



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

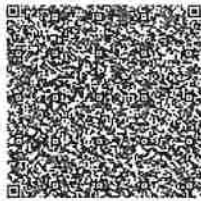
₹5,000

e-Stamp

Certificate No. : IN-DL04810966583763V
 Certificate Issued Date : 12-May-2023 05:26 PM
 Account Reference : SELFPRINT (PU)/ dl-self/ NEHRU/ DL-DLH
 Unique Doc. Reference : SUBIN-DL DL-SELF80085334574209V
 Purchased by : BITTU GAUTAM
 Description of Document : Article 5 General Agreement
 Property Description : NOT APPLICABLE
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : AARIZE TOWNSHIP LLP
 Second Party : NA
 Stamp Duty Paid By : AARIZE TOWNSHIP LLP
 Stamp Duty Amount(Rs.) : 5,000
 (Five Thousand only)

₹5,000 ₹5,000 ₹5,000 ₹5,000

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SELF PRINTED CERTIFICATE TO BE VERIFIED BY THE RECIPIENT AT WWW.SHCIESTAMP.COM

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LLP AGREEMENT

(As per Section 23(4) of LLP Act, 2008)

This Agreement of LLP made at Delhi on this 12th Day of May, 2023

BETWEEN

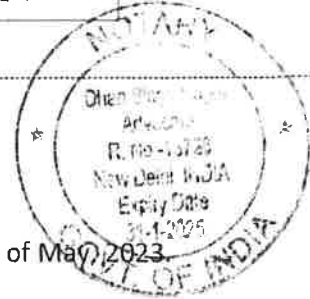
1. Mr. Aman Sharma S/o Mr. Trilok Nath Bhanotra residing at Farm No. 29/6 Rao Matadin Yadav Marg, Kapasehra, Delhi 110037 whose consent be and is hereby accorded to

For AARIZE TOWNSHIP LLP

For AARIZE TOWNSHIP LLP Page 1 of 14

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at www.shcilestamp.com or using e-Stamp Mobile App of Stock Holder. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.



contribute Rs. 50,00,000/- (Rupees Fifty Lakhs only) which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and hereinafter called the **FIRST PARTY**.

and

2. **Mr. Vipin Sharma S/o Mr. Trilok Nath Bhanotra** residing at Farm No. 29/6 Rao Matadin Yadav Marg, Kapasehra, Delhi 110037, whose consent be and is hereby accorded to contribute Rs. 50,00,000/- (Rupees Fifty Lakhs only) which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and hereinafter called the **SECOND PARTY**.

THE ABOVE MENTIONED ALL THE PARTIES SHALL BE COLLECTIVELY REFERRED TO AS DESIGNATED PARTNERS.

WHEREAS the parties hereto are desirous in forming a Limited Liability Partnership in accordance with the provisions of the Limited Liability Partnership Act 2008.

NOW THEREFORE THIS LIMITED LIABILITY PARTNERSHIP AGREEMENT executed in terms of Section 23 of the Limited Liability Partnership Act, 2008 WITHNESSETH and it is hereby agreed by & between the parties hereto as follow:

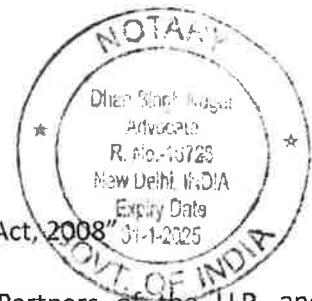
I. PRELIMINARY


Subject as hereinafter provided, the Regulations contained in the Third Schedule to the Limited Liability Partnership Act shall apply to the Limited Liability Partnership.

II. INTERPRETATION

1. (1) In this Agreement:

- (a) "The Act means the Limited Liability Partnership Act, 2008"
- (b) "Designated Partner" means the Designated Partners of the LLP and includes persons occupying the position of Designated Partners by whatever name called.



For AARIZE TOWNSHIP LLP

Designated Partner

For AARIZE TOWNSHIP LLP

Designated Partner

(c) "The Seal" means the Common Seal of the LLP.

(d) "The LLP" or This LLP Means **M/s. Aarize Township LLP**.

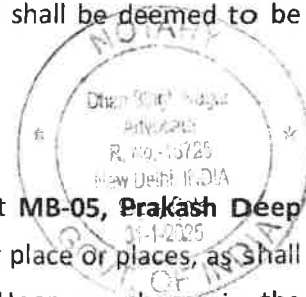
(2) Unless the context otherwise requires, word or expressions contained in these regulations shall bear the same meaning as in the Act or any statutory modifications thereof in force.

III. LIMITED LIABILITY PARTNERSHIP & NAME

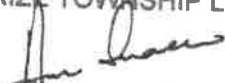
2. The LLP is a LLP within the meaning of Section 2(n) of the Act, and accordingly
- It is a body corporate which has legal entity separate from that of its partners , and perpetual succession
 - Any changes in its partners shall not affect the existence, right or liabilities of the limited liability partnership.
 - It shall have at least two partners.
 - It shall have at least two designated partners who are individuals and at least one of them shall be a resident in India.
 - The business of the LLP shall be carried on in the name and style of **M/s. Aarize Township LLP**. Any change in the name of the LLP shall be notified to the Registrar by the Designated Partner(s) in accordance with the provisions of the LLP Act and the Rules.
 - The **M/s. Aarize Township LLP** as constituted under this Deed shall be deemed to be have commenced on the 12th Day of May, 2023.

IV. REGISTERED OFFICE

3. The **M/s. Aarize Township LLP** shall have its registered office at **MB-05, Prakash Deep Building, 7, Tolstoy Marg, New Delhi 110001** and/or at such other place or places, as shall be agreed to by the majority of the partners from time to time. Upon any change in the registered office address of the LLP, it shall be the duty of the Designated Partners of the LLP to notify the same to the Registrar in the form and manner as prescribed to the Act and the Rules.



For AARIZE TOWNSHIP LLP


Designated Partner

For AARIZE TOWNSHIP LLP


Designated Partner

V. BUSINESS ACTIVITY

4. The nature and purpose of the business to be conducted by **M/s. Aarize Township LLP** is all real estate activities including but not limited to sale, purchase and renting of immovable property, construction and/or development of buildings, development of Plotted colony, Township(s), Flats, Houses, Apartments, Farm etc. The LLP may engage in any and all activities necessary, desirable or incidental to the accomplishment of the conduct of such business of the LLP including but not limited to such ancillary business. Nothing set forth in this Agreement shall be construed as authorizing the Partners to possess any purpose or power, or to do any act or thing, forbidden by law to a LLP formed under the LLP Act.

VI. TERM

5. The agreement shall come into effect from the date of execution of the agreement i.e. 12th Day of May, 2023 and shall continue until struck off, dissolved or liquidated in accordance with the provisions of this agreement or as provided under the LLP Act and/or the LLP Rules.

