



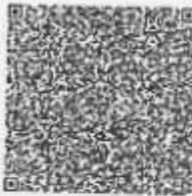
सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

### e-Stamp

Certificate No.	: IN-DL39322454458962U
Certificate Issued Date	: 30-Dec-2022 11:57 AM
Account Reference	: IMPACC (IV)/ dl760703/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL76070352562046644955U
Purchased by	: ARSONS REALTORS LLP
Description of Document	: Article 46 Partnership
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ARSONS REALTORS LLP
Second Party	: Not Applicable
Stamp Duty Paid By	: ARSONS REALTORS LLP
Stamp Duty Amount(Rs.)	: 500 (Five Hundred only)



Please write or type below this line

**ARSONS REALTORS LLP**  
*Rajm B*  
Designated Partner

**ARSONS REALTORS LLP**  
*Parmoj Kumar*  
Designated Partner

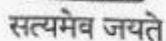
**ARSONS REALTORS LLP**  
*Vishnu Kumar*  
Designated Partner



**ARSONS REALTORS LLP**  
*Quinta*  
Designated Partner

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





**Government of National Capital Territory of Delhi**

## e-Stamp

: IN-DL39323720297103U

: 30-Dec-2022 11:57 AM

: IMPACC (IV)/ dI760703/ DELHI/ DL-DLH

: SUBIN-DL76070352561219431171U

: ARSONS REALTORS LLP

: Article 46 Partnership

: Not Applicable

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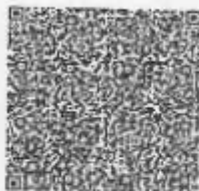
: ARSONS REALTORS LLP

: Not Applicable

: ARSONS REALTORS LLP

• 500

(Five Hundred only)



IN-GU-8237202971031

Regimen Bodo

### Designated Partner

PARMOGILCOMAR

### Designated Partner

Vishnu (Om)

**Designated Partner**



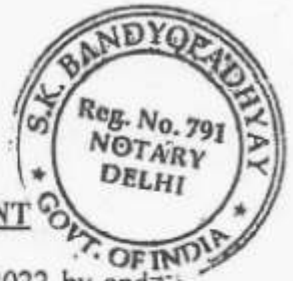
Quarta

**Designated Partner**

Statutory Amdt.

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

Certificate No: IN-DL39323720297103U & IN-DL39322454458962U



**SUPPLEMENTARY AGREEMENT TO THE LLP AGREEMENT**

This supplementary LLP agreement is made on this 30<sup>th</sup> day of December 2022 by and amongst

1. Mr. Virender Kumar S/o Om Prakash R/o H.No A-6, Omaxe City Sector-15, Bahadurgarh, Haryana-124507 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.
2. Mr Pramod Kumar S/o Sh. Raj Kumar, R/o H.No. 54, Ward No. 34, Near Triveni Park, Janta Colony, Rohtak-124001 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.
3. Mr Rajesh Babu S/o Ram Kumar , R/o H. No. 55/34, Singhpuria Street, Janta Colony, Sector-15, Rohtak, Haryana-124001, 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.
4. Mr Sourabh Gupta S/o Anand Kumar, R/o H.No. B-3/21, Rajasthali Appartment Pitampura, Saraswati Vihar, North West Delhi-110034 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 Incoming Partner (FOURTH PARTY), and

AND WHEREAS a limited liability partnership has been registered by the Jurisdictional Registrar of Companies vide certificate of incorporation Regn. No. AAY-5149 dated 09-09-2021 under the name and style "ARSONS REALTORS LLP".

This Supplementary agreement is in continuation to the initial LLP agreement dated 11.09.2021 and supplementary agreement dated 27.09.2022.

And whereas all the existing partners have agreed to admit Mr. Sourabh Gupta as designated partners in the LLP w.e.f 30/12/2022 and have also received their consent to act as designated partners.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. It is hereby agreed among the above parties to the agreement that Mr. Sourabh Gupta have been admitted as partner of the LLP with effect from 30/12/2022 and shall be appointed as Designated Partners.
2. AND The New Profit Sharing Ratio of Remaining partners after admission of Mr. Sourabh Gupta (i.e from 30/12/2022) shall be as Under:

