



Indian-Non Judicial Stamp Haryana Government



Date : 14/12/2023

Certificate No. JCN2023L14

GRN No. 110433290

Stamp Duty Paid : ₹ 1000
(Rs. Thousand Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Snpc Global Residency llp
H.No/Floor : X Sector/Ward : X LandMark : X
City/Village : Bahadurgarh District : Jhajjar State : Haryana
Phone: 93*****12



Buyer / Second Party Detail

Name : Vilas Chhikara and Satish chhikara and Pooja Jindal
H.No/Floor : X Sector/Ward : X LandMark : X
City/Village : Bahadurgarh District : Jhajjar State : Haryana
Phone : 93*****12

Purpose : LLP Agreement

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

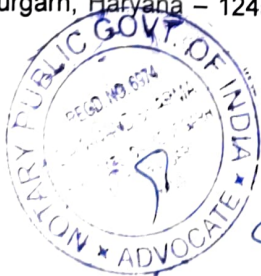
LLP AGREEMENT

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

THIS Agreement of LLP made at Bahadurgarh on this 14th Day of December, 2023

AMONGST

1. Pooja Jindal D/o Sh. Kanwar Lal R/O 993, Sector-6, 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, and
2. Satish Kumar S/o Shyam Lal R/o House No 308, Village Ladrawan, 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
3. Vilas Chhikara S/o Jaipal Chhikara R/o House No 308, Village Ladrawan, Bahadurgarh, Haryana - 124507 which expression shall, unless it be repugnant to the



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14/12/23

Vilas

Satish

Pooja

subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and hereinafter called the SECOND PARTY, and

(ALL THE PARTY SHALL BE COLLECTIVELY REFERRED TO AS PARTNERS)

WHEREAS all the parties to this agreement are known to each other

AND WHEREAS all the parties wish to carry on the business of Construction and town planners.

AND WHEREAS for the purpose of doing such business they had agreed to form a Limited liability partnership under the Limited Liability Partnership Act 2008.

AND WHEREAS a limited liability partnership has been registered by the Registrar of LLP, New Delhi vide Regn No. ACE-3853 dated 14TH December, 2023.

AND WHEREAS they intend to write down the terms and conditions of the said formation and

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. SNPC GLOBAL RESIDENCY LLP and hereinafter called as SNPC GLOBAL RESIDENCY LLP.
2. The SNPC GLOBAL RESIDENCY LLP as constituted under this Deed shall be deemed to be have commenced on the date of registration of LLP by the registrar of LLP i.e, 14.12.2023.
3. The SNPC GLOBAL RESIDENCY LLP shall have its registered office at 383, HL City, Sector 37, Bahadurgarh , Haryana - 124507 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 SNPC GLOBAL RESIDENCY 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 34,50,000 (Rupees Thirty Four Lakh Fifty Thousand only)

Second Party Rs 39,00,000 (Rupees Thirty Nine Lakh only)

Third Party Rs 26,50,000 (Rupees Twenty Six Lakh Fifty Thousand)

The further Contribution if any required by the SNPC GLOBAL RESIDENCY LLP shall be brought by the partners as mutually decided.



5. The SNPC GLOBAL RESIDENCY 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. The net profits of the SNPC GLOBAL RESIDENCY LLP arrived at after providing for payment of interest to partners on the loan given by them shall be divided in the following proportions:

To the said first party	34.5%
To the said second party	39 %
To the said third party	26.5%

7. The partner shall be entitled to interest at the rate of 12% p.a. on the amount of capital contributed by them.

Business of LLP

8. The main objects of SNPC GLOBAL RESIDENCY LLP are as under:

To carry on the business as developers, builders, property developers, Civil, mechanical and labour contractors, and for that purpose to enter in to collaboration agreement with land owners and to purchase, acquire, own process, buy and sell , re-sell or in exchange or in any other lawful manner any area, any land, buildings, and to traffic in any land structures whether it is agricultural land, non-agricultural land, urban land, semi urban land , or rural land and estates other immovable properties and to turn the same into account, develop the same dispose off or maintain the same. and to build rural / and or urban townships, farm houses, resorts, banquets, markets or other residential building and commercial building , multistoried flats, commercial space or conveniences thereon and to develop co-operatives, housing schemes and to equip the same or part thereof with all or any amenities or conveniences, drainage facility, electric, telephonic, television installations and to deal with the same in any manner whatsoever, and by advancing money to and entering into the contracts and arrangements of all kind with builders, tenants and others.

