M 327
Ver 1.0 – 01/2021

The Karur Vysya Bank Limited
Customer Creation Form

To
The Branch Manager, The Karur Vysya Bank Limited,
Please enroll me as a Customer at your Hyderabad Branch

Customer ID.:

e-KYC	Non e-KYC

CKYC ID .:

DETAILS FOR APPLICANT – SB / TERM DEPOSIT

Mr/Ms *	*NAME: INDIVIDUAL (IN THE ORDER OF FIRST, MIDDLE & LASTNAME) leave space between words. Eg. RAM GOPAL VARMA
	M/S. MODi GV VENTURES LLP
*FATHER'S NAME	
*MOTHER'S NAME	
SPOUSE NAME	

AADHAAR ID:	PAN NO.:	FORM 60/61 (ENCLOSED)
	ABUFM6980A	☐ Y ☐ N

DATE OF BIRTH*	MARITAL STATUS	NATIONALITY*	RELIGION	GENDER*
01 08 2022	☐ M ☐ UM			☐ M ☐ F ☐ T

MOBILE NO.:*	EMAIL ID:

Alt Mob. No		RES. TEL No	STD CODE	

Minor account		Guardian Customer ID	Guardian Name	Relation
Yes	No			

***PERSONAL INFORMATION OF THE APPLICANT**

KYC CERTIFICATION FOR INDIVIDUAL / MINOR

S. No.	PROOF TYPE	NAME OF THE DOCUMENT	NUMBER	ISSUE DATE (D D M M Y Y Y Y)	EXPIRY DATE (D D M M Y Y Y Y)
1.	Proof of Identity & Address				
2.	Proof of Communication address				

***MAILING ADDRESS:**

Second Floor - 5-4-187/3&4, Soham Mansion, MG Road
Opp:- Bharath Petrol Bunk, Ranigunj, Hyderabad

CITY/TOWN	Ranigunj		
DISTRICT	Hyderabad	PINCODE	500011
STATE	Telangana	COUNTRY	India

***PERMANENT ADDRESS (IF DIFFERENT FROM ABOVE)**

Second 5-4-187/3&4, Soham Mansion, M.G. Road
opp:- Bharath petrol Bunk, Ranigunj

CITY/TOWN	Ranigunj		
DISTRICT	Hyderabad	PINCODE	500011
STATE	Telangana	COUNTRY	India

Fields with * are Mandatory

QUALIFICATION ☐ UNDERGRADUATE ☐ GRADUATE ☐ POST GRADUATE ☐ PROFESSIONAL ☐ ILLITERATE				NO. OF DEPENDENTS Adult Children
EMPLOYED WITH ☐ STATE GOVT. ☐ CENTRAL GOVT. ☐ PUBLIC LTD. ☐ PRIVATE LTD. ☐ BUSINESS ☐ OTHER ENTITY (specify...)				
***NATURE OF BUSINESS** ☐ MANUFACTURING ☐ TRADING ☐ SERVICES ☐ RETAILING ☐ AGRICULTURE ☐ MONEY SERVICES ☐ AGENCY ☐ STOCK BROKER ☐ REAL ESTATE ☐ NGO/NPO ☐ JEWELS/GEMS/PRECIOUS METAL DEALER ☐ OTHERS (specify)				
***TYPE OF PROFESSION** ☐ DOCTOR ☐ ENGINEER ☐ BANKER ☐ TEACHER ☐ LAWYER ☐ ARCHITECT ☐ CONSULTANT ☐ IT PROFESSIONAL ☐ OTHERS (specify)				
***ANNUAL INCOME**	SELF ₹	SPOUSE ₹	HOUSEHOLD ₹	
ASSETS OWNED ☐ HOUSE ☐ CAR ☐ TWO WHEELER ☐ GOLD ☐ SILVER ☐ LAND				
LOANS WITH OTHER BANKS ☐ HOUSING ☐ BUSINESS ☐ CAR ☐ TWO WHEELER ☐ CREDIT CARD ☐ PERSONAL ☐ JEWEL ☐ PROFESSIONAL				
OTHER INVESTMENTS ☐ DEPOSITS ☐ INSURANCE ☐ SHARES ☐ MF ☐ DEMAT				
DP ID		DP Name		Client ID

***FATCA / CRS Declaration**

Country of Residence	India
Residence for tax purposes	India
Country of Birth	India
US Person (Yes/No)	No.

