

MODI REALTY POCHARAM LLP

5-4-187/3&4, II floor, MG Road,
Secunderabad - 500 003.
Phone: +91-40-66335551

Date: 12-07-2022

To,
The Manager,
Yes Bank Ltd.,
Ground Floor, H.No.1-8-387,
Agravanshi Plaza, HUDA Lane, Begumpet
Off S.P.Road, Secunderabad -500003.

Subject: change in mode of operation

Respected Sir/Madam,

I am most respectfully writing this letter to you. Our firm name is Modi Realty Pocharam LLP and I hold a bank account no: 009763700002441 and mode of operation of that account is (Jointly) having registered contact number 9959556450.

I am writing this letter to inform you that I want to change my account to a (Singly). Also, I would like to switch my bank account to Singly. So that any of the members in our current account will be able to do transactions from the above-stated account without any objections.

Request you to process the modification.

Thanking You,
Yours Truly,

Modi Realty Pocharam LLP.
(Partner)



MODI REALTY POCHARAM LLP

5-4-187/3&4, II floor, MG Road,
Secunderabad - 500 003.
Phone: +91-40-66335551

MODI REALTY POCHARAM LLP is a Limited Liability Partnership (LLP) formed and governed as per the Limited Liability Agreement, dated 17th March 2018. and incorporated under the provisions of the Limited Liability partnership Act, 2008 having its registered office at 5-4-187/3&4, Soham Mansion, M.G Road, Secunderabad, Hyderabad, Telangana, 500003, India.

We, the undersigned hereby declare that we are the partners of the LLP Firm

We request you, YES BANK Ltd, Begumpet branch to open a Current Account for the said LLP Firm.

We hereby undertake that in case of any change in constitution of the LLP Firm we shall give notice in writing to the Bank of any such change in the constitution or dissolution, supported by necessary documentation.

The following persons are hereby Authorized to open, operate and close the

Sr. No	Name of Partner/Authorized Signatory	Designation	Monetary Limits for Account Operation	NetBanking Required (Yes/No)
1	Bhashyakarla Anand Kumar	Designated Partner	Unlimited	Yes
2	S Karunakar Reddy	Designated Partner	Unlimited	Yes
3	Modi & Modi Realty Hyderabad Pvt Ltd	Director	Unlimited	Yes

above current account.

Further we wish to apply to YES BANK Ltd for NetBanking and the Authorized persons shall access the account through Internet for banking operations. YES BANK is authorized to mail/courier the User ID and Password to the attention of the above mentioned authorized persons at the address of the firm recorded with the Bank and firm agrees and confirms the onus of keeping the same confidential and limited to the authorized persons only.

We have read the terms and conditions applicable to such an account and services related thereto and shall always be bound by and abide by them and their amendments from time to time.

Name:



Signature (With Stamp of the LLP firm)

1. Bhashyakarla Anand Kumar
2. S Karunakar Reddy
3. Modi & Modi Realty Hyderabad Pvt Ltd

For MODI REALTY POCHARAM LLP
Designated Partner
For MODI REALTY POCHARAM LLP
Designated Partner
For MODI REALTY POCHARAM LLP
Designated Partner
For MODI REALTY POCHARAM LLP
Designated Partner



తెలంగాణ తెలంగాణ TELANGANA

[Signature]

AF 402445

S.No. 212 Date: 15-01-2021

Sold to: RAMESH

S/o. Late. NARSING RAO

For Whom: M/s. MODI REALTY POCHARAM LLP

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No. 16-05-059/2012, R.No. 16-05-029/2021

Plot No 227, Opp. Back Gate of City Civil Court

West Marredpally, Sec'bad. Mobile: 9849355156

RETIREMENT CUM ADMISSION DEED OF LIMITED LIABILITY PARTNERSHIP

This Retirement Cum Admission Deed of Limited Liability Partnership is made and executed at Hyderabad on this the 15th January 2021, by and between the following Partners:

1. Shri B. Anand Kumar S/o. B N Ramulu aged 51 years, resident of 869, Defence Colony, Sainik Puri, Secunderabad - 500 094, Telangana, India hereinafter referred to as The Party of the First Part.
2. Shri S. Karunakar Reddy S/o. Shri S. Narayan Reddy aged 52 years, Occupation : Business resident of 1-4-159/65, H.M.T. Bearings Officers Colony, Sainikpuri Post, Kapra, Hyderabad, Telangana, India hereinafter referred to as The Party of the Second Part.

