

15/16

230  
2016



सत्यमेव जयते

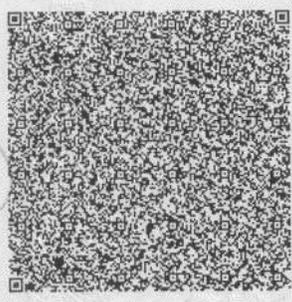
**INDIA NON JUDICIAL**  
**Government of Uttar Pradesh**

**e-Stamp**

*Saty*

**SATYA NARAIN SINGH**  
Designation: BRANCH MANAGER  
Stock Holding Corporation of India Ltd.  
4th Floor, Kuber Complex, Rathayira  
VARANASI-221010

**Certificate No.** : IN-UP016012664089850  
**Certificate Issued Date** : 12-Jan-2016 02:02 PM  
**Account Reference** : SHCIL (FI)/ upshcil01/ VARANASI/ UP-VNS  
**Unique Doc. Reference** : SUBIN-UPUPSHCIL01019257888319020  
**Purchased by** : BANARAS GLASS BEADS LTD  
**Description of Document** : Article 23 Conveyance  
**Property Description** : SM PLOT 97KHA 98KA 99KA MSRING 0.568 ACRE EQUILNT TO 5814.80 SQ MTR MAUZA TENGRA RAMNAGAR VARANASI  
**Consideration Price (Rs.)** : 5,50,00,000  
(Five Crore Fifty Lakh only)  
**First Party** : SHAHID LATIF and OTHERS  
**Second Party** : BANARAS GLASS BEADS LTD  
**Stamp Duty Paid By** : BANARAS GLASS BEADS LTD  
**Stamp Duty Amount(Rs.)** : 45,50,000  
(Forty Five Lakh Fifty Thousand only)



7/50  
R-30

Please write or type below this line

*Shahid Latif Tauseefjabeen*

For Banaras Glass Beads Ltd.

*Vine*  
Authorized Signatory



*Ashu*

Shabnam Kana



WN 0001969901

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

SHIL





उत्तर प्रदेश UTTAR PRADESH

EH 432061

BH 432061



SALE DEED

- |                           |  |
|---------------------------|--|
| 1- Nature of land :-      | Residential  |
| 2- Ward/Pargana:-         | Ramnagar   |
| 3- Mohalla/Village:-      | Tengra   |
| 4- Details of Property:-  | Plot of land SM Plot no 97kha, SM Plot no 98ka & SM Plot no 99k. |
| 5- Unit of Measurement :- | Sq. meter  |
| 6- Area of property:-     | 5814.80 sq meters  |
| 7- Nature of way:-        | Road.  |

*Shabnam Rana*

*Tauseef Jafar*



(Abdullah Akram)

*A. Akram*

Shabnam Rana

For Banaras Glass Beads Ltd.



*Vine*  
Authorized Signatory



16856

0000

50000

मे० वज्रराज रामजी कीर्ति सिंह  
विवेकानंद रोड  
काठमांडौ



६  
१२.१.१६

भारत प्रसाद वज्रराज  
वटाम्य विक्रम  
गैवानी न्यायालय, वाराणसी  
क्रमांक-135/100/133/208





उत्तर प्रदेश UTTAR PRADESH

E-432060

BH 432060

Shabnam Rang



2



- 8- More details :- N.A.  
9- Nature of land:- House with Boundary wall & Gate  
10- Total land area of property  
(In the position of Multi Storied building) – N.A.  
11- Total constructed area of property  
(In the position of Multi Storied building)- N.A.  
12- Position- Finished/Semi-finished/Other&Finished- Finished.  
13- Valuation of trees- N.A.  
14- Boring/Well/others- N.A.  
15- Covered area- 90.22 sq meters  
16- Year of Construction – N.A.  
17- In the case of membership of society:- N.A.  
18- Amount of sale consideration :- Rs. 5,50,00,000/-

Shabnam Rang

Tauseef Jabeen



For Banaras Glass Beads Ltd.



Authorized Signatory

A.A. Khan

Shabnam Rang



16857

0000  
5000

श्री वनारस गंगापीठ वी.एस. लि.  
दिवेका नद रोड  
कोलकाता



विक्रय पत्र

6

55,000,000.00 / 65,465,000.00

40,000.00 12/1/16 100 40,100.00 5000

प्रतिफल मालियत

फॉय रजिस्ट्री प्रसक्त व प्रति शुल्क योग शब्द लगभग

श्री अब्दुल्लाह अहसन पैन कार्ड ए0एफ0डब्ल्यू0बी0ए0 8503 के0

पुत्र श्री स्व0 हाजी अब्दुल मन्नान

व्यवसाय व्यापार

निवासी स्थायी म0न0 बी0 19/70 -4 -के0 डेवरीयाबीर वाराणसी

अस्थायी पता

ने यह लेखपत्र इस कार्यालय दिनांक 14/1/2016 समय 2:19PM

बजे निबन्धन हेतु पेश किया।

वाराणसी न्यायालय, वाराणसी  
गानं-135/100/133/2016



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*Shashikanth Gaud*

शशिकान्त गौड़

उपनिबन्धक रामनगर

वाराणसी

14/1/2016

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रत्येकानुसार उक्त

विक्रेता

क्रेता

श्री अब्दुल्लाह अहसन पैन कार्ड

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पुत्र श्री स्व0 हाजी अब्दुल मन्नान

पेशा व्यापार

निवासी म0न0 बी0 19/70 -4 -के0 डेवरीयाबीर

वाराणसी

*Shabnam Rana*



श्री विजय कुमार गियुष पैन कार्ड

न0-ए0ए0सी0जी09279क्यू

पुत्र श्री विजय कुमार गुप्ता

पेशा व्यापार

निवासी गोलाघाट रामनगर वाराणसी

*Vijay Kumar Gupta*



*Shabnam Rana*

श्रीमती शबनम राना पैन कार्ड न0 ए0जी0 के0पी0

आर0 3901आर0

पत्नी श्री अब्दुल्ला अहसन उर्फ अब्दुल हसन

पेशा गृहिणी

निवासी बी019/70-4-के0 देवरीयाबीर वाराणसी



*Chandn Kumar*

श्री चन्दन कुमार आधार कार्ड अधिकृत मुख्तारआम

पुत्र श्री सुखदेव प्रसाद

पेशा व्यापार

निवासी भीटी रामनगर वाराणसी





उत्तर प्रदेश UTTAR PRADESH

BH 443221

3

**Boundary-**

Towards North: Land of Ramkishan

Towards South: Land of Rajaram & canal

Towards East: Nali and thereafter holding of Maharaj Kashinaresh

Towards West: Road and land of Rajaram & others

**Number of Vendor (4)**

**First Party/Vendors**

1) **Mr. Shahid Latif** son of late Haji Abdul Manan alias Haji Abddul Magan PAN- ABXPL7321F 2) **Mrs. Tausifa**

**Jabeen alias Tausifa Jamin** wife of Mr. Shahid Latif alias Sahib Latif

PAN- AFDPJ9285N, residents of B 12/120A-9-1, GauriGanj, Varanasi 3)

**Mr. Abdullah Ahsan** son of late Haji Abdul Mannan alias Haji Abdul Magan

**Number of Purchaser (1)**

**Second Party/ Purchaser**

**M/s. Banaras Glass Beads Ltd**, a company incorporated

under the Companies Act having its registered office at

29-A, Vivekanand Road,

Kolkata through authorized

signatory **Mr. Vinay Kumar**

**Piyush** son of late Vijay

Kumar Gupta PAN no.

