



INDIA NON JUDICIAL

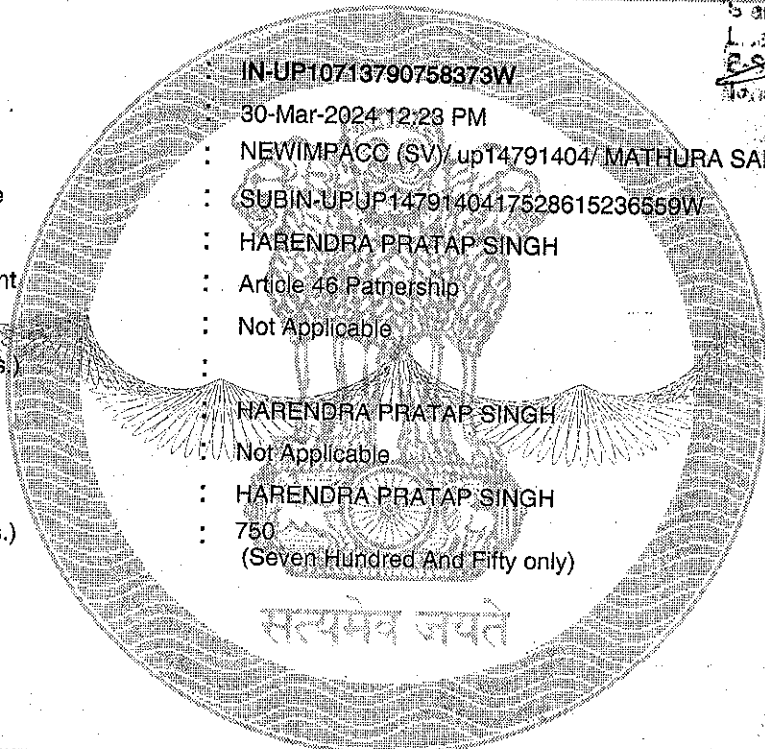
Government of Uttar Pradesh

IN-UP10713790758373W

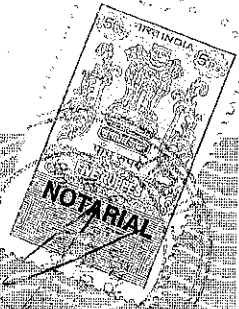
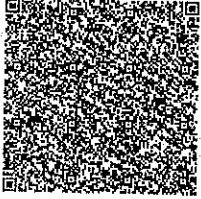
e-Stamp

Stamp Worth
L. 3000/-
E-Stamping Fee
Notary Seal etc. 1000/-

Certificate No.	: IN-UP10713790758373W
Certificate issued Date	: 30-Mar-2024 12:28 PM
Account Reference	: NEWIMPACC (SV)/upT4791404/ MATHURA SADAR/ UP-MTH
Unique Doc. Reference	: SUBIN-UPUP1479140417528615236559W
Purchased by	: HARENDRA PRATAP SINGH
Description of Document	: Article 46 Partnership
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: HARENDRA PRATAP SINGH
Second Party	: Not Applicable
Stamp Duty Paid By	: HARENDRA PRATAP SINGH
Stamp Duty Amount(Rs.)	: 750 (Seven Hundred And Fifty only)



507507750



**LIMITED LIABILITY PARTNERSHIP AGREEMENT
OF MAHARAJA REALTECH LLP**

This Agreement of Limited Liability Partnership made at Mathura on 30th March, 2024 by and between:

1. Preetam Singh s/o Maharaj Singh, Indian inhabitant, r/o Pali Dunga, Sonkh Road, Mathura, Uttar Pradesh-281123 Presently R/o Maharaja House, 106,107 & 108 Goverdhan Road, Mathura, Uttar Pradesh-281004, and

(Handwritten signatures and names)

महाराज सिंह

प्रीतम सिंह



RD 0008668375

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. Narendra Singh Kuntal s/o Maharaj Singh, Indian inhabitant, r/o Pali Dungra, Sonkh Road, Mathura, Uttar Pradesh – 281123 Presently R/o Maharaja House, 106,107 & 108 Goverdhan Road, Mathura, Uttar Pradesh-281004, and
3. Harendra Pratap Singh s/o Maharaj Singh, Indian inhabitant, r/o 86, Pali Dungra, Sonkh Road, Mathura, Uttar Pradesh - 281123 Presently R/o Maharaja House, 106,107 & 108 Goverdhan Road, Mathura, Uttar Pradesh-281004, and
4. Vipin Singh s/o Maharaj Singh, Indian inhabitant, r/o Pali Dungra, Sonkh Road, Mathura, Uttar Pradesh-281123 Presently R/o Maharaja House, 106,107 & 108 Goverdhan Road, Mathura, Uttar Pradesh-281004

(Allof them collectively referred to in this instrument as partners, which term, unless excluded by or contrary to the context, includes their respective legal heirs, representatives, and/or assignees).