Note : In case if any of the details above, the country mentioned is other than "India" / U.S Person=Yes, then fill out the details in FATCA / CRS declaration form.

General Declaration:

I agree to furnish and intimate to KVB any other particulars that I am called upon to provide on account of any change in law/ statutory requirements either in India or abroad. I hereby immediately note to update any change in my personal details to the Bank.

I submit my KYC documents including Aadhaar number voluntarily, and offer my consent to: (i) Update my Aadhaar / UID number issued by the UIDAI (Unique Identification Authority of India), Govt. of India to my customer profile. (ii) Use my Aadhaar number and biometric details (fingerprints / Iris), captured on a biometric device, to authenticate me with UIDAI. (iii) To retrieve my demographic details viz.. Name, Age, Gender, Address, Photograph etc.. available with UIDAI.

For the purpose of providing certain services, the Bank is / may be required to engage the services of specialized and other service providers/agents. I authorize the Bank to furnish any information regarding my account to these service providers/agents. I shall not hold KVB or its agents/ representatives liable for using/sharing such information.

I consent to receive information/service etc. from the Bank or from the authorized call center for marketing of KVB products & services through Telephone/Mobile/ SMS/E-mail by the Bank. I am aware that as a part of the post account opening/availing services, I may receive calls from the Bank to verify the correctness of my request made either through the branch/call centre/mobile application/KVB website, and also for cross sell/upsell of the Bank's products/services.

I accept and agree to be bound by the said terms and conditions including those limiting the Bank's liability. I confirm that I have read and understood the content and meaning of the above Declaration.

I hereby declare that the information provided herein as well as in the documentary evidence provided by me to KVB (the "Customer Information") is/are true, correct and complete in all aspects to the best of my knowledge and that I have not withheld any Customer Information that may affect the assessment/categorization of the account as a Reportable account or otherwise. I further agree that any false/misleading Customer Information given by me or suppression of any material fact will render my account liable for closure and the bank shall have the right to initiate any action, under law or otherwise. If any of the information provided here is/are incorrect, I hereby agree to indemnify and keep indemnified KVB, their affiliates and their successors or assignees.

SIGNATURE OF THE APPLICANT
Note: For additional account holders attach this same type of form.

Bank Use Section

RISK CATEGORY ☐ HIGH ☐ MEDIUM ☐ LOW	POLITICALLY EXPOSED PERSON ☐ Yes ☐ No

This form is complete in all respects, and all relevant documents are obtained and verified. The form has been personally submitted by the customer, and I have satisfied myself about the identity of the customer by verifying the KYC documents. I have done proper due diligence for updating the details in Bank records.

Date:

Manager / Officer

For Centralised Office Use Only:

Received Date ☐ Maker ID ☐ Checker ID ☐ Completed ☐

Rejected Date ☐ Rejected Reason ____________

Karur Vysya Bank
Smart way to bank

FATCA/CRS Declaration Form (For Entities)
(Foreign Account Tax Compliance Act / Common Reporting Standard)

Customer ID:		**Entity / Company Name:**	Modi Gv Ventures LLP.
Mobile No : Prefix with country code		**E-Mail:**	
***Constitution:**		**Date of Incorporation:**	
Entity Proof Type:		**Proof Document No:**	
Business Address			