*Shahid Latif*



*Tausifa jabeen*



For Banaras Glass Beads Ltd.



*Vinay Kumar*  
Authorised Signatory

*Ahsan*



*Shabnam Rana*



16859

5000/ म० अ-सी० रामनगर कीडमाली  
सिंकेरी 1-4 रोड  
कोलन 201



विक्रय पत्र 19.1.16

55,000,000.00 / 65,465,000.00

40,000.00 100 40,100.00 5000

प्रतिफल मालियत

नॉन-रजिस्ट्री प्रसाव न्यायलय  
नकल प्रत शुल्क

योग शब्द लगभग

श्री अब्दुल्लाह अहसन पैन कार्ड ए0एफ0डब्ल्यू0पी0ए0 8503 के0  
पुत्र श्री स्व0 हाजी अब्दुल मन्नान  
व्यवसाय व्यापार

हस्ताक्षर विक्रय  
दीवानी न्यायालय, वाराणसी  
ला०नं०-135/100/133/200

निवासी स्थायी म0न0 बी0 19/70 -4 -के0 डेवरीयाबीर वाराणसी  
अस्थायी पता



ने यह लेखपत्र इस कार्यालय दिनांक 14/1/2016 समय 1:56PM  
बजे निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शशिकान्त गौड़  
उपनिबन्धक रामनगर

वाराणसी

14/1/2016

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखनसार उक्त  
विक्रेता क्रेता

श्री अब्दुल्लाह अहसन पैन कार्ड  
ए0एफ0डब्ल्यू0पी0ए0 8503 के0  
पुत्र श्री स्व0 हाजी अब्दुल मन्नान  
पेशा व्यापार  
निवासी म0न0 बी0 19/70 -4 -के0 डेवरीयाबीर  
वाराणसी

Ahmed

श्री विजय कुमार पियुष पैन कार्ड  
न0-ए0ए0सी0जी09279क्यू  
पुत्र श्री विजय कुमार गुप्ता  
पेशा व्यापार  
निवासी गोलाघाट रामनगर वाराणसी



श्रीमती शबनम राना पैन कार्ड न0 ए0जी0 के0पी0  
आर0 3901आर0  
पत्नी श्री अब्दुल्ला अहसन उर्फ अब्दुल हसन  
पेशा गृहिणी  
निवासी बी019/70-4-के0 देवरीयाबीर वाराणसी





उत्तर प्रदेश UTTAR PRADESH

B-1 448350

BH 448350

4

PAN- AFWPA8503K 4) Mrs.

**Shabnam Rana** wife of Mr. Abdullah

Ahsan alias Abdul Hasan PAN-

AGKPR3901R, residents of B 19/70-4-

K, Deoriabir, Varanasi

Mob. No. 9839056897, 9839057446

AACG9279Q

Mob. No. 9838845521

**This Deed of Sale** is executed this the 13th day of January 2016 by  
1) **Mr. Shahid Latif** son of late Haji Abdul Manan alias Haji Abdul Magan  
PAN- ABXPL7321F 2) **Mrs. Tausifa Jabeen** alias **Tausifa Jamin** wife of  
Mr. Shahid Latif alias Sahib Latif PAN- AFDPJ9285N, residents of  
B 12/120A-9-1, GauriGanj, Varanasi 3) **Mr. Abdullah Ahsan** son of late Haji  
Abdul Mannan alias Haji Abdul Magan PAN- AFWPA8503K 4) **Mrs.**  
**Shabnam Rana** wife of Mr. Abdullah Ahsan alias Abdul Hasan PAN-  
AGKPR3901R, residents of B 19/70-4-K, Deoriabir, Varanasi hereinafter  
referred to as **Vendors**, which term unless otherwise repugnant to the context  
include their heirs, legal representatives, executors, administrators and assigns

*Shahid Latif*

*Tausifa Jabeen*

For Banaras Glass Beads Ltd.



*[Signature]*  
Authorized Signatory

*A. Ahsan*

*Shabnam Rana*



२२२६  
१३/१/१६

ने निष्पादन स्वीकार किया  
जिनकी पहचान  
पेशा  
निवासी  
व  
पेशा  
निवासी  
ने की।

स्व० रामनाथ वर्मा  
स्व० बी०पी० दुबे  
महेश नगर सामनेघाट लंका वाराणसी

ने निष्पादन स्वीकार किया  
जिनकी पहचान  
स्व० रामनाथ वर्मा

पेशा व्यापार  
निवासी काश्मीरीगंज वाराणसी

व राजेन्द्र प्रसाद दुबे मतदाता पहचान पत्र  
स्व० बी०पी० दुबे

पेशा व्यापार  
निवासी महेश नगर सामनेघाट लंका वाराणसी

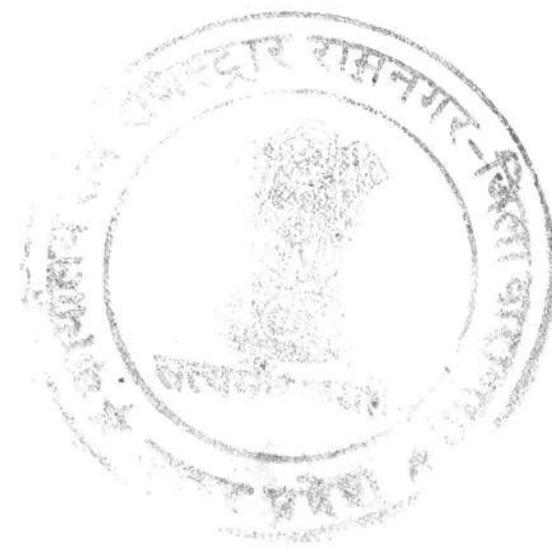
ने की।  
प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

W



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शशिकान्त गौड़  
उपनिबन्धक रामनगर  
वाराणसी  
14/1/2016





उत्तर प्रदेश UTTAR PRADESH

BH 451863

5

of **One Part** in favour of M/s. **Banaras Glass Beads Ltd**, a company incorporated under the Companies Act having its registered office at 29-A, Vivekanand Road, Kolkata through authorized signatory **Mr. Vinay Kumar Piyush** son of late Vijay Kumar Gupta, PAN no. AACG9279Q hereinafter referred to as the **Purchaser**, which term unless otherwise repugnant to the context includes its successors, executors, administrators and assigns of the **Second Part**

**WHEREAS** one Sri Girdhari Lal was the recorded bhumidhar of plot of land SM Plot no 64/1 measuring 0.42 acre, 62 measuring 0.01.1/3 acre, 63 measuring 1.05 acre total measuring 1.48.1/3 acre situated at Mauza Tengra Paragana Ramanagar, Dist.