Definitions:

- i. 'Accounting Year' means the financial year as defined in the Limited Liability Partnership Act, 2008.
- ii. 'Designated Partner' means any partner designated as 'Designated Partner'.
- iii. 'Partner' means any person who becomes a partner in the Limited Liability Partnership under this Limited Liability Partnership Agreement.
- iv. Other terms have the same meaning as given in the Act.

WHEREAS the parties are carrying on the business of real estate under a partnership pursuant to the partnership deeds dated May 20th, 2015 & May 18th, 2023 entered into by and between them in the name of Maharaja Realtech which has been converted into a limited liability partnership on 21st March, 2024 under the LLP Act, 2008. The name of the LLP is **Maharaja Realtech LLP having LLP Identification Number: ACG-1855** on the following terms and conditions agreed between them.

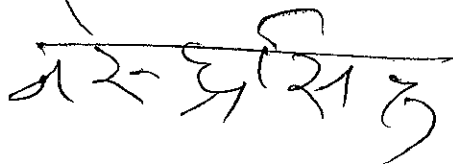
IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The name of the LLP is **Maharaja Realtech LLP** having **LLP Identification Number: ACG-1855** or such other name as the partners may agree.

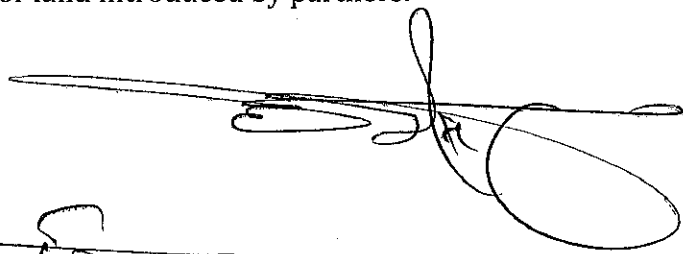
The LLP shall have its registered office at **Khasra No. 1028K, Satoha Asgarpur, Satoha, Mathura, Uttar Pradesh, 281004** and/or such other place as the partners may decide.



3. The limited liability partnership shall carry on real estate activities and such other business as the partners may decide.
4. Maharaja Realtech LLP shall be deemed to have commenced business on March 21st, 2024.
5. The LLP **Maharaja Realtech LLP** is 'at will' only after completion of the existing running projects and issue of Completion Certificate by the competent authority. If further projects are undertaken by Maharaja Realtech LLP, the partners may mutually decide to continue the limited liability partnership till the completion of such projects.
6. No Person or Body Corporate may be introduced as a new Partner without the consent of all the existing Partners.
7. Any Partner may cease to be Partner of the LLP by giving a notice in writing of not less than thirty (30) days to the other Partners of his intention to resign/ retire as Partner.
8. The partnership business will not dissolve on cessation, retirement, resignation, insolvency or death of any partner. In such an event the business of the LLP, with all its assets and liabilities, shall be continued by the continuing Partner.
9. The partners' capital in the firm Maharaja Realtech on the closing of 20.03.2024 shall be treated as the capital contribution in Maharaja Realtech LLP. The contribution of the partners is:
Preetam Singh-25% i.e. Rs.2,00,000.00
Narendra Singh Kuntal-25% i.e. Rs.2,00,000.00
Harendra Pratap Singh-25% i.e. Rs.2,00,000.00
Vipin Singh-25% i.e. Rs.2,00,000.00
The partners may bring in further capital according to the business requirement. The contribution of a Partner may be tangible, intangible, moveable or immoveable Property.
10. The land contributed as capital by the partners as stock in trade of limited liability partnership, from time to time, are the absolute property of Maharaja Realtech LLP and shall not revert to the partners. If any partner ceases to be a partner, whether on account of death, resignation, insolvency, reconstitution, disability or otherwise, his share shall be settled by payment and not by distribution of property or land introduced by partners.