The Party of the First Part and the Party of the Second Part are hereinafter jointly referred to as the Continuing Partner.

AND

M/s. Modi & Modi Realty Hyderabad Pvt. Ltd a company incorporated on 15th January 2020 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 about 50 years, resident of Plot No.280, Road No.25, Jubilee hills, Hyderabad-500 034, (Telangana) India hereinafter referred to as the party of the Third Part.

The Party of the Third Part is hereinafter referred to as the Newly Admitted Partner.

For Modi Properties Pvt. Ltd.

For MODI & MODI REALTY HYDERABAD PVT. LTD.

[Signature]
Director

[Signature]
Managing Director

[Signature]
Page 1 of 11

For MODI REALTY POCHARAM LLP

Designated Partner

For MODI REALTY POCHARAM LLP
Designated Partner

"TRUE COPY"



తెలంగాణ తెలంగాణ TELANGANA

S.No. 213 Date: 15-01-2021

Sold to: RAMESH

S/o. Late. NARSING RAO

For Whom: M/s. MODI REALTY POCHARAM LLP

[Signature]

AF 402446

K. SATISH KUMAR

LICENSED STAMP VENDOR

LIC No. 16-05-050/2012, R.No. 16-05-029/2021

Plot No. 227, Opp. Back Gate of City Civil Court

West Marredpally, Sec'bad. Mobile: 9849351166

RETIRING PARTNER:

1. Shri. Ashish P. Modi S/o. Late Shri. Pramod Chandra Modi aged 52 years, Occupation: Business, resident of 1-8-165, Prenderghast Road, Secunderabad - 500 003, Telangana, India hereinafter referred to as The Party of the Fourth Part.
2. M/s Modi Properties Private Limited 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 about 50 years, resident of Plot No.280, Road No.25, Jubilee hills, Hyderabad-500 034, (Telangana) India hereinafter referred to as the party of the Fifth Part.

The Party of the Fourth Part and the Party of the Fifth Part are hereinafter jointly referred to as the Retiring Partners.

WHEREAS:

- A. The continuing partners along with the retiring partners were carrying on the business under the name and style of Modi Realty Pocharam LLP governed by a LLP agreement dated 1st October 2018.
- B. The Retiring Partners expressed their desire to retire from the LLP and it was mutually agreed by and between the parties herein that the Retiring Partners should retire from the said LLP w.e.f closing business hours on 15th January, 2021.

For MODI & MODI REALTY HYDERABAD PVT. LTD.

For Modi Properties Pvt. Ltd.

"TRUE COPY"

[Signature]
Director

[Signature]
Managing Director

For MODI REALTY POCHARAM LLP

Designated Partner

For MODI REALTY POCHARAM LLP

Designated Partner

For MODI REALTY POCHARAM LLP

Designated Partner



తెలంగాణ తెలంగాణ TELANGANA

S.No. 214 Date: 15-01-2021

Sold to: RAMESH

S/o. Late. NARSING RAO

For Whom: M/s. MODI REALTY POCHARAM LLP

[Signature]

AF 402447

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIG No. 16-05-059/2012, R.No. 16-05-028/2021

Plot No. 227, Opp. Back Gate of City Court

West Marredpally, Sec'bad. Mobile: 9849555156

C. The Retiring Partners do hereby relinquish all her rights and interest in the LLP and the Continuing Partners along with the Newly Admitted Partner shall be entitled to all its properties, assets, credits, goodwill and all profits and benefits thereof and remain jointly responsible for its past and future liabilities and losses, if any. However the Retiring Partner shall have the right to the balance standing to his credit as on the date of retirement which shall be paid to it within a period of three months from the date of execution of this deed, failing which the LLP shall pay them interest @ 12% per annum till the liability is discharged.

D. The Continuing Partners herein have for the purposes of business to be run more efficiently and smoothly and to meet funds requirement for the LLP business have expressed their intension and agreed to admit the Newly Admitted Partner and they have agreed to join as partners in the LLP business.

E. The Continuing Partner and the Newly Admitted Partner hereto are desirous of continuing the business of real estate developers, managers, advisors, underwriters, retailers, promoters of group housing scheme, etc., under this LLP.

