Kotak Mahindra Bank

Date:06-04-2023

MEHTA & MODI REALTY KOWKUR LLP
5-4-187-3 AND 4 SOHAM MANSION
M G ROAD SECUNDERABAD
HYDERABAD TELANGANA 500003

Sub: Closure of Bank Account held under CRN 418160803 in the name of MEHTA & MODI REALTY KOWKUR LLP

Sir / Madam

We would like to inform you that as per your request, your following account has been closed on 15-09-2022

Account Number: 1815025240
Account Name: MEHTA & MODI REALTY KOWKUR LLP
Account Type: CAPRO - KOTAK PRO CURRENT ACCOUNT

We look forward to more opportunities to serve your financial needs in future.

Assuring you best of services at all times.

Warm regards,

Team Kotak Mahindra Bank

DUAL SIGNATURE DECLARATION
(New Account)

To,

The Manager

Kotak Mahindra Bank Ltd.

Somajiguda Branch

Dear Sir,

☐ New Account (no signature proof)

I, Mr. / Ms. Sohan Satish Modi have submitted my _____ (documents) for opening a Savings / Current account at your branch.

However the above referred signature on the _____ (document) is my old signature and is not the same as my present signature.

I have affixed my present signature being _____ in the Account Opening Form.

I don't have any document with my present signature. Hence I have signed in presence of Bank staff along with my latest identity proof document _____ to confirm my identity, a copy of the same is enclosed herewith.

Request you to consider my signature as on the account opening form as my present signature.

☐ New Account (different signatures on documents)

I, Mr. / Ms. _____ have submitted my _____ (documents) for opening a Savings / Current account at your branch.

My signature as per _____ (document) is my old signature while my signature as per _____ (document) is my present signature which is affixed in the Account opening Form.

Request you to consider my signature as on the _____ (document) and the account opening form as my present signature.

Kindly do the needful and process the same.

Thanking You,

Yours Faithfully,

For MEHTA & MODI REALTY KOWKUR LLP

_____ (New Signature)

Authorised Signatory

NAME DECLARATION

To,

Kotak Mahindra Bank Ltd.,

Branch : _____

I Mr. / Mrs. / Ms. Sohan Satish Modi, state and declare that I am also known as _____ and many of my official records bear my name as _____.

I say that I desire to open a savings / current account with you under the name and style of _____, although the documents submitted by me are bearing my name as _____.

I request you therefore to open the account with your bank on my aforesaid representation as per the form duly filled in by me and accept the documents furnished by me in support thereof. I agree to abide by all the terms & conditions of the bank as are applicable for the opening and operation of the said account.

I state that without prejudice to the Banks other right in law or under the term & condition or otherwise, I shall be liable to pay damages and compensation to the Bank, which may be incurred or suffered by the bank upon the bank opening the as requested by me relying on my aforesaid representation

For MEHTA & MODI REALTY KOWKUR LLP

_____

(Signature)

Authorised Signatory

Bank Use Section

_____

(Full I hereby confirm that the customer has signed in my presence

Name: _____ **Employee Signature :** _____

Employee ID : _____

KMBL/Feb -2019/V 1.0

YES / FIRST BUSINESS

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

YES BANK Ltd., GROUND FLOOR, AGRAVANSHI PLAZA HUDA LANE, OFF S.P. ROAD
BEARING NO.1-8-387 SECUNDRABAD 500003
IFS CODE : YESB0000097

Payable At Par At All Branches of YES BANK Ltd.

D D M M Y Y Y Y

Pay _____ or Bearer
या धारक को

Rupees रुपये _____

अदा करें ₹

A/c No. खाता क्र. 009763700003091

CURRENT New Account

For MEHTA AND MODI REALTY KOWKUR LLP

YES BANK

Authorised Signatories
Please sign above

⑈177920⑈ 500532002⑆ 017156⑈ 29

UTILITY FORMS PVT. LTD. / C.S. : 2010

kotak

Kotak Mahindra Bank

Closure of Savings / Current / Investment Account

(Please fill in Capital Letters only)

Siebel Request No.