ARSONS REALTORS LLP  
*Rajesh Babu*  
Designated Partner

ARSONS REALTORS LLP  
*Pramod Kumar*  
Designated Partner

ARSONS REALTORS LLP  
*Virender Kumar*  
Designated Partner

ARSONS REALTORS LLP  
*Gupta*  
Designated Partner



- (1) Virender Kumar: 25%  
(3) Rajesh Babu: 25%  
2) Pramod Kumar: 25%  
4) Sourabh Gupta: 25%

5. The Contribution of the LLP after admission of Mr. Sourabh Gupta (i.e from 30/12/2022) is Rs. 10,00,00,000 (Ten Crore Rupees Only) divided as under:

Virender Kumar : Rs. 2,50,00,000 (Rupees Two Crore Fifty Lakh Only)  
Pramod Kumar : Rs. 2,50,00,000 (Rupees Two Crore Fifty Lakh Only)  
Rajesh Babu: Rs. 2,50,00,000 (Rupees Two Crore Fifty Lakh Only)  
Sourabh Gupta: Rs. 2,50,00,000 (Rupees Two Crore Fifty Lakh Only)

The further Contribution if any required by the ARSONS REALTORS LLP shall be brought by the partners as mutually decided.

5. That Remuneration will be given to the Designated Partners for rendering of their services and the total remuneration during a financial year shall not exceed permissible limit laid down in Section 40(b) of the Income Tax Act, 1961. The said remuneration shall be distributed among the designated partners in equal ratio. However lower or no remuneration shall be paid in case of loss or lower profit in any year as agreed by the partners unanimously.

6. All other terms and condition as incorporated in Initial LLP agreement dated 11.09.2021 shall remain in force.

IN WITNESS WHEREOF the parties have put their respective hands the day and year first hereinabove written.

Signed and delivered by the

For and on behalf of ARSONS REALTORS LLP

ARSONS REALTORS LLP

ARSONS REALTORS LLP

ARSONS REALTORS LLP

ARSONS REALTORS LLP

Virender Kumar

Pramod Kumar

Rajesh Babu

Sourabh Gupta

Designated Partner

(Designated Partner) (Designated Partner) (Designated Partner) (Designated Partner)

1. Witness:

Bhimesh Gupta  
Bahadur Singh  
B. Gupta

2. Witness:

Bablu Kumar  
Kamshamala  
Bablu



ATTESTED

NOTARY PUBLIC DELHI

10 JAN 2023

Form - 9

Consent to act as a designated partner/partner of a LLP

[See rule 7 and 10(8)]

To,

ARSONS REALTORS LLP

House No. 3/31, Block-B 3 Rajasthall Appartments,  
Pitampura, New Delhi-110034

Sub: - Consent to act as a designated partner.

I, Sourabh Gupta, hereby give my consent to act as designated partner of M/s ARSONS REALTORS LLP, pursuant to Section 7(3) of the Act.

S. No.	Particulars	Details
1.	Designate partner Identification number (DPIN):	07274688
2.	Name:	Sourabh Gupta
3.	Father's Name (in full):	Anand Kumar
4.	Address:	House No. B-3/31, Rajasthali Appartment, Pitampura, Saraswati Vihar New Delhi- 110034
5.	E-mail id:	Sggupta91@gmail.com
7.	Income-tax PAN :	ASPPG7399P
9.	Date of birth:	25/07/1991
10.	Nationality:	INDIAN
11.	Name of the Partnership Firm OR LLPIN & Name of Limited Liability Partnership OR CIN & Name of the Company OR Name of any other body corporate whose nominee the designated partner is	Nil

DECLARATION

I hereby state that I satisfy the conditions and requirement for being eligible to be a designated partner and I have not been disqualified to act as a designated partner.

Place: Delhi

ARSONS REALTORS LLP

*Sourabh Gupta*  
Designated Partner

Sourabh Gupta

Din: 07274688



सत्यमेव जयते

INDIA NON JUDICIAL

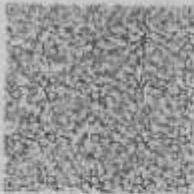
Government of National Capital Territory of Delhi