F. And whereas, the parties hereto are desirous of reducing to writing and recording here under the terms and conditions so mutually agreed upon among them.

For MODI & MODI REALTY HYDERABAD PVT. LTD.

For Modi Properties Pvt. Ltd.

[Signature]

Director

[Signature]

Managing Director

"TRUE COPY"

[Signature]

Page 3 of 11

For MODI REALTY POCHARAM LLP

Designated Partner

For MODI REALTY POCHARAM LLP
Designated Partner

Designated Partner

Designated Partner

Designated Partner



తెలంగాణ తెలంగాణ TELANGANA

S.No. 215 Date: 15-01-2021

Sold to: RAMESH

S/o. Late. NARSING RAO

For Whom: M/s. MODI REALTY POCHARAM LLP

K. SATISH KUMAR

LICENSED STAMP VENDOR

L.I.G. No. 16-05-059/2012, R.No. 16-05-029/2012

Plot No. 227, Opp. Back Gate of City Civil Court

West Marredpally, Sec'bad. Mobile: 9849355158

Now this indenture witnesseth that it is hereby agreed and declared by and among the parties hereto as follows:-

1. Name and Registered Office:

The name of the LLP shall be Modi Realty Pocharam 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. Incorporation of LLP:

The Designated Partners shall submit all such documents and pay all such fees as shall be necessary for the incorporation of the LLP or make necessary changes with Ministry of Corporate Affairs.

3. Commencement of Business:

The amended LLP after admission and retirement shall commence business with effect from 16.01.2021.

4. 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.
- Buy & sell immovable property.
 - Develop immovable property into plots, residential complex, houses, commercial complex, shops, office complex, etc.

For MODI & MODI REALTY HYDERABAD PVT. LTD.

For Modi Properties Pvt. Ltd. "TRUE COPY"

Director

Managing Director

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తెలంగాణ తెలంగాణ TELANGANA

S.No. 216 Date: 15-01-2021

Sold to: RAMESH

S/o. Late. NARSING RAO

For Whom: M/s. MODI REALTY POCHARAM LLP

[Signature]

AF 402449

K. SATISH KUMAR

LICENSED STAMP VENDOR

LIC No. 16-05-059/2012, R.No. 16-05-029/2021

Plot No. 227, Opp. Back Gate of City Civil Court

West Marredpally, Sec'bad. Mobile: 9849355156

- iii. Take on lease or lease immovable property
- iv. Invest into companies, firms, LLPs and other such entities related to and engaged in real estate and real estate development business.
- v. Borrow or lend funds related to real estate business.
- vi. Take up construction contracts.
- vii. Provide consultancy, brokerage etc., related to construction and real estate businesses.
- viii. Any other activity related to real estate business.
- ix. Act as property managers, agents, brokers, under writers, consultants, etc.
- 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.
 - iii. To employ or otherwise acquire technical experts, engineers, mechanics, foremen, skilled and unskilled labour for any of the purpose or business of the LLP.
 - iv. To pay, satisfy or compromise any claims made against the LLP.

For MODI & MODI REALTY HYDERABAD PVT. LTD.

For Modi Properties Pvt. Ltd.

Director

Managing Director

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For MODI REALTY POCHARAM LLP

Designated Partner

For MODI REALTY POCHARAM LLP

Designated Partner

For MODI REALTY POCHARAM LLP

Designated Partner

- v. 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.
- vi. To dispose off the whole of the undertaking of the LLP or any part thereof for such consideration as the LLP may think fit.
- vii. 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.

5. 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 of 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 Designated Partners. It is further agreed amongst the Designated Partners that the retiring Designated Partner or Designated Partners shall not have any right to any particular asset of the LLP. However, they shall have the right to the balance standing to the credit of their account. The retiring Designated Partner shall not cause any hindrances for the peaceful continuance of business by the remaining Designated Partners.

6. Designated Partners:

The Party of the First Part (Mr. B Anand Kumar) and the Party of the Third Part (M/s. Modi & Modi Realty Hyderabad Pvt. Ltd.) of this agreement will be Designated Partners of the LLP. The party of the Third Part shall be represented by its Director Mr. Soham Modi for this purpose.

7. Capital & Finance:

- a. The Capital of the LLP shall be Rs.1,00,000/- (Rupees One Lakh only) which shall be contributed by the Partners in the following proportions.