PART A	
Place of Incorporation:	India
Country of Incorporation	India
Country that issued the Identification Document	India
Country in which the Entity is Taxable	No.
Whether any controlling person / beneficial owner is a tax resident outside India? (If yes, specify country)	

PART B

If in any of the fields under "PART A", the 'Country' mentioned is **other than 'INDIA'**, then either fill the details in Part-B (i) below **OR** sign the self-declaration in Part-B(ii)

Part B (i)

S.No (1)	Country of Tax Residency # (2)	Tax Payer Identification Number (TIN) / Functional Equivalent (3)	Issuing Country of TIN / Functional Equivalent (4)	Specify whether column (3) is TIN / Functional Equivalent (5)

\# to include all countries other than India, where the entity has a point of presence.

Controlling persons / beneficial owners of the entity are mandatorily required to fill out FATCA / CRS declaration form meant for individuals.

*Constitution :-Sole proprietorship, Partnership, Private Ltd, Public Ltd, Trust, Society, Association etc..

Part B (ii) **(If Part B is applicable but Part B(i) has not been filled in, kindly provide information below)**

I / We confirm that the entity is not a US entity or an entity in located in any country other than India for Tax purpose, though one or more parameters suggest the entities' relation with the country outside India. No controlling person / beneficial owner of the entity are resident outside India. Therefore, I/we am/are providing the following document as proof of its incorporation in India.

Document Type ______________

Document No ______________

Signature of authorized signatories

Declaration:

1. I / We hereby certify that I / we have declared the status of the entity as per the rules applicable under section 285BA of the Income Tax Act, 1961 as notified by Central Board of Direct Taxes(CBDT) vide notification No.S.O.2155(E)dated 7th August 2015 and RBI Circular No. RBI/2015-16/165.DBR.AML.BC.No.36/14.01.001/2015-16 dated 28th August 2015 in this regard.
2. I / We understand that the Bank is relying on this information for the purpose of determining the status of the applicant named above in compliance with FATCA/CRS. I / We shall seek advice from a professional tax advisor for clarification on my /our tax residency and its implication under FATCA / CRS.
3. I / We understand and acknowledge that as per the provisions of Income Tax Act, Rules made thereunder and guidelines issued by the RBI in the matter, depending upon the residential status and / or other criteria stipulated therein, the Bank may have to report the details in respect of my / our account(s) as per the prescribed format to the Central Board of Direct Taxes (CBDT) or other Government Agencies to comply with the obligations as per the Inter-Governmental Agreements(IGA) and common Reporting Standards (CRS) and or any other similar arrangements.
4. I / We certify that the information provided by me/us above as applicable to me /us and signed by me /us, as well as the documentary evidence provided by me /us, is to the best of my/our knowledge and belief, true, correct and complete and that I / we have not withheld any material information that may affect the assessment / categorization of my / our account as a U.S Reportable Account or other Reportable Account or otherwise. In case any of the above information is found to be false or untrue or misleading or misinterpreting, I am/ we are aware that I /we may be held liable for it.
5. I / We undertake the responsibility to declare and disclose within 30 days from the date of change, any changes that may take place in the information provided above, as well as in the documentary evidence provided by me /us or if any certification becomes incorrect and to provide fresh and valid self-declaration along with documentary evidence.
6. I / We agree to make good any loss that may be caused to Karur Vysya Bank Limited on account of providing incorrect or incomplete information by me / us.

Place : **Date :** **Signature of authorized signatories**

Date : **Branch:** **Signature & stamp of Branch Official**

--**Tear off portion**--

Acknowledgement

Karur Vysya Bank hereby confirms that the Bank has received FATCA / CRS declaration from Messrs.____________ ______________________________ on ____________

