

తెలంగాణ తెలంగాణ TELANGANA
S.No. 2764 Date: 16-11-2017

Sold to: Ramesh

S/o. W/o. D/o.: Late Narsing Rao

For Whom: Summit Sales LLP Hyderabad

VT LALITHA M 392402

LICENSED STAMP VENDOR
LIC.No.16-09-074/2012,
R.No.16-05-028/2015,
Plot No.32, H.No.3-48-266,
Kakaguda, Karkhana,
Canmtt. Sec'bad. Ph:7842562342

AMENDED DEED OF LIMITED LIABILITY PARTNERSHIP

This Amended Deed of Limited Liability Partnership is made and executed at Hyderabad on this the 1st day of December 2017 by and between:

1. **M/s Modi Housing Private Limited**, incorporated on 31st December, 2002 having its office at 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, Telangana, represented by its Director Shri. Soham Modi aged 47 years, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 (**Hereinafter referred as THE PARTY OF FIRST PART**).
2. **Mrs. Tejal Modi W/o Shri. Soham Modi**, aged 46 years, Occupation: Doctor, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 (**Hereinafter referred as THE PARTY OF SECOND PART**).

A N D

3. **M/s Modi Properties Private Limited** (formerly known as Modi Properties & Investments Pvt Ltd) incorporated on 28th June 1994 having its office at 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, Telangana, represented by its Director Shri. Ganrang Mody S/o. Shri. Jayantilal Mody aged 49 years, resident of flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad - 500 016, Telangana, India (**Hereinafter referred as THE PARTY OF THIRD PART**).

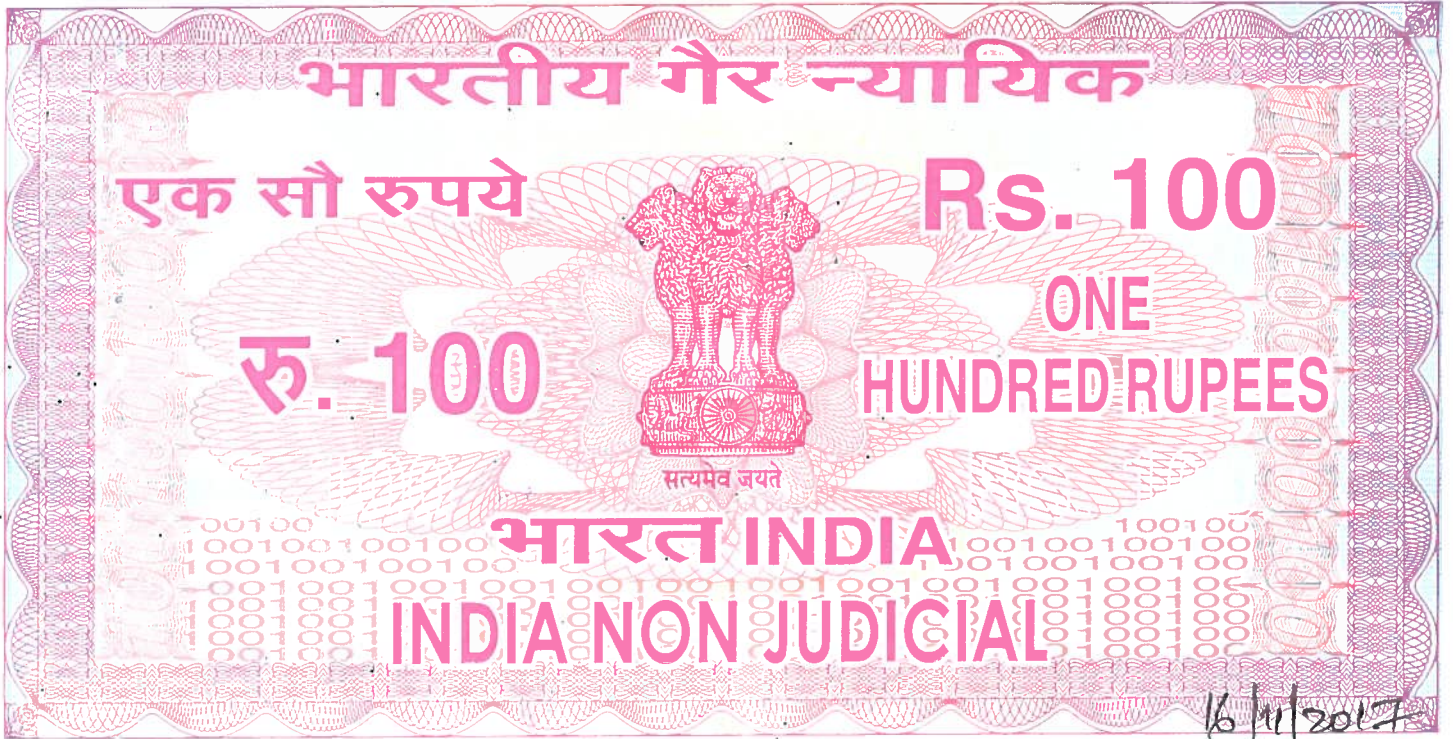
For MODI HOUSING PVT. LTD.