However the LLP shall have the powers to do all such acts and things as may be required to be done by the LLP for attainment of its main objects including but not limited to hiring of employees, opening bank accounts, purchase of offices, office furniture and equipments, taking/giving loans, application for license etc.

Admission of New Partner

9. The new partner will be introduced with the mutual consent of all the existing partners.
10. Such incoming partner shall give his prior consent to act as Partner of the SNPC GLOBAL RESIDENCY LLP.
11. The Profit sharing ratio of the incoming partner will be as decided by all the partners mutually.



A handwritten signature in blue ink.

A handwritten signature in blue ink.

A handwritten signature in blue ink.

Rights of Partner

12. All the partners hereto shall have the rights, title and interest in all the assets and properties in the said SNPC GLOBAL RESIDENCY LLP in the proportion of their Contribution.
13. Every partner has a right to have access to and to inspect any books of the LLP.
14. 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 SNPC GLOBAL RESIDENCY LLP shall have no objection thereto provided that the said partner has intimated the said fact to the SNPC GLOBAL RESIDENCY LLP before the start of the new independent business and moreover he shall not use the name of the SNPC GLOBAL RESIDENCY LLP to carry on the said business.
15. If any partner shall advance any sum of money to SNPC GLOBAL RESIDENCY LLP over and above his due contribution to capital, the same shall be a debt due from the SNPC GLOBAL RESIDENCY 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.
16. SNPC GLOBAL RESIDENCY LLP shall have perpetual succession. So, death, retirement or insolvency of any partner shall not dissolve the SNPC GLOBAL RESIDENCY LLP.
17. 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 LLP in place of such deceased partner as per his/her will if any, and if there is no will, as may be decided by the legal heirs and acceptable to all the partners.
18. 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.
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 SNPC GLOBAL RESIDENCY LLP in their respective ratio or as may be decided by the surviving partner.

Duties of Partners

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



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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 SNPC GLOBAL RESIDENCY 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 SNPC GLOBAL RESIDENCY 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.
24. In case any of the Partners of the SNPC GLOBAL RESIDENCY LLP desires to transfer or assign his interest or shares in the SNPC GLOBAL RESIDENCY LLP. He can transfer the same with the consent of all the Partners.
25. No Partner shall without the written consent of other Partners :-
- 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 SNPC GLOBAL RESIDENCY 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 or her 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 SNPC GLOBAL RESIDENCY 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 SNPC GLOBAL RESIDENCY LLP by the partner incurring the same.
 - Compromise or compound or (except upon payment in full) release or discharge any debt due to the SNPC GLOBAL RESIDENCY 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

26. 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.



27. The matter discussed in the SNPC GLOBAL RESIDENCY LLP meeting shall be decided by a resolution passed by all the partners and for this purpose, each partner shall have one vote.
28. The meeting of the Partners may be called by sending 1 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 rectified by all the Partners.
29. The meeting of Partners shall ordinarily be held at the registered office of the SNPC GLOBAL RESIDENCY LLP or at any other place as per the convenience of partners.
30. Each partner shall--
- I. Punctually pay and discharge the separate debts and engagement and indemnify the other partners and the SNPC GLOBAL RESIDENCY LLP assets against the same and all proceedings, costs, claims and demands in respect thereof.
 - II. Each of the partners shall give time and attention as may be required for the fulfillment of the objectives of the SNPC GLOBAL RESIDENCY LLP business and they all shall be the working partners.

Duties of Designated Partner

31. The First Party and Second Party shall act as the Designated Partner of the SNPC GLOBAL RESIDENCY LLP in terms of the requirement of the Limited Liability Partnership Act, 2008.
32. 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.
33. The Designated Partners shall be responsible for the doing of all acts arising out of this agreement.
34. That all the parties to this deed shall look after the interest of the business to the best of their ability and in carrying on the business, and each partner shall be entitled to salary/remuneration at following rates :-

- a) On the first Rs. 300000/- of the : 150000/- or @ 90% of
Book profit and in case of loss book profit , which is more
- b) On the balance of the book profit: @ 60%

The salaries/remuneration payables above to partners shall be credited to their respective personal accounts month to month or at the end of the year as the case may be. However salary/remuneration may be enhanced/ reduced by mutual consent of all the partners. In the case of loss or shortfall in the firm, salary/remuneration shall be computed in any manner but subject to the limits prescribed under Sec. 40(b) or any other applicable provision of the Income Tax Act, 1961 relating to the assessment of the firm and partners. In the case of deficit in profit



the salary/remuneration of the partners shall stand reduced in proportion to the above-mentioned monthly salary/remuneration.