₹1,000

e-Stamp

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Certificate issued Date	: 27-Sep-2022 05:16 PM
Account Reference	: SELFPRINT (PU): dl-self/ NEHRU/ DL-DLH
Unique Doc. Reference	: SUBIN-DL-DL-SELF66954321148059U
Purchased by	: JUGAL MALHOTRA
Description of Document	: Article- Others
Property Description	: SUPPLEMENTARY AGREEMENT OF ARSONS REALTORS LLP
Consideration Price (Rs.)	: 1,000 (One Thousand only)
First Party	: ANAND KUMAR
Second Party	: RANBIR SINGH
Stamp Duty Paid By	: RANBIR SINGH
Stamp Duty Amount(Rs.)	: 1,000 (One Thousand only)



SELF PRINTED CERTIFICATE TO BE  
VERIFIED BY THE RECIPIENT AT  
[WWW.SHCILESTAMP.COM](http://WWW.SHCILESTAMP.COM)

IN-DL93693234308568U

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Stamp Duty Alert

The Government of National Capital Territory of Delhi has decided to launch a Self-Printing Mobile App of Stamp Holding. The app will be available on 28th September 2022. The app will be available on the Android & iOS platforms. The app will be available on the Google Play Store & the Apple App Store. The app will be available on the Google Play Store & the Apple App Store. The app will be available on the Google Play Store & the Apple App Store.



3. Rajesh Babu S/o Ram Kumar R/o H.NO. 55/34, Singhpuria Street, Janta Colony, Sector-15, Rohtak, Haryana-124001 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 Fifth party.

WHEREAS a LLP was incorporated on 09/09/2021 vide Regn No. AAY-5149 in the state of Delhi in the Name of **ARSONS REALTORS LLP**

And Whereas a LLP agreement was executed on 11/09/2021 between Anand Kumar and Ranbir Singh (First and second party of the agreement)

And Now Whereas the First Party and Second Party mutually decided to induce Mr. Virender Kumar (Third Party), Mr. Pramod Kumar (fourth Party), Mr. Rajesh Babu (fifth Party), as Designated Partner in the LLP.

And Whereas Mr. Anand Kumar and Mr. Ranbir Singh expressed their willingness to resign from the LLP i.e., 27<sup>th</sup> September 2022 and have handed over their notice of retirement cum resignation to the LLP dated 27<sup>th</sup> September, 2022.

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. It is hereby agreed among the above parties to the agreement that Mr. Virender Kumar, Mr. Pramod Kumar, Mr. Rajesh Babu, has been admitted as Designated partner of the LLP.

2. The New Profit-Sharing Ratio of remaining partners shall be as under:

Mr. Virender Kumar : 50%  
Mr. Pramod Kumar : 25%  
Mr. Rajesh Babu : 25%

3. The Contribution of the **ARSONS REALTORS LLP** shall be Rs. 10,00,00,000 (Ten Crore only) divided as under:

Mr. Virender Kumar : 5,00,00,000/- (Rupees Five Crores Only)  
Mr. Pramod Kumar : 2,50,00,000/- (Rupees Two Crores Fifty Lakhs Only)  
Mr. Rajesh Babu : 2,50,00,000/- (Rupees Two Crores Fifty Lakhs Only)

The further Contribution if any required by the **ARSONS REALTORS LLP** shall be brought by the partners as mutually decided.

ARSONS REALTORS LLP

*Anand Kumar*  
Designated Partner

ARSONS REALTORS LLP

*Ranbir Singh*  
Designated Partner

ARSONS REALTORS LLP

*Virender Kumar*  
Designated Partner

ARSONS REALTORS LLP

*Rajesh Babu*  
Designated Partner

ARSONS REALTORS LLP

Page 2 of 5

### SUPPLEMENTARY AGREEMENT TO THE LLP AGREEMENT

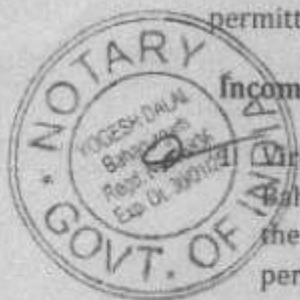
This supplementary LLP agreement is made on this 27<sup>th</sup> Day of September, 2022 amongst between the following persons.

#### **Retiring Partner:**

1. Anand Kumar S/o Sh. Suraj Bhan R/o Rajasthali Apartment, House No. B-3/31, Pitampura Saraswati Vihar, North West Delhi, Delhi-110034 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
2. Ranbir Singh S/o Surat Singh R/o House No-531 Gali No-3, Dev Nagar, Bahadurgarh, Jhajjar, Haryana-124507 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

#### **Incoming Partner:**

1. Virender Kumar S/o Om Prakash R/o H.No. A-6, Omaxe City, Sector-15, Bahadurgarh, Haryana-124507 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
2. Pramod Kumar S/o Sh. Raj Kumar R/o H. NO.54, Ward No. 34, Near Triveni Park, Janta Colony, Rohtak-124001 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 Fourth party.