Director

Director

For MODI PROPERTIES PVT. LTD.

Director



తెలంగాణ తెలంగాణ TELANGANA
S.No. 2765 Date: 16-11-2017

 M 392403
P. LALITHA

Sold to: Ramesh.
S/o. W/o. D/o: Late Narsing Rao.
For Whom: Summit Sales LLP

LICENSED STAMP VENDOR
LIC.No.16-09-074/2012,
R.No.16-05-028/2015,
Plot No.32, H.No.3-48-266,
Kakaguda, Karkhana,
Canmtt. Sec'bad. Ph:7842562342

WHEREAS:

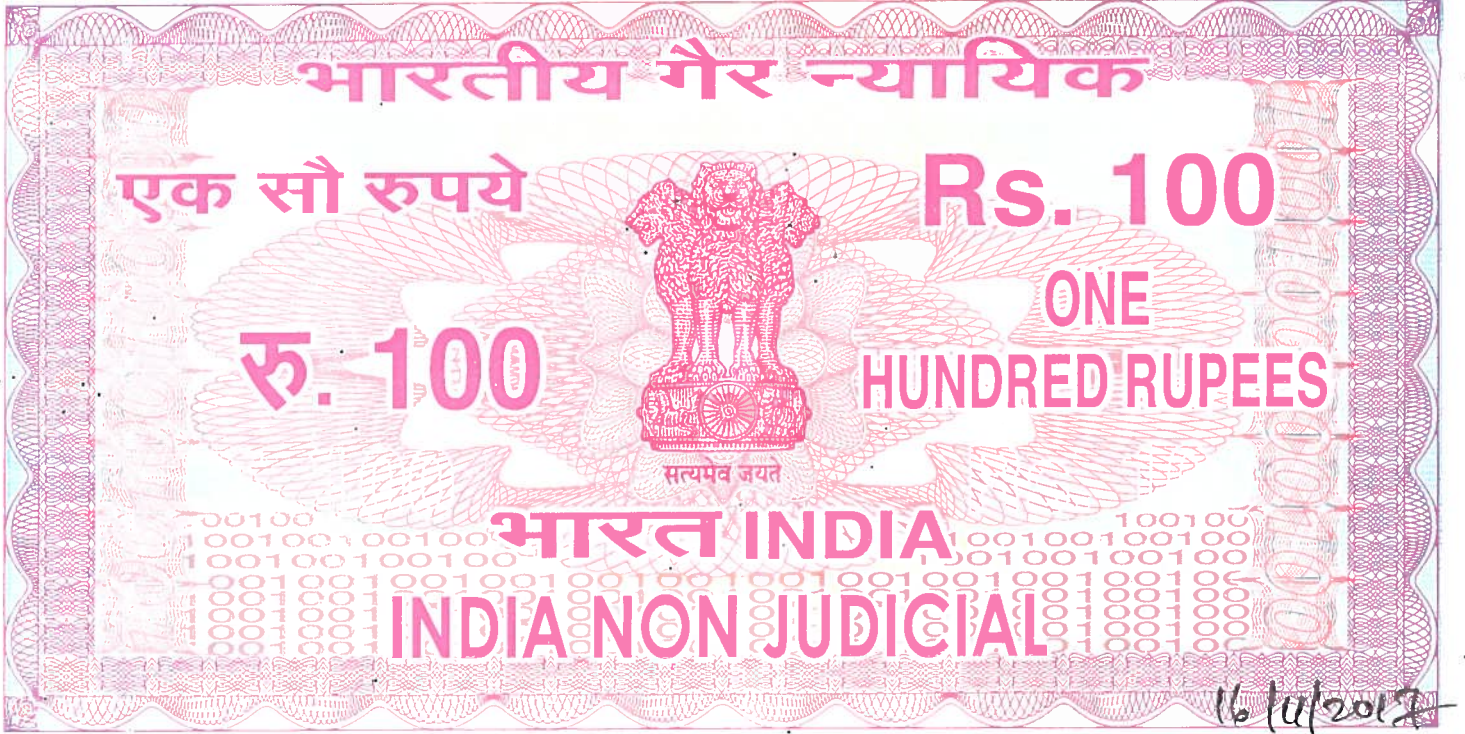
1. M/s. Modi Housing Pvt Ltd (represented by its Director Shri. Soham Modi), Mrs. Tejal Modi and M/s. Modi Properties Pvt Ltd (represented by its Director Shri. Gaurang Mody) were carrying on Limited Liability Partnership business under the name and style of M/s. **SUMMIT HOUSING LLP** and their relations inter-se and terms and conditions of partnership business were governed and evidenced by in the Limited Liability Partnership Agreement dated 26.08.2014, Retirement Cum Admission Deed of Limited Liability Partnership dated 31.12.2014, Admission Deed of Limited Liability Partnership dated 01.10.2015 and Supplementary Deed of Limited Liability Partnership 21.08.2017.
2. Pursuant to the approval of Ministry of Corporate Affairs vide letter dated 27th September 2017 and unanimously approval received from all the partners vide resolution dated 30th September 2017 the name of the LLP has changed from **SUMMIT HOUSING LLP** to **SUMMIT SALES LLP**.
3. The Partners hereto are desirous of continuing the business that of real estate developers, managers, advisors, retailers, distributors, whole sale dealers etc., in Limited Liability Partnership.
4. The said Partners herein are desirous of reducing the terms and conditions of the said Limited Liability Partnership in writing, therefore this Deed of LLP is executed by the said Partners on the following terms and conditions:

For MODI HOUSING PVT. LTD.