Date : **Branch:** **Signature & Stamp of Branch Official**

KVB Karur Vysya Bank
Smart way to bank

Aadhaar / e-KYC consent form

Hyderabad Branch

Customer ID	Account Number	ORN

e-KYC resident consent (For paperless KYC verification): I hereby grant my explicit consent to the Bank to retrieve my demographic details viz.. Name. Age, Gender, Address, Photograph etc. available with UIDAI (Unique Identification Authority of India) and authorize the Bank to store the demographic details for their records. I understand that the details can be retrieved by the Bank only when I furnish my Aadhaar number to the Bank and authenticate with my finger prints / iris on a biometric device, and that my biometric finger prints / iris pattern details will be used by the Bank only for authentication of my details with UIDAI and will not be stored by the Bank in electronic form or otherwise. I also understand that my details cannot be compromised during electronic transfer of data as the Bank uses a secure medium of communication.

I am desirous of receiving entitled benefits and/or subsidies of welfare schemes (DBT-Beneficiary) of the Government of India directly in my account.

Date: **Signature of the customer**

Resident consent for non e-KYC:

I hereby offer my Aadhaar number to the bank voluntarily and extend my full consent to the bank to update my Aadhaar Number in their records

Date: **Signature of the customer**

For official use

Date : **Signature and seal of the branch official**

Karur Vysya Bank
Smart Way to bank

Annexure to Circular No: 231 /2024 (INF) dt. 23.07.2024

CKYC Consent Form

(Mandatorily to be obtained along with physical AOF)

Dear Sir/Madam,

I, ____________________[Name of the customer] S/o / D/o / W/o ____________________[Father's /Mother's/Spouse Name], give my consent to download my KYC Records from the Central KYC Registry (CKYCR), only for the purpose of verification of my identity and address from the database of CKYCR Registry.

I understand that my KYC Record includes my KYC Records /Personal information such as my name, address, date of birth, PAN number, Mobile Number, etc.

I hereby consent to receive information from Central KYC Registry through SMS/eMail on my registered mobile number/eMail address.

Signature: ____________________

Residential Address ____________________

Date: ____________________

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

ई– स्थायी लेखा संख्या कार्ड

e - Permanent Account Number (e-PAN) Card

ABUFM6980A

नाम / Name	MODI GV VENTURES LLP
निगमन/गठन की तारीख Date of Incorporation / Formation	01/08/2022

Signature Not Verified

Digitally signed by Income Tax Deptt. Date: 2024.01.31 00:03:08 GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
  स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होना है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
  आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
  एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card.
  संलग्न पैन कार्ड में एनहान्स क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

ABUFM6980A

नाम / Name

MODI GV VENTURES LLP

निगमन / गठन की तारीख

Date of Incorporation / Formation

01/08/2022

If this card is lost / someone's lost card is found, please inform / return to :

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number : 36ABUFM6980A1ZU

1.	**Legal Name**	MODI GV VENTURES LLP			
2.	**Trade Name, if any**	MODI GV VENTURES LLP			
3.	**Additional trade names, if any**				
4.	**Constitution of Business**	Limited Liability Partnership			
5.	**Address of Principal Place of Business**	SECOND, 5-4-187/3&4, SOHAM MANSION, MG ROAD, OPP BHARATH PETROL BUNK, RANIGUNJ, Hyderabad, Hyderabad, Telangana, 500011			
6.	**Date of Liability**	01/07/2023			
7.	**Period of Validity**	From	30/08/2023	To	Not Applicable
8.	**Type of Registration**	Regular			
9.	**Particulars of Approving**	Centre			

Signature	Signature Not Verified Digitally signed by DS GOODS AND SERVICES TAX NETWORK 07 Date: 2023.08.30 10:46:22 IST
Name	Benu Gopal Naidu
Designation	Superintendent
Jurisdictional Office	BEGUMPET
Date of issue of Certificate	30/08/2023

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 30/08/2023 by the jurisdictional authority.

