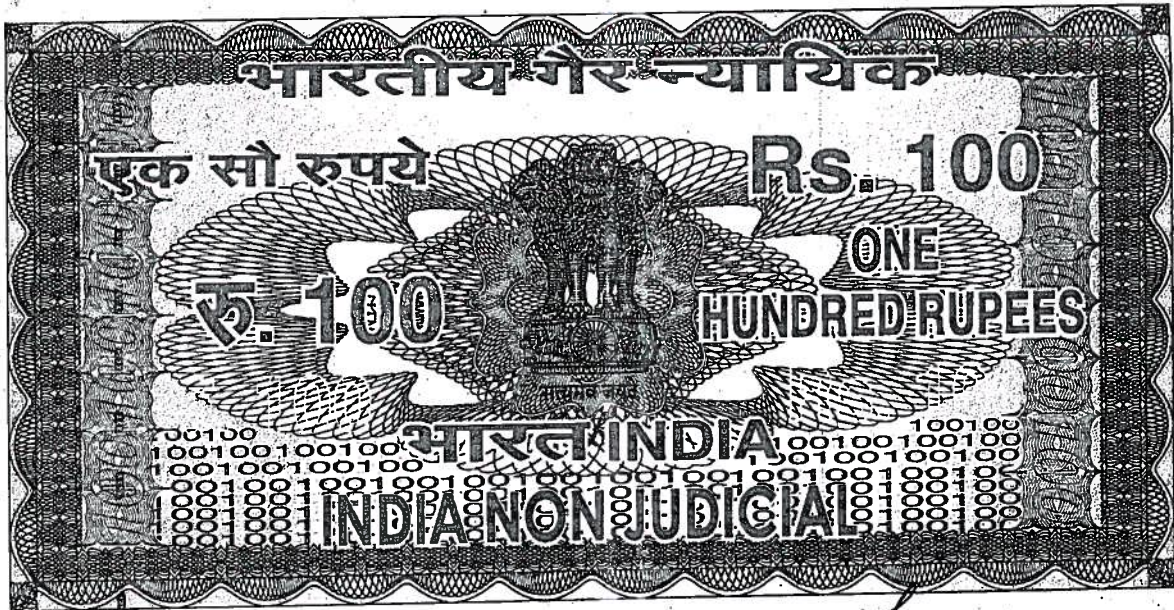




ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Laxmi BG 016091

S.No: 751, Date :03/3/2014, Rs.100/-
Sold to: L.RAMACHARYULU s/o Late L.RAGHAVENDRA RAO
For Whom : M/s. GULMOHAR RESIDENCY, Hyd-Bad.

P. LAXMI KANTH REDDY
Licenced Stamp Vendor
S.V.L.No:16-09-082 of 2012
H.No.403, Sai Sunder Tower,
LIC Colony, West Marredpally,
SECUNDERABAD-500 003.
Ph # 9246371455

PARTNERSHIP DEED

THIS DEED OF PARTNERSHIP is made and executed at Secunderabad on this the 5th day of March 2014 by and between:

1. Shri. Ratan N. Mulani S/o. Late Shri. Nathumal R. Mulani aged 58 years Occupation: Business, resident of H. No. 1-8-303/31, Prendergast Road, Secunderabad - 500 003. (Hereinafter called the "FIRST PARTNER").
2. Shri. Pradeep N. Mulani Late Shri. Nathumal R. Mulani aged 53 years Occupation: Business, resident of H. No. 1-8-303/31, Prendergast Road, Secunderabad - 500 003. (Hereinafter called the "SECOND PARTNER")
3. Shri. Mehul V. Mehta S/o. Late. Shri. Vasant U. Mehta aged 37 years Occupation: Business, resident of Plot No. 21, Bapubagh Colony, Prendergast Road, Secunderabad - 500 003 (Hereinafter called the "THIRD PARTNER").