Director

For MODI PROPERTIES PVT. LTD.


Director



తెలంగాణ తెలంగాణ TELANGANA

S.No. 2766 Date: 16-11-2017

Sold to: Ramesh.
S/o. W/o. D/o.: Late Narsing Rao.
For Whom: Summit Sales LLP

-3-

 M 392404
T. LALITHA

LICENSED STAMP VENDOR
LIC.No.16-09-074/2012,
R.No.16-05-028/2015,
Plot No.32, H.No.3-48-266,
Kakaguda, Karkhana,
Canmtt. Sec'bad. Ph:7842562342

NOW THIS INDENTURE WITNESSETH that it is hereby agreed and declare by and among the parties hereto as follows:-

1. Name and Registered Office :

The name of the LLP shall be **SUMMIT SALES LLP** and Office of the LLP shall be at 5-4-187/3 & 4, Soham Mansion, II Floor, M.G. Road, Secunderabad – 500 003, Telangana, India or at such other place or places as the Partners hereto may agree upon from time to time.

2. Nature of Business:

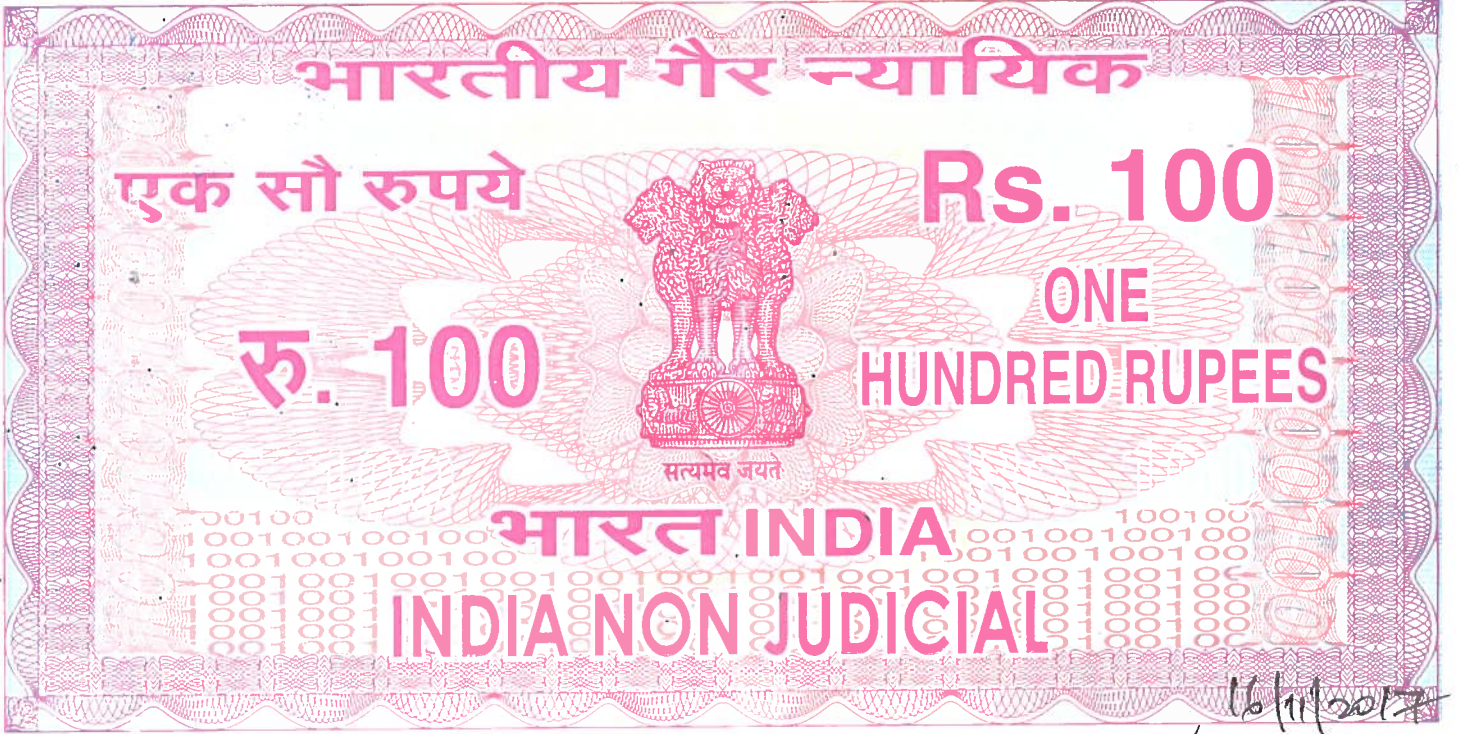
- a. Main objects: The business of the LLP shall be as given below and/or such other business(s) that may be agreed by the Partners from time to time.
- i. To act as builders and developers including: Buy & sell immovable property, develop immovable property into plots, residential complex, independent houses, individual residential bungalows, commercial complex, shops, office complex, etc., take on lease or lease immovable property, invest into companies, firms, LLPs and other such entities related to and engaged in real estate and real estate development business, borrow or lend funds related to real estate business, take up construction contracts, provide consultancy, brokerage etc., related to construction and real estate businesses, any other activity related to real estate business, act as property managers, agents, brokers, under writers, consultants, etc.