VII. CAPITAL CONTRIBUTION

6. The Contribution of the **M/s. Aarize Township LLP** shall be Rs 1,00,00,000/- (Rupees One Crore only) which shall be contributed by the partners in the following proportions:

First Party 50% i.e. Rs. 50,00,000/- (Rupees Fifty Lakhs only)

Second Party 50% i.e. Rs. 50,00,000/- (Rupees Fifty Lakhs only)

The further Contribution if any required by the **M/s. Aarize Township LLP** shall be brought by the designated partners in their above Contribution ratio.

7. The Contribution of each partner or designated partner shall be accounted for and disclosed in the Accounts of the LLP along with nature of contribution and amount.



VIII. PROFIT SHARING

8. The Net Profit & Losses of the Partnership business as per the accounts maintained by the Partnership after deduction of all the expenses relating to manufacturing and/or trading

For AARIZE TOWNSHIP LLP


Designated Partner

For AARIZE TOWNSHIP LLP


Designated Partner

activities of the partnership including development/construction cost, rent, salaries & other establishment expenses shall be divided and distributed amongst the Partners in the ratio of their respective contribution.

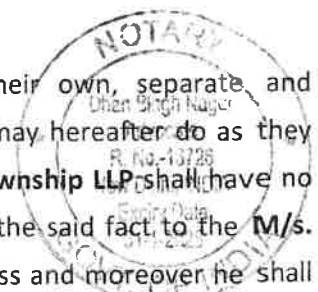
9. The Capital Profit & Losses arising on the sale of any of the Partnership Property shall also be divided & distributed amongst the Partners in the ratio of their respective contribution.

IX. ADMISSION OF NEW PARTNER

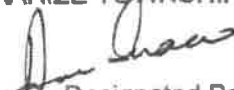
10. The new partner may not be introduced without the consent of Mr. Aman Sharma and Mr. Vipin Sharma that means first designated partners. Such incoming partner shall give his prior consent to act as Partner of the **M/s. Aarize Township LLP**.
11. The Contribution of the partner may be tangible, intangible, Moveable or immoveable property and the incoming partner shall bring minimum contribution if any as may be decided by existing partners.
12. The Profit sharing ratio of the incoming partner will be in proportion to his contribution towards **M/s. Aarize Township LLP**.

X. RIGHTS OF PARTNER

13. All the partners hereto shall have the rights, title and interest in all the assets and properties in the said **M/s. Aarize Township LLP** in the proportion of their Contribution.
14. Every partner has a right to have access to and to inspect and copy any books of the **M/s. Aarize Township LLP**.
15. 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 **M/s. Aarize Township LLP** shall have no objection thereto provided that the said partner has intimated the said fact to the **M/s. Aarize Township LLP** before the start of the independent business and moreover he shall not use the name of the **M/s. Aarize Township LLP** to carry on the said business.
16. If any partner shall advance any sum of money to **M/s. Aarize Township LLP** over and above his due contribution to capital, the same shall be a debt due from the **M/s. Aarize**



For AARIZE TOWNSHIP LLP


Designated Partner

For AARIZE TOWNSHIP LLP

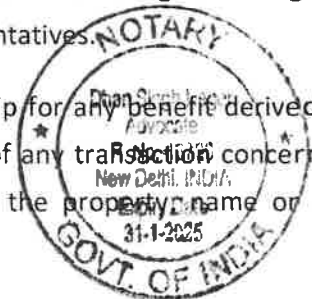

Designated Partner

Township LLP to the partner advancing the same and shall carry simple interest at the rate of 12% per annum or any other rate decided by the partners unanimously.

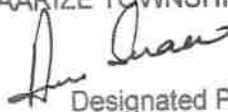
17. **M/s. Aarize Township LLP** shall have perpetual succession. Death, retirement or insolvency of any partner shall not dissolve the **M/s. Aarize Township LLP**.
18. On retirement of a partner, the retiring partner shall be entitled to full payment in respect of all his rights, title and interest in the partner as herein provided. However, upon insolvency of a partner his or her rights, title and interest in the **M/s. Aarize Township LLP** shall come to an end. Upon the death of any of the partners herein any one of his or her heirs will be admitted as a partner of the **M/s. Aarize Township LLP** in place of such deceased partner. The heirs, executors and administrators of such deceased partners shall be entitled to and shall be paid the full payment in respect of the right, title and interest of such deceased partner
19. On the death of any partner, if his or her heir opts not to become the partner, the surviving partners shall have the option to purchase the contribution of the deceased partner in the **M/s. Aarize Township LLP**.

XI. DUTIES OF PARTNERS

20. Each Partner shall be just and faithful to the other partners in all transactions relating to the LLP.
21. Each partner shall render true accounts and full information of all things affecting the limited liability partnership to any partner or his legal representatives.
22. Every partner shall account to the limited liability partnership for any benefit derived by him without the consent of the **M/s. Aarize Township LLP** of any transaction concerning the limited liability partnership, or for any use by him of the property, name or any business connection of the **M/s. Aarize Township LLP**.
23. Every partner shall indemnify the limited liability partnership and the other existing partner for any loss caused to it by his fraud in the conduct of the business of the limited liability partnership.



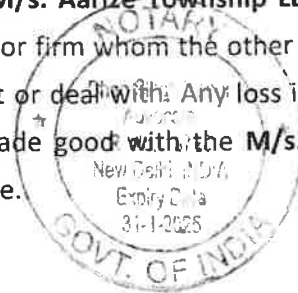
For AARIZE TOWNSHIP LLP


Designated Partner


For AARIZE TOWNSHIP LLP


Designated Partner

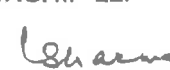
24. In case any of the Partners of the **M/s. Aarize Township LLP** desires to transfer or assign his interest or shares in the **M/s. Aarize Township LLP**, he has to offer the same to the remaining partners. In the absence of any communication by the remaining partners the concerned partner can transfer or assign his share in the market.
25. Punctually pay and discharge the separate debts and engagement and indemnify the other partners and the **M/s. Aarize Township LLP** assets against the same and all proceedings, costs, claims and demands in respect thereof.
26. Each of the partners shall give time and attention as may be required for the fulfillment of the objectives of the **M/s. Aarize Township LLP** business and they all shall be the working partners.
27. No Partner shall without the written consent of other Partners :-
- i. Engage or except for gross misconduct, dismiss any employee of the partnership
 - ii. Employ any money, goods or effects of the partnership or pledge the credit thereof except in the ordinary course of business and upon the account or for the benefit of the **M/s. Aarize Township LLP**.
 - iii. Enter into any bond or become sureties or security with or for any person or do knowingly cause or suffer to be done anything whereby the partnership property or any part thereof may be seized.
 - iv. Assign, mortgage or charge his or her share" in the partnership or any asset or property thereof or make any other person a partner therein.
 - v. Engage directly or indirectly in any business competing with that of the limited liability partnership.
 - vi. Lend money or give credit on behalf of the **M/s. Aarize Township LLP** or to have any dealings with any persons, company or firm whom the other partner previously in writing have forbidden it to trust or deal with. Any loss incurred through any breach of provisions shall be made good with the **M/s. Aarize Township LLP** by the partner incurring the same.