35. The SNPC GLOBAL RESIDENCY 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 SNPC GLOBAL RESIDENCY LLP, except for the gross negligence or willful misconduct of the partner or officer seeking indemnification.

Cessation of Existing Partners

36. Partner may cease to be partner of the SNPC GLOBAL RESIDENCY LLP by giving a notice in writing of not less than 5 days to the other partners of his intention to resign as partner.

37. 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 SNPC GLOBAL RESIDENCY LLP with fraudulent purpose.

38. The SNPC GLOBAL RESIDENCY 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 N V RESIDENCY LIMITED LIABILITY PARTNERSHIP

39. SNPC GLOBAL RESIDENCY 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 SNPC GLOBAL RESIDENCY 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 SNPC GLOBAL RESIDENCY LLP.

Miscellaneous Provisions

40. 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.



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41. The books of accounts of the firm shall be kept at the registered office of the SNPC GLOBAL RESIDENCY LLP for the reference of all the partners.
42. The accounting year of the SNPC GLOBAL RESIDENCY 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 SNPC GLOBAL RESIDENCY LLP till 31st March of the subsequent year.
43. It is expressly agreed that the bank account of the SNPC GLOBAL RESIDENCY LLP shall be operated as decided in the meeting of partners.
44. All disputes between the partners or between the Partner and the SNPC GLOBAL RESIDENCY 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

SNPC GLOBAL RESIDENCY LIMITED LIABILITY PARTNERSHIP


(Designated Partner)
Pooja Jindal


(Designated Partner)
Vilas Chhikara

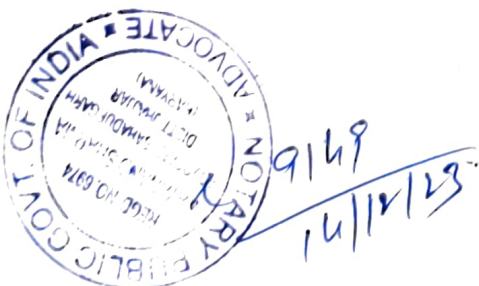

(Designated Partner)
Satish Kumar


Witness:

a) Name: _____

Address: _____

Signature: _____



ATTESTED

NOTARY PUBLIC
DAYANAND SHARMA
Advocate, Jalandhar, Distt. Jalandhar, Punjab

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 20/02/2024

Certificate No. JCT2024B364



GRN No. 113056559



Stamp Duty Paid : ₹ 1000
(Rs. Thousand Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Snpc Global Residency llp

H.No/Floor : 383

Sector/Ward : 37

LandMark : H I city

City/Village : Bahadurgarh

District : Jhajjar

State : Haryana

Phone: 90*****06



Buyer / Second Party Detail

Name : Na

H.No/Floor : X

Sector/Ward : X

LandMark : X

City/Village : X

District : X

State : X

Phone : 90*****06

Purpose : Any purpose

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SUPPLEMENTARY AGREEMENT TO THE LLP AGREEMENT

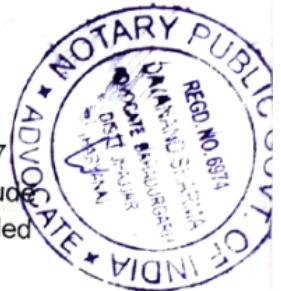
(As per Section 23(4) of LLP Act, 2008)

THIS Supplementary LLP Agreement is made at Bahadurgarh on this 06th Day of MARCH, 2024

AMONGST

Existing partners

1. Pooja Jindal D/o Sh. Kanwar Lal R/O 993, Sector-6, 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, and



SNPC GLOBAL RESIDENCY LLP
[Signature]
Designated Partner

SNPC GLOBAL RESIDENCY LLP
[Signature]
Designated Partner

SNPC GLOBAL RESIDENCY LLP
[Signature]
Designated Partner

SNPC GLOBAL RESIDENCY LLP
[Signature]
Designated Partner

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06/03/24

2. Satish Kumar S/o Shyam Lal R/o House No 308, Village Ladrawan, 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
3. Vilas Chhikara S/o Jaipal Chhikara R/o House No 308, Village Ladrawan, 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, and

Incoming partners

4. Rishabh Jindal S/o Vijender Jindal R/o 993, Sector-6, 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 FOURTH PARTY and
5. Riya Jindal D/o Vijender Jindal R/o 993, Sector-6, 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 FIFTH PARTY