For MODI HOUSING PVT. LTD.


Director

For MODI PROPERTIES PVT. LTD.


Director



తెలంగాణ తెలంగాణ TELANGANA
S.No. 2767 Date: 16-11-2017

Sold to: Ramesh
S/o. ~~W/o~~ D/o: Late Narsing Rao
For Whom: Summit Saly LLP

16/11/2017
M 392405
T. LALITHA

LICENSED STAMP VENDOR
LIC.No.16-09-074/2012,
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Plot No.32, H.No.3-48-266,
Kakaguda, Karkhana,
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-4-

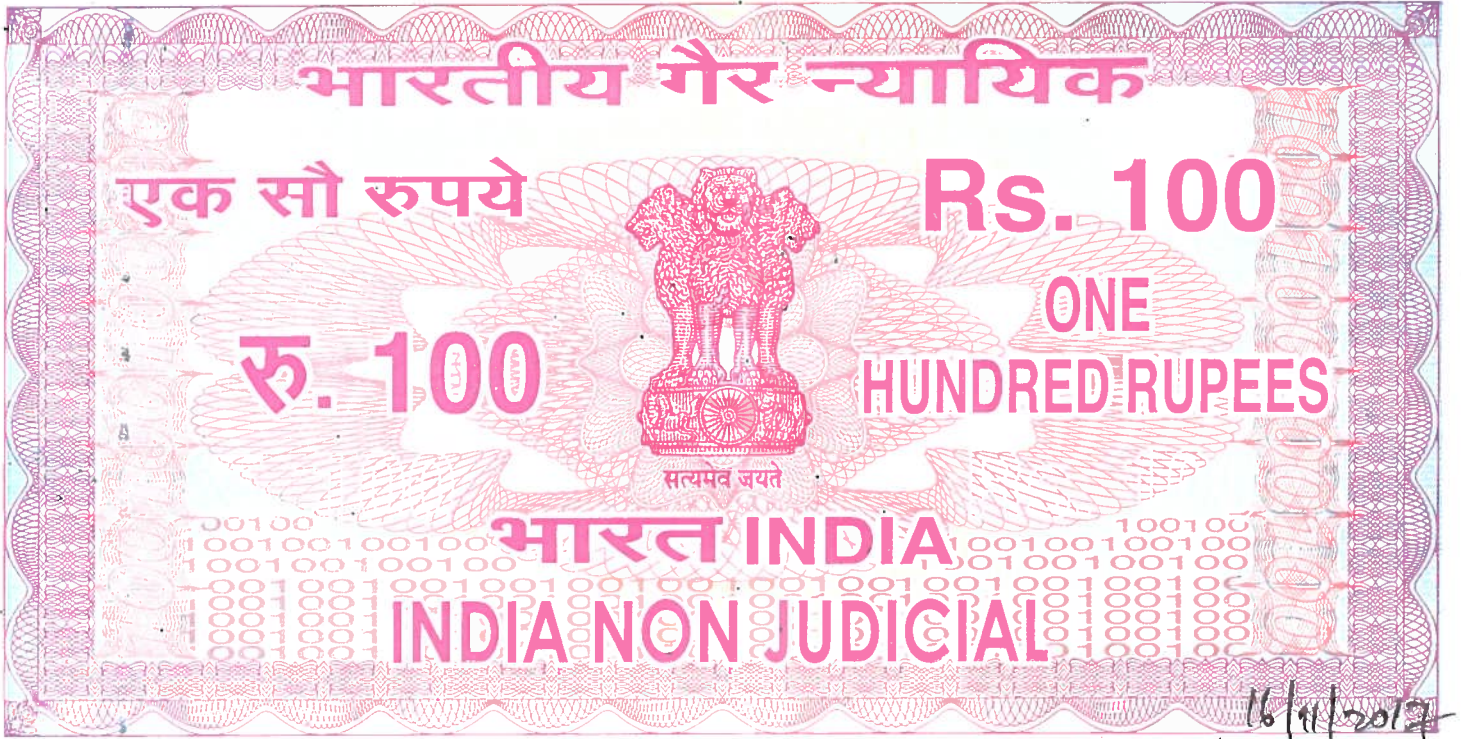
- ii. To carry on business of trading of goods required by developers of residential and commercial projects, including: buying, selling, importing, exporting, transporting, storing, promoting, marketing, supply, trading and dealing in any other matter of whatsoever nature in all types of goods on retail as well as wholesale basis in India or elsewhere.
 - iii. To carry on business of manufacturing goods required by developers of residential and commercial projects, including buy, sell or setup plant and machinery, workshop etc., take or lease or contract factories, workshops etc., acquire technical experience, import, export, and sell raw material and machinery.
 - iv. To carry on business of logistics company including managing and running transporters, buy, hire, maintain passenger vehicles, vans, trucks, commercial vehicles for transportation of passenger and goods.
- b. Incidental or ancillary objects: To attain the main objects of the LLP the business of the LLP shall include:
- i. To acquire and undertake the whole or any other part of the business, which the LLP is authorized to carry on.
 - ii. To enter into Partnership or any other arrangement for sharing of profits, union of interest, co-operation, joint venture, reciprocal concession or otherwise with any person, firm, LLP or Company carrying on or engaged in or about to carry on or engage in, or any business or transaction capable of being conducted so as to directly or indirectly benefit this LLP.

