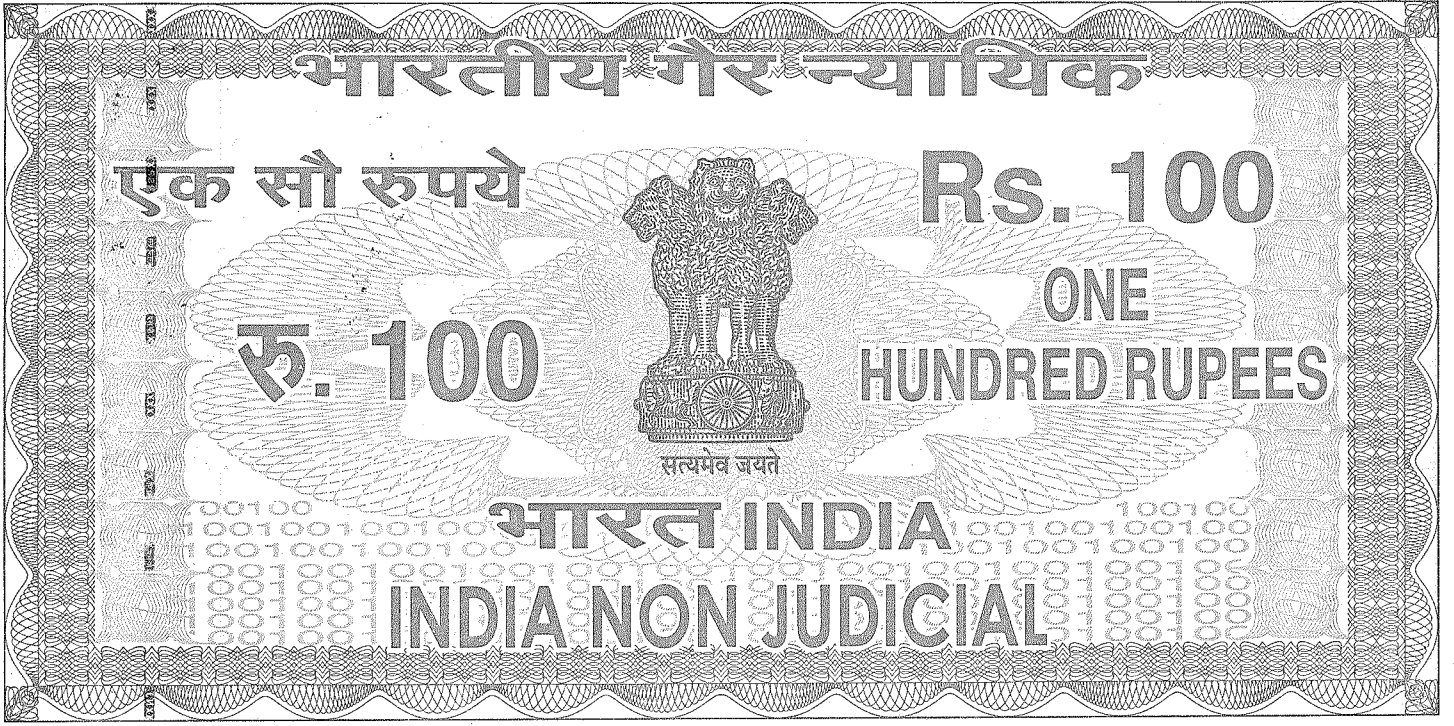
C. As a result of the inordinate delay in starting the development work of the residential complex, differences arose between the partners of the Firm. After several rounds of negotiations the Second Party agreed to retire from the Firm. A portion of the Said Land admeasuring 6,188 sq. yds., has been purchased by the Second Party and their nominees by way of registered sale deeds. The Firm has agreed to construct 95 flats on the undivided share of land purchased by the Second Party and the cost of construction of the said flats shall be paid by the Second Party to the Firm.

D. Out of the original land of 27,225 sq yds, 2,520 sq yds was affected in peripheral road and buffer strip, leaving the balance land of 24,705 sq yds with the Firm. The Second Party has become the owner of 6,188 sq yds of undivided share in the Said Land and M/s. Vista Homes shall continue to own the balance land of 18,517 sq yds.

For SUMMIT HOUSING PVT. LTD.

DIRECTOR


Handwritten signatures and initials are present at the bottom of the page, including a large signature for the Director and several other smaller signatures.