**AND WHEREAS** after death of Sri Girdhari Lal on 02-12-1990, his sons Hazari Lal, Chandrabali alias Munnu and Hori Lal inherited said property and their name recorded in revenue records as bhumidhar and owner of the same. Varanasi.

**AND WHEREAS** Hazari Lal & others transferred by way of absolute sale said plot of land to Haji Abdul Manan, Mrs. Tausifa Jabeen and Mrs.

*Tausifa Jabeen*

For Banaras Glass Beads Ltd.



Authorized Signatory



*Shabnam Rana*



१८३१०

१२.१.१६

प्रमाणित प्रमाणित  
विक्रेता का नाम व पुरा नाम: श्री. अतारक गुलाब चौधरी लि.  
विक्रेता का पता: देवरिया, कोसमनगा



विक्रेता का पुरा नाम: श्री. अतारक गुलाब चौधरी लि.  
विक्रेता का पता: देवरिया, कोसमनगा

विक्रेता का पता: देवरिया, कोसमनगा

Registration No.: 30 Year: 2016 Book No.: 1

0101 अब्दुल्लाह अहसन पैन कार्ड ए0एफ0डब्ल्यू0पी0ए0 8503 क

स्व0 हाजी अब्दुल मन्नान  
म0न0 बी0 19/70 -4 -के0 देवरियाबीर वाराणसी  
व्यापार



0102 शबनम राना पैन कार्ड न0 ए0जी0 के0पी0 आर0 3901आर0

अब्दुल्ला अहसन उर्फ अब्दुल हसन  
बी019/70-4-के0 देवरियाबीर वाराणसी  
गृहिणी





उत्तर प्रदेश UTTAR PRADESH

AR 776207

6

Shabnam Rana vide Deed of Sale dated 17-09-1994, which is registered in Book no 1 volume 478 pages 47/59 at no 1882 On 21-10-1994 with Sub-Registrar, Ramnagar, Varanasi.

AND WHEREAS after acquiring said plots of land Haji Abdul Mannan & others got their names recorded in revenue records over the same, which entry in such records continued for long.

AND WHEREAS in consolidation proceedings in the area, in lieu of their plots of land, Haji Abdul Manan & others were allotted SM Plot no 97kha, 98ka and 99ka measuring 0.568 hectare Mauza Tengra Paragana Ramnagar, Dist. Varanasi and their names recorded thereon in revenue records and said entry in such records continued.

AND WHEREAS Haji Abdul Manan alias Haji Abdul Magan died on 00-00-0000 leaving behind his sons Mr. Shahid Latif and Mr. Abdulla Ahsan as his only heirs and legal representatives, who inherited undivided 1/3<sup>rd</sup> share of late Haji Abdulla Manan in said property.

AND WHEREAS the Vendors are owners in possession of said plot of land in proportion of Mrs. Tausifa Jabeen alias Tausifa Jamin and Mrs.

*Tausifa Jabeen*

For Banaras Glass Beads Ltd.

*[Signature]*  
Authorised Signatory



*Ahsan*

Shabnam Rana



१२.१.१६

कार्यक्रम का प्रयाजन श्री. वनारहजलाह बीड़ह मिश्र  
कार्यक्रम का नाम व पुरा पतः श्री. विवेकानन्द राय कॉलेज

स्टाम्प विक्रेता का पूरा नाम - शंकर लाल जायसवाल  
लाइसेन्स नम्बर (32/52) 14/17

विक्रेता का नाम शंकर लाल जायसवाल  
दोकाही न्यायालय वाराणसी

Book No. : 1

Year : 2016

Registration No. : 30

0201 विनय कुमार पियुष पैन कार्ड न0-ए0ए0सी0जी09279क्यू  
विजय कुमार गुप्ता  
गोलाघाट रामनगर वाराणसी  
व्यापार





उत्तर प्रदेश UTTAR PRADESH

AR 776208

7

Shabnam Rana each having  $1/3^{\text{rd}}$  share and Mr. Shahid Latif and Mr. Abdulla Ahsan each having equal proportion in  $1/3^{\text{rd}}$  share inherited from their deceased father and they have every right to convey the same in any manner.

**AND WHEREAS** the Vendors decided to dispose of the plot of land, more fully detailed and described in the schedule hereunder.

**AND WHEREAS** the Purchaser offered to purchase the plot of land, detailed and described in the schedule hereunder, for net sale consideration of Rs.5,50,00,000/- (Rupees Five Crore Fifty Lac) only, which price being very reasonable, according to market rate and there being no other higher offer the Vendors accepted the same.

**NOW THEREFORE** the Vendors, the Purchaser hereby execute this Deed of Sale and bind themselves with the following:

- 1- That the Vendors hereby transfer by way of absolute sale all that plot of land SM Plot no 97kha measuring 0.040 hectare, 98ka measuring 0.401 hectare, 99ka measuring 0.163 hectare 3 gatas total measuring 0.568

*Shudhly Tauseef Jabeen*

For Banaras Glass Beads Ltd.



*Shudhly*  
Authorised Signatory

*Ahsan* Shabnam Rana



१८३१२

१२.१.१६

विक्रेता का पता: विद्यानगरा त्रिपास गडल लिमिटेड  
 विक्रेता का पता: विद्यानगरा-६ रोड कोलकाता  
 स्टाम्प विक्रेता का पूरा नाम: विद्यानगरा त्रिपास गडल लिमिटेड  
 लाइसेंस नम्बर: ३२/५२/१४/१७ गवाह

अंश विक्रय करने के लिए पूरा पता:  
दीपिका-१, बंगला, कोलकाता

Registration No.: 30 Year: 2016 Book No.: 1

W1 सतेन्द्र वर्मा डीएल० सतेन्द्र वर्मा  
 स्व० रामनाथ वर्मा  
 काश्मीरीगंज वाराणसी  
 व्यापार



W2 राजेन्द्र प्रसाद दुबे मतदाता पहचान पत्र  
 स्व० बी०पी० दुबे बी०पी० दुबे  
 महेश नगर सामनेघाट लंका वाराणसी  
 व्यापार





उत्तर प्रदेश UTTAR PRADESH

AR 776209

8

hectare enclosed with boundary walls and building constructed thereon having covered area measuring 90.22 sq meters situated at Mauza Tengra Paragana Ramnagar, Dist. Varanasi, more fully detailed and described in the schedule hereunder, unto the Purchasers for total sale consideration of Rs.5,50,00,000/- (Rupees Five Crore Fifty Lac) only.