For MODI HOUSING PVT. LTD.

Director

For MODI PROPERTIES PVT. LTD.

Director



తెలంగాణ తెలంగాణ TELANGANA
S.No. 2768 Date: 16-11-2017

Sold to: Ramesh
S/o. W/ Late Narasing Rao
For Whom: Summit Sales LLP

T. KALITHA M 392406

LICENSED STAMP VENDOR
LIC.No.16-09-074/2012,
R.No.16-05-028/2015,
Plot No.32, H.No.3-48-266,
Kakaguda, Karkhana,
Canmtt. Sec'bad. Ph:7842562342

- iii. To employ or otherwise acquire technical experts, engineers, mechanics,
iv. Foremen, skilled and unskilled labour for any of the purpose or business of the LLP.
v. To pay, satisfy or compromise any claims made against the LLP.
vi. To advance and lend moneys upon such securities or without securities therefore as may be thought proper in connection with the LLP's business, and to invest such of the LLP's money not immediately required in such manner as may from time to time be determined by the Partners of the LLP.
vii. To dispose off the whole of the undertaking of the LLP or any part thereof for such consideration as the LLP may think fit.
viii. To do all or any of the above things in any part of the world and either as principals, agents, trustees, contractors, or otherwise and either alone or in conjunction with other and either by so through agents, sub-contractors, trustees or otherwise.

3. LLP at WILL:

The LLP shall be AT WILL. The death or retirement of any Designated Partner shall not "ISPO-FACTO" dissolve the LLP. The remaining Designated Partners shall be at liberty to continue the business as a going concern either by themselves or with any other person or persons as Designated Partner or Designates Partners.

For MODI HOUSING PVT. LTD.

Director

For MODI PROPERTIES PVT. LTD.

Director

4. Designated Partners:

The party of the First Part (M/s. Modi Housing Pvt Ltd) and party of the Second Part (Mrs. Tejal Modi) of this agreement will be the Designated Partners of the LLP. The party of the First Part shall be represented by its Director Shri. Soham Modi.

5. Capital:

- a) The Capital of the LLP shall be such sum or sums of money as may be required for running the LLP business and contributed by the Designated Partners as may be agreed upon among them from time to time and credited to their respective accounts. However the capital of LLP would be Rs.1,00,000/- .

Sl. No.	Name of the Partner	Percentage	Capital Amount Rs.
i.	Modi Housing Private Ltd - Party of the First Part	48%	Rs. 48,000
ii.	Mrs. Tejal Modi - Party of the Second Part	01%	Rs. 1,000
iii.	Modi Properties Pvt Ltd Party of the Third Part	51%	Rs. 51,000
Total		100	Rs. 1,00,000

- b) The Partners hereto have also agreed to subscribe additional capital in the same ratio or any other ratio as may be agreed upon above by all the Partners. At the time of increase of capital the additional capital of the Partners may be adjusted against the increased capital and necessary modifications carried out after due compliance of the provisions under the Limited Liability Partnership Act 2008.
- c) The LLP may further borrow monies from the Partners, individuals, banks and financial institutions and the like at such interest rate, as authorized by the majority of the Partners and all such borrowals for the operations of the LLP shall be binding on the LLP.

6. Accounting of Financial Results:

All outgoings and expenses incidental and relating to the LLP business such as establishment charges, rents, rates and taxes (including LLP's Income Tax) etc., shall be met out of the revenue of the LLP before the net result is ascertained on closing the accounts at the close of each year.

The Designated Partners shall ensure the accounts in respect of the business of the LLP are kept at the registered office or any other location as the Designated Partners may from time to time determined and the shall be open to inspection by the Designated Partners all times.

The accounts of the LLP shall be closed on 31st March of every year when a Profit & Loss Account and Balance sheet of the LLP shall be audited in accordance with all relevant Statements of the LLP in such format and manner as may be required by the relevant authorities of the LLP.