AND

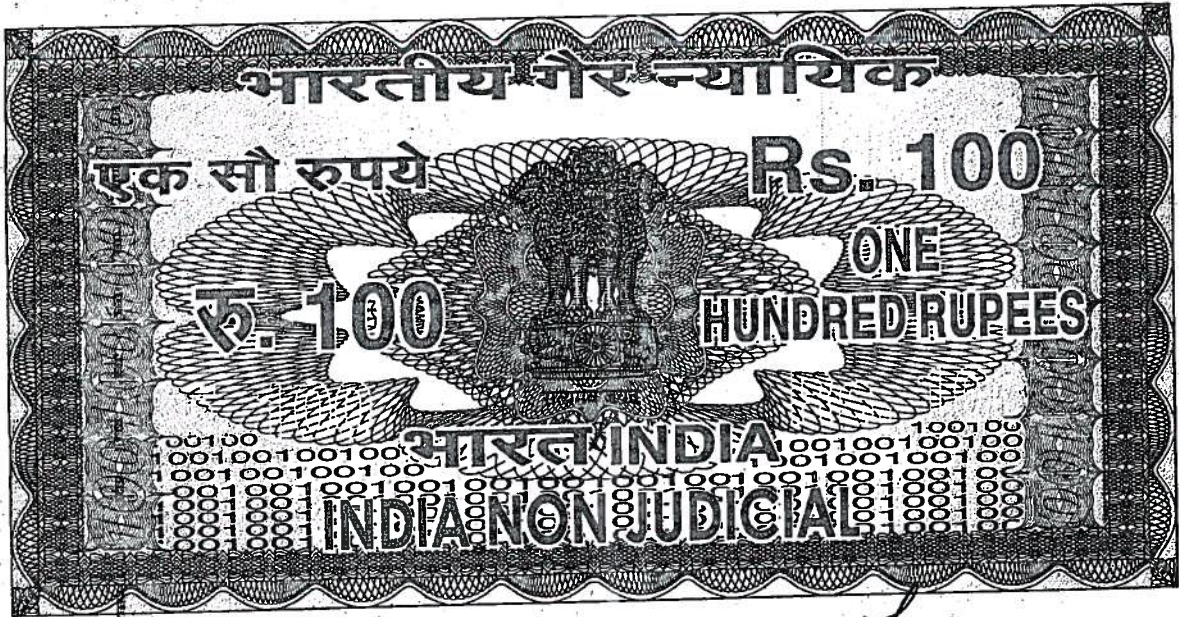
4. Shri. Jayesh P. Mulani S/o. Shri. Pradeep N. Mulani aged 22 years. Occupation: Business, resident of H. No.1-8-303/31, Prendergast Road, Secunderabad - 500 003. (Hereinafter called the "FOURTH PARTNER").

[Signatures of Ratan N. Mulani, Pradeep N. Mulani, Mehul V. Mehta, and Jayesh P. Mulani]

[Signature of Jayesh P. Mulani]

[Signatures of Jayesh P. Mulani and Harish K. Mehta]

ATTESTED
CH. YADAGIRI
B.Com., LL.B.,
ADVOCATE & NOTARY
MACHA BOLARAM,
RANGA REDDY DIST.
T.S. INDIA.



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Reddy BG 016092

S.No: 752, Date :03/3/2014, Rs.100/-
Sold to: L.RAMACHARYULU s/o Late L.RAGHAVENDRA RAO
For Whom : M/s. GULMOHAR RESIDENCY, Hyd-Bad.

P. LAXMI KANTH REDDY
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H.No.403, Sai Sunder Tower,
LIC Colony, West Marredpally,
SECUNDERABAD 500 003.
Ph # 9246371455