- 2- That the Vendors have received the entire sale consideration of Rs.5,50,00,000/- (Rupees Five Crore Fifty Lac) only as detailed in Memo of consideration hereunder. Now no part of sale consideration is due to the Vendors from the Purchaser.
- 3- That the Vendors hereby declare and confirm that they are the absolute owners in possession of the property hereby sold and no other person has got any right, title or interest of any sort in the same.
- 4- That the Vendors hereby further declare and confirm that the property hereby sold is free from all claims, charges, encumbrances, litigation and has not been given in security anywhere.

*Shabnam Kana*

For Banaras Glass Beads Ltd.



Authorized Signatory

*Ashu Shabnam Kana*



१२.१.१६

विक्रेता का नाम व पुरा पता: श्री राजेश अलाश खीड़ा  
विवेकानन्द रोड नोएडा  
 विक्रेता का पुरा नाम- शंकर लाल जयशंकर  
 लाइसेंस नम्बर (32/52) 14/17

ने निष्पादन स्वीकार किया। श्रीवती व्यामलय, वाराणसी  
 जिनकी पहचान सतेन्द्र वर्मा डीएल०  
स्व० रामनाथ वर्मा

पेशा व्यापार  
 निवासी काश्मीरीगंज वाराणसी  
 व राजेन्द्र प्रसाद दुबे मतदाता पहचान पत्र  
स्व० बी०पी० दुबे

पेशा व्यापार  
 निवासी महेश नगर सामनेघाट लंका वाराणसी  
 ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
 शशिकान्त गौड़  
 उपनिबन्धक रामनगर  
 वाराणसी  
 14/1/2016





उत्तर प्रदेश UTTAR PRADESH

AR 776210

9

- 5- That the Vendors have delivered actual physical possession over the property hereby sold to the Purchaser, who is free to use the same in any manner as it likes as absolute owner.
- 6- That if on account of any defect in the title of the Vendors, the entire or any portion of the property hereby sold is lost or the Purchaser is required to pay any encumbrance over the same, the Vendors hereby undertake to indemnify the Purchaser of all such losses and/or payments made by it with costs and interest @ 12% per annum.
- 7- That the Purchasers shall be entitled to get its name mutated over the property hereby sold in place of the Vendors in the Govt. records as owner of the same.
- 8- That the Vendors have handed over the original antecedent title deed of the property hereby sold to the Purchaser.

*Smrity Tauseef Jabeen*

For Banaras Glass Beads Ltd.



*Smrity*  
Authorized Signatory

*Ashwini*

Shabneem Rana



१८३१४

१२.१.१६

मे खानारस ५००० जीडीएस कि  
लिवेकानन्द रोड कौलाण्डा

स्टाम्प विक्रेता का पूरा नाम-शंकर लाल जायसवाल  
आइडेंसि नम्बर 32/52) 14/17

दीवानी चाणालय, वाराणसी

Registration No.: 30 Year: 2016 Book No.: 1

0101 अब्दुल्लाह अहसन पैन कार्ड ए0एफ0डब्ल्यू0पी0ए0 8503 क  
स्व0 हाजी अब्दुल मन्नान  
म0न0 बी0 19/70 -4 -के0 डेवरीयाबीर वाराणसी  
व्यापार



0102 शबनम राना पैन कार्ड न0 ए0जी0 के0पी0 आर0 3901आर0  
अब्दुल्ला अहसन उर्फ अब्दुल हसन  
बी019/70-4-के0 देवरीयाबीर वाराणसी  
गृहिणी



0103 चन्दन कुमार आधार कार्ड अधिकृत मुख्तारआम  
सुखदेव प्रसाद  
भीटी रामनगर वाराणसी  
व्यापार





उत्तर प्रदेश UTTAR PRADESH

AR 776211

10

- 9- That the parties are Indian National and not of SC/ST category. No Agreement of Sale in respect of plot of land herby sold has been executed.

**SCHEDULE**

Plot of land SM Plot no 97kha measuring 0.040 hectare, SM Plot no 98ka measuring 0.401 hectare, SM Plot no 99ka measuring 0.163 hectare 3 gatas total measuring 0.568 hectare equivalent to 5814.80 sq meters enclosed with boundary walls with building constructed thereon having total covered area measuring 90.22 sq meters situated at Mauza Tengra, Paragana Ramnagar, Dist. Varanasi, shown by red hatchet lines in the plan annexed and bounded as below:

Towards North: Land of Ramkishan

Towards South: Land of Rajaram & canal

Towards East: Nali and thereafter holding of Maharaj Kashinaresh

Towards West: Road and land of Rajaram & others

*Shri Day Tauseef Jabeen*

For Banaras Glass Beads Ltd.



*Shri*  
Authorized Signatory

*A. Ahsan* Shabnam Rana



१२.१.१९६५

वयः

मे ठबनारस अहाल बिडित कि  
विदेकानन्द शेड कोलकता

स्टाम्प विक्रता का पूरा नाम शंकर लाल जायसवाल

साइसेन्स नम्बर ३२ (३२) १४/१७

मार्कपेटा विक्रय करने पत्र १ व पूरा पता-  
दीवानी न्यायालय, वररुणरी





उत्तर प्रदेश UTTAR PRADESH

11

W 544148

**Memo of consideration**

|                |   |
|----------------|---|
| Rs. 9,90,000/- | Received vide Bank draft no 817318 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817319 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817320 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817321 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817322 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817323 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817324 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817325 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817326 dated 12-01-2016 |
| Rs. 3,46,500/- | Received vide Bank draft no 817327 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817292 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817298 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817301 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817302 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817303 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817304 dated 12-01-2016 |

*Sandhya Tauseefjabeen*



*Ashra*



*Shabnam Rana*



For Banaras Glass Beads Ltd.