For MODI HOUSING PVT. LTD.

Director

For MODI PROPERTIES PVT. LTD.

Director

7. Management:

It is agreed by and amongst the parties hereto that the party of the first part (represented by its Director Mr. Soham Modi) of the LLP shall be the **Managing Partner** and he shall devote his time and attention in the conduct of the affairs of the LLP as the circumstance and business needs may require. They have agreed for the following:

- a) The Managing Partner is authorized, to execute and sign agreements, deeds etc., in connection with the normal course of business.
- b) The Managing Partner is authorized to raise loans on mortgages, pledge or promissory note either from Banks or from private parties as and when required in connection with the normal course of business.
- c) The Managing Partner is authorized to take services of and appoint any experienced personnel as chief executive to carry on the day-to-day activities of the business including the above-referred activities and fix their remuneration on behalf of the LLP.

8. Authorized representative for execution of deeds and documents:

The designated partners i.e., Modi Housing Pvt Ltd (represented by its Director Shri. Soham Modi) & Mrs. Tejal Modi shall be entitled to execute documents like agreement of sale, agreement of sale cum GPA, GPA, sale deeds, agreement of construction, memorandum of understanding, etc., required for smoothly conducting the day to day business of the firm. Any one of the two designated partners shall be fully authorized to execute such documents and deeds.

9. Working Partners and Remuneration:

All the Designated Partners have agreed to keep themselves actively engaged in conducting the affairs of the business of LLP as **Working Partners**. All the Designated Partners have agreed that they shall be entitled to remuneration as may be mutually agreed from time to time.

10. Business Stakes (Share) and Sharing of Profit and Losses:

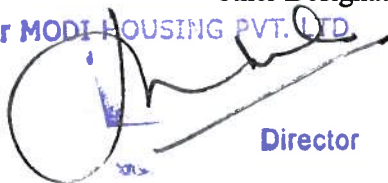
The net profit and loss of the LLP business after deducting interest and remuneration payable to the working Partners in accordance with these clauses of the deed of LLP shall be divided and distributed amongst the Designated Partners on the close of the accounting year in the following ratio:

Sl. No	Name of the Partner	Business Stake (%)	Profit (%)	Loss (%)
i.	Modi Housing Pvt Ltd.- First Part	48%	48%	48%
ii.	Mrs. Tejal Modi - Second Part	01%	01%	01%
iii	Modi Properties Pvt Ltd - Third Part	51%	51%	51%
Total		100%	100%	100%

11. Business Conduct:

- a) Each Designated Partner shall be just and faithful to the other Partner in all transactions relating to the business of the LLP and shall give a true and correct account of the same to other Designated Partner when ever the same be reasonably required.

For MODI HOUSING PVT. LTD.


Director



For MODI PROPERTIES PVT. LTD.


Director

- b) Each Designated Partner shall upon every reasonable request, inform the other Designated Partner of all letters, accounts, writings and other things which shall come to his hands or knowledge concerning the business of the LLP.

12. Bank Account:

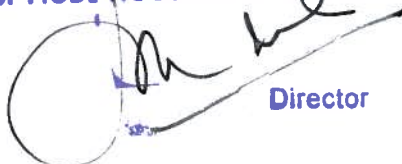
The party of the First Part (represented its Director Shri. Soham Modi) or the party of the Second Part (Mrs. Tejal Modi) are hereby authorized severally to operate upon the bank account or accounts whether in credit or overdrawn for and on behalf of the LLP. He is further authorized either to arrange for the credits facilities, overdrafts, loans and other borrowings either with or without security from individuals, firms, companies, or any Financial Institutions.

13. Meetings:

- a. All the Designated Partners shall meet once in every quarter of the financial year of 12 months to discuss about the Business Plan, budget and other important matters related to business. A general meeting shall be conducted every year to adopt and approve the audited financial statement and solvency of LLP. The date, time, place and agenda of the meeting can be decided and intimated to all the Designated Partners by the Managing Partner, in whatever way he deems fit. However, a meeting can be called by any Designated Partner by giving notice to other Designated Partners of seven days time.
- b. The Designated Partners/Managers may participate in a meeting of the board by means of conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other and such participation shall constitute presence in person at such meeting.
- c. Annual business plan and budget shall be made in consultation with all the Partners of LLP and once this is agreed individual Designated Partners shall work towards achievement of the same within the approved budget.
- d. Two Designated Partners present in person shall constitute the quorum for every meeting.
- e. The Designated Partners shall be entitled to right to vote in respect of every resolution placed before LLP and their voting rights shall be one vote for their Partnership in the LLP. No proxy is allowed.
- f. All decisions that are fundamental to the structure of the LLP and/or the business shall require unanimous resolution.
- g. The following acts, matters or things always require a unanimous decision of all the Partners.
- i. Borrowing any sum in excess of the capital of the LLP;
 - ii. Giving a Guarantee;
 - iii. Increasing the capital of the LLP;
 - iv. Changing, altering or otherwise amending the nature of the business;
 - v. Introducing into the LLP a new Designated Partner (effecting profit sharing salaried or otherwise);
 - vi. Amending any clause of this Agreement;
 - vii. A change in the name of the trade mark of the LLP business;
 - viii. The expulsion of any Partners of the LLP;
 - ix. A decision to wind up the LLP.