नरेंद्र प्रताप सिंह



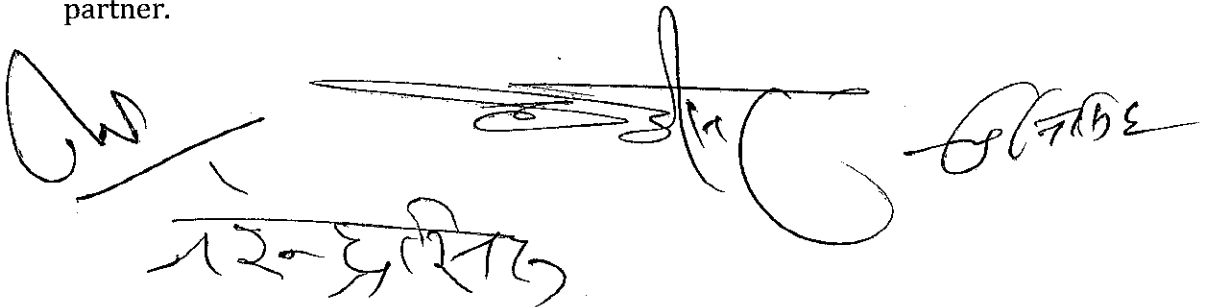
11. The partners receive interest on their capital contribution and loans at the rate of 12% per annum. However, the partners may voluntarily accept a lower interest rate than 12% per annum in any financial year.
12. The limited liability partnership may borrow and raise funds for operations with the consent of the partners.
13. The net profits of the limited liability partnership shall be distributed in the following proportions:
 - a) Preetam Singh - 25.00%
 - b) Narendra Singh Kuntal - 25.00%
 - c) Harendra Pratap Singh - 25.00%
 - d) Vipin Singh - 25.00%

For this purpose, the net profit shall be determined after deducting the remuneration and interest for the working partners.
14. The losses of the limited liability company, including the capital loss, are borne and paid by the partners in their profit-sharing ratio.
15. All partners are 'working partners' in the limited liability partnership firm and they shall actively participate in the conduct of business and affairs, and they are entitled to the maximum remuneration under the Income Tax Act.

In case of loss or book profit up to 3,00,000/- for the year.	Rs 1,50,000/- or 90% of the books profit whichever is Higher, but in no case, it will be more than the Amount of book profits itself.
On the balance of the book profit	The amount as calculated as per clause (i) above plus 60% of the excess over Rs 3,00,000/-

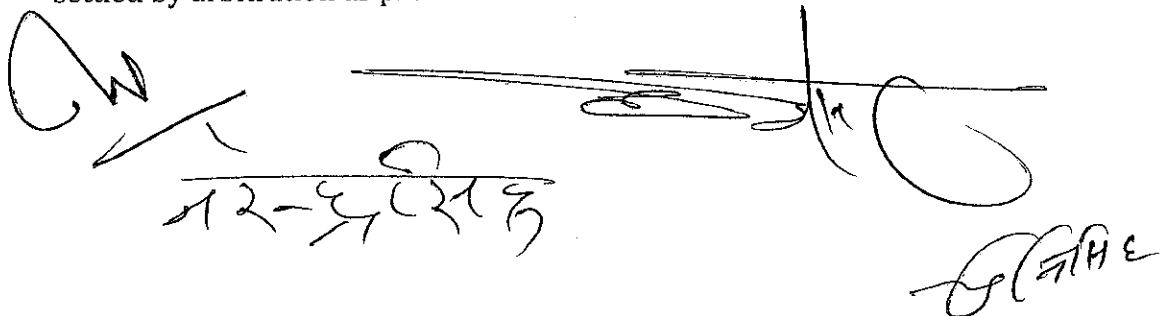
Explanation: For the purposes of this clause the expression "Book Profit" shall mean the Book Profit" as defined in section 40(b) of Income tax Act, 1961 or any other statutory modification or reenactment thereof for the time being in force. The Book Profit will be the remaining profit after deduction of interest payable to the partners.

16. Maharaja Realtech LLP shall open a bank account with the bank(s) as the partners may decide.
17. The bank account shall be operated by **single** signatures of any of the designated partner.



 The block contains several handwritten signatures in black ink. There are four distinct signatures, some with horizontal lines drawn through them, likely representing the designated partners mentioned in clause 17.