*[Signature]*  
Authorised Signatory

१८३१६

१२.११.१६

दि तारीख

स्टाम्प कर व करने का प्रयोजन युवा  
स्टाम्प कर्ता का नाम व पता श्री जयनारायण जलाल जी इ. साहिब  
विवेकानन्द रोड कोलकाता

स्टाम्प विक्रेता का पूरा नाम शंकर लाल जयसवाल

लाइसेन्स नम्बर ३२/६२१४/१७

स्टाम्प कर व करने का व पूरा पता

श्री जयनन्द चाम्बलक बस्ती गरी





उत्तर प्रदेश UTTAR PRADESH

12

W 544149

|                |   |
|----------------|---|
| Rs. 9,90,000/- | Received vide Bank draft no 817305 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817306 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817307 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817308 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817309 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817310 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817311 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817312 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817313 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817314 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817315 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817316 dated 12-01-2016 |
| Rs. 1,48,500/- | Received vide Bank draft no 817317 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817328 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817329 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817330 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817331 dated 12-01-2016 |

*Shabnam Rana*



*Shabnam Rana*



*Shabnam Rana*



For Banaras Glass Beads Ltd.  
*[Signature]*  
Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH

13

W 544150

|                |   |
|----------------|---|
| Rs. 9,90,000/- | Received vide Bank draft no 817332 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817333 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817334 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817335 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817336 dated 12-01-2016 |
| Rs. 3,46,500/- | Received vide Bank draft no 817337 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817278 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817279 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817280 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817281 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817282 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817283 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817284 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817285 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817286 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817287 dated 12-01-2016 |
| Rs. 9,90,000/- | Received vide Bank draft no 817288 dated 12-01-2016 |

*Shabnam* *Tauseef Jabbar*

For Banaras Glass Beads Ltd.



A. Akshay

Shabnam Raina

Authorised Signatory

१८३१२

१२.१.१८

दिनांक तिथि: \_\_\_\_\_ पक्ष -

स्वाम्य कय करने का प्रयाजन: मेखनारस ज्वास जीएस वि-

स्टाम्प क्रेता का नाम व पूरा पता: विवेकानन्द शेट्टी जौलजता

स्टाम्प विक्रेता का पूरा नाम- शंकर लाल जोरखतल

लाइसेन्स नम्बर 32/52/14/17

\_\_\_\_\_ द्वारा  
\_\_\_\_\_ द्वारा





उत्तर प्रदेश UTTAR PRADESH

14

W 544147

|                |  |
|----------------|--|
| Rs. 9,90,000/- | Received vide Bank draft no 817289 dated 12-01-2016                          |
| Rs. 9,90,000/- | Received vide Bank draft no 817290 dated 12-01-2016                          |
| Rs. 9,90,000/- | Received vide Bank draft no 817291 dated 12-01-2016                          |
| Rs. 9,90,000/- | Received vide Bank draft no 817292 dated 12-01-2016                          |
| Rs. 9,90,000/- | Received vide Bank draft no 817293 dated 12-01-2016                          |
| Rs. 9,90,000/- | Received vide Bank draft no 817294 dated 12-01-2016                          |
| Rs. 9,90,000/- | Received vide Bank draft no 817295 dated 12-01-2016                          |
| Rs. 1,48,500/- | Received vide Bank draft no 817296 dated 12-01-2016                          |
|                | All issued by Bank of Baroda, Varanasi.                                      |
| Rs 5,50,000/-  | TDS deducted by Purchaser in accordance with<br>Sec 194-IA of Income Tax Act |

**Rs. 5,50,00,000/- (Five Crore Fifty Lacs only )**

**Note:-** Sri Shahid Latif and Mrs. Tansifa Jabeen appointed Sri Chandan Kumar as attorney to present deed of sale for registration before Sub Registrar, Ramnagar, Varanasi vide Indenture of 06-01-2016, which is registered in Book no. IV volume 159 pages 81/94 document no. 10 on 06-01-2016 with Sub Registrar II, Varanasi.

*Shahid Latif Tansifa Jabeen*



*Ashu*



*Shobnam Rana*

For Banaras Glass Beads Ltd.



*Shobnam Rana*  
Authorized Signatory



१८३१६

१२.१.१६

स्टाम्प क्र. ६ का प्रयोजन ~~मे वल्लभनारायण शासकीय विद्यालय~~  
स्टाम्प क्र. ६ का नाम व पूरा पता ~~विद्यमान है जो लखनऊ~~

स्टाम्प क्र. ६ का पूरा नाम - शंकर लाल जयसवाल  
लाइसेंस नंबर ३२/६२/१७

उक्त स्टाम्प क्र. ६ का पूरा पता :  
कोर्ट का न्यायालय वाराणसी





उत्तर प्रदेश UTTAR PRADESH

15

W 544151

Note: The property hereby sold is situated on Mirzapur to Tengra Road. The value of land measuring 5814.40 sq meters x Rs.11,000/- per sq meter comes to Rs.6,39,58,400/-, costs of residential construction measuring 90.24 sq eters x Rs.13,915/- per sq meter comes to Rs.12,55,689/- and costs of boundary wall and gate Rs.2,50,000/- making total Rs.6,54,64,089/- say Rs.6,54,65,000/- hence stamp duty @ 7% of value amounting to Rs.45,82,550/- is being paid.

IN WITNESS WHEREOF, we, Mr. Shahid Latif alias Sahib Latif, Mrs. Tausifa Jabeen alias Tausifa Jamin, Mr. Abdulla Ahsan, Mrs. Shabnam Rana, the Vendors and M/s. Banaras Glass Beads Ltd through ~~\_\_\_\_\_~~ its ~~\_\_\_\_\_~~ and authorized signatory Mr. Vinay Kumar Piyush, the Purchaser have executed this Deed of Sale this the day and month of the year above written of our free will and accord.

Witness:-

1. Name:

सती - 5 वरमा

Father's name:

रव 0 रामनाथ वरमा

Address:

बी 0 24/75. मारमरीरी गंज, बालगंज.

Signature:

सती - 5 वरमा

Mob. No.

94570530573

*Shahid Latif*

*Tausifa Jabeen*



*Abdulla Ahsan*



*Shabnam Rana*



For Banaras Glass Beads Ltd.  
*Mr. Vinay Kumar Piyush*  
Authorized Signatory



१८३२०

दिनांक १२.१.१६

स्टाम्प कय करने का प्रयाजन शुभ  
स्टाम्प क्रेता का नाम व पूरा पता मे ठ बनारस खास एजिडिस लिड  
विवेकानन्द रोड जोधपुर

स्टाम्प विक्रेता का पूरा नाम—शंकर लाल जयसवाल  
लाइसेन्स नम्बर 32/52) 14/17

प्राप्त





उत्तर प्रदेश UTTAR PRADESH

16

W 544736

Note: The property hereby sold is situated on Mirzapur to Tengra Road. The value of land measuring 5814.80 sq meters x Rs.11,000/- per sq meter comes to Rs.6,39,62,800/-, costs of residential construction measuring 90.24 sq eters x Rs.13,915/- per sq meter comes to Rs.12,55,689/- and costs of boundary wall and gate Rs.2,50,000/- making total Rs.6,54,68,489/- say Rs.6,54,69,000/- hence stamp duty @ 7% of value amounting to Rs.45,82,830/- is being paid.

For Banaras Glass Beads Ltd.