For AARIZE TOWNSHIP LLP


Designated Partner

For AARIZE TOWNSHIP LLP


Designated Partner

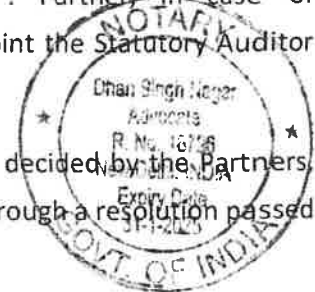
- vii. Compromise or compound or (except upon payment in full) release or discharge any debt due to the **M/s. Aarize Township LLP** except upon the written consent given by the other partner.
- viii. Enter into any bond or become bail or surety for any person or knowingly cause or suffer to be done anything whereby the limited liability partnership property may be endangered.

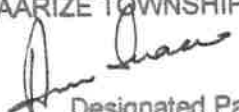
XII. PARTNER REMUNERATION


28. The remuneration payable to the above said working partners shall be computed in the manner laid down in explanation 3 to section 40(b) of the Income Tax Act 1961 or any other applicable provision as may be in force in the I. T. assessment of the PARTNERSHIP FIRM of the relevant accounting year. Such amount shall be distributed between the said working partners in their profit / loss sharing ratio. Such remuneration shall be calculated at the close of the accounting year and shall be credited to the account of each working partners. The working partners shall be entitled to withdraw out of remuneration for their personal needs from time to time.

XIII. STATUTORY AUDITORS

29. Upon reaching the prescribed threshold limit of contribution or turnover for appointment of Auditor, as provided under the LLP Act/Rules, the Partners shall, by passing a resolution at their meeting, appoint the first Statutory Auditor within three months of reaching the above threshold limit, to audit the accounts of the LLP. Further, in case of resignation/death or removal of Auditor, the Partners may appoint the Statutory Auditor to fill the vacancy.
30. The fee to be paid to the Statutory Auditor shall be collectively decided by the Partners, subject to such restrictions as may be imposed by the Partners through a resolution passed at their meeting.
31. A person shall not be qualified to be appointed as Statutory Auditor of the LLP unless he is a Chartered Accountant in practice. A firm of Chartered Accountants in practice or a Limited Liability Partnership formed exclusively by Chartered Accountants in practice may also be appointed as Statutory Auditor.



For AARIZE TOWNSHIP LLP

Designated Partner

For AARIZE TOWNSHIP LLP

Designated Partner

32. An Auditor of a LLP shall be appointed for each financial year of the LLP for auditing its accountants. An auditor so appointed shall hold office in accordance with the terms of his appointment and shall continue to hold such office till the period:

- New Auditors are appointed, or
- He/they is/are re-appointed.

33. Where no Auditor has been appointed as above, any Auditor holding the office of Statutory Auditor shall be deemed to have been re-appointed, unless the majority of Partners have determined that he/they should not be re-appointed and have given a notice to this effect to the LLP.

XIV. MEETING

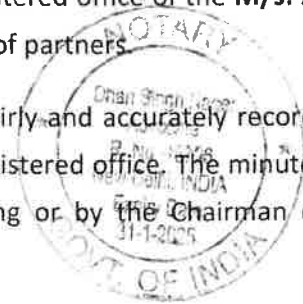
34. The meeting of the Partners may be called by sending 7 days prior notice to all the partners at their residential address or by mail at the Email ids provided by the individual Partners, in written, to the **M/s. Aarize Township LLP**. In case any partner is a foreign resident the meeting may be conducted by serving 15 days prior notice through email. Provided the meeting be called at shorter notice, if majority of the partners agrees in writing to the same either before or after the meeting.

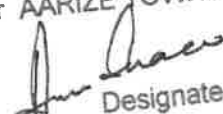
35. The meeting of the Partners in case of urgent meeting the same can be called by telephonic conversation but the notice requirement is to be rectified by all the Partners.

36. The matter discussed in the **M/s. Aarize Township LLP** meeting shall be decided by a resolution passed by a majority in number of the partners, and for this purpose, each partner shall have one vote.

37. The meeting of Partners shall ordinarily be held at the registered office of the **M/s. Aarize Township LLP** or at any other place as per the convenience of partners

38. The decisions taken at each meeting of the LLP shall be fairly and accurately recorded in the minutes and such minutes shall be maintained at its registered office. The minutes of a meeting shall be signed by the Chairman of that meeting or by the Chairman of the immediate next meeting.



For AARIZE TOWNSHIP LLP

Designated Partner

For AARIZE TOWNSHIP LLP


Designated Partner

XV. DUTIES OF DESIGNATED PARTNER

39. The Authorised representative of all the Parties shall act as the Designated Partner of the **M/s. Aarize Township LLP** in terms of the requirement of the Limited Liability Partnership Act, 2008.
40. The Designated Partners shall be responsible for the doing of all acts, matters and things as are required to be done by the limited liability partnership in respect of compliance of the provisions of this Act including filing of any document, return, statement and the like report pursuant to the provisions of Limited Liability Partnership Act, 2008.
41. The Designated Partners shall be responsible for the doing of all acts arising out of this agreement.

XVI. CESSATION & EXPULSION OF EXISTING PARTNERS

42. Partner may cease to be partner of the **M/s. Aarize Township LLP** by giving a prior notice in writing of not less than 15 days to the other partners of his intention to resign as partner.
43. No majority of Partners can expel any partner except in the situation where any partner:
- Becomes bankrupt or a lunatic or otherwise permanently incapable of attending to the business of LLP; or
 - Commit a material breach (other than a technical/procedural default) of any of the provisions of this Agreement, or
 - Commits any criminal offence or does or suffers any act which would be a ground for the dissolution of the LLP by the Court/Tribunal,

XVII. EXTENT OF LIABILITY

44. **M/s. Aarize Township LLP** is not bound by anything done by a partner in dealing with a person if—
- i. the partner in fact has no authority to act for the **M/s. Aarize Township LLP** in doing a particular act; and

For AARIZE TOWNSHIP LLP


Designated Partner

For AARIZE TOWNSHIP LLP


Designated Partner

- ii. the person knows that he has no authority or does not know or believe him to be a partner of the **M/s. Aarize Township LLP.**

XVIII. STATEMENT OF ACCOUNT AND SOLVENCY

45. The accounting year of the LLP shall be from 1st April of the year to 31st March of subsequent year. The first accounting year shall be from the date of commencement of this LLP till 31st March of the subsequent year.
46. The LLP shall, within a period of six months from the end of each financial year, prepare a Statement of Account and Solvency for the said financial year as at the last day of the said financial year.
47. The designated partners of the limited liability partnership put their signature on the Statement of Account and Solvency.
48. The LLP shall file the Statement of Account and Solvency with the Registrar every year.