Partner	Percentage	Capital Amount Rs.
1. Shri B Anand Kumar., - Party of First Part	20%	Rs. 20,000
2. Shri Karunakar Reddy - Party of the Second Part	20%	Rs. 20,000
3. M/s. Modi & Modi Realty Hyderabad Pvt. Ltd Party of the Third Part	60%	Rs. 60,000
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.

8. Accounting of Financial results:

- a. 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 ascertained on closing the accounts at the close of the each year.

For MODI & MODI REALTY HYDERABAD PVT. LTD.

For Modi Properties Pvt. Ltd.

Director

Managing Director

"TRUE COPY"

For MODI REALTY POCHARAM LLP

Designated Partner

For MODI REALTY POCHARAM LLP

Designated Partner

For MODI REALTY POCHARAM LLP

Designated Partner

- b. The Designated Partners shall ensure the account 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.
- c. The accounts of the LLP shall be closed 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.

9. Management:

It is agreed by and amongst the parties hereto that the Party of the Third Part (represented by 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 circumstances and business needs may require. They have agreed for the following:

- a. The Party of the Third Part, the Managing Partner, is authorised, to execute and sign agreements, deed etc., in connection with the normal course of business.
- b. The Party of the Third Part is authorised to raise loans on mortgages, pledge or promissory note either from banks or from private parties as and when required in connection with normal course of business.
- c. The Party of the Third Part is authorised 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.

10. 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.

11. 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 Partner in accordance with these clauses of the deed of LLP shall be divided and distributed amongst the Partners on the close of all the accounting year in the following ratio:

S. No	Name of the Partner	Business Stake (%)	Profit (%)	Loss (%)
1.	Shri B Anand Kumar., - Party of First Part	20%	20%	20%
	Shri Karunakar Reddy - Party of the Second Part	20%	20%	20%
2	M/s. Modi & Modi Realty Hyderabad Pvt. Ltd - Party of the Third Part	60%	60%	60%
	Total	100%	100%	100%

12. Business Conduct:

- a. Each Designated Partner shall be just 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 and so often as the same be reasonably required.
- 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.

For MODI & MODI REALTY HYDERABAD PVT. LTD.

Director

Managing Director

"TRUE COPY"

For MODI REALTY POCHARAM LLP

Designated Partner

For MODI REALTY POCHARAM LLP

Designated Partner

BAK

For MODI REALTY POCHARAM LLP

Designated Partner

13. Bank Account:

The LLP's bank accounts shall be operated jointly by two partners and are hereby authorized to operate upon the bank account or accounts whether in credit or overdrawn for and on behalf of the LLP. The first such joint partner shall be Third Partner (represented by its Director Shri Soham Modi or Shri Ashish P Modi) and the second such joint partner shall be either the First Partner (Shri B Anand Kumar) OR the Second Partner (Shri Karunakar Reddy) 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 Further Managing Partner is authorized either to arrange for the credit facilities, over drafts, loans and other borrowings either with or without security from individuals, firms, companies or any Financial Instructions.

14. 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 tele-conference, telephone or similar communications equipment by means of which all persons participating in the meeting can see or 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;
- h. 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.

15. Good Faith (Duties):

Each Designated Partner shall at all time:

- a. Be just and faithful to the other Designated Partners in all matters relating to the LLP and keep inform them of all facts and give explanation on all matters relating thereto;
- b. Devote his or her time and attention to the business of the LLP and use his or her best effort and endeavours to carry it on the business of the LLP.

For MODI & MODI REALTY HYDERABAD PVT. LTD.

"TRUE COPY"

Managing Director

Page 8 of 11

- c. Behave himself or herself in a proper and responsible manner
- d. Conduct himself or herself 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.