For Bank Use:

Customer Account Type:

☐ Wealth ☐ Privy ☐ Resident Individual ☐ Non Individual ☐ Non Resident Individual

Date D D M M Y Y Y Y

I/We

Mr/Ms FIRST NAME MIDDLE NAME LAST NAME

Mr/Ms FIRST NAME MIDDLE NAME LAST NAME

hereby request you to close my / our Account Number 1 8 1 5 0 2 5 2 9 0

located at branch and pay the balance as follows:

☐ Credit to my/our other account number (Kotak Bank Account only)

☑ **RTGS / NEFT**

Beneficiary A/C No. 0 0 9 7 6 3 7 0 0 0 3 0 9 1

Beneficiary Name MEHTA & MODI REALTY KOWKUR LLP

Beneficiary Bank Name YES BANK

Beneficiary Branch Name BEGUMPET HYDERABAD

Beneficiary Bank IFSC Code YESB0000057 Beneficiary Bank A/c. Type CURRENT

☑ I /We declare that above details are true and correct and the account is in my/our name

I / we hereby confirm that I / we have destroyed unused cheques issued for this account and indemnify bank, its employees, directors and agents against any loss / claim due to unauthorised use of these unused cheques.

I / we hereby confirm that I / we have destroyed debit cards issued for this account and indemnify bank, its employees, directors and agents against any loss / claim due to unauthorised use of these debit cards (Not applicable in case of customer holds any other account in addition to the account being closed).

Un-presented cheques will not be honoured after the account is closed and the Bank will not be liable / responsible for the return / dishonour of the same.
Kindly close the reimbursement account / Spendz account associated with my Salary / Savings account. Balance (if any) of the reimbursement account to be credited as per above instruction only.

DEMAT ACCOUNTS linked to the above account for debit of service charges

☐ I/We are closing the accounts(s) separately

☐ Please link it to my/our other Kotak account number

☐ I/We agree to pay advance payment of Rs. 3000 (Mandatory if the Demat Account is not linked to other Kotak Account)

TERM DEPOSITS For maturity/interest payments on our TERM DEPOSITS, please

☐ Credit to my/our other account number (Kotak Bank Account only)

☐ **RTGS / NEFT**

Beneficiary A/C No.

Beneficiary Name

Beneficiary Bank Name

Beneficiary Branch Name

Beneficiary Bank IFSC Code Beneficiary Bank A/c. Type

☐ I /We declare that above details are true and correct and the account is in my/our name

ActivMoney
2 Way Sweep
Term Deposit

Delink **(operate as a standalone)** ☐

Liquidate ☐ **All**

☐ Credit to my/our other account number (Kotak Bank Account only)

☐ **RTGS / NEFT**

Beneficiary A/C No.

Investment Account

☐ Close the following Accounts

Lockers **(if applicable)** Locker No

☐ Surrender ☐ **Dr. charges to my/our new Kotak Account**

☐ **Please delink** all other linkages **as well.**

The reason I/ We wish to close my/our account ***(Please give a brief indication of the reason for closure)*** **Reason Code**

Signature(s) (Guardian in case of Minor)

For MEHTA & MODI REALTY KOWKUR LLP

Authorised Signatory

For MEHTA & MODI REALTY KOWKUR LLP

Authorised Signatory

Please Note:

- *For closure of investment Account, investments will continue with AMC and cutomer can approach AMC directly for future services*
- *Phone Banking PIN, Net Banking PIN and Debit Cards issued to customers will be de-linked from the accounts closed above. In case the customer holds any other account in addition to the account being closed, he/she need not surrender/destroy the PINs, Debit Card as they will continue to be linked to any such accounts held by the customer as per original instructions*
- *Reimbursement Account is a facility linked to a Salary Account proposition. Since the Salary Account is being closed, the reimbursement account linked to this account would also be closed*
- *In case, the amount of the closure proceeds is less than or equal to Rs. 100/-, the amount would be retained by the Bank if the payment (NEFT / RTGS / Transfer account) details are not provided. Customer should visit nearest branch and share the account details to receive the closure amount*
- *For Non Individual Customers other than TASC and Companies (both Pvt LTD and Public LTD Companies) the signatures of all the holders should be obtained.*
- *For TASC and Companies Account closure the Closure form should be signed as per existing MOP mentioned in the Account and should be supported by a Board Resolution empowering the AUS to close the account.*
- *For Individual customers, all the account holders need to sign.*

For Bank Use only

Branch Use section

(For all applicants)	Yes	N.A.
Cheque book collected/destroyed	☐	☐
Debit card collected/destroyed	☐	☐
Locker surrendered	☐	☐
Attrition Control Form attached	☐	☐

Dated D D M M Y Y Y Y

Documents sent to RPC/CPC on D D M M Y Y Y Y

Signature Verified by (Sign & Emp. Code)

CPC/RPC use section

(For all applicants)	Yes	N.A.
OD limit zeroised	☐	☐
Demat account closed	☐	☐
Memos checked and actioned	☐	☐
Account in TOD: 009 (To Zeroise Account)**	☐	☐