ARSONS REALTORS LLP

*Anand Kumar*  
Designated Partner

ARSONS REALTORS LLP

*Ranbir Singh*  
Designated Partner

ARSONS REALTORS LLP

*Virender Kumar*  
Designated Partner

ARSONS REALTORS LLP

*Rajesh Bhatia*  
Designated Partner

Page 1 of 5

ARSONS REALTORS LLP

*Pramod Kumar*



#### 4. Remuneration Clause

Interest on capital and current account @ 12% per annum will be given to each partner. Any partner can willfully may decide not to take interest on capital as well on current account.

Remuneration in the shape of salary will be given to the working partners as per details below: -

On first book profit of Rs. 3,00,000	90% of the book profit
On Balance of Book Profit	60% of the book profit

Book profit will be calculated as Net profit as per profit and loss account and addition of interest on capital and salary to partners.

5. All other terms and condition as incorporated in Initial LLP agreement dated 11<sup>th</sup> September, 2021 shall remain in force.

ARSONS REALTORS LLP  
*Anil Kant*  
Designated Partner

ARSONS REALTORS LLP  
*Sanbir Singh*  
Designated Partner

ARSONS REALTORS LLP  
*Vinod Kumar*  
Designated Partner

ARSONS REALTORS LLP  
*Rajendra*  
Designated Partner

ARSONS REALTORS LLP  
*PARMOOD KUMAR*  
Designated Partner



IN WITNESS WHEREOF the parties have put their respective hands the day and year first hereinabove written

Signed and delivered by the

For and on behalf of

ARSONS REALTORS LLP

ARSONS REALTORS LLP

*Anand Kumar*  
Designated Partner

Anand Kumar (Retiring Partner)

ARSONS REALTORS LLP

*Ranbir Singh*  
Designated Partner

Ranbir Singh (Retiring Partner)

ARSONS REALTORS LLP

*Virender Kumar*  
Designated Partner

Virender Kumar (Incoming Partner)

ARSONS REALTORS LLP

*Pramod Kumar*  
Designated Partner

Pramod Kumar (Incoming Partner)

ARSONS REALTORS LLP

*Rajesh Babu*  
Designated Partner

Rajesh Babu (Incoming Partner)

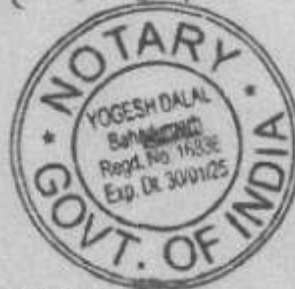


Witness:

Anil Kumar

1. Anil Kumar s/o Sh. Omkar Kesh

H.No-6, Sector-15, Happy Home, Omaxe City  
Bahadurgarh, Jhajjar, Haryana - 124507



2.

Sachin Gupta

SACHIN GUPTA S/O VED PARKASH GUPTA

H.N 146/24 VYAS RALI BAHADUR GARH - 124507

JHAJJAR HARYANA

ATTESTED

YOGESH DALAL

Advocate  
Notary Public Bahadurgarh,  
Distt. Jhajjar, Haryana-124507





# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

e-Stamp

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Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

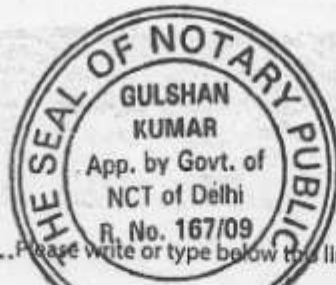
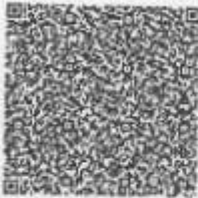
First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

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: SUBIN-DL95500340232400823239T  
: ARSONS REALTORS LLP  
: Article 46 Partnership  
: Not Applicable  
: 0  
: (Zero)  
: ARSONS REALTORS LLP  
: NA  
: ARSONS REALTORS LLP  
: 500  
: (Five Hundred only)



Please write or type below this line.