16. Rights of Managing Partner;

- a. M/s. Modi & Modi Realty Hyderabad Pvt. Ltd. represented by its Director Mr. Soham Modi, the Designated Partner herein shall be the Managing Partner of the LLP.
- b. Managing Partner can induct a new Partner/Designated Partner in the business with the consent of the other existing Partners by majority with mutually agreed investment by the new Partner. Similarly Managing Partner will reconstitute of all the Partners before introducing the new Partner.
- c. Managing Partner can remove an existing partners/Designated Partner with the consent of all the Partners.
- d. 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 or dismiss (except for gross misconduct) the employee of the LLP;
 - ii. 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;
 - iii. Compromise or discharge any debt due to the LLP;
 - iv. Give any guarantee on behalf of the LLP;
 - v. Give any security or promise for the payment of the money on account of the LLP except in the ordinary course of the business.
 - vi. 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;
 - vii. Buy or contract for nay goods, services or property on behalf of the LLP involving an aggregate sum of more than Rs. 5000/-;
 - viii. Assign, mortgage or change his or her stake / share 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;
 - ix. Draw any amount on any account of the LLP which is not in accordance with the then current mandate in respect of that account;
 - x. Lend any of the LLP moneys or give credits to person or persons whom the others Partners have previously in writing forbidden him to trust.
 - xi. Any amount paid or spent by any employee shall be substantiated by proper bill with signatures of the receipt.
- 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).

For MODI & MODI REALTY HYDERABAD PVT. LTD.

Director

Managing Director

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For MODI REALTY POCHARAM LLP

Designated Partner

For MODI REALTY POCHARAM LLP

Designated Partner

19. Expulsion of Defaulting Partner:

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

- i. Commits an act of bankruptcy or adjudicated bankrupt; or
- ii. Commits a grave breach or persistent breaches of this agreement.
- iii. 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
- iv. Is guilty of any act which is likely to have a serious adverse effect upon the LLP; or

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.
- b. The retiring member or expelled member or his or her estate, as the case may be, shall not have any right to 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(a) 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, Employee, 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 may be necessary in order to comply with any of the provisions in these presents.

22. Indemnification:

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

23. Court of Affairs:

The Designated Partners hereto hereby are authorised to appear before all courts of Law, Judges, Magistrate, Collectors, Corporation of Hyderabad or other cities where the business has branches, Government Authorities and connected Departments, Police official, 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 the LLP as may be mutually agreed subject to the compliance of the provisions of the Limited Liability Partnership Act 2008.

For MODI & MODI REALTY HYDERABAD PVT. LTD.

For Modi Properties Pvt. Ltd.

Director

Managing Director

"TRUE COPY"

For MODI REALTY POCHARAM LLP
Designated Partner

For MODI REALTY POCHARAM LLP
Designated Partner

Pocharam

25. Dissolution:

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

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 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 15th January 2021.

Witnesses:

1.

2.

M. J. D.
CN-3ATAPRAASHI, PAVINDA
3-4-63/13/C1, PAVINDA
NAGAR, AMANTHAPUR
G. KANAK REDDY HYDERABAD-13
SRT-243
Jawahar Nagar
VIC & Road
Hyderabad - 500020

Signature of the continuing partners

M. B. Anand Kumar
Designated Partner No.1

2. Karunakar Reddy
Partner

Signature of the newly Admitted Partner
For MODI & MODI REALTY HYDERABAD PVT. LTD.

M/s. Modi & Modi Realty Hyderabad Pvt. Ltd
Represented by its Director Shri. Soham Modi
Designated Partner No.2

Signature of the continuing partners
For Modi Properties Pvt. Ltd.

Managing Director,

2. Modi Properties Private Ltd)

Represented by its Director Soham Modi

For MODI REALTY POCHARAM LLP
Ashish P Modi

Designated Partner

For MODI REALTY POCHARAM LLP
Designated Partner

For MODI REALTY POCHARAM LLP

Page 11 of 11 Designated Partner

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GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that MODI & MODI REALTY HYDERABAD PRIVATE LIMITED is incorporated on this Fifteenth day of January Two thousand twenty under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U70100TG2020PTC138475.

The Permanent Account Number (PAN) of the company is AANCM2416N *

The Tax Deduction and Collection Account Number (TAN) of the company is HYDM20424F *

Given under my hand at Manesar this Fifteenth day of January Two thousand twenty .

IS MINISTRY OF
CORPORATE AFFAIRS 27

Digital Signature Certificate
VILAS SAMBHAJI HAJARE
DEPUTY REGISTRAR OF COMPANIES
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

MODI & MODI REALTY HYDERABAD PRIVATE LIMITED
5-4-187/3 & 4, SOHAM MANSION, M.G. ROAD, SECUNDERABAD,
Hyderabad, Telangana, India, 500003

* as issued by the Income Tax Department

For MODI & MODI REALTY HYDERABAD PVT. LTD.
Managing Director
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GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

Registrar, Hyderabad

2nd Floor, CPWD Building Kendriya Sadan, Hyderabad, Telangana, 500195, India

FORM 16

[Refer Section 12(1)(b) of the LLP Act, 2008]

CERTIFICATE OF INCORPORATION

LLP Identification Number: AAM-1856

It is hereby certified that MODI REALTY POCHARAM LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008.