-2-

5. Shri. Bassar N. Mulani S/o. Late Shri. Nathumal Mulani aged 63 years, Occupation: Business, resident of Plot No. 31, Surya Nagar Colony, Kharkhana, Secunderabad - 500 009. (Hereinafter called the "FIFTH PARTNER").
6. Shri. Ketan C. Parekh S/o. Late. Shri. Chandrakanth M. Parekh aged 44 years Occupation: Business, resident of H.No.30, Luxura Greens, Opp: Kendriya Vidyalaya, New Bowenpally, Secunderabad - 500 011. (Hereinafter called the "SIXTH PARTNER").
7. Shri. Manish Shanghvi S/o. Dr. Shri. Upendra Shanghvi aged 44 years, Occupation: Business, resident of H. No. 801, Bajaj Society, Bajaj Road, Vile Parle (West), Mumbai - 400 056. (Hereinafter called the "SEVENTH PARTNER").
8. Shri Sudhir U. Mehta, S/o. Late Uttamlal Mehta, aged about 57 years, Occupation: Business, resident of Plot No. 21, Ground Floor, Bapu Bagh Colony, P. G. Road, Secunderabad - 500 003 (Hereinafter called the "EIGHTH PARTNER").
9. Shri. Karna S. Mehta S/o. Shri Sudhir U. Mehta aged about 23 years, Occupation: Student, resident of Plot No. 21, Ground Floor, Bapu Bagh Colony, P. G. Road, Secunderabad - 500 003 (Hereinafter called the "NINETH PARTNER").

B.N. Mulani

Ketan C. Parekh

Manish Shanghvi

Jayesh P.

Sudhir U. Mehta

Karna S. Mehta

ATTESTED
CH. YADAGIRI
B.Com., LL.B.,
ADVOCATE & NOTARY
MACHA BOLARAM,
RANGA REDDY DIST.
T.S. INDIA.



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Laxmi BG 016093

S.No: 753, Date :03/3/2014, Rs.100/-
Sold to: L.RAMACHARYULU s/o Late L.RAGHAVENDRA RAO
For Whom : M/s. GULMOHAR RESIDENCY, Hyd-Bad.

P. LAXMI KANTH REDDY
Licenced Stamp Vendor
S.V.L.No:16-06-082 of 2012
H.No.403, Sai Sunder Tower,
LIC Colony, West Marredpally,
SECUNDERABAD-500 003..
Ph # 9245371455

-3-

10. Shri. Rahul. B. Mehta, S/o. Late Shri Bharat U. Mehta, aged about 33 years, Occupation: Business, resident of Uttam Towers, 4th Floor, D. V. Colony, Minister Road, Secunderabad - 500 003 (Hereinafter called the "TENTH PARTNER").
11. Shri. Tejas D. Mehta, S/o. Shri. Deepak U. Mehta, aged about 37 years. Occupation: Business, resident of 83, Jeera, Secunderabad - 500 003 (Hereinafter called the "ELEVENTH PARTNER").
12. Shri. Hardik D. Mehta, S/o. Shri. Deepak U. Mehta, aged about 32 years, Occupation: Business, resident of 83, Jeera, Secunderabad - 500 003 003 (Hereinafter called the "TWELFTH PARTNER").

WHEREAS:

Shri. Ratan N. Mulani, Shri. Pradeep N. Mulani and Mehul V. Mehta were carrying on partnership business along with Shri. Premal C. Parekh, Modi Properties & Investments Pvt. Ltd and Shri. Kirit Chandrakanth Sanghvi under the name and style of "M/s. Gulmohar Residency" and their relations inter-se and terms and conditions of partnership business were governed and evidenced by in the Partnership Deeds dated 19.11.2005, 01.12.2005, 15.04.2008 and Retirement deeds dated 15.04.2008 and 05.03.2014.

ATTESTED
CH. YADAGIRI
B.Com., LL.B.
ADVOCATE & NOTARY
MACHA BOLARAM
RANGA REDDY DIST.
T.S. INDIA.