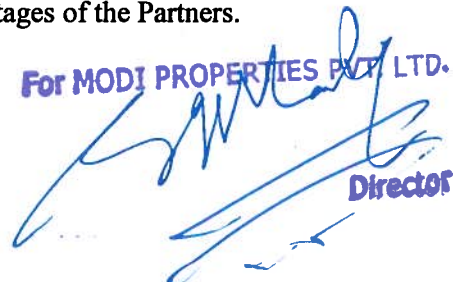
Any matter that is not fundamental to the business of the LLP and/or the matters as listed above shall be decided by a simple majority of the Partners or two third percentages of the Partners.

For MODI HOUSING PVT. LTD.


Director



For MODI PROPERTIES PVT. LTD.


Director

14. Good Faith (Duties):

Each Designated Partner shall at all times:

- a. Be just and faithful to the other designated Partners in all matters relating to the LLP and keep updating them of all facts and give explanation on all matters relating thereto;
- b. Devote his or her full time and attention to the business of the LLP and use his or her best effort and endeavors to carry it on the business of the LLP ;
- c. Behave in a proper and responsible manner;
- d. Conduct in accordance with the requirement of this agreement, any Statutory Act like LLP Act.2008 etc., as appropriate, and
- e. Use his or her best knowledge for the benefit of the LLP.

15. Rights of Managing Partner:

- a. Modi Housing Private Limited represented by its Director Mr. Soham Modi, the Designated Partner herein shall be the Managing Partner of the LLP.
- a. Managing Partner can induct a new Designated Partner in the business with the consent of the other existing Partners by majority with mutually agreed investment by the new Partner.
- b. If the performance and conduct of a Partner is not found satisfactory managing Partner will have the rights of removing the defaulting Partner from the business. In such case the LLP will refund the outgoing Partner's investment along with apportioned profit or deducting the operational loss, if any.
- c. Managing Partner will be responsible for taking all strategic decisions viz., appointments, fixation of staff salary and wages, selling price / rates, major decisions related to the business development, transactions with suppliers, vendors and principle.

17. Rights of Partners:

- a. All the Partners hereto shall have the rights, title and interest in all the assets and properties in the said LLP in the proportion of their Capital.
- b. Every Partner has a right to have access to and to inspect and copy any books of the LLP.
- c. Each of the parties hereto shall be entitled to carry on their own, separate and independent business as hitherto they might be doing or they may hereafter do as they deem fit and proper and other Partners and the LLP shall have no objection thereto and moreover he shall not uses the name of the LLP to carry on the said business.

18. Limitation on Partners:

- a. No Partner without the consent in writing of the Managing Partner:
 - i. Engage directly or indirectly in any business other than that of the LLP or accept any office or appointments, in addition to the existing one which the Partners are already undertaking before the formation of this LLP and of which all the Partners having knowledge of such activity of each other;

For MODI HOUSING PVT LTD.

Director

For MODI PROPERTIES PVT. LTD.

Director

- ii. Engage or dismiss (except for gross misconduct) the employee of the LLP;
 - iii. Employ any of the assets of the LLP and repay its creditors otherwise than in the ordinary course of the business for the benefit of the LLP;
 - iv. Compromise or discharge any debt due to the LLP;
 - v. Give any guarantee on behalf of the LLP;
 - vi. Give any security or promise for the payment of the money on account of the LLP except in the ordinary course of the business;
 - vii. Draw, accept or endorse any bill of exchange or promissory note on the account of the LLP except in the ordinary course of the business.
 - viii. Buy or contract for any goods, services or property on behalf of the LLP involving an aggregate sum of more than Rs. 5,000/-;
 - ix. Assign, mortgage or charge his or her share/stake in the asset and/or profit of the LLP or enter into Partnership or any other arrangement with any other person, and or company concerning his or her share in the LLP;
 - x. Draw any amount on any account of the LLP which is not in accordance with the then current mandate in respect of that account;
 - xi. Lend any of the LLP moneys or give credits to person or persons whom the other Partners have previously in writing forbidden him to trust;
 - xii. Any amount paid or spent by any employee shall be substantiated by proper bill with signatures of the recipient.
- b. Any Partner in breach of the limitations imposed by this clause shall indemnify and keep the other Partners indemnified from all losses, damages, liabilities, proceedings, costs and expenses arising directly or indirectly out of such breach (without prejudice of any power of the other members to expel him or her by reason of such breach).