*Shri Dnyaneshwar Tawse for Jaibee*

*Vijay*  
Authorised Signatory



*A. Ahm*

Shabram Kana



२२/११/९९

नाम: \_\_\_\_\_  
 पता: \_\_\_\_\_  
 जन्म तिथि: \_\_\_\_\_  
 पेशा: \_\_\_\_\_  
 शिक्षण: \_\_\_\_\_  
 धर्म: \_\_\_\_\_  
 लिंग: \_\_\_\_\_  
 उम्र: \_\_\_\_\_  
 निवासी: \_\_\_\_\_  
 पता: \_\_\_\_\_  
 जिला: \_\_\_\_\_  
 राज्य: \_\_\_\_\_

श्री. राजेश कुमार शर्मा, निवासी-पुणे  
 जिला-पुणे

W



भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50

भारत

FIFTY  
RUPEES

Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

BG 530447

17

2. Name:  
Father's name:  
Address:  
Signature:  
Mob. No. 9454532971

Rajendra Prasad Dubey.

S/o Late B. P. Dubey.

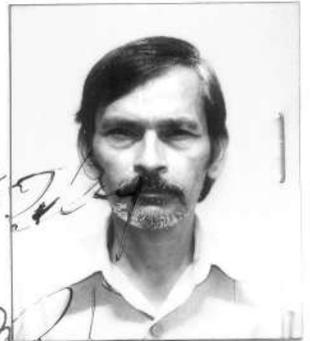
83 A, Maheshi Nagar, Saunau Ghat.

Lanka Varanasi.

Drafted by:

Advocate

Civil Court, Varanasi



Printed by:

K.K. Computer,

Collectorate Campus, Varanasi.

*Shubnam*

*Touseef jagann*



*Ashim*



*Shabnam Kana*



For Banaras Glass Beads Ltd.



Authorized Signatory

१८३२१

१२.१.१६

विक्रेता का पता: वार्ड  
 विक्रेता का नाम व पता: श्री ००७ नारायण ग्लास वीड्यो लिमिटेड  
पिठोवा-१ रोड कोलकाता  
 स्टाम्प विक्रेता का पूरा नाम- शंकर लाल जयसवाल  
 लाइसेन्स नम्बर (32/52) 14/17  
 अधिगत विक्रय करने के लिए पता: \_\_\_\_\_  
दीवानी न्यायालय, कलकत्ता



# भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

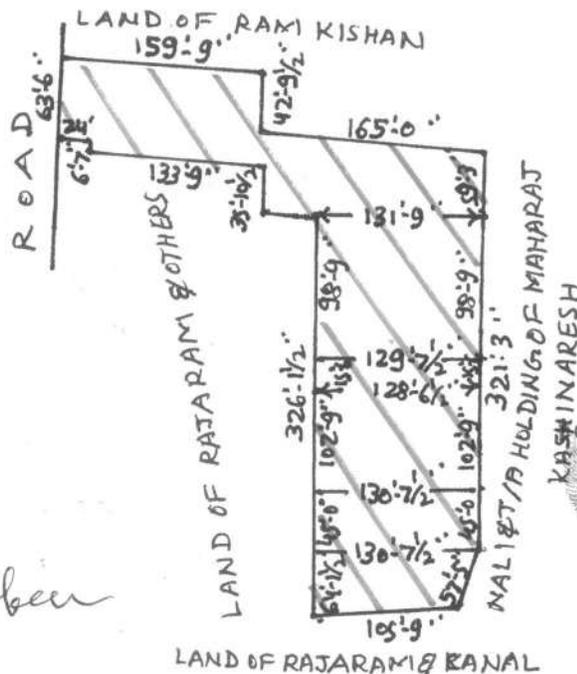
उत्तर प्रदेश UTTAR PRADESH

82AC 396561

SITE PLAN OF SM. PLOT NO. 97 KHA, 98 KA, 99 KA SITUATED AT MAUZA TENGRA RAMNAGAR DISTRICT. VARANASI.

AREA 5814-80 SQ. M.

VENDOR:- SHAHID LATIF, TAUSIFAJABEEN, ABDULLAH HASAN, SHABNAM RANA  
PURCHASER:- BANARAS GLASS BEADS LTD.



*Shahid Latif*



*Tausifajabeen*



*Ahsan Shabnam Rana*



Banaras Glass Beads Ltd.  
Authorized Signatory

ASSOCIATE  
N.D.A. APPROVED  
OFFICE NO. 10-11

१२२४३  
१३-१-२०१६

बनारस ग्लास विंडो लि० २०० वि० वि० नन्द रोड फलकता

W  
शशि कान्त  
स्टाम्प विक्रेता  
पता नं० १०० नं० बाराबखी  
००० १-११/१०/१०००

आज दिनांक 14/01/2016 को  
बही सं. 1 जिल्द सं. 1195  
पृष्ठ सं. 283 से 318 पर क्रमांक 30  
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*Shashi Kant*