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 425148

S.No. 1221 Dt.28-01-2013 Rs.100/-
Sold to : Sri Ramesh S/o Narsing Rao, R/o Hyd
For Whom: Vista Homes, Hyd


K. GIRIBABU
LICENCED STAMP VENDOR
LIC.No. 16-02-30/1998
REN. No, 16-02-009/2013
Sub-Bapunagar, Amberpet, Hyd-13
CELL No. 9989259839

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- E. The partners constituting the Second Party, the retiring partners herein, have expressed their desire to retire from the said partnership Firm w.e.f. 25th March, 2013.
- F. The other partners namely Shri Mehul V. Mehta, Shri Bhavesh V. Mehta and M/s. Summit Housing Pvt. Ltd., the continuing partners herein have decided to continue the business of the Firm and have agreed to take over the remaining assets and liabilities of the Firm as a going concern.
- G. The parties hereto are desirous of recording the terms and conditions of retirement and agreed upon into writing.

NOW THEREFORE THIS RETIREMENT DEED WITNESSETH AS UNDER:

1. That the retiring partners namely Mrs Ajeeta Mody, Shri P. Chandra Sekhar Reddy, Shri A. Malla Reddy, Shri B. Anand Kumar, Shri Ratan N. Mulani, Shri Pradeep N. Mulani, Shri Pankaj Sanghvi and Shri Jitendra N. Kamdhar, the Second Party herein, hereby retire from the partnership Firm M/s. Vista Homes w. e. f. 25th March, 2013.

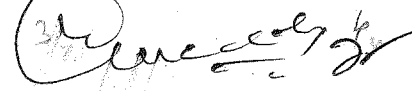
For SUMMIT HOUSING PVT. LTD.


DIRECTOR



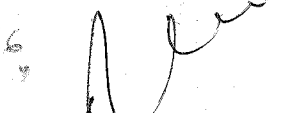


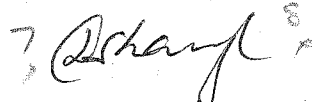














2. That the continuing partners have taken over the balance assets and liabilities of the above named Firm as a going concern.
3. The accounts of the Firm are drawn up till the date of retirement and confirmed by all the parties hereto and there are no dues payable to the outgoing partners.
4. That the retiring partners shall not object to the continuing partners carrying on the same business under the name and style of M/s. Vista Homes either by themselves or in partnership with others.
5. That the continuing partners/the reconstituted Firm hereby covenants that they will meet all the liabilities of the Firm M/s. Vista Homes and shall indemnify the retiring partners from all such liabilities, proceedings and costs thereto.

IN WITNESSESS WHEREOF the parties hereto have executed this deed by free will and understanding on the date aforementioned.

WITNESSES:

1.




Shri. Mehul V. Mehta



Shri. Bavesh . Mehta

2.

M/s. Summit Housing Private Limited
For SUMMIT HOUSING PVT. LTD.

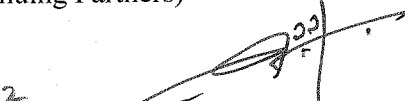
3 
Soham Modi
(Continuing Partners)

DIRECTOR

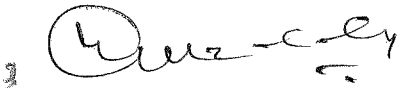
1 
Mrs. Ajeeta Mody

Mrs. Ajeeta Mody

2

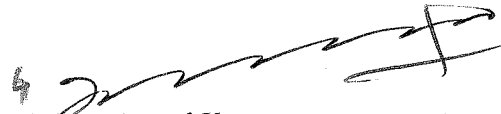

Shri. P. Chandra Sekhar Reddy

Shri. P. Chandra Sekhar Reddy

3 
Shri A. Malla Reddy

Shri A. Malla Reddy

4



Shri. B. Anand Kumar

Shri. B. Anand Kumar

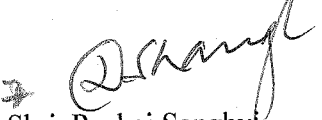
5 
Shri. Ratan N. Mulani

Shri. Ratan N. Mulani

6

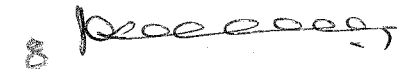

Shri. Pradeep N. Mulani

Shri. Pradeep N. Mulani

7 
Shri. Pankaj Sanghvi

Shri. Pankaj Sanghvi

8


Shri. Jitendra N. Kamdar

Shri. Jitendra N. Kamdar

(Retiring Partners)