Annexure A

Goods and Services Tax Identification Number: 36ABUFM6980A1ZU

Details of Additional Place of Business(s)

Legal Name	MODI GV VENTURES LLP
Trade Name, if any	MODI GV VENTURES LLP

Total Number of Additional Places of Business in the State 0

Annexure B

Goods and Services Tax Identification Number: 36ABUFM6980A1ZU

Legal Name	MODI GV VENTURES LLP
Trade Name, if any	MODI GV VENTURES LLP

Details of Designated Partners

1		Name	SOHAM SATISH MODI
		Designation/Status	Designated Partner
		Resident of State	Telangana
2		Name	GAURANG JAYANTILAL MODY
		Designation/Status	Designated Partner
		Resident of State	Telangana

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ तेलंगाना TELANGANA

BA 747416

Tran Id: 230816131640089851
Date: 16 AUG 2023, 01:18 PM
Purchased By:
RAMESH
S/o LATE NARSING RAO
R/o HYD
For Whom
MODI GV VENTURES LLP

K. SATISH KUMAR
LICENSED STAMP VENDOR
Lic. No. 16/05/059/2012
Ren.No. 16/05/029/2021
Plot No.227, Near C.C.Court,
West Marredpally,Sec-Bad
Ph 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 16th Day of August, 2023, by and amongst the following Partners:

1. M/s Modi Housing Private Limited, incorporated on 31/12/2002 having its office at 5-4-187/3&4, 3rd Floor, Soham Mansion, M. G. Road, Secunderabad-500003, Telangana, represented by its Director Shri. Gaurang Jayantilal Mody aged about 55 years, resident of Sapphire Apts – 105, Chikoti Gardens, next to HDFC lane, Begumpet, Secunderabad – 500016 Telangana, India hereinafter referred to as the party of the First Part.

   The Party of the First Part is hereinafter referred to as the Continuing Partner.

AND

2. Mr. Sachin Malve S/o Durgadas Malve aged about 52 years, Occupation: Business, resident of H.No.1-8-215/30/C, Park Avenue, PG Road, Secunderabad-500003, Telangana, India hereinafter referred to as the Party of the Second Part.

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

For MODI HOUSING PVT. LTD.

Director

Sachin Malve

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

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INDIA NON JUDICIAL

తెలంగాణ तेलंगाना TELANGANA

BA 747417

Tran Id: 230816131640089851
Date: 16 AUG 2023, 01:18 PM
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Ph 9849355156

RETIRING PARTNER:

3. Sh. Soham Satish Modi S/o Late Sh. Satish Manilal Modi, aged about 53 years resident of Plot no -280, Road No. 25, Jubilee Hills, Hyderabad-500034, Telangana, India hereinafter referred to as the party of the Third Part.

The Party of the Third part is herein after referred to as the Retiring Partner.

WHEREAS:

A. The continuing partners along with the retiring partners were carrying on the business under the name and style of MODI GV VENTURES LLP governed by a LLP agreement dated 29th August, 2022.

B. The Retiring Partner 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 16th August, 2023.

C. The Retiring Partner does hereby relinquish all his rights and interest in the LLP and the Continuing Partner 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.

For MODI HOUSING PVT. LTD.

Sachin Malve

Director

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ तेलंगाना TELANGANA

BA 747418

Tran Id: 230816131640089851
Date: 16 AUG 2023, 01:18 PM
Purchased By:
RAMESH
S/o LATE NARSING RAO
R/o HYD
For Whom
MODI GV VENTURES LLP

K. SATISH KUMAR
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West Marredpally,Sec-Bad
Ph 9849355156

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 her 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 Partner herein has for the purposes of business to be run more efficiently and smoothly and to meet funds requirement for the LLP business has expressed his intension and agreed to admit the Newly Admitted Partner and they have agreed to join as partner 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.

Sachin Mahe

For MODI HOUSING PVT. LTD.

