



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

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

FORM 19

[Refer Rule 32(1) of the LLP Rules, 2009]

CERTIFICATE OF REGISTRATION ON CONVERSION

OF
MODI ESTATES
TO
MODI REALTY MALLAPUR LLP

LLP Identification Number: AAL-1319

It is hereby certified that MODI REALTY MALLAPUR LLP is this day registered pursuant to section 58(1) of the LLP Act, 2008.

Given at Telangana this Fourteenth day of November Two thousand seventeen.



Registrar, Hyderabad

Note: The corresponding form has been approved by DENNING K.BABU, 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 MALLAPUR LLP
5-4-187/3 & 4, SOHAM MANSION, M.G. ROAD, SECUNDERABAD, Hyderabad,
Telangana, 500003, India.

[illegible]

బండ్ల బస్సు రిక్వర్స్

హక్కుల రిక్వార్డు

విద్యార్థుల వివరములు

[illegible]

3

భూమి ఉపయోగము		విత్తన భూమి విస్తీర్ణము			విశ్రమములు			పంటసాగు		గిడ్డపడు		ఉన్నతాధికారి	
20	భూమి	21	భూమి	22	భూమి	23	భూమి	24	భూమి	25	భూమి	26	భూమి
27	భూమి	28	భూమి	29	భూమి	30	భూమి	31	భూమి	32	భూమి	33	భూమి
34	భూమి	35	భూమి	36	భూమి	37	భూమి	38	భూమి	39	భూమి	40	భూమి

2011 1980-81

విద్యుత్ నిరంతరము

CC-0.000000

[illegible]

సవరించిన ట్రాష్ లెక్కల రిజిష్టరు నెం.2 (అడంగలు) ట్రాష్ లెక్కల రిజిష్టరు నెం.3 (సహజీ సత్రిక)

2011 1985-88

గ్రామము పులికిచింతల

మండలము

.....

సర్వే బండ్లపేజీ										పత్రాల రికార్డు							
సర్వే నెం.	పట్టా డివిజన్ నెం.	విస్తీర్ణము		ఎకర విస్తీర్ణం	భూమి వ్యాపారం లేదా/ ప్రభుత్వ భూమి	శిస్తు	వర్గీకరణం		మొదటి రికార్డు నెం.	రెవెన్యూ రికార్డు నెం.	పట్టాదారు పేరు	అక్రమదారు పేరు	మొదటి రికార్డు నెం.	రెవెన్యూ రికార్డు నెం.	కొలుదూరు పేరు (అనుభవం) అక్రమదారు పేరు	విస్తీర్ణం	కొలుదూరు పేరు (అనుభవం) అక్రమదారు పేరు
		పొడవు	వైడత				గ్రామీణ/నగర	అగ్రికల్చరల్									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
24	13 పట్టా డివిజన్ నెం.	15-30	1-33	13-33	ఎస్.ఎం.	24-01	—	—	—	—	—	—	—	—	—	—	—
25	14 పట్టా డివిజన్ నెం.	10-33	1-6	9-27	ఎస్.ఎం.	16-37	—	—	—	—	—	—	—	—	—	—	—

Deputy Mandal Revenue Officer
Kunja Reddy District

[illegible]

[illegible]

హక్కుల రికార్డు

సర్వే		సర్వే		సర్వే		సర్వే		సర్వే		సర్వే		సర్వే		సర్వే	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
వరుస నెంబరు	సర్వే మరియు సబ్ డివిజను నెంబరు మరియు పాలము లేక చెల్లిన పనులను	సర్వే విస్తీర్ణము	సాగుకు ఉపయోగపడని భూమి (చెట్టు, ఖరీదు)	సాగుకు విస్తీర్ణము భూమి	భూమి స్వభావము వట్ట / ఇనాం / ప్రభుత్వము	(రూ)	భూమి వివరణ : మెట్ట / నీటిపారుదల మెట్ట / ఒక పంట మాగాణి / రెండు పంటల మాగాణి	ఇలాధారము మరియు స్వంత వనరు ఫున్డర్స్ బావి ఫున్డర్స్ (పాతదా లేదా కొత్తదా)	నీటిపారుదల చేయదగు విస్తీర్ణము (ఆయకట్టు)	ఖాతా నెంబరు	ఖాతాదారు / వట్టదారు పేరు	అనుభవదారు పేరు	అనుభవదారు ఆధీనంలో ఉన్న విస్తీర్ణము	అనుభవ స్వభావము	
31	19 46/100	15-20	1-23	13-24	వట్ట	24-01	—	—	—	441 41	మొదటి కలెక్షన్	కలెక్షన్	12-13 2-18	—	
103	84/100	6-12	—	6-12	వట్ట	9-32	—	—	—	84	మొదటి కలెక్షన్	కలెక్షన్	12-13 2-18	—	

Deputy Mandal Revenue Officer,
Uppal Mandal, Nalgonda District

MANDAL REVENUE OFFICE
Uppal Mandal, Nalgonda District

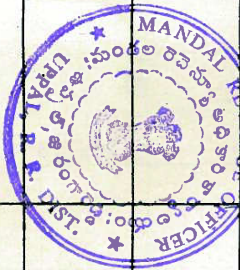
విజ్ఞప్తి

1. రూ. 46/100
2. రూ. 46/100
3. రూ. 46/100
4. రూ. 46/100
5. రూ. 46/100
6. రూ. 46/100
7. రూ. 46/100
8. రూ. 46/100
9. రూ. 46/100
10. రూ. 46/100
11. రూ. 46/100
12. రూ. 46/100
13. రూ. 46/100
14. రూ. 46/100
15. రూ. 46/100

విజ్ఞప్తి

விசை

Deputy Mandal Revenue Officer
Uppal, Ranga Reddy District



సోగుబడి వివరములు

అడంగులు / పహణి

గ్రామము ::
మండలము ::
జిల్లా ::

సంవత్సరము

వ్యవసాయ గణాంకములు - సాగు వివరములు

[illegible]