11 SEP 2021

LLP AGREEMENT

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

This Agreement of LLP made at Delhi this 11<sup>th</sup> Day of September, 2021

AMONGST

1. Anand Kumar S/o Sh. Suraj Bhan R/o Rajasthali Apartment, House No. B-3/31, Pitampura, Saraswati Vihar, North West Delhi, Delhi-110034 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

*Anand Kumar*

*Ramkishan Singh*

### Statutory Alert:

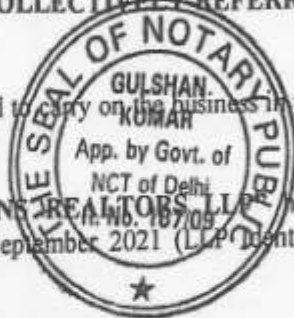
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the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

2. Ranbir Singh S/o Sh. Surat Singh R/o 531, Gali No. 3, Jhajjar Road, Dev Nagar, Bahadurgarh, Haryana-124507 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

(THE FIRST AND SECOND PARTY SHALL BE COLLECTIVELY REFERRED TO AS PARTNERS)

WHEREAS all the parties to the Agreement have agreed to carry on the business in the form of Limited liability partnership.

AND WHEREAS the LLP with the name "ARSONS REALTORS LLP" has been registered vide Certificate of incorporation dated 9<sup>th</sup> September 2021 (LLP Identification Number AAY-5149).



IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

1. A Limited Liability Partnership shall be carried on in the name and style of M/s. ARSONS REALTORS LLP and hereinafter called as ARSONS REALTORS LLP.
2. The ARSONS REALTORS LLP as constituted under this Deed shall be deemed to have commenced on the 9<sup>th</sup> September 2021 (the date of incorporation).
3. The ARSONS REALTORS LLP shall have its registered office at House No. 3/31, Block B 3, Rajasthali Apts., Pitampura, New Delhi-110034 and/ or at such other place or places, as shall be agreed to by the majority of the partners from time to time.
4. The Contribution of the ARSONS REALTORS LLP shall be Rs 10,00,00,000 (Rupees Ten Crore Only) which shall be contributed by the partners in the following proportions.

First Party	Rs. 5,00,00,000 (Rupees Five Crore Only)
Second Party	Rs. 5,00,00,000 (Rupees Five Crore Only)

The further Contribution if any required by the ARSONS REALTORS LLP shall be brought by the partners as mutually decided.

5. The ARSONS REALTORS LLP shall have a common seal to be affixed on documents as defined by partners under the signature of any of the designated Partners.
6. That the immovable properties purchased by the LLP shall be clear, marketable and free from all encumbrances.
7. The net profits of the ARSONS REALTORS LLP arrived at after providing for payment of interest to partners on their capital/ loan shall be divided in the following proportions:

First Party	1/2 share
Second Party	1/2 share

1.1 SEP 2021

*Amul Kumar*

*Ranbir Singh*

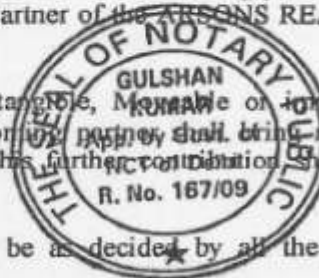
8. The losses of the ARSONS REALTORS LLP including loss of capital, if any, shall be borne and paid by the partners in the following proportions:

First Party	1/2 share
Second Party	1/2 share

9. The Activity business of the ARSONS REALTORS LLP is to carry on the business as builder, developer, civil contractor activity and also in the sale/ purchase of units.

#### Admission of New Partner

10. The new partner will be introduced with the mutual consent of all the existing partners. Such incoming partner shall give his prior consent to act as Partner of the ARSONS REALTORS LLP.
11. The Contribution of the partner may be tangible, intangible, movable or immovable property as may be decided by the partners. The incoming partner shall bring minimum contribution of Rs 50,000 (Fifty Thousand only) and his further contribution shall be as decided by all the partners mutually.
12. The Profit-sharing ratio of the incoming partner will be as decided by all the partners mutually.