XIX. INSPECTION OF ACCOUNTS

49. The LLP shall maintain such proper books of accounts relating to its affairs for each year of its existence on accrual basis and accounting to double entry system of accounting and shall maintain the same at its registered office.
50. The Statement of Accounts and Solvency and Annual Return filed by the LLP shall be available for inspection in the office of the Registrar during business hours in such manner and on payment of such fees as may be prescribed.

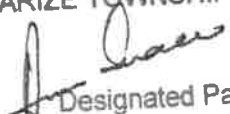


XX. AUDIT

51. The accounts of the limited liability partnership shall be audited in accordance with the rule prescribed by the Central Government.

XXI. ANNUAL RETURN

For AARIZE TOWNSHIP LLP


Designated Partner

For AARIZE TOWNSHIP LLP


Designated Partner

52. The limited liability partnership shall be required to file an annual return with the Registrar with in sixty days of closure of its financial year.

XXII. OPERATION OF BANK ACCOUNTS

53. The Designated Partners shall have the power of open bank accounts to sign cheques, on behalf of the LLP and to operate all banking accounts of the LLP as mutually decided by Designated Partners and to receive payments, make endorsements, draw and accept negotiable instruments, hundies, bills etc.

XXIII. THE SEAL

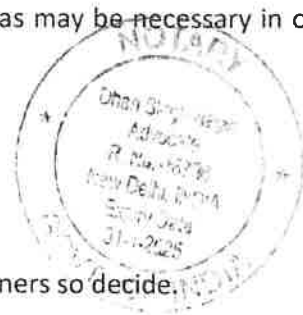
54. The Designated Partners shall provide for the safe custody of the Seal of the LLP.
55. The Seal shall not be affixed to any instrument except by the authority of the Designated Partner and except in the presence of one partner and one designated partner who shall be sign every instrument to which the seal is affixed.

XXIV. SECRECY

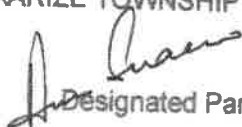
56. Every Partner and every Designated Partner and any other person employed in the business of the LLP shall, before entering upon his duties, sign a declaration pledging himself to observe strict secrecy respecting all transactions of the LLP with its clients and the state of accounts with individuals and in matters relating thereto and shall by such declaration pledge himself not to reveal any of the matters which may come to his knowledge in the discharge of his duties except when required to do so by mutual consent of all Partners and Designated Partners and except so far as may be necessary in order to comply with the provisions of the Act.

XXV. WINDING UP

57. That the LLP shall be liable to dissolution only if all the Partners so decide.
58. The **M/s. Aarize Township LLP** can be wound up with the consent of all the partners subject to the provisions of Limited Liability Partnership Act 2008.



For AARIZE TOWNSHIP LLP


Designated Partner

For AARIZE TOWNSHIP LLP


Designated Partner

59. On the Winding Up of the LLP, the liquidator , may , subject to the provision of the Act, and the Rules made by the Central Government in this regard divide among Partners in specie or otherwise the whole or any part of the assets of the LLP.
60. The Partnership shall commence from the date of registration of the LLP, and shall continue to operate in accordance with the provisions of LLP Act, 2008 and rules framed thereunder, until termination of this agreement with the mutual consent of all the partners.

XXVI. MERGER

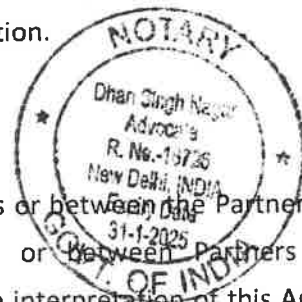
61. That the LLP can be merge with any other body corporate only if all the Partners so decide.
62. The **M/s. Aarize Township LLP** can be Merger with the consent of all the partners subject to the provisions of Limited Liability Partnership Act 2008.

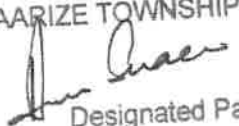
XXVII. INDEMNITY

63. The **M/s. Aarize Township LLP** shall indemnify and defend its partners and other officers from and against any and all liability in connection with claims, actions and proceedings (regardless of the outcome), judgment, loss or settlement thereof, whether civil or criminal, arising out of or resulting from their respective performances as partners and officers of the **M/s. Aarize Township LLP**, except for the gross negligence or willful misconduct of the partner or officer seeking indemnification.

XXVIII. ARBITRATION

64. In case of any dispute or differences among the Partners or between the Partners and the legal heirs/representatives of the deceased Partner or between the Partners and LLP whatsoever concerned with the affairs of the LLP or the interpretation of this Agreement, efforts shall be made to resolve such dispute or difference through Arbitrator, if the parties agree upon one, or if the parties fail to reach a consensus on such appointment then such appointment shall be made in accordance with and subject to the provisions of the Arbitration and Conciliation Act, 1996 (the 'Arbitration Act') and/or any statutory modification or re-enactment thereof for the time being in force. Such arbitral award(s) shall be binding on all parties to the dispute.



For AARIZE TOWNSHIP LLP

Designated Partner

For AARIZE TOWNSHIP LLP


Designated Partner

In WITNESS WHEREOF the parties have put their respective hand the day and year first hereinabove written

Signed and delivered by the designated partners on behalf of M/s. Aarize Township LLP on this 12th Day of May, 2023

On behalf of First Party
For AARIZE TOWNSHIP LLP


Mr. Anas Shatou Partner
(Designated Partner)

On behalf of second party
For AARIZE TOWNSHIP LLP


Mr. Vipin Sharma Partner
(Designated Partner)

Witness:

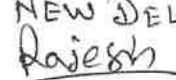
Name: Nisha Pillai


Address: N-104, DLF, Sec-90 Gurgaon

Signature: 

Name: RAJESH KUMAR

Address: F/125 KATWARIA SARAI

NEW DELHI
Signature: 


ATTESTED
NOTARY PUBLIC
NEW DELHI (INDIA)



12 MAY 2023

2. Vipin Sharma S/o. Mr. Trilok Nath Bhanotra resident of 29/6, Kapashera, Rao Matadin Yadav Marg, South West Delhi-110037 which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and hereinafter called the SECOND PARTY,

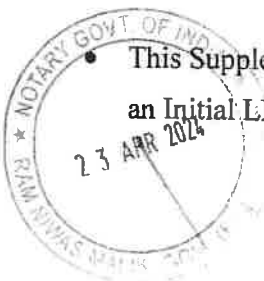
WHEREAS

- a) A LLP Agreement dated 12th Day of May, 2023, was executed by and between Mr. Aman Sharma and Mr. Vipin Sharma, whereby they had agreed to form a LLP in the name and style of AARIZE TOWNSHIP LLP to undertake all real estate activities including but not limited to sale, purchase and renting of immovable property, construction and/or development of buildings, development of plotted colony, townships, flats, houses, apartments, farms, etc. to be carried over by LLP as specified in the said LLP agreement and
- b) Whereas the Registered Address of the LLP as provided in the Registered Office of the agreement was at MB-05, Prakash Deep Building, 7, Tolstoy Marg, Connaught Place, New Delhi-110001.
- c) Whereas the LLP requires to shift their Registered Address to the following:
301 to 309, Spaze Boulevard 1, Sector-47, Sohna Gurgaon Road, Haryana- 122002.