గ్రామ లెక్క నెం. 3

అడంగల్ / వహణి

తూర్పుగోల్

1998-99

పాలమువారి అనుభవము

సర్వే మరియు నెట్ మెంటు బండ్ బిస్తు

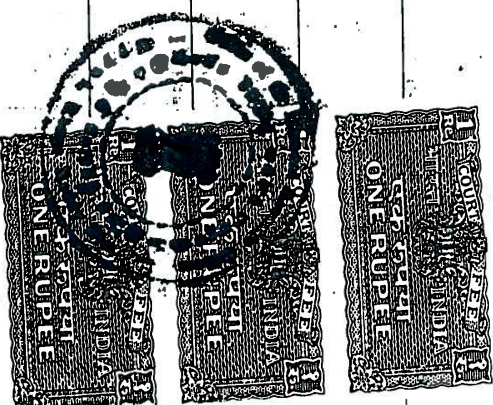
చక్కుం రికార్డు

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
ఎరుస నెంబరు	సర్వే మరియు నెట్ మెంటు లేక పై వాటిలో ఏదైనా	చక్కు విస్తీర్ణము	సాగుకు ఉపయోగపడని భూమి (హిలు అంబు)	సాగుకు ఉపయోగపడని భూమి	భూమి స్వభావము పట్టా/ఖాసా/పట్టా	శిస్తు రూ.	మొత్తం విస్తీర్ణము/చక్కు విస్తీర్ణము	సర్వే మరియు నెట్ మెంటు బండ్ బిస్తు (సర్వే మరియు నెట్ మెంటు బండ్ బిస్తు)	విస్తీర్ణము (అయోకట్టు)					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	19	15-30	1-33	13-32	చక్కు	204-01	మెట్రి	-	-	-	మొత్తం విస్తీర్ణము, చక్కు	మొత్తం విస్తీర్ణము, చక్కు	12-13	పాటి, 2000
2	180	3-30	-	3-30	చక్కు	7245	మెట్రి	-	-	-	మొత్తం విస్తీర్ణము, చక్కు	మొత్తం విస్తీర్ణము, చక్కు	2-18	0-29
3	4	3-30	-	3-30	చక్కు	7245	మెట్రి	-	-	-	మొత్తం విస్తీర్ణము, చక్కు	మొత్తం విస్తీర్ణము, చక్కు	2-18	0-29
4	4	3-30	-	3-30	చక్కు	7245	మెట్రి	-	-	-	మొత్తం విస్తీర్ణము, చక్కు	మొత్తం విస్తీర్ణము, చక్కు	2-18	0-29
5	4	3-30	-	3-30	చక్కు	7245	మెట్రి	-	-	-	మొత్తం విస్తీర్ణము, చక్కు	మొత్తం విస్తీర్ణము, చక్కు	2-18	0-29
6	4	3-30	-	3-30	చక్కు	7245	మెట్రి	-	-	-	మొత్తం విస్తీర్ణము, చక్కు	మొత్తం విస్తీర్ణము, చక్కు	2-18	0-29
7	4	3-30	-	3-30	చక్కు	7245	మెట్రి	-	-	-	మొత్తం విస్తీర్ణము, చక్కు	మొత్తం విస్తీర్ణము, చక్కు	2-18	0-29
8	4	3-30	-	3-30	చక్కు	7245	మెట్రి	-	-	-	మొత్తం విస్తీర్ణము, చక్కు	మొత్తం విస్తీర్ణము, చక్కు	2-18	0-29
9	4	3-30	-	3-30	చక్కు	7245	మెట్రి	-	-	-	మొత్తం విస్తీర్ణము, చక్కు	మొత్తం విస్తీర్ణము, చక్కు	2-18	0-29
10	4	3-30	-	3-30	చక్కు	7245	మెట్రి	-	-	-	మొత్తం విస్తీర్ణము, చక్కు	మొత్తం విస్తీర్ణము, చక్కు	2-18	0-29
11	4	3-30	-	3-30	చక్కు	7245	మెట్రి	-	-	-	మొత్తం విస్తీర్ణము, చక్కు	మొత్తం విస్తీర్ణము, చక్కు	2-18	0-29
12	4	3-30	-	3-30	చక్కు	7245	మెట్రి	-	-	-	మొత్తం విస్తీర్ణము, చక్కు	మొత్తం విస్తీర్ణము, చక్కు	2-18	0-29
13	4	3-30	-	3-30	చక్కు	7245	మెట్రి	-	-	-	మొత్తం విస్తీర్ణము, చక్కు	మొత్తం విస్తీర్ణము, చక్కు	2-18	0-29
14	4	3-30	-	3-30	చక్కు	7245	మెట్రి	-	-	-	మొత్తం విస్తీర్ణము, చక్కు	మొత్తం విస్తీర్ణము, చక్కు	2-18	0-29
15	4	3-30	-	3-30	చక్కు	7245	మెట్రి	-	-	-	మొత్తం విస్తీర్ణము, చక్కు	మొత్తం విస్తీర్ణము, చక్కు	2-18	0-29

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

Deputy Magistrate
Upplu, Ranga Reddy District.

నిజామీ
21/10/98



వ్యవసాయ గణాంకములు - సాగు వివరములు

సంవత్సరము
1998-99

వ్యవసాయ గణాంకములు - స్థానిక వివరములు													
సంఖ్య	వివరములు	విస్తీర్ణము	విస్తీర్ణము	విస్తీర్ణము	విస్తీర్ణము	విస్తీర్ణము	విస్తీర్ణము	విస్తీర్ణము	విస్తీర్ణము	విస్తీర్ణము	విస్తీర్ణము	విస్తీర్ణము	విస్తీర్ణము
16	భూమి వివరములు	17	విస్తీర్ణము	18	విస్తీర్ణము	19	విస్తీర్ణము	20	విస్తీర్ణము	21	విస్తీర్ణము	22	విస్తీర్ణము
23	విస్తీర్ణము	24	విస్తీర్ణము	25	విస్తీర్ణము	26	విస్తీర్ణము	27	విస్తీర్ణము	28	విస్తీర్ణము	29	విస్తీర్ణము
30	విస్తీర్ణము	31	విస్తీర్ణము	32	విస్తీర్ణము	33	విస్తీర్ణము	34	విస్తీర్ణము	35	విస్తీర్ణము	36	విస్తీర్ణము

హక్కుల రికార్డు

వ్యవసాయ గణాంకములు - సాగు వివరములు

భూమి వినియోగము																
సాగుకాని భూమి వినియోగము																
తరహా (కోడు)	విస్తీర్ణము	విజ్ఞాన నికర విస్తీర్ణము	సిజును	సాగుచేసిన నెల	వంట పేరు	విస్తీర్ణము	విస్తీర్ణము	మొత్తము	24 గడిలోని విస్తీర్ణములో ఏటి పారుదల అయిన విస్తీర్ణ వివరములు				గ్రామ పరిపాలనాధికారి తనిఖీ తేది మరియు రిమార్కులు / రెవెన్యూ ఇన్స్పెక్టరు తనిఖీ తేది మరియు రిమార్కులు		మండల రెవెన్యూ అధికారి మరియు ఇతర అధికార్లు తనిఖీ చేసిన తేదీ మరియు రిమార్కులు	రిమార్కులు
16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
UNRECORDED																
06/11/2005																
మొదటి ప్రాంతం																
11/2005																
9281																