Given at Telangana this Seventh day of March Two thousand eighteen,

DR MINISTRY
OF CORPORATE
AFFAIRS 24



Registrar, Hyderabad

Note: The corresponding form has been approved by RAMESH CHANDRA MISHRA, and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 36(3)(ii) of the Limited Liability Partnership Rules, 2009.

The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

Mailing Address as per record available in Registrar office:

MODI REALTY POCHARAM LLP

5-4-187/3 & 4, SOHAM MANSION, M.G ROAD, SECUNDERABAD, Hyderabad,
Telangana, 500003, India.

For MODI REALTY POCHARAM LLP
Designated Partner

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For MODI REALTY POCHARAM LLP
Designated Partner

For MODI REALTY POCHARAM LLP
Designated Partner

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ABMPM6725H

नाम /NAME

SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME

SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH

18-10-1969

हस्ताक्षर /SIGNATURE

Soham Modi

मुख्य आयकर अधिकारी, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

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 भारत सरकार GOVERNMENT OF INDIA  సోహం సతీష్ మోడి Soham Satish Modi పుట్టిన సం./Yob: 1969 పురుషుడు Male  3146 8727 4389	 भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA చిరునామా: S/O: సతీష్ మోడి, ప్లాట్ నెం- 280, రోడ్ నెం-25, పెద్దమ్మ దేవాలయం దగ్గర జుబిలీ హిల్స్ ఖైరతాబాద్, టంజూరా హిల్స్, హైదరాబాద్ ఆంధ్ర ప్రదేశ్, 500034 Address: S/O: Satish Modi, plot no-280, road no-25, near peddamma temple jubilee hills, Khairatabad, Banjara Hills, Hyderabad Andhra Pradesh, 500034
అధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు	Aadhaar - Aam Aadmi ka Adhikar


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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AENPB5288E

नाम/ Name
ANAND KUMAR BHASHYAKARLA

पिता का नाम/ Father's Name
NARASIMHA RAMULU BHASHYAKARLA

जन्म की तारीख/ Date of Birth
29/07/1968

हस्ताक्षर/ Signature

16092017

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భాష్యకర్ల ఆనంద్ కుమార్
Bhashyakarla Anand Kumar

పుట్టిన తేదీ/ DOB: 29/07/1968

పురుషుడు / MALE



7049 1433 1344

MEERA AADHAAR, MERI PEHCHAN



आधार

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

Address

S/O భాష్యకర్ల నరసింహ రామయ్య,
జై సాయి నిలయం ప్లాట్ నో 32-18/869,
హి నో 32-18/869, డిఫెన్స్
కాలనీ, 51^వ అవెన్యూ బా
సైనికపూరి పోస్ట్, మల్కా
హైదరాబాద్,
ఆంధ్ర ప్రదేశ్ - 500094

S/O Bhashyakarla Narasimha
Ramulu, JAI SAI NILAYAM
869 H NO 37-18/869, DEF
COLONY, 5TH AVENUE BA
SAINIKPURI POST, MALKA
Hyderabad,
Andhra Pradesh - 500094

7049 1433 1344



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box N
Bengaluru

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BAK

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KARUNAKAR REDDY SURASANI

NARAYANA REDDY SURSANI

03/02/1969

Permanent Account Number

AIRPS8553R

Signature



27/10/2009

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భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1111/15144/03187

11/10/2011

To
S Karunakar Reddy
ఎస్ కరుణాకర్ రెడ్డి
S/O S Narayana Reddy
1-4-159/65
H M T Bearings officers colony
SAINIKPURI POST
KAPRA
Hyderabad
Andhra Pradesh - 500094
9848553022



UF296928214IN

29692821



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

2362 6151 6179

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

ఎస్ కరుణాకర్ రెడ్డి
S Karunakar Reddy



పుట్టిన సంవత్సరం / Year of Birth: 1969
పురుషుడు / Male

2362 6151 6179



ఆధార్ - సామాన్యుని హక్కు

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