R.N. Mulani

Parekh

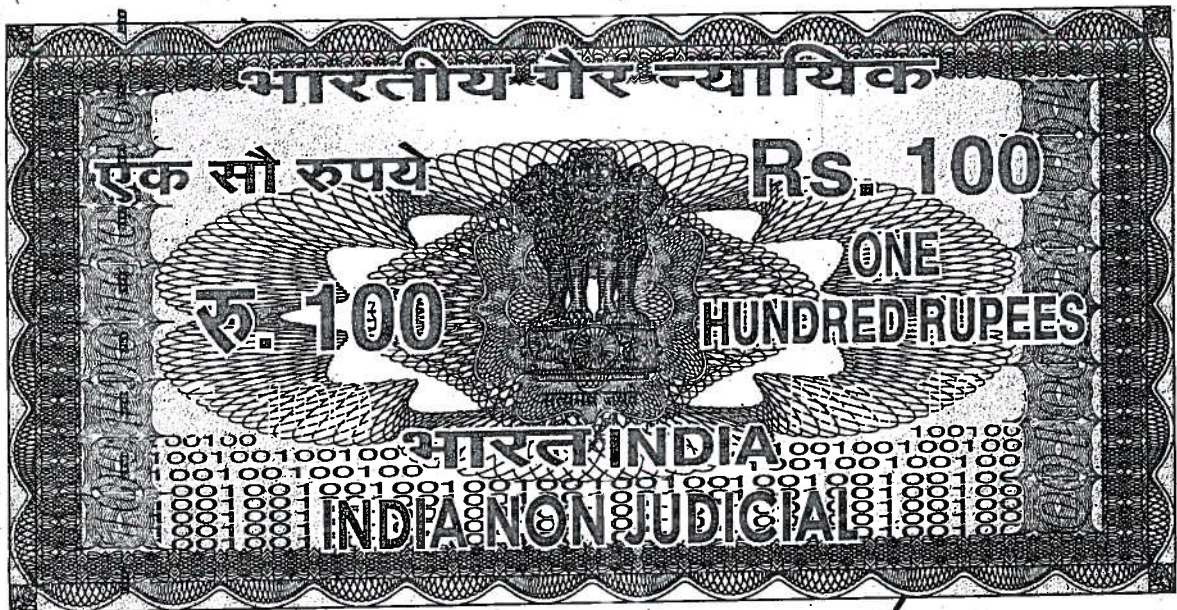
Mehta

Jayesh P.

Kamachari

Mehta

Hardik Mehta



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Reddy BG 016094

S.No: 754, Date :03/3/2014, Rs.100/-

Sold to: L.RAMACHARYULU s/o Late L.RAGHAVENDRA RAO
For Whom : M/s. GULMOHAR RESIDENCY, Hyd-Bad.

P. LAXMI KANTH REDDY
Licenced Stamp Vendor
S.V.L.No:16-09-082 of 2012
H.No.403, Sai Sunder Tower,
LIC Colony, West Marredpally,
SECUNDERABAD-500 003.
Ph # 9246371455

-4-

B. Shri. Kirit Chandrakanth Shanghvi, Shri. Premal C. Parekh and M/s. Modi Properties & Investments Pvt Ltd represented by its Managing Director Shri. Soham Modi have retired from the above named partnership firm w.e.f 28.02.2014 under a deed of Retirement dated 05.03.2014.

C. The First, Second and Third Partners herein have for the purposes of business to be run more efficiently and smoothly and to meet funds requirement for the partnership business have expressed their intension and agreed to admit ten new partners namely Shri. Jayesh P. Mulani, Shri. Bassar N. Mulani, Shri. Ketan C. Parekh, Shri. Manish Shanghvi, Shri. Sudhir U. Mehta, Shri. Karna S. Mehta, Shri. Rahul B. Mehta, Shri. Tejas D. Mehta and Shri. Hardik D. Mehta as new partners.

D. Shri. Jayesh P. Mulani, Shri. Bassar N. Mulani, Shri. Ketan C. Parekh, Shri. Manish Shanghvi, Shri. Sudhir U. Mehta, Shri. Karna S. Mehta, Shri. Rahul B. Mehta, Shri. Tejas D. Mehta and Shri. Hardik D. Mehta have agreed to join as fourth, fifth, sixth, seventh, eighth, ninth, tenth, eleventh and twelfth partners in the partnership business that of "M/s. Gulmohar Residency."

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.