గ్రామ లెక్క నెం. 3

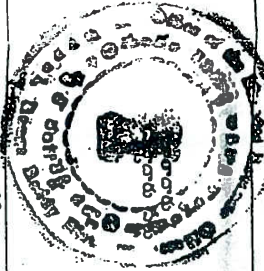
ఆదంగల్ / పహళి ముల్కల్గిలి 4000-2001

పాఠశాలారి అనుభవము

పర్య మరయు నెట్ల మెంబు బంద్ బస్తు

పాక్కలం రికార్డు

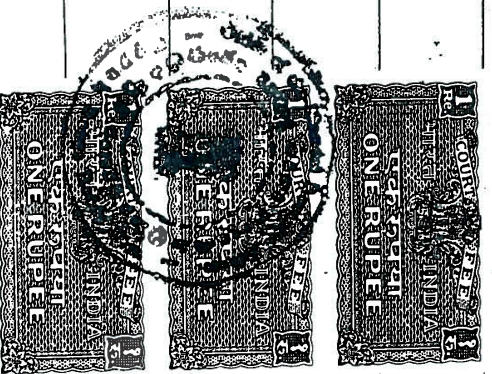
1	2	వర్గము			6	7	8	9	10	11	12	13	14	15
		పూర్వ విస్తరము	సాగు భూమి (పంట/చావు భూమి)	సాగు భూమి (పంట/చావు భూమి)										
నరుస వెంబరు	పర్య మరయు నెట్ల మెంబు బంద్ బస్తు	పూర్వ విస్తరము	సాగు భూమి (పంట/చావు భూమి)	సాగు భూమి (పంట/చావు భూమి)	భూమి సహజము	శిస్తు రూ.	భూమి విస్తరము	భూమి విస్తరము	నిలవారుదం చేయదగు విస్తరము (అయ్యకట్టు)	భూమి వెంబరు	అనుభవదారు పేరు	భూమి విస్తరము	భూమి విస్తరము	భూమి విస్తరము



30	19	15-30	1-33	13-33	6-60	24-07	2-60	-	-	50	వింకల రాయలరాజు	వింకల రాయలరాజు	2-18	2-18
162	180	3-30	-	3-30	6-60	7-49	2-60	-	-	50	వింకల రాయలరాజు	వింకల రాయలరాజు	3-30	3-30

Deputy Manager, Revenue Officer,
37- Uppul, Kurija Reddy District.

ATTESTED
C. K. KADLAGI
Notary Public & Notary
Kunja Reddy Dist.



వ్యవసాయ గణాంకములు-సాగు వివరములు

అడంగలు / పహాణి
గ్రామము : పీఠా భూరి
మండలము : పీఠా భూరి
జిల్లా : రంగారెడ్డి

సంవత్సరము
2000-2001

వ్యవసాయ గణాంకములు-పాగు వివరములు												
భూమి వివరాలు	భూమి వివరాలు	భూమి వివరాలు	భూమి వివరాలు	భూమి వివరాలు	భూమి వివరాలు	భూమి వివరాలు	భూమి వివరాలు	భూమి వివరాలు	భూమి వివరాలు	భూమి వివరాలు	భూమి వివరాలు	భూమి వివరాలు
16	17	18	19	20	21	22	23	24	25	26	27	28
29	30	31	32	33	34	35	36	37	38	39	40	41

**PROCEEDINGS OF THE MANDAL REVENUE OFFICER & EXECUTIVE
MAGISTRATE: UPPAL MANDAL, RANGA REDDY DISTRICT.
PRESENT: SRI G. INDRAREDDY.**

Procs. No.B/ 289 /2006.

Dated: 28-07-2006.

Sub: R.O.R. Act, 1971 - R.R.District - Uppal Mandal - Mallapur Vg.
Village - Sy.No. 19 Extent Ac. 4-00 Gts. - Acquisition
of rights by Mutation Orders - Issued.

Ref: 1. A/o. Soham Modi S/o. W/o. Salish modi,
R/o. Mallapur Vg. Uppal Mandal, Dt: 04-01-2006
2. MRO. Uppal Notice No.B/ 289 /2005, Dated: 04-01-2005.

ORDER:-

Sri / Smt. Soham Modi S/o. W/o. Salish modi,
R/o. Mallapur village has filed application for incorporating his / her name against the
Sy.No. 19, total extent of Ac. 4-00 Gts of Mallapur Village by deleting
the existing name of Sri / Smt. Venkat Rama Rao S/o. W/o. Venkat Narasimha Rao by
virtue of Pattadar.

Notice has been issued in Form-VIII while giving (45) days time and no
objection received within the stipulated time. Hence the acquisition of right of the applicant by
way of Sale deed No. 12683/05 Dated: 22-12-2005 is accepted. By virtue of powers
vested U/s. 4 and 5 of R.O.R. Register of Mallapur Village and necessary changes
have to be carried out in the Pahani for the year _____ as under subject to U.L.C.
aspect and further claim of the Government if any.

Sy.No.	Extent Ac. Gts.,	Present entry in Patta Col.	Amended entry in Patta Col.	Sy.No.	Extent Ac.Gts.,
19	15-30	Venkat Rama Rao (12-13) 	Soham Modi S/o. Salish modi Partner: m/s. Gul Mohar Residency 	19	4-00 4-00

This order does not effect the subsisting possessory right of third parties if any in
above lands as this is confined to title rights only for updating the revenue records.

G. Indrareddy
Mandal Revenue Officer
Uppal Mandal.
28/7

To
The Individuals.

Copy to the MRI/ AMRI of MRO's Office Uppal Mandal with directions to implement the
orders in the Revenue Records and report compliance.

**PROCEEDINGS OF THE MANDAL REVENUE OFFICER & EXECUTIVE
MAGISTRATE: UPPAL MANDAL, RANGA REDDY DISTRICT.
PRESENT: SRI G. INDRA REDDY.,**

Procs. No.B/ 290 /2006.

Dated: 28-07-2006.

Sub: R.O. No. 1974 - R.R. District - Uppal Mandal - Mallapur
Village - Sy. No. 19 - Extent Ac. 4-00 Gts. - Acquisition
of rights by Mutation - Orders - Issued.

Ref: 1. A/o. Soham Modi S/o. W/o. Satish Modi,
R/o. Mallapur Vg. Uppal Mandal, Dt: 04-01-2006
2. MRO. Uppal Notice No.B/ 290 /2005, Dated: 04-01-2006.

ORDER:-

Sri / Smt. Soham Modi S/o. W/o. Satish Modi,
R/o. Mallapur village has filed application for incorporating his / her name against the
Sy.No. 19, total extent of Ac. 4-00 Gts of Mallapur Village by deleting
the existing name of Sri / Smt. Venkat Rama Rao S/o. W/o. Venkat Narasimha Rao by
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have to be carried out in the Pahani for the year _____ as under subject to U.L.C.
aspect and further claim of the Government if any.