19. Expulsion of Defaulting Partner:

A Partner may be expelled by the other Partners from the LLP, if he:

- a. Is unable to attend the business or perform his or her duties as a Partner by whatever reason for a continuous period of three months; or
- b. Commits an act of bankruptcy or adjudicated bankrupt; or
- c. Commits a grave breach or persistent breaches of this agreement; or
- d. Fails to pay any money owing by him to the LLP within one month as required in writing by the Managing Partner to do so; or
- e. Fails to attend the meetings consequently for two meetings without a reasonable cause; or
- f. Is guilty of any act which is likely to have a serious adverse effect upon the LLP; or
- g. Absents himself or herself from the duty without reasonable cause and without the consent of the Managing Partner for more than forty five days.

20. Consequences of Retirement on Expulsion/Death:

On the death, retirement or expulsion of a member the following procedure is to be adopted.

- a. Accounts are to be prepared up to the date of death, retirement or expulsion and the same accounting principles shall be applied on termination as in preparation of the annual accounts,

For MODI HOUSING PVT. LTD.


Director



For MODI PROPERTIES PVT. LTD.


Director

- b. The Retiring member or expelled member or his or her estate, as the case may be, shall not have any right on any particular asset of the LLP. However, he or she shall have the right to the balance standing to the credit of his account, either in capital, current and loan account, that has been arrived as stated in 17(a) above.
- c. Such amount as referred in 17(b) above will be paid to the Retiring Partner within 6 months from the retirement date. However, this period may be adjusted depending upon the circumstances and as decide by the Managing Partner of the LLP;
- d. In case of expulsion of a Partner for material breach, the continuing Partners has right to sue the expelled Partner for such breach.
- e. The outgoing Partner shall remains responsible for his or her share of income tax on profits and for any liability or claim which might arise after his or her departure and which is due to some fault on his or her part.

21. Confidentiality:

Every Partner, Manager, Officer, Servants, Accountants, of the LLP or other person employed in the business of the LLP shall observe strict secrecy respecting all process of manufacture, trade secrets and all transaction of the LLP and in all matters relating thereto and shall pledge himself or herself not to reveal any of the matters which may come to his or her knowledge in the discharge of his or her duties except when required to do so by the Managing Partner or by a Court Of Law and to the extent so far as may be necessary in order to comply with any of the provisions in these presents.

22. Indemnification:

Each Designated Partner shall punctually pay and discharge his/her present and future separate debts and engagements and shall at all times keep indemnified the other Designated Partner or Partners and his/her representatives and property of the LLP against the same and all actions, proceedings, claims and demands in respect thereof.

23. Court of Affairs:

The Designated Partners hereto and hereby are authorized to appear before all courts of Law, Judges, Magistrates, Collectors, Corporation of Hyderabad or other cities where the business has branches, Government Authorities and connected Departments, Police officials, Income-Tax Authorities, and the other officer or officers of Central or State Governments for and on behalf of the LLP either individually or jointly.

24. Drawings:

The Partners shall draw such sum or sums from LLP as may be mutually agreed subject to the compliance of provisions of the Limited Liability Partnership Act 2008 and relevant amendments thereof from time to time.

25. Dissolution:

The LLP can be wounded up with the consent of all the Partners and subject to compliance of the provisions of Limited Liability Partnership Act 2008 and relevant amendments thereof from time to time.

For MODI HOUSING PVT. LTD.


Director



For MODI PROPERTIES PVT. LTD.


Director

26. Arbitration:

In the case of any dispute of differences amongst the Designated Partners, the same shall be resolved by Arbitration in which the provisions of the Indian Arbitration Act, 1940 or any statutory modification thereof for the time being in force shall apply.

27. The LLP Act, 2008:

In all the matters, the LLP shall be governed by THE LIMITED LIABILITY PARTNERSHIP ACT, 2008 or any statutory modification thereof for the time being in force.

28. Amendments:

Any of the above terms may be varied, altered, amended, substituted, added or deleted by mutual consent of the Designated Partners in writing and the same shall be incorporated on separate paper which shall form part of this LLP deed.



IN WITNESS WHEREOF THE PARTNERS HERETO HAVE SET THEIR RESPECTIVE HANDS THIS DAY OF 1st DECEMBER 2017

WITNESSES:

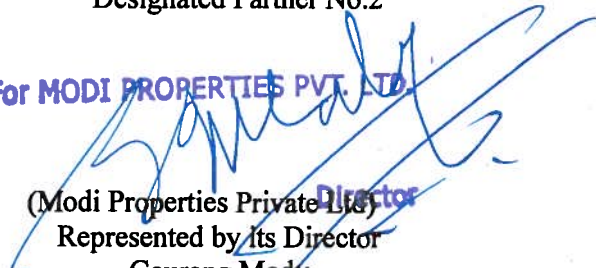
1. 
G. K. ANAKKARAO

2. 
(M. Malla Reddy)

SIGNATURE OF THE PARTNERS


1.  Director
(Modi Housing Private Ltd)
Represented by its Director
Soham Modi
Designated Partner No.1


(Smt. Tejal Modi).
Designated Partner No.2


For MODI PROPERTIES PVT. LTD.
(Modi Properties Private Ltd)
Represented by its Director
Gaurang Mody