ATTESTED
CH. YADAGIRI
B.Com., LL.B.
ADVOCATE & NOTARY
MACHA BOLARAM
RANGA REDDY DIST.
T.S. INDIA

B.N. Mulani

Karna S. Mehta

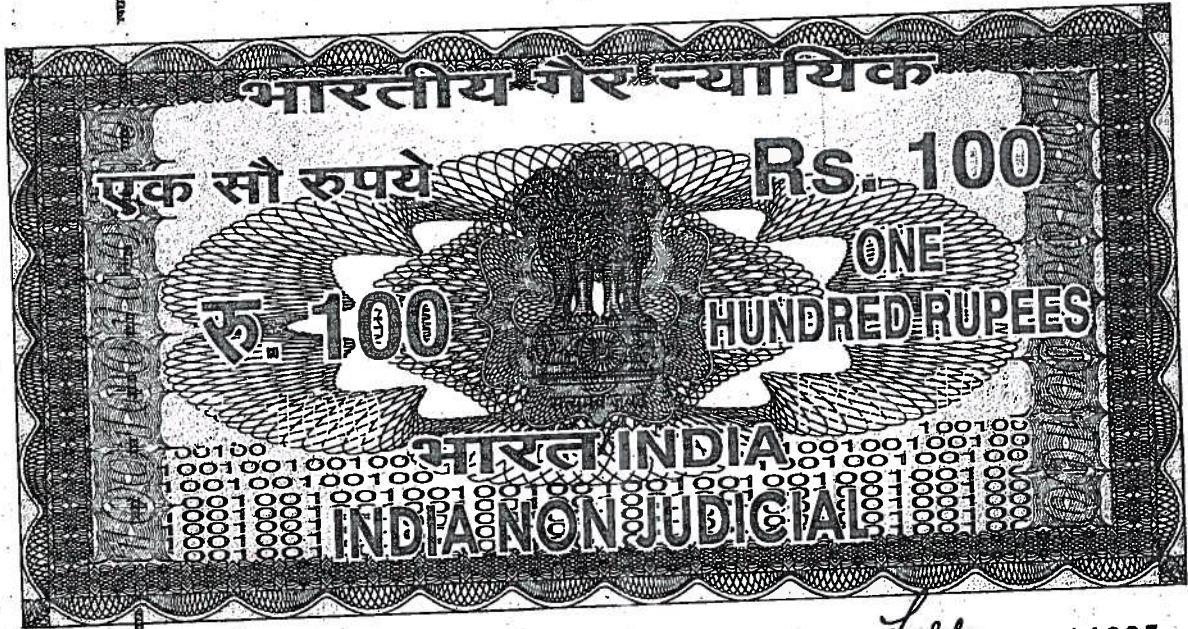
Parekh

Shanghvi

Tejas D. Mehta

Jayesh P.

Hardik D. Mehta



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Laxmi BG 016095

S.No: 755, Date :03/3/2014, Rs.100/-
Sold to: L.RAMACHARYULU s/o Late L.RAGHAVENDRA RAO
For Whom : M/s. GULMOHAR RESIDENCY, Hyd-Bad.

P. LAXMI KANTH REDDY
Licenced Stamp Vendor
S.V.L.No:16-09-092 of 2012
H.No.403, Sai Sunder Tower,
LIC Colony, West Marredpally,
SECUNDERABAD-500 003.
Ph # 9246371455

-5-

NOW THEREFORE THIS DEED OF PARTNERSHIP WITNESSETH AS FOLLOWS:

1. The business of the partnership firm shall be carried in the name and style as "Gulmohar Residency" or any other name partners may mutually decide.
2. The new partnership shall be effective from 01.03.2014.
3. The Principal Office of the partnership firm shall be at Plot No.8, Road No.5, Nacharam Industrial Estate, C/o. Dilpreet Tubes, Hyderabad -- 500 067 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 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.

ATTESTED
CH. YADAGIRI
B.Com., LL.B.,
ADVOCATE & NOTARY
MACHA BOLARAM,
RANGA REDDY DIST.
T.S. INDIA.

[Signature]
B. N. Guntani

[Signature]

[Signature]

[Signature]
Jayesh P.

[Signature]

[Signature]
Haridit. K. M. K.