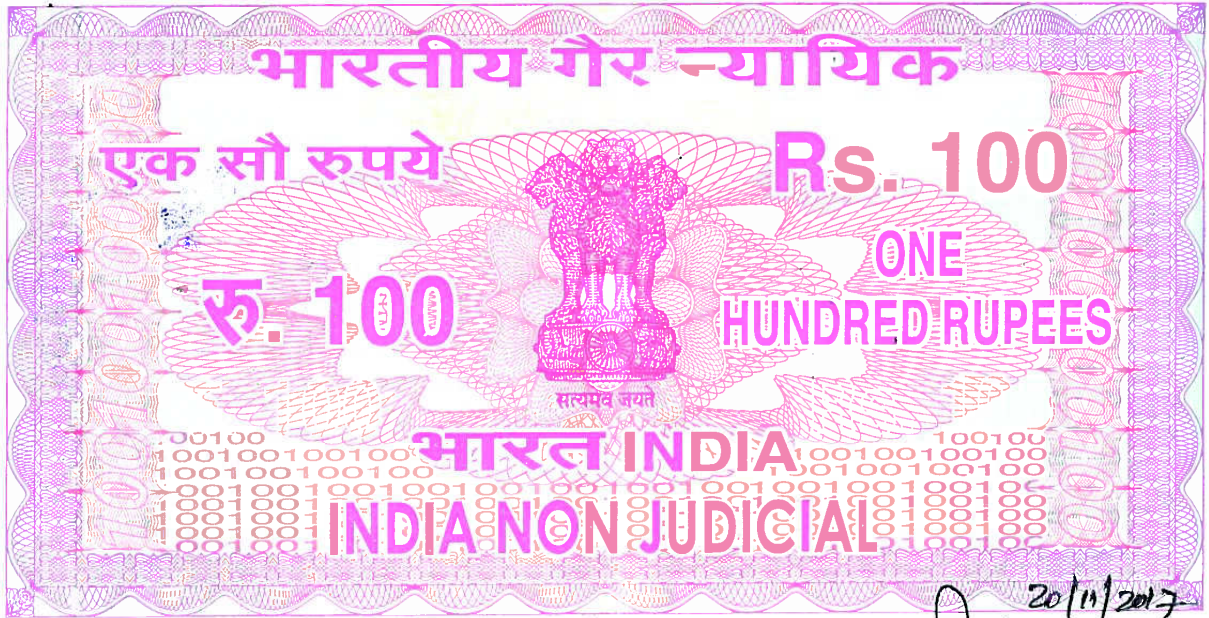
Sy.No.	Extent Ac. Gts.,	Present entry in Patta Col.	Amended entry in Patta Col.	Sy.No.	Extent Ac.Gts.,
19	4-00	Venkat Rama Rao (12-13) 	Soham Modi S/o. Satish Modi Partner: M/s. Jade Estates. 	19	4-00
					4-00

This order does not effect the subsisting possessory right of third parties if any in
above lands as this is confined to title rights only for updating the revenue records.

G. Indra Reddy
Mandal Revenue Officer 28/7/2006
Uppal Mandal.
28/7

To
The Individuals.

Copy to the MRI/ AMRI of MRO's Office Uppal Mandal with directions to implement the
orders in the Revenue Records and report compliance.



తెలంగాణ తెలంగాణ TELANGANA

S.No. **27187** Date: **20-11-2017**

Sold to: Ramesh

S/o. W/o. D/o. Late Narasing Rao.

For Whom: Modi Realty Malapures LLP

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

20/11/2017
M 077069

RE-CONSTITUTION DEED OF LIMITED LIABILITY PARTNERSHIP

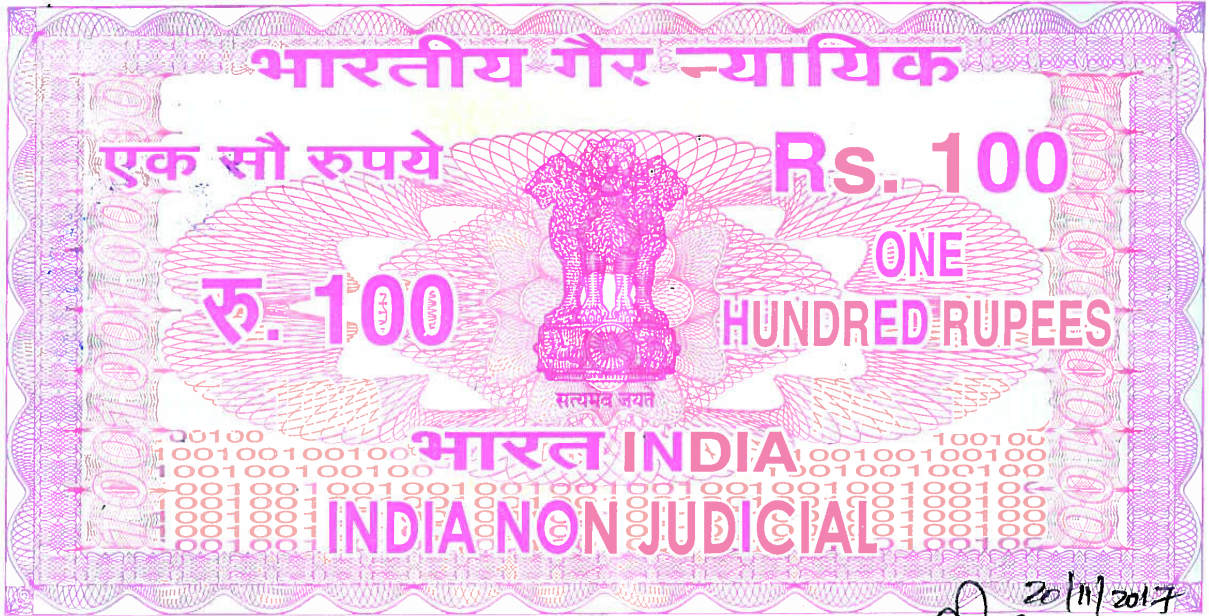
This Deed of Re-constitution of LLP is made and executed at Hyderabad on this the 1st day of December 2017 by and between:

1. **M/s Modi Properties Private Limited** (formerly known as Modi Properties & Investments Pvt Ltd) 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. Gaurang Mody aged 49 years, resident of Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad – 500 016 (**Hereinafter referred as THE PARTY OF FIRST PART**).
2. **Shri. Soham Modi S/o. Late Shri. Satish Modi** aged 47 years, Occupation: Business, resident of Plot 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 (**Hereinafter referred as THE PATY OF THE SECOND PART**).
3. **Shri. Anand S. Mehta S/o. Shri. Suresh U. Mehta** aged 39 years, Occupation: Business, resident of Flat No. 701, Block –A, H. No. 10-10-32, Welkin Park, Begumpet, Hyderabad – 500 016, Telangana (**Hereinafter referred as THE PARTY OF THIRD PART**).
4. **Shri. Hari S. Mehta S/o. Shri. Suresh U. Mehta** aged 35 years, Occupation: Business, resident of Flat No. 402, Uttam Towers, D. V. Colony, Minister Road, Secunderabad – 500 003, Telangana (**Hereinafter referred as THE PARTY FOURTH PART**).