Registered Office Clause of the LLP agreement be replaced in its entirety by the following:

The LLP shall have its registered office at 301 to 309, Spaze Boulevard 1, Sector-47, Sohna Gurgaon Road, Haryana- 122002 and/or at such other place or places, as shall be agreed to by the majority of the partners from time to time. Upon any change in the registered office address of the LLP, it shall be the duty of the Designated Partners of the LLP to notify the same to the Registrar in the form and manner as prescribed to the Act and the Rules.

- Except as modified by this Supplemental LLP Agreement, an Initial LLP Agreement dated 12th Day of May, 2023 shall hereafter be read and construed as if an equivalent had been executed by the parties hereto.



- This Supplemental LLP Agreement shall remain in full force and effect till the validity of an Initial LLP Agreement.

FOR AARIZE TOWNSHIP LLP

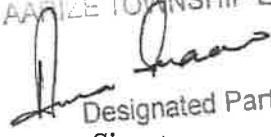
Aman Sharma
Designated Partner

FOR AARIZE TOWNSHIP LLP
Vipin Sharma
Designated Partner

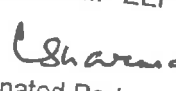
IN WITNESS WHEREOF THE PARTIES HAVE PUT THEIR RESPECTIVE HANDS
THE DAY AND YEAR FIRST HEREINABOVE WRITTEN:

For AARIZE TOWNSHIP LLP



Aman Sharma
Designated Partner
DPIN: 00381637
Add: 29/6, Kapashera, Rao Matadin
Yadav Marg, South West Delhi-110037.

For AARIZE TOWNSHIP LLP

Designated Partner
Signature

Vipin Sharma
Designated Partner
DPIN: 01209204
Add: 29/6, Kapashera, Rao Matadin
Yadav Marg, South West Delhi-110037.

For AARIZE TOWNSHIP LLP

Designated Partner
Signature

WITNESSES:

1. Name: SATYAJIT DEV
Add: Flat 113, Shailas Rahija, Ahewa Apartment, Sec -109,
Gurgaon - 122001
Signature: 
2. Name: RAJEEV CHAUMAN
Add: JN-1/43, VIKAS PURI, ND - 110018
Signature: 



ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA

Bond



Indian-Non Judicial Stamp
Haryana Government



Date : 03/12/2024

Certificate No. G0C2024L633



Stamp Duty Paid : ₹ 101

GRN No. 124649244



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Aarize township llp

H.No/Floor : 301/309/3f

Sector/Ward : 47

Landmark : Spaze boulevard 1

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 92*****81



Purpose : LLP Supplementary Agreement to be submitted at Concerned office

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

SUPPLEMENTAL LLP AGREEMENT FOR AARIZE TOWNSHIP LLP

04th Day of December, 2024
(As per Section 23(4) of LLP Act, 2008)

This Supplementary Agreement of LLP executed on 4th December 2024 at Gurugram is in continuation with the original LLP agreement dated 12th May 2023 and the supplemental agreement dated 10th April 2024 executed at Gurgaon amongst:

1. Mr. Aman Sharma S/o Late Sh. Trilok Nath Bhanotra, R/o. Farm No: 29/6, Kapashera, Rao Matadin Yadav Marg, South West Delhi, Delhi-110037 (hereinafter referred to as "the Existing Partner") of the **FIRST PART**.

AND

2. Mr. Vipin Sharma S/o Late Sh. Trilok Nath Bhanotra Farm No: 29/6, Kapashera, Rao Matadin Yadav Marg, South West Delhi, Delhi-110037 (hereinafter referred to as "the Existing Partner") of the **SECOND PART**.

Aman Sharma

V.Sharma



For AARIZE TOWNSHIP LLP

AND

For AARIZE TOWNSHIP LLP

Aman Sharma
Partner

For AARIZE TOWNSHIP LLP

Vipin Sharma
Designated Partner

For AARIZE TOWNSHIP LLP

Vipin Sharma
pg. 1
Designated Partner

3. Mrs. Poonam Sharma D/o Sh. Shiv Sharan Sharma, Farm No: 29/6, Kapashera, Rao Matadin Yadav Marg, South West Delhi, Delhi-110037 (hereinafter referred to as "the New Partner") of the **THIRD PART**.

AND

4. Mrs. Sonia Sharma D/o Sh Davender Nath Sondhi, Farm No: 29/6, Kapashera, Rao Matadin Yadav Marg, South West Delhi, Delhi-110037 (hereinafter referred to as "the New Partner") of the **FOURTH PART**.

AND

5. Mr. Vivek Jain S/o Late Sh. Narender Jain, R/o H No-2, GF, Block-A, Sector-49, South City-II, Gurgaon-122018 (hereinafter referred to as "the New Partner") of the **FIFTH PART**.

AND

6. Mr. Sanjeev Kumar S/o Sh. Sudesh Kumar Sharma, R/o. RZF 100/47, Gali No- 41, Sadh Nagar 2, Palam Colony, Palam Village, South West Delhi- 110045 (hereinafter referred to as "the New Partner") of the **SIXTH PARTH PART**.

WHEREAS AARIZE TOWNSHIP LLP incorporated on 12th May 2023 having its registered office situated at 301 to 309, Spaze Boulevard 1, Sector-47, Sohna Gurgaon Road, Gurgaon-122002, Haryana, India

AND WHEREAS the initial LLP agreement was entered on 12th May 2023 between two partners namely Mr. Aman Sharma and Mr. Vipin Sharma, with the total contribution of Rs. 1,00,00,000/- (Rupees One Crore Only).

AND WHEREAS Mrs. Poonam Sharma, Mrs. Sonia Sharma, Mr. Vivek Jain and Mr. Sanjeev Kumar have given their consent dated 03.12.2024 to become the partner of the LLP.

AND WHEREAS Mr. Aman Sharma and Mr. Vipin Sharma had given notice to the LLP of their intention to retire from LLP vide dated 04.12.2024

AND WHEREAS the existing total contribution of the LLP (Aarize Township LLP) as on date is Rs.1,00,00,000/- (Rupees One Crore Only).