***If Yes, approval as per delegation matrix required*

Input

Authorizer

KMBL / May-2022 / V 1.05

Acknowledgement Slip

We acknowledge the receipt of Account Closure instruction from Mr. /Mrs. /MS _____

MEHTA & MODI REALTY KOWKUR LLP

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

Resolution for Closure of Limited Liability Partnership (LLP) Account

EXTRACT OF THE MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF MEHTA & MODI REALTY KOWKUR LLP HELD ON 24TH MARCH 2023 AT 5-4-187/ 3 & 4 , II FLOOR , M.G. ROAD , SECUNDERABAD 500003 TELANGANA AT REGISTERED OFFICE OF THE COMPANY SITUATED

Resolved:

(a) That the Current Account No. 1815025240 which was opened in the name of the Mehta & Modi Realty Kowkur LLP with Kotak Mahindra Bank Limited at Somajiguda Branch be closed and that Soham Satish Modi and Designated Partner is hereby authorised to close the account and sign the necessary forms and documents thereof.

(b) That the stamp/Common Seal of the LLP be affixed to the application form for the aforesaid closure as stated in the LLP agreement.

(c) that a copy of any resolution of the meetings of the partners if purporting to be certified as correct by any designated partner of the LLP shall, as between the Bank and the LLP, be conclusive evidence of the passing of the resolution so certified.

Certified that the above is a correct copy of the resolution passed on by the Partners and that it has been entered in the usual course of business in the minutes book of the LLP and signed therein by the Chairman of the meeting and is in accordance with the LLP agreement.

**\\ CERTIFY TRUE COPY **

For Mehta & Modi Realty Kowkur LLP

For MEHTA & MODI REALTY KOWKUR LLP
Authorised Signatory

For MEHTA & MODI REALTY KOWKUR LLP
Authorised Signatory

Soham Satish Modi
Designated Partner
DIN: 00522546

सत्यमेव जयते

Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number : 36ABLFM7631F1Z3

1.	**Legal Name**	MEHTA & MODI REALTY KOWKUR LLP			
2.	**Trade Name, if any**	Mehta & Modi Realty Kowkur LLP			
3.	**Constitution of Business**	Partnership			
4.	**Address of Principal Place of Business**	2nd Floor, 5 4 187 3 and 4, Soham Mansion, M G Road, Secunderabad, Hyderabad, Telangana, 500003			
5.	**Date of Liability**	01/08/2019			
6.	**Period of Validity**	From	01/08/2019	To	Not Applicable
7.	**Type of Registration**	Regular			
8.	**Particulars of Approving Authority**	Centre			

Signature

Name	biruduganti anand
Designation	Superintendent
Jurisdictional Office	M.G.ROAD - S.D.ROAD
9. Date of issue of Certificate	13/08/2019

Note: The registration certificate is required to be prominently displayed at all places of business in the State.

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 13/08/2019 by the jurisdictional authority.

For MEHTA & MODI REALTY KOWKUR LLP

Authorised Signatory

For MEHTA & MODI REALTY KOWKUR LLP

Authorised Signatory

सत्यमेव जयते

Annexure A

GSTIN	36ABLFM7631F1Z3
Legal Name	MEHTA & MODI REALTY KOWKUR LLP
Trade Name, if any	Mehta & Modi Realty Kowkur LLP

Details of Additional Places of Business

Total Number of Additional Places of Business in the State 0

For MEHTA & MODI REALTY KOWKUR LLP

Authorised Signatory

For MEHTA & MODI REALTY KOWKUR LLP

Authorised Signatory

सत्यमेव जयते

Annexure B

GSTIN	36ABLFM7631F1Z3
Legal Name	MEHTA & MODI REALTY KOWKUR LLP
Trade Name, if any	Mehta & Modi Realty Kowkur LLP

Details of Managing / Authorized Partners

1		Name	Soham Satish Modi
		Designation/Status	Designated Partner
		Resident of State	Telangana
2		Name	Anand Suresh Mehta
		Designation/Status	Partner
		Resident of State	Telangana

For MEHTA & MODI REALTY KOWKUR LLP

Authorised Signatory

For MEHTA & MODI REALTY KOWKUR LLP

Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABLFM7631F

नाम / Name
MEHTA & MODI REALTY KOWKUR LLP

22062019

निगमन/गठन की तारीख
Date Of Incorporation/Formation
15/05/2019

For MEHTA & MODI REALTY KOWKUR LLP

Authorised Signatory

For MEHTA & MODI REALTY KOWKUR LLP

Authorised Signatory

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ तेलंगाना TELANGANA

T 988530

Sl.No. 1934 Dt: 20-05-2019

Sold to: RAMESH

S/o. : LATE. NARSING RAO

For Whom: M/s. Mehta and Modi Realty, Kowkur LLP

T.LALITHA
LICENSED STAMP VENDOR
LIC.No.16-09-074/2012,
R.No.16-09-024/2018,
Plot No.32, H.No.3-48-266,
Kakaguda, Karkhana,
Canmtt. Sec'bad. Ph:7842562342