For MODI PROPERTIES PVT. LTD.

Director

[Signatures of Shri. Gaurang Mody, Shri. Anand S. Mehta, and Shri. Hari S. Mehta]



తెలంగాణ తెలంగాణ TELANGANA

S.No. **27188** Date: **20-11-2017**

Sold to:

Ranesh

S/o. W/o. D/o.

Late Narsing Rao.

For Whom:

Modi Realty Mallapur LLP

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012,

R.No.16-05-029/2015

Plot No.227, Opp.Back Gate

of City Civil Court,

West Marredpally, Sec'bad.

Mobile: 9849355156

-2-

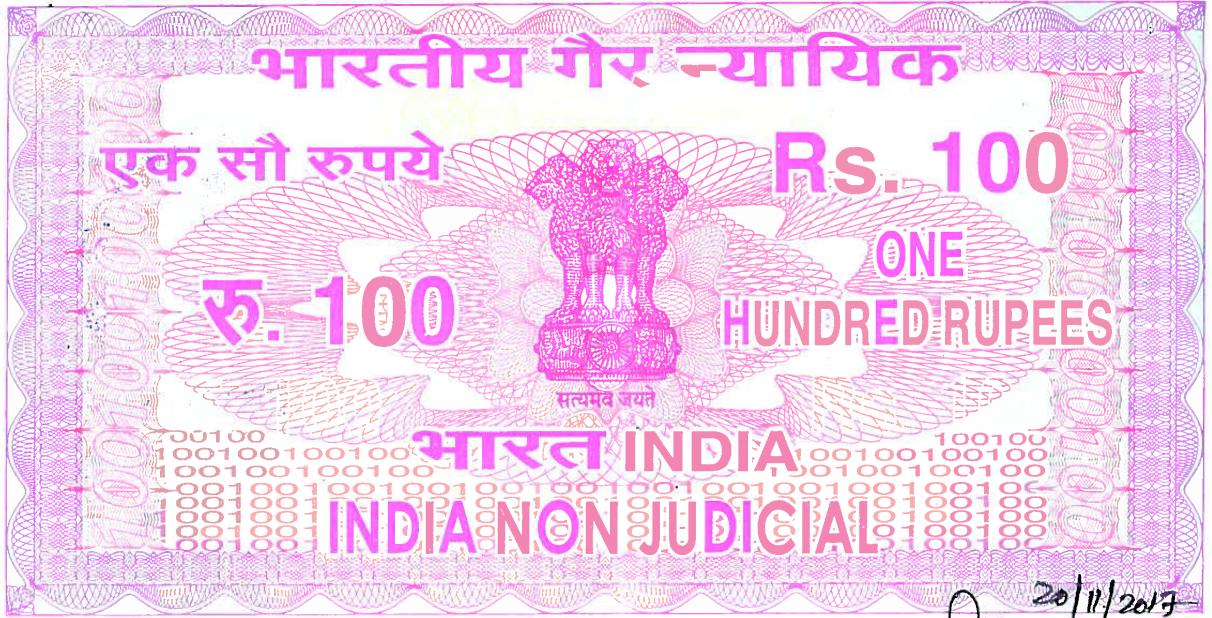
WHEREAS:

1. M/s. Modi Properties Pvt Ltd (represented by its Director Shri. Gaurang Mody), Shri. Soham Modi, Shi. Anand S. Mehta and Shri. Hari S. Mehta were carrying on Partnership business under the name and style of **M/s. MODI ESTATES** since 01.09.2017 and their relations inter-se and terms and conditions of partnership business were governed and evidenced by in the Partnership Deeds 13.05.1996, 15.01.2002, 01.04.2006, 19.12.2013, 31.01.2014, 04.07.2017, Supplementary Deed of Partnership deed dated 19.08.2009 and Retirement Deeds dated 15.01.2002, 01.04.2006, 31.01.2014 and Retirement Cum Partnership Deed dated 01.09.2017.
2. Whereas the Partners have decided to change the name of the Partnership firm to **M/s. MODI REALTY MALLPUR LLP** in place of **M/s. MODI ESTATES**
3. Whereas M/s. **M/s. MODI REALTY MALLAPUR LLP**, was formerly known as M/s. **M/s. MODI ESTATES**, and the name of the partnership was changed by taking necessary approvals from registrar of companies. The approval of name change was granted by Government of India Ministry of Corporate Affairs, Hyderabad vide LLP Identification Number AAL - 1319 dated 14.11.2017.

For MODI PROPERTIES PVT. LTD.

Director

[Signatures]



తెలంగాణ తేలంగానా TELANGANA

S.No. **27189** Date: **20-11-2017**

Sold to:

Ramesh

S/o. W/o. D/o.

Late Narsing Rao.

For Whom:

Modi Realty Mallapur LLP

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012,

R.No.16-05-029/2015

Plot No.227, Opp.Back Gate

of City Civil Court,

West Marredpally, Sec'bad.

Mobile: 9849355156

-3-

4. The Partners hereto are desirous of continuing the business that of real estate developers, managers, advisors, underwriters, retailers, promoters of group housing scheme, etc., in Limited Liability Partnership.
5. The Partners hereto have agreed and to do the business under the name and style of M/s. **MODI REALTY MALLAPUR LLP.**
6. The said Partners herein are desirous of reducing the terms and conditions of the said Limited Liability Partnership in writing, therefore this Deed of LLP is executed by the said Partners on the following terms and conditions:

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

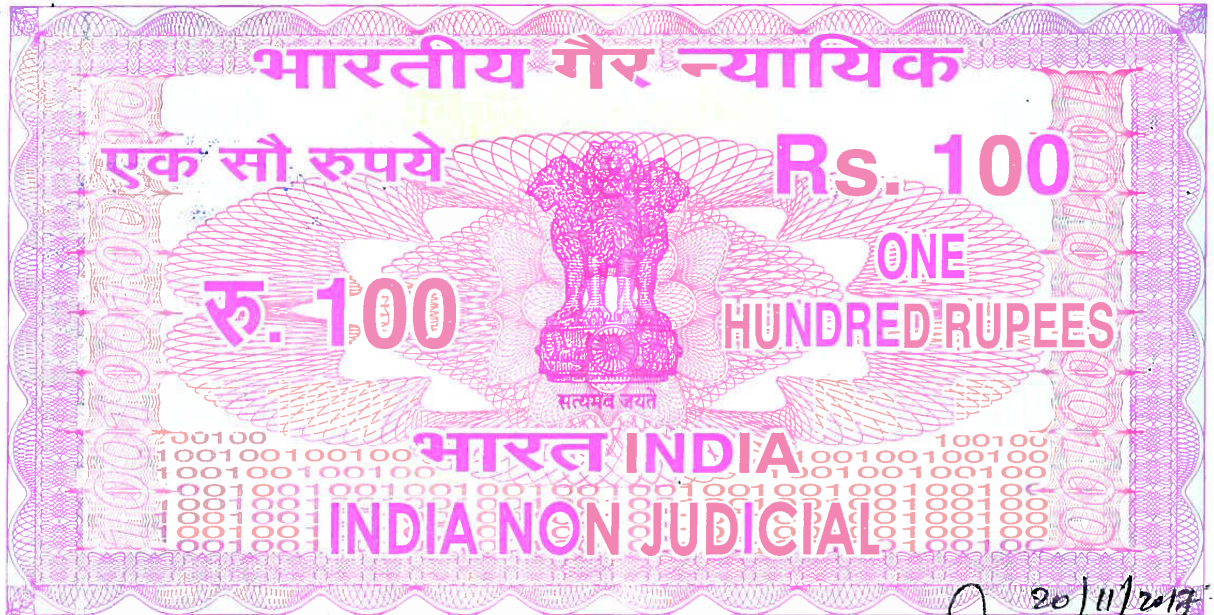
1. Name and Registered Office :