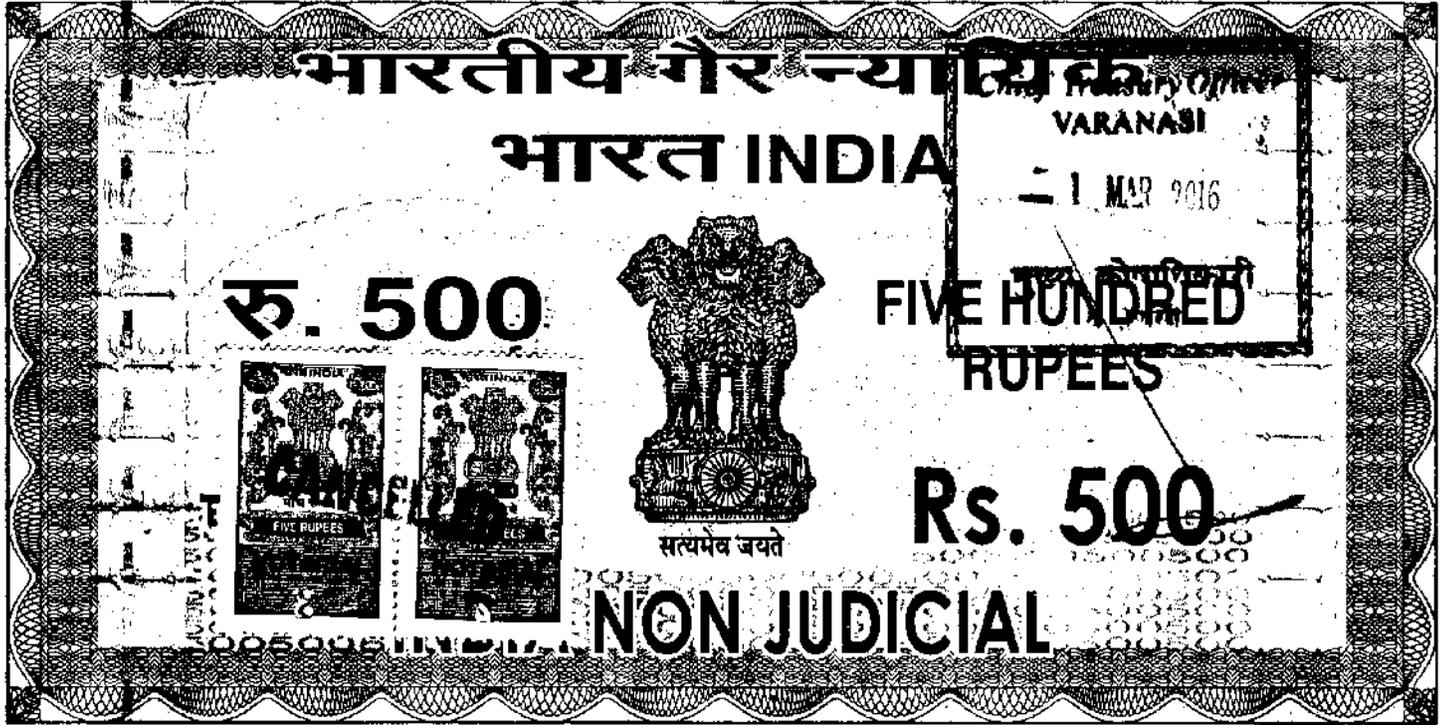
शशिकान्त गौड़

उपनिबन्धक रामनगर

वाराणसी

14/1/2016





उत्तर प्रदेश UTTAR PRADESH

W 551725

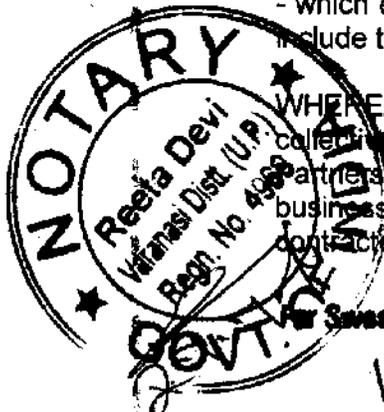
**LIMITED LIABILITY PARTNERSHIP AGREEMENT**  
(As per Section 23 of LLP Act, 2008)

THIS Agreement of Limited Liability Partnership is made at Varanasi this the 12<sup>th</sup> day of July, 2016 BY AND BETWEEN the following described persons:

1. **SWASTIK CITY PLANNERS PRIVATE LIMITED:** a company registered under the Companies Act, 1956, having its registered office at B. 30/68, Lanka, Varanasi, Uttar Pradesh through its director and authorized representative – **Shri Mayank Kumar Gupta**, son of Shri Ambarish Kumar Gupta, resident of N.1/60, Seva Upavan, Nagwa, Lanka, Varanasi, Uttar Pradesh hereinafter called the **FIRST PARTY**.
2. **BANARAS GLASS BEADS LIMITED:** a company registered under the Companies Act, 1956, having its registered office at 29A, Vivekananda Road, Kolkata, West Bengal through its director and authorized representative – **Shri Siddharth Gupta**, son of Shri Ashok Kumar Gupta, resident of B 27/80A-1A, Lane No. 5, Ravindrapuri, Varanasi, hereinafter called the **SECOND PARTY**.

- which expressions shall, unless be repugnant to the subject or context thereof, include their respective successors, nominees, assigns and legal heirs.

WHEREAS the First Party and Second Party (herein after, for the sake of brevity collectively referred to as "**the Partners**") have agreed to form a Limited Liability Partnership under the Limited Liability Partnership Act, 2008 to carry on the business of building residential, commercial and industrial complexes, civil contractors, real estate developers and builders.

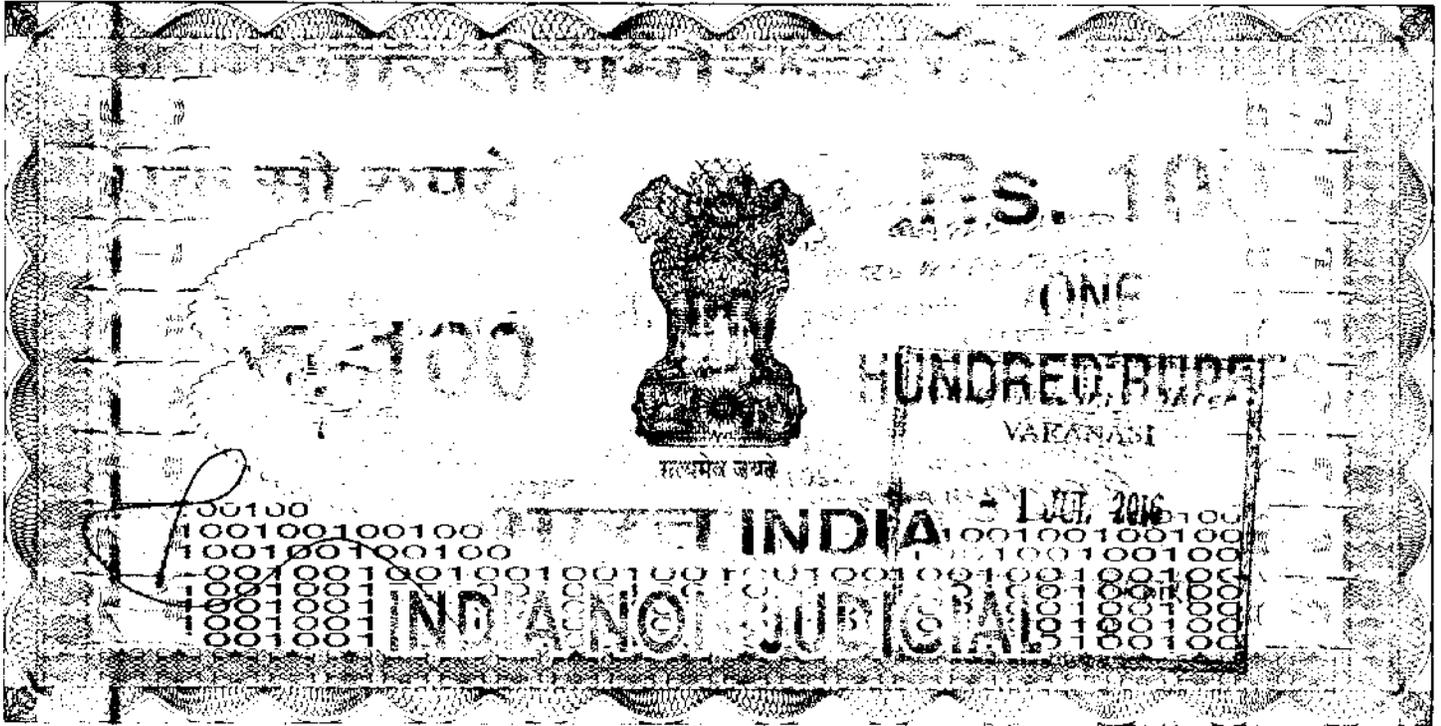


For Swastik City Planners (P) Ltd

*M. Gupta*  
Director

For Banaras Glass Beads Ltd.