AMENDED LIMITED LIABILITY PARTNERSHIP (LLP) AGREEMENT

For MEHTA & MODI REALTY KOWKUR LLP

Authorised Signatory

This AGREEMENT OF LIMITED LIABILITY PARTNERSHIP ("Agreement") is made and executed at Hyderabad on this the 20th May, 2019 among the following Partners:

1. M/s. Modi Properties Private Limited having its registered office at 5-4-187/3 & 4, Soham Mansion, II Floor, M. G. Road, Secunderabad – 500003, represented by its Managing Director Shri. Soham Modi, S/o. Late. Shri. Satish Modi aged about 49 years, resident of Plot no. 280, Road no. 25, Jubilee Hills, Hyderabad, Telangana – 500 034 (Hereinafter referred as the party of the FIRST PART.

AND

For MEHTA & MODI REALTY KOWKUR LLP

Authorised Signatory

2. Shri. Anand S Mehta, S/o. Shri Suresh U Mehta, aged 41 years, Occupation: Business, resident of A-701, Welkin Park, Near Old Airport, Begumpet, Hyderabad – 500 016 Telangana. (Hereinafter referred as the party of SECOND PART).

For Modi Properties Pvt. Ltd.

Managing Director

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ तेलंगाना TELANGANA

T 988527

Sl.No. 1931 Dt: 20-05-2019

Sold to: RAMESH

S/o. : LATE. NARSING RAO

For Whom: M/s. Mehta and Modi Realty, Kowkur LLP

T.LALITHA
LICENSED STAMP VENDOR
LIC.No.16-09-074/2012,
R.No.16-09-024/2018,
Plot No.32, H.No.3-48-266,
Kakaguda, Karkhana,
Canmtt. Sec'bad. Ph:7842562342

WHEREAS M/s Modi Properties Private Limited(represented by its Director Mr. Soham Satish Modi) and Anand S Mehtawere carrying on Limited Lability Partnership business under the name and style of M/s Mehta & Modi Realty (Annojiguda) LLP and there relations inter-se and terms and conditions of partnership business were governed and evidenced by LLP Agreement dated 01.10.2018.

Pursuant to approval of Ministry of Corporate Affairs vide letter dated 15th May 2019 and unanimously approval of partners vide resolution dated 4th May 2019 the name of LLP has been changed from Mehta & Modi Realty (Annojiguda) LLP to Mehta & Modi Realty Kowkur LLP.

The partners hereto are desirous of continuing the business of realestate developers, managers, advisors, distributors, wholesale dealers, etc., in Limited Liability Partnership.

The said partners herein are desirous of reducing the terms and conditions of the Limited Liability Partnership in writing, therefore this deed of LLP is executed by the said partners on the following terms and conditions.

For Modi Properties Pvt. Ltd.

Managing Director

Anand Mehta

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ तेलंगाना TELANGANA

T 988528

Sl.No. 1932 Dt: 20-05-2019

Sold to: RAMESH

S/o. : LATE. NARSING RAO

For Whom: M/s. Mehta and Modi Realty, Kowkur LLP

T.LALITHA
LICENSED STAMP VENDOR
LIC.No.16-09-074/2012,
R.No.16-09-024/2018,
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 declared by and among the parties hereto as follows:-

1. **Name and Registered Office:**

The name of the LLP shall be " **Mehta and Modi Realty Kowkur 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 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 with Ministry of Corporate Affairs.

For Modi Properties Pvt. Ltd.

Managing Director

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ तेलंगाना TELANGANA

T 988529

Sl.No. 1933 Dt: 20-05-2019

Sold to: RAMESH

S/o. : LATE. NARSING RAO

For Whom: M/s. Mehta and Modi Realty, Kowkur LLP

T.LALITHA
LICENSED STAMP VENDOR
LIC.No.16-09-074/2012,
R.No.16-09-024/2018,
Plot No.32, H.No.3-48-266,
Kakaguda, Karkhana,
Canmtt. Sec'bad. Ph:7842562342

3. **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. Buy & sell immovable property.

ii. Develop immovable property into plots, residential complex, houses, commercial complex, shops, office complex, etc.

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:

For Modi Properties Pvt. Ltd.