The name of the re-constituted LLP shall be **MODI REALTY MALLAPUR 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.

For MODI PROPERTIES PVT.LTD.

Director

[Handwritten signatures and initials]



తెలంగాణ తెలంగాణ TELANGANA

S.No. **27190** Date: **20-11-2017**

Sold to: Ramesh

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

For Whom: Modi Realty Mallapur LLP

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

2. Re-constitution of LLP:

The Designated Partners shall submit all such documents and pay all such fees as shall be necessary for re-constitution of the LLP with Ministry of Corporate Affairs.

3. Commencement of Business:

The re-constituted LLP shall commence with effect from 1st December 2017.

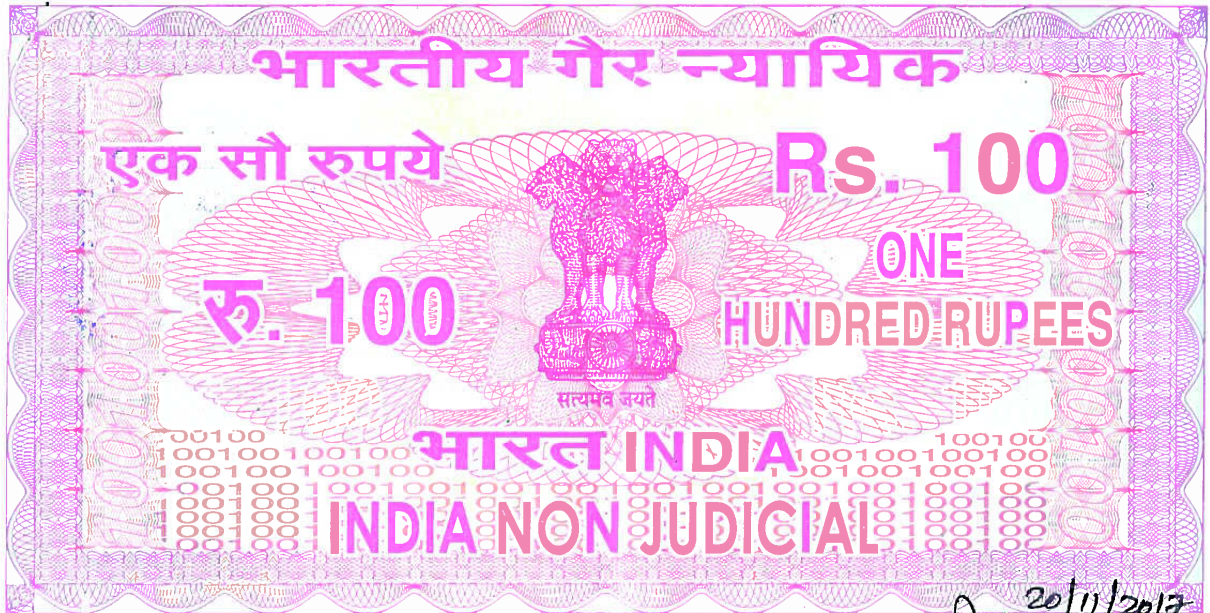
4. Nature of Business:

- 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, independent houses, individual residential bungalows, commercial complex, shops, office complex, etc.
 - Take on lease or lease immovable property
 - Invest into companies, firms, LLPs and other such entities related to and engaged in real estate and real estate development business.
 - Borrow or lend funds related to real estate business.
 - Take up construction contracts.

For MODI PROPERTIES PVT. LTD.

Director

[Handwritten signatures and initials]



తెలంగాణ తెలంగాణ TELANGANA

S.No. 27191 Date: 20-11-2017

Sold to: Ramesh

S/o. W/o. Late Narsing Rao

For Whom: Modi Realty Mallapur LLP

-5-

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012,

R.No.16-05-029/2015

Plot No.227, Opp.Back Gate

of City Civil Court,

West Marredpally, Sec'bad.

Mobile: 9849355156

- 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,
 - iv. Foremen, skilled and unskilled labour for any of the purpose or business of the LLP.
 - v. To pay, satisfy or compromise any claims made against the LLP.
 - vi. To advance and lend moneys upon such securities or without securities therefore as may be thought proper in connection with the LLP's business, and to invest such of the LLP's money not immediately required in such manner as may from time to time be determined by the Partners of the LLP.

For MODI PROPERTIES PVT. LTD.

[Signature]
Director

[Signature]

[Signature]

- vii. To dispose off the whole of the undertaking of the LLP or any part thereof for such consideration as the LLP may think fit.
- viii. To do all or any of the above things in any part of the world and either as principals, agents, trustees, contractors, or otherwise and either alone or in conjunction with other and either by so through agents, sub-contractors, trustees or otherwise.

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 Designated Partners shall be at liberty to continue the business as a going concern either by themselves or with any other person or persons as Designated Partner or Designates Partners.

6. Designated Partners:

The party of the Second Part (Soham Modi) and party of the Third Part (Shri. Anand S. Mehta) of this agreement will be the Designated Partners of the LLP.

7. Capital:

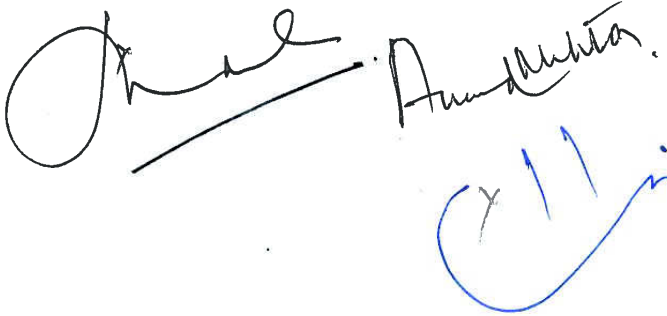
- a) The Capital of the re-constituted LLP shall be such sum or sums of money as may be required for running the LLP business and contributed by the Designated Partners as may be agreed upon among them from time to time and credited to their respective accounts. However the capital of LLP would be Rs.1,00,000/-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

Sl. No.	Name of the Partner	Percentage	Capital Amount Rs.
i.	Modi Properties Private Ltd - Party of the First Part	25%	Rs.25,000
ii	Soham Modi – Party of the Second Part	25%	Rs. 25,000
ii.	Anand S. Mehta - Party of the Third Part	25%	Rs. 25,000
iii	Hari S. Mehta- Party of the Fourth Part	25%	Rs. 25,000
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.