NOW IT IS HEREBY AGREED by partners as follows:

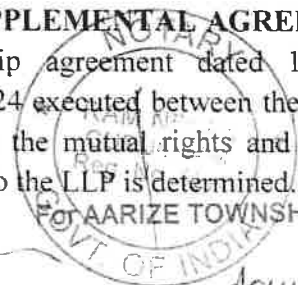
1. This **SUPPLEMENTAL AGREEMENT** is supplemental to the original Limit Liability Partnership agreement dated 12/05/2023 and Supplemental agreement dated 10/04/2024 executed between the Designated Partners/Partners of the LLP on the terms of which the mutual rights and duties of the partners and their rights and duties in relation to the LLP is determined. ("**LLP Agreement**")

For AARIZE TOWNSHIP LLP

Aman Sharma

Vipin Sharma

Aman Sharma
Partner



Aman Sharma
Partner

PF

Vipin Sharma
Lead Partner

For AARIZE TOWNSHIP LLP

pg. 2
Aman Sharma
Lead Partner

2. That Mrs. Poonam Sharma, Mrs. Sonia Sharma, Mr. Vivek Jain and Mr. Sanjeev Kumar have has given their consent dated 03.12.2024 to become the partner of the LLP.
3. That Mr. Aman Sharma and Mr. Vipin Sharma had given notice to the LLP of their intention to retire from LLP vide dated 04.12.2024
4. That after the admission of new partners (i:e Mrs. Poonam Sharma, Mrs. Sonia Sharma, Mr. Vivek Jain and Mr. Sanjeev Kumar) and retirement of existing partners (i:e Mr. Aman Sharma and Mr. Vipin Sharma) the revised contribution of Partners and their % age are as under:

| Sl. No. | Name of Partner | Contribution (In Rs.) | %age |
|---------|--------------------|-----------------------|--------|
| 1 | Mrs. Poonam Sharma | 49,90,000 | 49.90 |
| 2 | Mrs. Sonia Sharma | 49,90,000 | 49.90 |
| 3 | Mr. Vivek Jain | 10,000 | 0.10 |
| 4 | Mr. Sanjeev Kumar | 10,000 | 0.10 |
| | Total | 1,00,00,000 | 100.00 |

5. That after the admission of 'Mrs. Poonam Sharma, Mrs. Sonia Sharma, Mr. Vivek Jain and Mr. Sanjeev Kumar' as a new partner, following shall be the designated partners of the LLP:

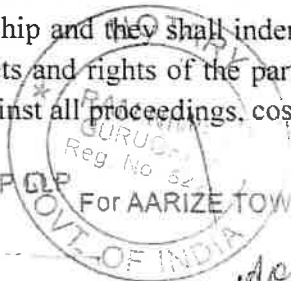
| Sl. No. | DPIN | Name of Designated Partners |
|---------|----------|-----------------------------|
| 1 | 10863516 | Mr. Vivek Jain |
| 2 | 03137851 | Mr. Sanjeev Kumar |

6. The LLP Agreement shall as from the date hereof be deemed to have been modified to give effect to this Agreement and subject to such modification shall remain in full force and effect. This supplementary agreement shall be read together with the original Limit Liability Partnership agreement dated 12/05/2023 and Supplemental agreement dated 10/04/2024.

7. The Old Partners shall be liable for the debts, liabilities and obligations of the old partnership and they shall indemnify and keep indemnified The New Partners and also all the assets and rights of the partnership firm against such debts, liabilities and obligations and against all proceedings, costs, claims and expenses in respect thereof.

For AARIZE TOWNSHIP LLP

PSC
Partner



For AARIZE TOWNSHIP LLP

Sonia Sharma
Designated Partner

For AARIZE TOWNSHIP LLP For AARIZE TOWNSHIP LLP

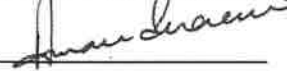
[Signature]
Designated Partner

[Signature]
Designated Partner

8. Except the above said clause replace clause 6 and 7 suitably of the original agreement and all other clause of the original agreement remains unchanged.

IN WITNESS WHEREOF THIS SUPPLEMENTAL AGREEMENT IS SIGNED BY THE PARTIES ON 04TH DAY OF DECEMBER 2024.

For Aarize Township LLP


Signature

Mr. Aman Sharma
DIN: 00381607
AARIZE TOWNSHIP LLP


Designated Partner

Signature

Mr. Vivek Jain
DIN: 10863516
AARIZE TOWNSHIP LLP
(Designated Partner)

For


Partner

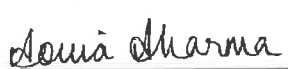
Signature
Mrs. Poonam Sharma
DIN: 10237140
(Partner)



Signature
Mr. Vipin Sharma
DIN: 04570204
AARIZE TOWNSHIP LLP


Designated Partner

Signature
Mr. Sanjeev Kumar
Din: 03137851
AARIZE TOWNSHIP LLP
(Designated Partner)


Partner

Signature
Mrs. Sonia Sharma
DIN: 10237138
(Partner)

WITNESSES:

1. Name: Shivam Kumar
Add: Nand. Apartment Sec 72
Signature: Shivam

2. Name: Rajeev Chauhan
Add: Jh-1/43, Vikes puri, HO-17
Signature: Rajeev

Place: Gurugram

Date: 04.12.2024



ATTESTED
RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA

04 DEC 2024

Bond



**Indian-Non Judicial Stamp
Haryana Government**



Date : 03/07/2025

Certificate No. G0C2025G4956



Stamp Duty Paid : ₹ 500

(Rs Only)

GRN No. 136369233



Penalty : ₹ 0

(Rs Zero Only)

Deponent

Name : Aarize township llp

H.No/Floor : 301/309/3f

Sector/Ward : 47

Landmark : Spaze boulevard 1

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 92*****81



Purpose : LLP SUPPLEMENTARY AGREEMENT to be submitted at Concerned office

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SUPPLEMENTAL LLP AGREEMENT FOR AARIZE TOWNSHIP LLP

04th Day of July, 2025

(As per Section 23(4) of LLP Act, 2008)

This Supplementary Agreement of LLP executed on **04th Day of July, 2025** at Gurugram is in continuation with the Original LLP agreement dated 12th May 2023 and the supplemental agreement dated 10th April 2024 and supplemental agreement dated 4th December 2024 executed at Gurgaon amongst:

1. Mrs. Poonam Sharma D/o Sh. Shiv Sharan Sharma, Farm No: 29/6, Kapashera, Rao Matadin Yadav Marg, South West Delhi, Delhi-110037 (hereinafter referred to as "the Existing and outgoing Partner") of the **FIRST PART**.

AND

2. Mrs. Sonia Sharma D/o Sh Davender Nath Sondhi, Farm No: 29/6, Kapashera, Rao Matadin Yadav Marg, South West Delhi, Delhi-110037 (hereinafter referred to as "the Existing and outgoing Partner Partner") of the **SECOND PART**.