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

6. That the partnership shall be entitled to hypothecate, mortgage, create charge on or otherwise encumber the assets of the firm or any part thereof 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.
7. The Seventh Partner (Shri. Sudhir U. 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 either fifth partner (Shri. Ketan C. Parekh) OR the seventh partner (Shri. Sudhir U. Mehta) AND the second such joint partner shall be either the first partner (Shri. Ratan N. Mulani OR the second partner (Shri. Pradeep N. Mulani). 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 (i.e., Seventh Partner Shri. Sudhir U. Mehta).
9. The Profit & Loss of the firm shall be shared and borne between the partners as under:

a) First Partner	- Shri. Ratan N. Mulani	- 18% (Eighteen Per cent)
b) Second Partner	- Shri. Pradeep N. Mulani	- 6.5% (Six and Half Per cent)
c) Third Partner	- Shri. Mehul V. Mehta	- 05% (Five Per cent)
d) Fourth Partner	- Shri. Jayesh P. Mulani	- 6.5% (Six and Half Per cent)
e) Fifth Partner	- Shri. Bassar N. Mulani	- 09% (Nine Per cent)
f) Sixth Partner	- Shri. Ketan C. Parekh	- 20% (Twenty Per cent)
g) Seventh Partner	- Shri. Manish Shanghvi	- 10% (Ten Per cent)
h) Eighth Partner	- Shri. Sudhir U. Mehta	- 05% (Five Per cent)
i) Ninth Partner	- Shri. Karna S. Mehta	- 05% (Five Per cent)
j) Tenth Partner	- Shri. Rahul B. Mehta	- 05% (Five Per cent)
k) Eleventh Partner	- Shri. Tejas D. Mehta	- 05% (Five Per cent)
l) Twelfth Partner	- Shri. Hardik D. Mehta	- 05% (Five Per cent)
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 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 fifth partner (Shri. Ketan C. Parekh) OR the seventh partner (Shri. Sudhir U. Mehta) AND the second such joint partner shall be either the first partner (Shri. Ratan N. Mulani OR the second partner (Shri. Pradeep N. Mulani) 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.

WITNESSED
 CH. YADAGIRI
 S. COM. LL.B.
 ADVOCATE & NOTARY
 MADHA BOLARAM,
 RANGA REDDY DIST.
 T.S. INDIA.

[Signature]
 B.N. Mulani

[Signature]
 Ketan C. Parekh

[Signature]
 Manish Shanghvi

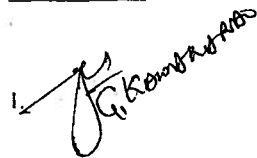
[Signature]
 Jayesh P.
 Sudhir U. Mehta
 Hardik D. Mehta

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 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:

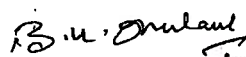
ATTESTED
CH. YADAGIRI
B.Com., LL.B.,
ADVOCATE & NOTARY
MACHA BOLARAM,
RANGA REDDY DIST.
T.S. INDIA.

1. 

(Ratan N. Mulani)
FIRST PARTNER

2. 

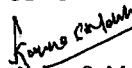
(Mehul V. Mehta)
THIRD PARTNER

3. 

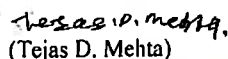
(Bassar N. Mulani)
FIFTH PARTNER

4. 

(Manish Shanghvi)
SEVENTH PARTNER

5. 

(Karna S. Mehta)
NINTH PARTNER

6. 

(Tejas D. Mehta)
ELEVENTH PARTNER

7. 

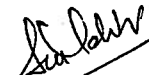
(Pradeep N. Mulani)
SECOND PARTNER

8. 

(Jayesh P. Mulani)
FOURTH PARTNER

9. 

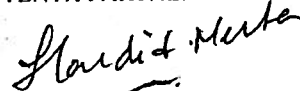
(Ketan C. Parekh)
SIXTH PARTNER

10. 

(Sudhir U. Mehta)
EIGHTH PARTNER

11. 

(Ratan B. Mehta)
TENTH PARTNER

12. 

(Hardik D. Mehta)
TWELFTH PARTNER