For MODI PROPERTIES PVT. LTD.

Director



8. Accounting of Financial Results:

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

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

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

9. Management:

It is agreed by and amongst the parties hereto that the party of the second part of the LLP shall be the **Managing Partner** and he shall devote his time and attention in the conduct of the affairs of the LLP as the circumstance and business needs may require. They have agreed for the following:

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

10. Authorized representative for execution of deeds and documents:

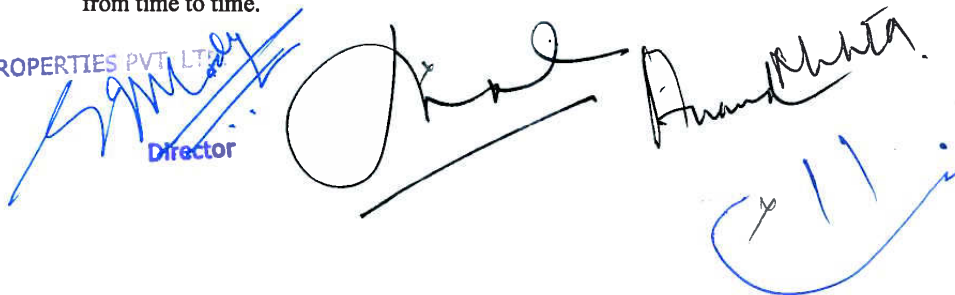
The designated partners Shri. Soham Modi & Shri. Anand S. Mehta shall be entitled to execute documents like agreement of sale, agreement of sale cum GPA, GPA, sale deeds, agreement of construction, memorandum of understanding, etc., required for smoothly conducting the day to day business of the firm. Any one of the two designated partners shall be fully authorized to execute such documents and deeds.

11. 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.

For MODI PROPERTIES PVT. LTD.

Director



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

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

Sl. No	Name of the Partner	Business Stake (%)	Profit (%)	Loss (%)
i.	Modi Properties Pvt Ltd.- First Part	25%	25%	25%
ii.	Soham Modi – Second Part	25%	25%	25%
iii	Anand S. Mehta - Thjird Part	25%	25%	25%
iv	Hari S. Mehta - Fourth Part	25%	25%	25%
Total		100%	100%	100%

13. Business Conduct:

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

14. Bank Account:

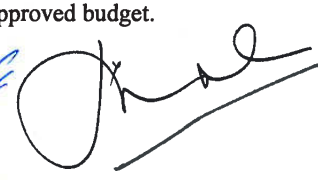
The party of the party of Second Part is hereby authorized severally to operate upon the bank account or accounts whether in credit or overdrawn for and on behalf of the LLP. He is further authorized either to arrange for the credits facilities, overdrafts, loans and other borrowings either with or without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

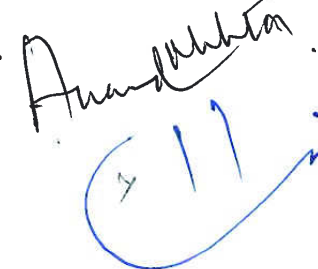
15. Meetings:

- 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.
- 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.
- 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.

For MODI PROPERTIES PVT. LTD.


Director





- d. Two Designated Partners present in person shall constitute the quorum for every meeting.
- e. The Designated Partners shall be entitled to right to vote in respect of every resolution placed before LLP and their voting rights shall be one vote for their Partnership in the LLP. No proxy is allowed.
- f. All decisions that are fundamental to the structure of the LLP and/or the business shall require unanimous resolution.
- g. The following acts, matters or things always require a unanimous decision of all the Partners.
 - i. Borrowing any sum in excess of the capital of the LLP;
 - ii. Giving a Guarantee;
 - iii. Increasing the capital of the LLP;
 - iv. Changing, altering or otherwise amending the nature of the business;
 - v. Introducing into the LLP a new Designated Partner (effecting profit sharing salaried or otherwise);
 - vi. Amending any clause of this Agreement;
 - vii. A change in the name of the trade mark of the LLP business;
 - viii. The expulsion of any Partners of the LLP;
 - ix. A decision to wind up the LLP.

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

16. Good Faith (Duties):

Each Designated Partner shall at all times:

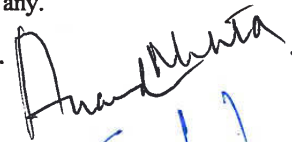
- a. Be just and faithful to the other designated Partners in all matters relating to the LLP and keep inform them of all facts and give explanation on all matters relating thereto;
- b. Devote his or her full time and attention to the business of the LLP and use his or her best effort and endeavors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

17. Rights of Managing Partner:

- a. Shri. Soham 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. If the performance and conduct of a Partner is not found satisfactory or not contributing towards reducing the wasted or increasing the profitability, managing Partner will have the rights of removing the defaulting Partner from the business. In such case the LLP will refund the outgoing Partner's investment along with apportioned profit or deducting the operational loss, if any.

For MODI PROPERTIES PVT. LTD.

Director



- 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:

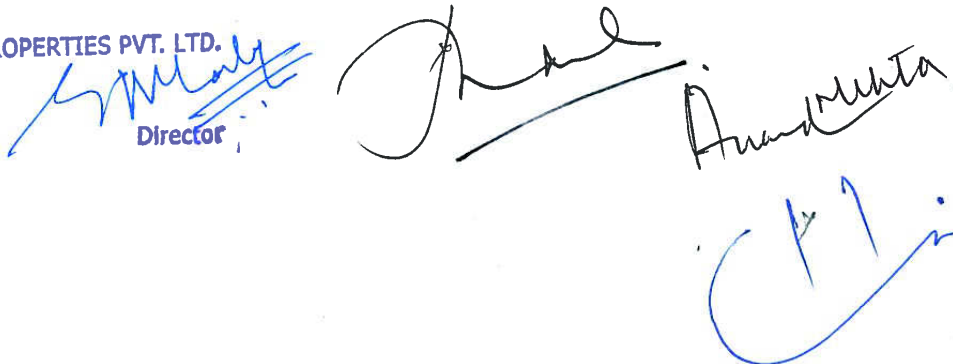
- a. All the Partners hereto shall have the rights, title and interest in all the assets and properties in the said LLP in the proportion of their Capital.
- b. Every Partner has a right to have access to and to inspect and copy any books of the LLP.
- c. Each of the parties hereto shall be entitled 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 use the name of the LLP to carry on the said business.