(ALL PARTIES SHALL BE COLLECTIVELY REFERRED TO AS PARTNERS)

WHEREAS a limited liability partnership has been registered by the Registrar of LLP, New Delhi vide certificate of incorporation ACE-3853 dated 14TH December, 2023 under the name and style "SNPC GLOBAL RESIDENCY LLP" with the Partner Mrs. Pooja Jindal, Mr Satish Kumar, Mr. Vilas Chhikara and an initial/original LLP deed was executed by Mrs. Pooja Jindal, Mr Satish Kumar and Mr. Vilas Chhikara on 14TH December, 2023 pursuant to which they are carrying on the business in the form **SNPC GLOBAL RESIDENCY LLP**

AND WHEREAS all the existing partners have agreed to admit Mr. Rishabh Jindal S/o Vijender Jindal and Ms. Riya Jindal D/o Vijender Jindal as designated partner in the LLP w.e.f 21st February, 2024 and have also received their consent to act as designated partner

And whereas all the parties have agreed to reduce the terms of admission of partners in to writing.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

SNPC GLOBAL RESIDENCY LLP
[Signature]
Designated Partner

SNPC GLOBAL RESIDENCY LLP
[Signature]
Designated Partner

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NOTARY PUBLIC
GOVT. OF INDIA
ADVOCATE
REGD. NO. 6974
SNPC GLOBAL RESIDENCY LLP
[Signature]
Designated Partner

1. It is hereby agreed among the above parties to the agreement that Mr. Rishabh Jindal and Ms. Riya Jindal has been admitted as partner of the LLP with effect from 21/02/2024 and shall be appointed as Designated Partner.
2. The New Profit Sharing Ratio of the partners after admission of Mr. Rishabh Jindal and Ms. Riya Jindal (w.e.f 21/02/2024) shall be as Under:
 - (1) Pooja Jindal: 30%
 - (2) Rishabh Jindal: 10%
 - (3) Riya Jindal: 10%
 - (4) Vilas Chhikkara: 20%
 - (5) Satish Kumar: 30%
3. The Contribution of the LLP after admission of Mr. Rishabh Jindal and Ms. Riya Jindal (i.e on 21/02/2024) shall be as Under:

Pooja Jindal : 30,00,000 (Rupees Thirty Lakh Only)

Rishabh Jindal : 10,00,000 (Rupees Ten Lakh Only)

Riya Jindal : 10,00,000 (Rupees Ten Lakh Only)

Vilas Chhikkara : 20,00,000 (Rupees Twenty Lakh Only)

Satish Kumar : 30,00,000 (Rupees Thirty Lakh Only)

The further Contribution if any required by the SNPC GLOBAL RESIDENCY LLP shall be brought by the partners as mutually decided.

5. All other terms and condition as incorporated in Initial LLP agreement dated 14TH December, 2023 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

SNPC GLOBAL RESIDENCY LIMITED LIABILITY PARTNERSHIP



SNPC GLOBAL RESIDENCY LLP

[Signature]
Designated Partner

SNPC GLOBAL RESIDENCY LLP

[Signature]
Designated Partner

SNPC GLOBAL RESIDENCY LLP

[Signature]
Designated Partner

SNPC GLOBAL RESIDENCY LLP


Designated Partner
Pooja Jindal:
(Deisgnated Partner)
DPIN : 01886418

SNPC GLOBAL RESIDENCY LLP


Designated Partner
Satish Kumar
(Deisgnated Partner)
DPIN : 06625956

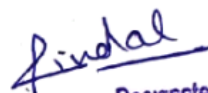
SNPC GLOBAL RESIDENCY LLP


Designated Partner
Vilas Chhikkara
(Deisgnated Partner)
DPIN:07738810

SNPC GLOBAL RESIDENCY LLP


Designated Partner
Riya Jindal
(Incoming Partner)
DPIN : 09846059

SNPC GLOBAL RESIDENCY LLP


Designated Partner
Rishabh Jindal
(Incoming Partner)
DPIN : 10267205

Witness:

a) Name: ANURAH JAIN S/o SH. S.K. Jain

Address: 1994, sector-6, Bahadurgarh, Haryana-124507.

Signature: _____





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06/03/24

ATTESTED


NOTARY PUBLIC
DAYANAND SHARMA
Advocate Bahadurgarh Dist. Jhaggar (Haryana)