



Fidelity National Title Agency, Inc.
 1125 Executive Circle, Suite 200
 Irving, TX 75038
 Phone: (972)650-6847 Fax: (972)637-7184

Settlement Statement

Settlement Date: January 17, 2023
GF Number: 9001312201083
Escrow Officer: Kaitlyn Fossier
Buyer: Suniksha Gunter Pride Exchange, LLC, a Texas limited liability company
 Suniksha Lexington LP, a Texas limited partnership
Seller: Coit N Lexington 10, LLC
 DEFT Realty LLC
 DNS Realestate Investments LLC
Property: Coit Rd.
 Frisco, TX 75035

Seller			Buyer	
Debit	Credit		Debit	Credit
		Total Consideration		
	3,371,907.00	Purchase Price	3,371,907.00	
50,000.00		Earnest Money delivered to Seller		50,000.00
		1031 Exchange Funds		1,927,008.37
733,913.77		Seller Financing - Coit N Lexington 10 LLC		733,913.77
330,492.43		Seller Financing - DEFT Realty		330,492.43
330,492.43		Seller Financing - DNS Realestate Investments LLC		330,492.43
		Prorations/Adjustments		
0.71		Property Taxes 16 days @ .044329 per day at \$16.18 01/01/23-01/16/23		0.71
		Title/Escrow Charges		
750.00		Closing/Escrow Fee to Fidelity National Title Agency, Inc.	750.00	
15,845.00		Owner's Policy Premium to Fidelity National Title Agency, Inc. Coverage: \$3,371,907.00 Version: Owner's Policy of Title Insurance (T-1) - 2014		
2.00		Guaranty Fee to Texas Title Insurance Guaranty Association		
		Loan Policy Premium to Fidelity National Title Agency, Inc. Coverage: \$733,913.77 Version: Loan Policy of Title Insurance (T-2) - 2014	100.00	

Settlement Statement

Seller			Buyer	
Debit	Credit		Debit	Credit
		Title/Escrow Charges (continued)		
		Guaranty Fee to Texas Title Insurance Guaranty Association	2.00	
51.00		Tax Search fee to Fidelity Title FBO National TaxNet		
62.00		Recording Fees to Fidelity National Title Agency, Inc.	98.00	
175.00		Mobile Notary to My Mobile Closer		
		Miscellaneous Charges		
1,735.00		Legal Fees to Durham & Galindo, PLLC		
1,908,387.66		Seller Proceeds to Coit N Lexington 10 LLC, a Texas limited liability company		
3,371,907.00	3,371,907.00	Subtotals	3,372,857.00	3,371,907.71
		Balance Due FROM Buyer		949.29
0.00		Balance Due TO Seller		
3,371,907.00	3,371,907.00	Totals	3,372,857.00	3,372,857.00

See signature page to follow

Settlement Statement

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

BY: 

Fidelity National Title Agency, Inc.
Settlement Agent

SIGNATURE PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Settlement Statement

SELLER(S):

APPROVED AND ACCEPTED

The Seller's signatures hereon acknowledge their approval and signify their understanding that tax and insurance prorations and reserves are based on figures for the preceding year or supplied by others or estimated for the current year, and in the event of any change for the current year, all necessary adjustments will be made between Borrower and Seller directly. Any deficit in delinquent taxes or mortgage payoffs will be promptly reimbursed to the Settlement Agent by the Seller. In the event a Real Estate Agent negotiated the transaction such Agent may be furnished a copy of this statement.

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

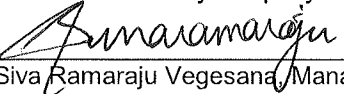
Coit N Lexington 10 LLC,
a Texas limited liability company

BY: 
Srikanth Krothapalli, Managing Member

DEFT Realty LLC,
a Texas limited liability company

BY: _____
Chakrapani Koneru, Managing Member

DNS Realestate Investments LLC,
a Texas limited liability company

BY: 
Siva Ramaraju Vegesana, Managing Member

SIGNATURE PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:

Settlement Statement

SELLER(S):

APPROVED AND ACCEPTED

The Seller's signatures hereon acknowledge their approval and signify their understanding that tax and insurance prorations and reserves are based on figures for the preceding year or supplied by others or estimated for the current year, and in the event of any change for the current year, all necessary adjustments will be made between Borrower and Seller directly. Any deficit in delinquent taxes or mortgage payoffs will be promptly reimbursed to the Settlement Agent by the Seller. In the event a Real Estate Agent negotiated the transaction such Agent may be furnished a copy of this statement.

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

Coit N Lexington 10, LLC

BY: _____

DEFT Realty LLC,
a Texas limited liability company

BY: K. Chakrapani Koneru
Chakrapani Koneru, Managing Member

DNS Realestate Investments LLC

BY: _____

SIGNATURE PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:

Settlement Statement

BUYER(S):

APPROVED AND ACCEPTED

The Borrower's signatures hereon acknowledge their approval and signify their understanding that tax and insurance proration and reserves are based on figures for the preceding year or supplied by others or estimated for the current year, and in the event of any change for the current year, all necessary adjustments will be made between Borrower and Seller directly. Any deficit in delinquent taxes or mortgage payoffs will be promptly reimbursed to the Settlement Agent by the Seller. In the event a Real Estate Agent negotiated the transaction such Agent may be furnished a copy of this statement.

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

Suniksha Gunter Pride Exchange, LLC,
a Texas limited liability company

BY: Srinivasulu Mupparaju
Srinivasulu Mupparaju, Manager

Suniksha Lexington LP,
a Texas limited partnership

BY: Suniksha Capital LLC,
a Texas limited liability company

BY: Srinivasulu Mupparaju
Name: Srinivasulu Mupparaju
Title: MANAGER

BY: Srinivasa Rao Gogineni
Name: Srinivasa Rao Gogineni
Title: MANAGER