For AARIZE TOWNSHIP LLP

Sonia Sharma

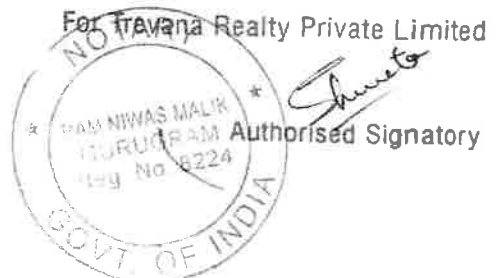
Designated Partner

For AARIZE TOWNSHIP LLP

Shiv

Designated Partner

Poonam Sharma



AND

3. Mr. Vivek Jain S/o Late Sh. Narender Jain, R/o H No-2, GF, Block-A, Sector-49, South City-II, Gurgaon-122018 (hereinafter referred to as "the Existing Partner Partner") of the **THIRD PART.**

AND

4. Mr. Sanjeev Kumar S/o Sh. Sudesh Kumar Sharma, R/o. RZF 100/47, Gali No- 41, Sadh Nagar 2, Palam Colony, Palam Village, South West Delhi- 110045 (hereinafter referred to as "the Existing Partner") of the **FOURTH PART.**

AND

5. M/s. Trevana Realty Private Limited, situated at A-2, GF, South City - 2, Sector - 49, South City, Gurgaon - 122018 (hereinafter referred to as "the New Partner") of the **FIFTH PART.**

WHEREAS AARIZE TOWNSHIP LLP incorporated on 12th May 2023 having its registered office situated at 301 to 309, Spaze Boulevard 1, Sector-47, Sohna Gurgaon Road, Gurgaon-122002, Haryana, India.

AND WHEREAS M/s Trevana Realty Private Limited through its Authorised Signatory Mrs. Shweta Jain has given their consent dated 04.07.2025 to become the partner of the LLP.

AND WHEREAS Mrs. Poonam Sharma and Mrs. Sonia Sharma had given notice to the LLP of their intention to retire from LLP vide dated 04.07.2025.

AND WHEREAS the existing total contribution of the LLP (Aarize Township LLP) as on date is Rs.1,00,00,000/- (Rupees One Crore Only).

NOW IT IS HEREBY AGREED by partners as follows:

1. This **SUPPLEMENTAL AGREEMENT** is supplemental to the original Limit Liability Partnership agreement dated 12/05/2023 and Supplemental agreement dated 10/04/2024 and further supplemental agreement dated 04/12/2024 executed between the Designated Partners/Partners of the LLP on the terms of which the mutual rights and duties of the partners and their rights and duties in relation to the LLP is determined. ("LLP Agreement")

2. That M/s Trevana Realty Private Limited through its Authorised Signatory Mrs. Shweta Jain has given their consent dated 04.07.2025 to become the partner of the LLP

3. That Mrs Poonam Sharma and Mrs. Sonia Sharma had given notice to the LLP of their intention to retire from LLP vide dated 04.07.2025.

For Trevana Realty Private Limited

Authorised Signatory

For AARIZE TOWNSHIP LLP

Designated Partner

For AARIZE TOWNSHIP LLP

Designated Partner



4. That after the admission of new partners (i:e M/s Trevana Realty Private Limited) and retirement of existing partners (i:e Mrs. Poonam Sharma and Mrs. Sonia Sharma) the revised contribution of Partners and their % age are as under:

| Sl. No. | Name of Partner | Contribution (In Rs.) | %age |
|---------|-------------------------------------|-----------------------|--------|
| 1 | M/s. Trevana Realty Private Limited | 99,80,000 | 99.80 |
| 3 | Mr. Vivek Jain | 10,000 | 0.10 |
| 4 | Mr. Sanjeev Kumar | 10,000 | 0.10 |
| | Total | 1,00,00,000 | 100.00 |

5. The Net Profit & Losses of the Partnership business as per the accounts maintained by the Partnership after deduction of all the expenses relating to manufacturing and/or trading activities of the partnership including rent, salaries & other establishment expenses shall be divided and distributed amongst the Partners in the ratio of their respective contribution. The Capital Profit & Losses arising on the sale of any of the Partnership Property shall also be divided & distributed amongst the Partners in the ratio of their respective contribution.

| Sl. No. | Name of Partner | Contribution (In Rs.) | Profit & Losses %age sharing ratio |
|---------|-------------------------------------|-----------------------|------------------------------------|
| 1 | M/s. Trevana Realty Private Limited | 99,80,000 | 99.80 |
| 3 | Mr. Vivek Jain | 10,000 | 0.10 |
| 4 | Mr. Sanjeev Kumar | 10,000 | 0.10 |
| | Total | 1,00,00,000 | 100.00 |

6. That after the admission of 'M/s. Trevana Realty Private Limited' as a new partner, following shall be the designated partners of the LLP:

| Sl. No. | DPIN | Name of Designated Partners |
|---------|----------|-----------------------------|
| 1 | 10863516 | Mr. Vivek Jain |
| 2 | 03137851 | Mr. Sanjeev Kumar |

7. The LLP Agreement shall as from the date hereof be deemed to have been modified to give effect to this Agreement and subject to such modification shall remain in full force and effect.

For AARIZE TOWNSHIP LLP

For AARIZE TOWNSHIP LLP

For Trevana Realty Private Limited

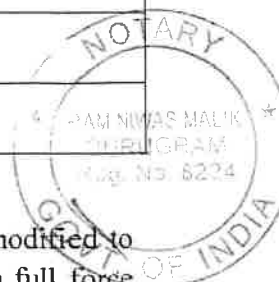
Poonam Sharma

Designated Partner

Designated Partner

Authorised Signatory

Poonam Sharma



8. This supplementary agreement shall be read together with the original Limit Liability Partnership agreement dated 12/05/2023 and Supplemental agreement dated 10/04/2024 and further supplemental agreement dated 04/12/2024.

9. The Old Partners shall be liable for the debts, liabilities and obligations of the old partnership and they shall indemnify and keep indemnified The New Partners and also all the assets and rights of the partnership firm against such debts, liabilities and obligations and against all proceedings, costs, claims and expenses in respect thereof.

10. Except the above said clause replace clause 6 and 7 suitably of the original agreement and all other clause of the original agreement remains unchanged.

IN WITNESS WHEREOF THIS SUPPLEMENTAL AGREEMENT IS SIGNED BY THE PARTIES ON 04TH DAY OF JULY 2025.