Director

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ तेलंगाना TELANGANA

BA 747419

Tran Id: 230816131640089851
Date: 16 AUG 2023, 01:18 PM
Purchased By:
RAMESH
S/o LATE NARSING RAO
R/o HYD
For Whom
MODI GV VENTURES LLP

K. SATISH KUMAR
LICENSED STAMP VENDOR
Lic. No. 16/05/059/2012
Ren.No. 16/05/029/2021
Plot No.227, Near C.C.Court,
West Marredpally,Sec-Bad
Ph 9849355156

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 GV VENTURES LLP" and office of the LLP shall be at 5-4-187, 3 and 4, M.G. Road Hyderabad-500003, Telangana or at such other place or places as the Partners hereto may agree upon time to time.

2. Commencement of Business:
   The amended LLP after admission and retirement shall commence with effect from 16th August, 2023.

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, lab spaces, factory, layouts, farmhouses, industrial buildings, speciality buildings, etc.
      iii. To buy, sell, renovate, equip such property with furniture, fixtures, equipment, etc.
      iv. Take on lease or lease immovable property

For MODI HOUSING PVT. LTD.

Director

Sachin Mahe

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ तेलंगाना TELANGANA

BA 747420

Tran Id: 230816131640089851
Date: 16 AUG 2023, 01:18 PM
Purchased By:
RAMESH
S/o LATE NARSING RAO
R/o HYD
For Whom
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West Marredpally,Sec-Bad
Ph 9849355156

v. Invest into companies, firms, LLPs and other such entities related to and engaged in real estate and real estate development business.
vi. Borrow or lend funds related to real estate business.
vii. Take up construction contracts.
viii. Provide consultancy, brokerage etc., related to construction and real estate businesses.
ix. Any other activity related to real estate business.
x. 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.

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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.

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 (Modi Housing Pvt Ltd) and the Party of the Second Part (Shri. Sachin Malve) of this agreement will be Designated Partners of the LLP. The party of the First Party shall be represented by its Director Mr. Gaurang Jayantilal Mody for this purpose.

6. Capital & Finance:

a. The Capital of the LLP shall be Rs. 1,00,000/- (Rupees One Lakh only).
b. 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. Modi Housing Pvt Ltd., - Party of First Part	60%	Rs. 60,000
Sachin Malve – Party of the Second Part	40%	Rs. 40,000
Total	100%	Rs.1,00,000

c. 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.
d. 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.

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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 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.

8. Management:

   It is agreed by and amongst the parties hereto that the Party of the First Part (represented by Mr. Gaurang Jayantilal Mody) 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. 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.	M/s. Modi Housing Pvt Ltd., - Party of First Part	60%	60%	60%
2	Shri Sachin Malve – Party of the Second Part	40%	40%	40%
	Total	100%	100%	100%

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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.
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 joint designated partner shall be the party of the First Part (M/s Modi Housing Private Limited represented by its Director Shri Gaurang Jayantilal Mody) and the Second such signatory shall be Shri Sachin Malve 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 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.

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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.

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 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. Modi Housing Pvt. Ltd. represented by its Director Shri Gaurang Jayantial Mody, 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.

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.
b. Every Partner has a right to have access to and to inspect and copy any books of the LLP.

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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:
   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

19. 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.

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Sachin Mahe

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 HOUSING PVT LTD.

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Sachin Malve

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.

In Witness Whereof the partners hereto have set their respective hands on this 16th Day of August, 2023.

WITNESSES:

1. G Kanaka Rao
5-4-187/3&4, II Floor, M.G. Road
Soham Mansion, Secunderabad-3

2. (B. Sitaramanjaneyulu)
6-107/1, Injapur,
RR Dist.

For MODI HOUSING PVT. LTD.
Signature of the Ccontinuing Partner.

Director

(Modi Housing Private Ltd)
Represented by Gaurang Jayantilal Mody
Designated Partner No.1

Signature of the Newly Admitted Partner.

Sachin Malve

(Sachin Malve)
Designated Partner No. 2

Signature of the Retiring partner

(Soham Satish Modi)
Retiring Partner