18. The books of accounts required under the Limited Liability Partnership Act, 2008 and the Rules made thereunder shall be maintained properly.
19. The accounts of the LLP shall be audited in accordance with the Rules prescribed under section 34 (3) of the LLP Act, 2008, namely, Rule 24 of the LLP Rules and Forms, 2008 and the Rules prescribed by the Central Government. The appointment and removal of auditor shall be decided by the partners with mutual consent.
20. The first designated partners of the Limited Liability Partnership shall be:
 - a) Preetam Singh
 - b) Narendra Singh Kuntal
 - c) Harendra Pratap Singh
 - d) Vipin Singh
21. The Designated Partners should comply with all the conditions and requirements as prescribed under the Limited Liability Partnership Act, 2008 and the notifications issued thereunder.
22. The Designated Partners are responsible for filing all statements, declarations, documents, etc. as required under the Limited Liability Partnership Act, 2008 and the Limited Liability Partnership Rules, 2009.
23. All the Designated Partners are authorized to represent the firm individually before all banks, financial institutions, offices and departments, central and state authorities like Income Tax Department, RERA, GST, Courts, Registrar & Sub-Registrar, Tax Authorities, MVDA, Electricity Departments, Pollution and Environment Control Authorities etc.
24. The mutual rights, obligations and interests of the partners, except those referred to in this Deed or subsequently agreed or modified by this Deed, shall be governed by the Limited Liability Partnership Act, 2008 and the Limited Liability Partnership Rules, 2009 or any other relevant law for the time being in force.
25. All matters not provided for in this Agreement shall be decided by the Partners by mutual agreement.
26. The LLP may voluntarily wind up its operation as per the provisions of LLP Act, 2008 and with the prior consent of all the partners.
27. All disputes arising between the Partners, the Partners and the legal representatives of the Partners or with the Limited Liability Partnership shall be settled by arbitration as provided in the Arbitration and Conciliation Act of 1996

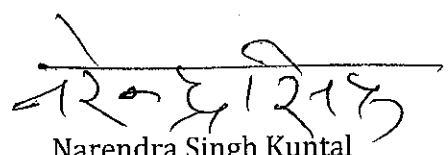
The bottom of the page features several handwritten signatures and a circular stamp. On the left, there is a signature that appears to be 'Preetam Singh' with a line underneath it. In the center, there is a signature that appears to be 'Narendra Singh Kuntal' with a line underneath it. On the right, there is a signature that appears to be 'Harendra Pratap Singh' with a line underneath it. Below these signatures, there is a circular stamp with some text inside, which is partially obscured by the signatures. At the bottom right, there is a signature that appears to be 'Vipin Singh' with a line underneath it.

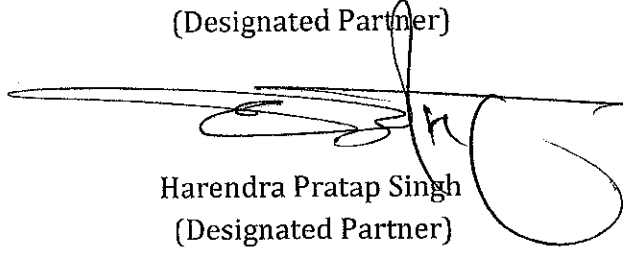
as if the parties to the dispute had consented in writing to the settlement of the dispute by arbitration and to the application of the Arbitration and Conciliation Act of 1996.


28. No amendment or supplement to this Limited Liability Partnership Agreement shall be valid unless in writing as an amendment to this Agreement and duly signed by each partner of the Limited Liability Partnership at the time of such amendment or supplement.

In witness whereof, the parties hereto have set their respective hands and signed this 30th day of March, 2024. For and on behalf of **Maharaja Realtech LLP**.



Preetam Singh
(Designated Partner)



Narendra Singh Kuntal
(Designated Partner)


Harendra Pratap Singh
(Designated Partner)

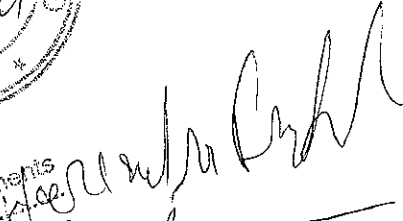

Vipin Singh
(Designated Partner)

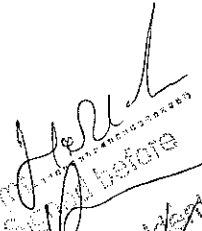
Witness signatures:

a) Name:  M. K. P. SINGH
Father's Name: Late Sh. CHANDAN SINGH
Address: VILL + PO = SONAI
(THOCK GYAM)
DIST. MATHURA (U.P.)
Pin 281206

b) Name:  C. K. Sharma
Father's Name: MADAN MOHAN SHARMA
Address: C 69, Balasipura
MATHURA - 281006



The contents of the affidavit documents read over & Explained By Shri.  & on oath attested today on _____ at my office & Noted down in the register at No. _____ and charged fees _____
02/04/24
Datto Agrawal
Notary Public, Mathura

I Know Shri/Sri.  He/She Has Signed before
02/04/24