Managing Director

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ तेलंगाना TELANGANA

T 988531

Sl.No. 1935 Dt: 20-05-2019

Sold to: RAMESH

S/o. : LATE. NARSING RAO

For Whom: M/s. Mehta and Modi Realty, Kowkur LLP

T.LALITHA
LICENSED STAMP VENDOR
LIC.No.16-09-074/2012,
R.No.16-09-024/2018,
Plot No.32, H.No.3-48-266,
Kakaguda, Karkhana,
Canmtt. Sec'bad. Ph:7842562342

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.

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.

For Modi Properties Pvt. Ltd.

Managing Director

4. **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, he shall have the right to the balance standing to the credit of his account. The retiring Designated Partner shall not cause any hindrances for the peaceful continuance of business by the remaining Designated Partners.

5. **Designated Partners:**

The Party of the First Part (M/s. Modi Properties Private Limited) and the Party of the Second Part (Shri. Anand S Mehta) of this agreement will be Designated Partners of the LLP. The party of the First Party shall be represented by its Managing Director Mr. Soham Satish Modi for this purpose.

6. **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.
M/s. ModiProperties Private Limited Represented by Mr. Soham Satish Modi - Party of First Part	50%	Rs. 50,000
Mr. Anand S Mehta – Party of the Second Part	50%	Rs.50,000
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 borrowings for the operations of the LLP shall be binding on the LLP.

7. **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.

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 determine and the shall be open to inspection by the Designated Partners all times.

For Modi Properties Pvt. Ltd.

Managing Director

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.

8. Management:

It is agreed by and amongst the parties hereto that the Party of the First Part (Modi Properties Private Limited represented by its Managing Director Mr. Soham Satish 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 First 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 First 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 First 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.

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. 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	Profit (%)	Loss (%)
1.	M/s. Modi Properties Private Limited Represented by Mr. Soham Satish Modi - Party of First Part	50%	50%
2	Shri Anand S Mehta – Party of the Second Part	50%	50%
	Total	**100%**	**100%**

11. 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.

For Modi Properties Pvt. Ltd.

Managing Director

Anand Mehta

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:

Bank accounts shall be operated jointly by the two partners. The First such designated partner shall be the Party of the First Part (M/s. Modi Properties Private Limited represented by its Managing Director Shri. Soham Satish Modi) and the Second such signatory shall be Shri. Anand S Mehta or subject to any instructions as may be given to the bankers from time to time by the LLP under the signatures of the designated partners. All the designated partners are hereby authorized to jointly operate upon the bank account or accounts whether in credit or overdrawn for and on behalf of the LLP. They are further authorised either to arrange for the credits facilities, overdrafts, loans and other borrowings either with or without security from individuals, firms, companies, or any other 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;

For Modi Properties Pvt. Ltd.

Managing Director

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.

14. 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 full 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;

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.

15. Rights of Managing Partner:

a. M/s. Modi Properties Private Ltd represented by its Managing Director Mr. Soham Satish Modi, the Designated Partner herein shall be the Managing Partner of the LLP.

b. 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. Similarly Managing Partner will reconstitute of all the Partners before introducing the new Partner.

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.

16. 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.

For Modi Properties Pvt. Ltd.

Managing Director

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.

17. 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).

18. Expulsion of Defaulting Partner:

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

a. Commits an act of bankruptcy or adjudicated bankrupt; or
b. Commits a grave breach or persistent breaches of this agreement.
c. 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
d. Is guilty of any act which is likely to have a serious adverse effect upon the LLP; or

19. Consequences of Retirement on Expulsion/Death:

For Modi Properties Pvt. Ltd.

Managing Director

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(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.

20. 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 may be necessary in order to comply with any of the provisions in these presents.

21. 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.

22. 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.

23. 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 Properties Pvt. Ltd.

Managing Director

Anand Mehta

24. Dissolution:

The LLP can be wounded 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.

25. 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.

26. 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.

27. 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.

INWITNESS WHEREOFthe partners hereto have set their respective hands on this day of the month and year herein mentioned above.

WITNESSESS:

1. A. Sambasiva Rao

2. G KANAKARAO

SIGNATURES OF THE PARTNERS

For Modi Properties Pvt. Ltd.

Managing Director

1.ModiProperties Private Limited
(Represented by its Managing Director Mr. Soham Modi)
Designated Partner No. 1

2. Anand S Mehta
Designated Partner No.2

For MEHTA & MODI REALTY KOWKUR LLP

Authorised Signatory

For MEHTA & MODI REALTY KOWKUR LLP

Authorised Signatory