#### Rights of Partner

13. All the partners hereto shall have the rights, title and interest in all the assets and properties in the said ARSONS REALTORS LLP in the proportion of their Contribution.
14. Every partner has a right to have access to and to inspect any books of the ARSONS REALTORS 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 ARSONS REALTORS LLP shall have no objection thereto provided that the said partner has intimated the said fact to the ARSONS REALTORS LLP before the start of the new independent business and moreover he shall not use the name of the ARSONS REALTORS LLP to carry on the said business.
16. The Partner shall be entitled to interest at the rate of 12 % per annum on their capital contribution.
- However, the partner by mutual consent may waive off the interest payable to them or may reduce the rate of interest.
17. If any partner shall advance any sum of money to ARSONS REALTORS LLP over and above his due contribution to capital, the same shall be a debt due from the ARSONS REALTORS 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.

However, the partner by mutual consent may waive off the interest payable to them or may reduce the rate of interest.

11 SEP 2021

Amul Kant

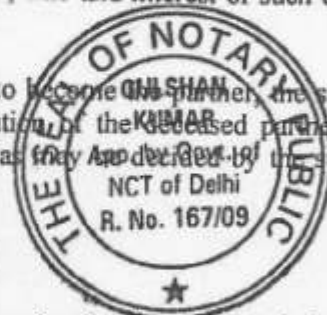
Ranbir Singh



18. ARSONS REALTORS LLP shall have perpetual succession. So, death, retirement or insolvency of any partner shall not dissolve the ARSONS REALTORS LLP.

19. 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 partnership. Upon the death of any of the partners herein any one of his or her heirs will be admitted as a partner of the ARSONS REALTORS LLP in place of such deceased partner as may be decided by the legal heirs and acceptable to all the partners. 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 as per the Succession Act.

20. On the death of any partner, if his or her heir opts not to become a partner, the surviving partners shall have the option to purchase the contribution of the deceased partner in the ARSONS REALTORS LLP in their respective ratio or as may be decided by the surviving partner.



#### Duties of Partners

21. Each Partner shall be just and faithful to the other partners in all transactions relating to the LLP.

22. Each partner shall render true accounts and full information of all things affecting the limited liability partnership to any partner or his legal representatives.

23. Every partner shall account to the limited liability partnership for any benefit derived by him without the consent of the ARSONS REALTORS 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 ARSONS REALTORS LLP.

24. 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.

25. In case any of the Partners of the ARSONS REALTORS LLP desires to transfer or assign his interest or shares in the ARSONS REALTORS LLP he can transfer the same with the consent of all the Partners.

26. No Partner shall without the written consent of other Partners: -

- Engage or except for gross misconduct, dismiss any employee of the partnership.
- 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 ARSONS REALTORS LLP.
- 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.
- Assign, mortgage or charge his share in the partnership or any asset or property thereof or make any other person a partner therein.
- Engage directly or indirectly in any business competing with that of the limited liability partnership.
- Lend money or give credit on behalf of the ARSONS REALTORS 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 ARSONS REALTORS LLP by the partner incurring the same.

Anil Kumar

Ranbir Singh

- Compromise or compound or (except upon payment in full) release or discharge any debt due to the ARSONS REALTORS LLP except upon the written consent given by the other partner.
- 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.

### Meeting

- The meeting of designated partners may be called by giving 1-day notice. In case if any urgent meeting is called the notice requirement is to be ratified by all the Partners.
- The matter discussed in the ARSONS REALTORS LLP meeting shall be decided by a resolution passed by all the partners and for this purpose, each partner shall have one vote.
- The meeting of the Partners may be called by sending 7 days prior notice to all the partners at their residential address or in case of urgent meeting the same can be called by telephonic conversation but the notice requirement is to be ratified by all the Partners.
- The meeting of Partners shall ordinarily be held at the registered office of the ARSONS REALTORS LLP or at any other place as per the convenience of partners.
- The designated partners shall ensure that decisions taken by it are recorded in the minutes within 30 days of taking such decisions and are kept and maintained at the registered office of the ARSONS REALTORS LLP.
- Each partner shall—
  - Punctually pay and discharge the separate debts and engagement and indemnify the other partners and the ARSONS REALTORS LLP assets against the same and all proceedings, costs, claims and demands in respect thereof.
  - Each of the designated partners shall give time and attention as may be required for the fulfillment of the objectives of the ARSONS REALTORS LLP business and they all shall be the working partners.