18. Limitation on Partners:

- a. No Partner without the consent in writing of the Managing Partner:
 - i. Engage directly or indirectly in any business other than that of the LLP or accept any office or appointments, in addition to the existing one which the Partners are already undertaking before the formation of this LLP and of which all the Partners having knowledge of such activity of each other;
 - ii. Engage or dismiss (except for gross misconduct) the employee of the LLP;
 - iii. Employ any of the assets of the LLP and repay its creditors otherwise than in the ordinary course of the business for the benefit of the LLP;
 - iv. Compromise or discharge any debt due to the LLP;
 - v. Give any guarantee on behalf of the LLP;
 - vi. Give any security or promise for the payment of the money on account of the LLP except in the ordinary course of the business;
 - vii. Draw, accept or endorse any bill of exchange or promissory note on the account of the LLP except in the ordinary course of the business.
 - viii. Buy or contract for any goods, services or property on behalf of the LLP involving an aggregate sum of more than Rs. 5,000/-;
 - ix. Assign, mortgage or charge his or her share/stake in the asset and/or profit of the LLP or enter into Partnership or any other arrangement with any other person, and or company concerning his or her share in the LLP;
 - x. Draw any amount on any account of the LLP which is not in accordance with the then current mandate in respect of that account;
 - xi. Lend any of the LLP moneys or give credits to person or persons whom the other Partners have previously in writing forbidden him to trust;
 - xii. Any amount paid or spent by any employee shall be substantiated by proper bill with signatures of the recipient.

For MODI PROPERTIES PVT. LTD.

Director

The block contains several handwritten signatures and stamps. On the left, there is a blue ink signature over the printed name 'Director'. In the center, there is a large, stylized black ink signature. To the right of this, there is a black ink signature that appears to read 'Anand Kishore'. Below this signature, there is a blue ink stamp that looks like 'CP 11' with a checkmark.

- b. Any Partner in breach of the limitations imposed by this clause shall indemnify and keep the other Partners indemnified from all losses, damages, liabilities, proceedings, costs and expenses arising directly or indirectly out of such breach (without prejudice of any power of the other members to expel him or her by reason of such breach).

19. Expulsion of Defaulting Partner:

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

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

20. Consequences of Retirement on Expulsion/Death:

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

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

21. Confidentiality:

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

For MODI PROPERTIES PVT. LTD.


Director




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22. Indemnification:

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

23. Court of Affairs:

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

24. Drawings:

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

25. Dissolution:

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

26. Arbitration:

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

27. The LLP Act, 2008:

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

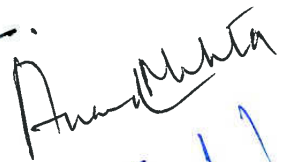
28. Amendments:

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

For MODI PROPERTIES PVT. LTD.


Director



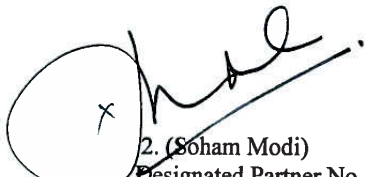


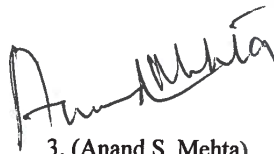


IN WITNESS WHEREOF THE PARTNERS HERETO HAVE SET THEIR RESPECTIVE
HANDS THIS DAY OF 1ST DECEMBER 2017

WITNESSES:

1. 
2.  (M. JAYAPRAKASH)


2. (Soham Modi)
Designated Partner No.1


3. (Anand S. Mehta).
Designated Partner No.2

SIGNATURE OF THE PARTNERS

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


4. (Hari S. Mehta)



ఆంధ్రప్రదేశ్ ప్రభుత్వము

GOVERNMENT OF ANDHRA PRADESH

ఫర్మ్ రిజిస్ట్రేషన్ స్వీకృతి

ACKNOWLEDGEMENT OF REGISTRATION OF FIRM

1932 భారత భాగస్వామ్య చట్టపు 58(1)వ విభాగముద్వారా నిర్ణయించబడిన వివరణ అందినట్లు ఆంధ్రప్రదేశ్ ఫర్ముల రిజిస్ట్రారు ఇందుమూలముగా తెలుపుచున్నారు.

The Registrar of Firms, Andhra Pradesh hereby acknowledges the receipt of the statement prescribed by section 58(1) of the Indian Partnership Act. 1932.

ఆ వివరణ దాఖలు చేయబడినది. ఫర్మ్ యొక్క పేరు _____
ఆంధ్రప్రదేశ్ లోను, హైదరాబాదు నందు _____ వ
సంవత్సరపు _____ సంఖ్య గల ఫర్మ్ గా రిజిస్టరులో నమోదు చేయబడినది.

The statement has been filed and the name of the firm M/ S. JADE ESTATES

M. G. ROAD SECUNDERABAD.

has been entered in the register of Firms as No. 2901 *of* 2005 *at*
Hyderabad (A.P.)

హైదరాబాదు (ఆం.ప్ర.)
Hyderabad (A.P.)

తేది :



ఫర్ముల రిజిస్ట్రారు
REGISTRAR OF FIRMS
Registrar of Firms
Hyderabad.

Dated the 14 day of DECEMBER 2005

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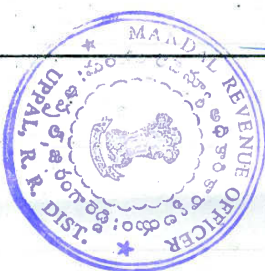
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హక్కుల రికార్డు

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19	20	21	22	23	24

Deputy ~~Minister~~ Revenue District
D-54 Uppal, Ranga Reddy District



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ఆంధ్రప్రదేశ్ ప్రభుత్వము

GOVERNMENT OF ANDHRA PRADESH

ఫర్మ్ రిజిస్ట్రేషన్ స్వీకృతి

ACKNOWLEDGEMENT OF REGISTRATION OF FIRM

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ఆ వివరణ దాఖలు చేయబడినది. ఫర్మ్ యొక్క పేరు _____
ఆంధ్రప్రదేశ్ లోను, హైదరాబాదు నందు _____ వ
సంవత్సరపు _____ సంఖ్య గల ఫర్ముగా రిజిస్ట్రారులో నమోదు చేయబడినది.

*The statement has been filed and the name of the firm M/s. GUL MOHAR
RESIDENCY, M.G. ROAD SECUNDERABAD.*

*has been entered in the register of Firms as No. 2902 of 2005 at
Hyderabad (A.P.)*

హైదరాబాదు (ఆం.ప్ర.)
Hyderabad (A.P.)

తేది :



9/12/05
ఫర్ముల రిజిస్ట్రారు

REGISTRAR OF FIRMS
Registrar of Firms
Hyderabad.

Dated the 07/12 day of

DECEMBER 2005