For Aarize Township LLP
For Trevana Realty Private Limited



Authorized Signatory

Signature

**On behalf of M/s Trevana Realty Private Limited
(Partner)**

Mrs. Shweta Jain

For PAN: ATEPJ8176H

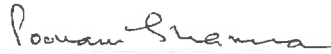


Designated Partner

Mr. Vivek Jain

DIN: 10863516

(Designated Partner)



Signature

Mrs. Poonam Sharma

DIN: 10237140

For AARIZE TOWNSHIP LLP



Designated Partner

Signature

Mr. Sanjeev Kumar

Din: 03137851

(Designated Partner)



Signature

Mrs. Sonia Sharma

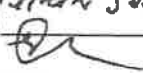
DIN: 10237138

WITNESSES:

1. Name: Shivam Kumar

Add: Naad. 1A Plot no 104

Facilities Sec 79. Gurugram

Signature: 

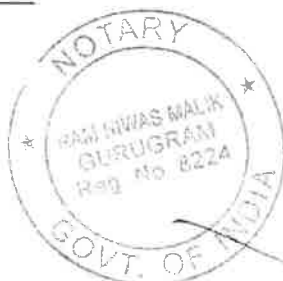
Place: Gurugram

Date: 04.07.2025

2. Name: Gaurav Kishore

Add: P-407/14/1, Sector, Dabpur

Signature: 



ATTESTED.

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR) INDIA

04 JUL 2025

Bond



**Indian-Non Judicial Stamp
Haryana Government**



Date : 26/08/2025

Certificate No. G0Z2025H4862



Stamp Duty Paid : ₹ 500

(Rs Only)

GRN No. 138739312



Penalty : ₹ 0

(Rs Zero Only)

Deponent

Name : Aarize township llp

H.No/Floor : Na

Sector/Ward : 47

Landmark : Spaze boulevard

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 92*****81



Purpose : LLP SUPPLEMENTARY AGREEMENT to be submitted at Concerned office

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

SUPPLEMENTAL LLP AGREEMENT FOR AARIZE TOWNSHIP LLP

26th Day of August, 2025

(As per Section 23(4) of LLP Act, 2008)

This Supplemental Agreement of LLP executed on 26th Day of August, 2025 at Gurugram is in continuation with the Original LLP agreement dated 12th May 2023 and the supplemental agreement dated 10th April 2024 and supplemental agreement dated 4th December 2024 and supplemental agreement dated 04th July, 2025 executed at Gurgaon amongst between:

- I. Vivek Jain S/o Late Sh. Narender Jain, R/o H No-2, GF, Block-A, Sector-49, South City-II, Gurgaon-122018. which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and hereinafter called the **FIRST PARTY**,

For AARIZE TOWNSHIP LLP

For AARIZE TOWNSHIP LLP

For Trevana Realty Private Limited



Designated Partner

Designated Partner

Authorised Signatory

AND

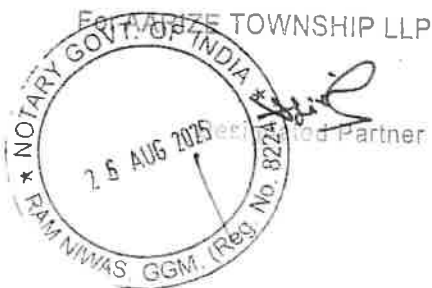
2. Sanjeev Kumar S/o Sh. Sudesh Kumar Sharma, R/o. RZF 100/47, Gali No- 41, Sadh Nagar 2, Palam Colony, Palam Village, South West Delhi- 110045. which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and hereinafter called the **SECOND PARTY**,

AND

3. M/s Trevana Realty Private Limited, situated at A-2, GF, South City - 2, Sector - 49, South City, Gurgaon – 122018. which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and hereinafter called the **THIRD PARTY**,

WHEREAS

- a) A LLP Agreement dated 12th Day of May, 2023, whereby partner had agreed to form a LLP in the name and style of AARIZE TOWNSHIP LLP to undertake all real estate activities including but not limited to sale, purchase and renting of immovable property, construction and/or development of buildings, development of plotted colony, townships, flats, houses, apartments, farms, etc. to be carried over by LLP as specified in the said LLP agreement and supplement agreement dated 10/04/2024 and supplement agreement dated 04/12/2024 and supplement agreement dated 04/07/2025.
- b) Whereas the Registered Address of the LLP as provided in the Registered Office of the agreement is at 301 to 309, Spaze Boulevard 1, Sector-47, Sohna Gurgaon Road, Haryana- 122002.
- c) Whereas the LLP requires to shift their Registered Address to the following:
Unit No- 507, 5th Floor, Spaze Boulevard, Sector-47, Gurgaon -122002, Haryana.



For AARIZE TOWNSHIP LLP
Designated Partner

For Trevana Realty Private Limited
Authorised Signatory

Registered Office Clause of the LLP agreement be replaced in its entirety by the following:

The LLP shall have its registered office at Unit No- 507, 5th Floor, Spaze Boulevard, Sector-47, Gurgaon -122002, Haryana and/or at such other place or places, as shall be agreed to by the majority of the partners from time to time. Upon any change in the registered office address of the LLP, it shall be the duty of the Designated Partners of the LLP to notify the same to the Registrar in the form and manner as prescribed to the Act and the Rules.

- Except as modified by this Supplemental LLP Agreement, an Initial LLP Agreement dated 12/05/2023 and supplement agreement dated 10/04/2024 and supplement agreement dated 04/12/2024 and supplement agreement dated 04/07/2025 shall hereafter be read and construed as if an equivalent had been executed by the parties hereto.
- This Supplemental LLP Agreement shall remain in full force and effect till the validity of an Initial LLP Agreement.

IN WITNESS WHERE OF THIS SUPPLEMENAL AGREEMENT IS SIGNED BY THE PARTIES ON 26TH AUGUST 2025:

For AARIZE TOWNSHIP LLP

For AARIZE TOWNSHIP LLP



Designated Partner
Vivek Jain

Designated Partner

DPIN: 10863516

Add: H No-2, GF, Block-A,
South City-II, Sector-49,
Gurgaon-122018.

For AARIZE TOWNSHIP LLP



Designated Partner
Sanjeev Kumar

Designated Partner

DPIN: 03137851

Add: RZF 100/47, Gali No-41, Sadh Nagar 2,
Palam Colony, Palam Village, South West Delhi-
110045.



ATTESTED

RAM NIWAS, ADVOCATE
NOTARY PUBLIC (REG. NO. 8224)

For Trevana Realty Private Limited

Shweta
Authorised Signatory

On behalf of M/s Trevana Realty Private Limited
Partner
Shweta Jain
PAN: ATEPJ8176H

Place: Gurgaon

Date: 26.08.2025

WITNESSES:

1. Name: Shivan Kumar
Add: Mund. Appartment Sec 72 / GGN-1 HR
Signature: *[Signature]*
2. Name: Azad Kumar & Ashak Kumar
Add: Sec-46 Gurgaon
Signature: *[Signature]*



ATTESTED

[Signature]
RAM NIWAS, ADVOCATE
NOTARY GURUGRAM (HR) INDIA