### Duties of Designated Partner

- The First Party and Second Party shall act as the Designated Partner of the ARSONS REALTORS LLP in terms of the requirement of the Limited Liability Partnership Act, 2008.
- 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.
- The Designated Partners shall be responsible for the doing of all acts arising out of this agreement.
- Remuneration will be given to the Designated Partner for rendering of their services at following rates: -

On the first Rs. 3,00,000/- of the Book profit and in case of loss  
On the balance of the book profit

Rs. 1,50,000/- or 90% of book profit, whichever is more  
60% of book profit

11 SEP 2021

*Amul*

*Kanbir Singh*

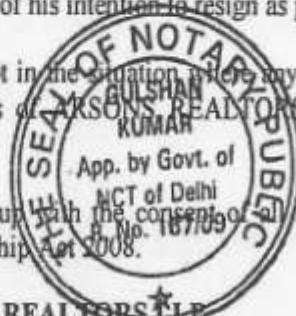


However, the partners by mutual consent may waive off the remuneration payable to them or may reduce the amount of remuneration.

37. The ARSONS REALTORS 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 ARSONS REALTORS LLP, except for the gross negligence or willful misconduct of the partner or officer seeking indemnification.

#### Cessation of Existing Partners

38. Partner may cease to be partner of the ARSONS REALTORS LLP by giving a notice in writing not less than 1 (one) day to the other partners of his intention to resign as partner.
39. No majority of Partners can expel any partner except in the situation where any partner has been found guilty of carrying of activity/ business of ARSONS REALTORS LLP with fraudulent purpose.
40. The ARSONS REALTORS LLP can be wound up with the consent of all the partners subject to the provisions of Limited Liability Partnership Act 2008.



#### Extent of Liability of ARSONS REALTORS LLP

41. ARSONS REALTORS 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 ARSONS REALTORS LLP in doing a particular act; and
  - II. the person knows that he has no authority or does not know or believe him to be a partner of the ARSONS REALTORS LLP.

#### Miscellaneous Provisions

42. The limited liability partnership shall indemnify each partner in respect of payments made and personal liabilities incurred by him—
- I. in the ordinary and proper conduct of the business of the limited liability partnership; or
  - II. in or about anything necessarily done for the preservation of the business or property of the limited liability partnership.
43. The books of accounts of the firm shall be kept at the registered office of the ARSONS REALTORS LLP for the reference of all the partners or any other place as may be decided by designated partners by way of passing resolution in this behalf.
44. The accounting year of the ARSONS REALTORS LLP shall be from 1<sup>st</sup> April of the year to 31<sup>st</sup> March of subsequent year. The first accounting year shall be from the date of commencement of this ARSONS REALTORS LLP till 31<sup>st</sup> March of the subsequent year.
45. It is expressly agreed that the bank account of the ARSONS REALTORS LLP shall be operated as decided in the meeting of partners.
46. ARSONS REALTORS LLP may, from time to time at its discretion, borrow funds from its Partners or public, banks or any financial institutions or any other individual/ body corporate,

*Amal Kumar*

11 SEP 2021

*Ranbir Singh*

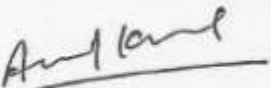


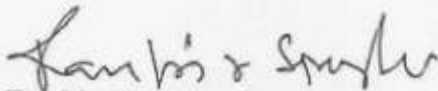
for meeting its working capital requirements, and any other administrative and strategic requirements, with the approval of all the Designated Partners.

47. All disputes between the partners or between the Partner and the ARSONS REALTORS LLP arising out of the limited liability partnership agreement which cannot be resolved in terms of this agreement shall be referred for arbitration as per the provisions of the Arbitration and Conciliation Act, 1996 (26 of 1996)

IN WITNESS WHEREOF the parties have put their respective hands the day and year first hereinabove written

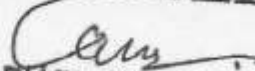
Signed and delivered by the  
For and on behalf of  
ARSONS REALTORS LLP

  
Anand Kumar  
(Designated Partner)

  
Ranbir Singh  
(Designated Partner)



**ATTESTED**

  
NOTARY PUBLIC, DELHI

1.1 SEP 2021

**Witness:**

- a) Name ANIL KUMAR  
Address H.NO. 15, Sector-15, ANAHE CITY, BAHADUR GARH, HARYANA  
Signature 124507
- b) Name SOURASH GOPTA  
Address APARTMENT, PITAMPURA, N-DELHI-110034  
Signature