*[Signature]*  
Authorised Signatory/Director



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AND WHEREAS the partners desired to execute a document in writing to record the contribution made by them and the terms and conditions mutually agreed upon by and between them governing their relations *inter se* and the LLP.

**NOW, THEREFORE, THIS LIMITED LIABILITY PARTNERSHIP AGREEMENT RECORDS AS UNDER:-**

**1. Name of LLP:**

That the business of this Limited Liability Partnership shall be carried on in the name and style of **SWASTIK AMARAVATI LLP** (hereinafter for the sake of brevity called "the LLP").

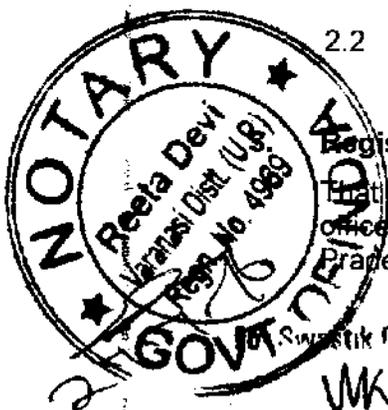
**2. Nature of Business:**

2.1 That the business of the LLP shall be building residential, commercial and industrial complexes, civil contractors, real estate developers and builders.

2.2 That the LLP may embark upon any new business as may be decided from time to time by the Partners.

**Registered Office:**

That the LLP shall have its principal place of business and it's registered office (as per section 13 of LLP Act) at B 30/68, Lanka, Varanasi, Uttar Pradesh, and the same may be changed as per LLP Act.

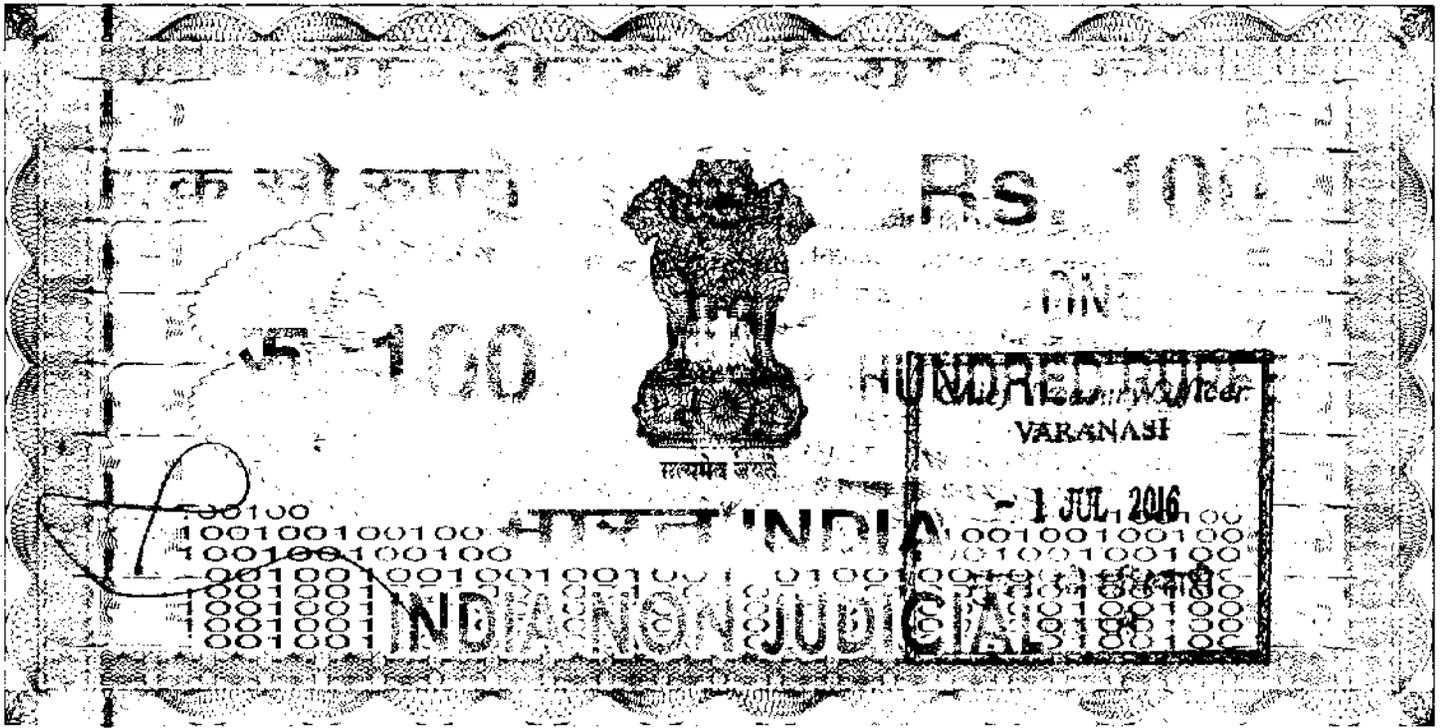


For **Swastik City Planners (P) Ltd**

*[Signature]*  
Director

For **Varanasi Glass Beads Ltd.**

*[Signature]*  
Authorised Signatory/Director



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**4. Date of Commencement:**

That the LLP as constituted under this Agreement shall be deemed to have commenced business on the 12<sup>th</sup> day of July, 2016.

**5. Contribution of Partners:**

5.1 That the total Partners' Contribution of Capital to the LLP has been Rs.6,08,47,000/- (Rupees Six Crores Eight Lakhs Forty Seven Thousand Only) which has been agreed and contributed by the partners in the following proportions:-

| Sl. No.  | Name of Partner making capital contribution | Amount (Rs.)         |
|--|---|----------------------|
| 1.   | Swastik City Planners Private Limited       | 10,00,000/-          |
| 2.   | Banaras Glass Beads Limited                 | 5,98,47,000/-        |
| <b>Total (Rupees Six Crores Eight Lakhs Forty Seven Thousand Only) :</b> |   | <b>6,08,47,000/-</b> |

5.2 That the Second Party has agreed and contributed to the LLP all its rights, interest and title in properties being SM Plot No. 97KHA, 99KA measuring 0.568 Hectare equivalent to 5680 sqr. Mtrs. at Mauza Tengra, Ramnagar, Varanasi (more particularly, detailed and described in Schedule 1 to this LLP Agreement) by way of its capital contribution to the LLP which has been duly recorded by passing necessary entries in the books of account of the LLP for a sum of Rs.5,98,47,000 (Rupees Five Crores Ninety Eight Lakhs Forty Seven Thousand Only) and, henceforth, the LLP- meaning Swastik Amaravati LLP shall be its exclusive Owner.

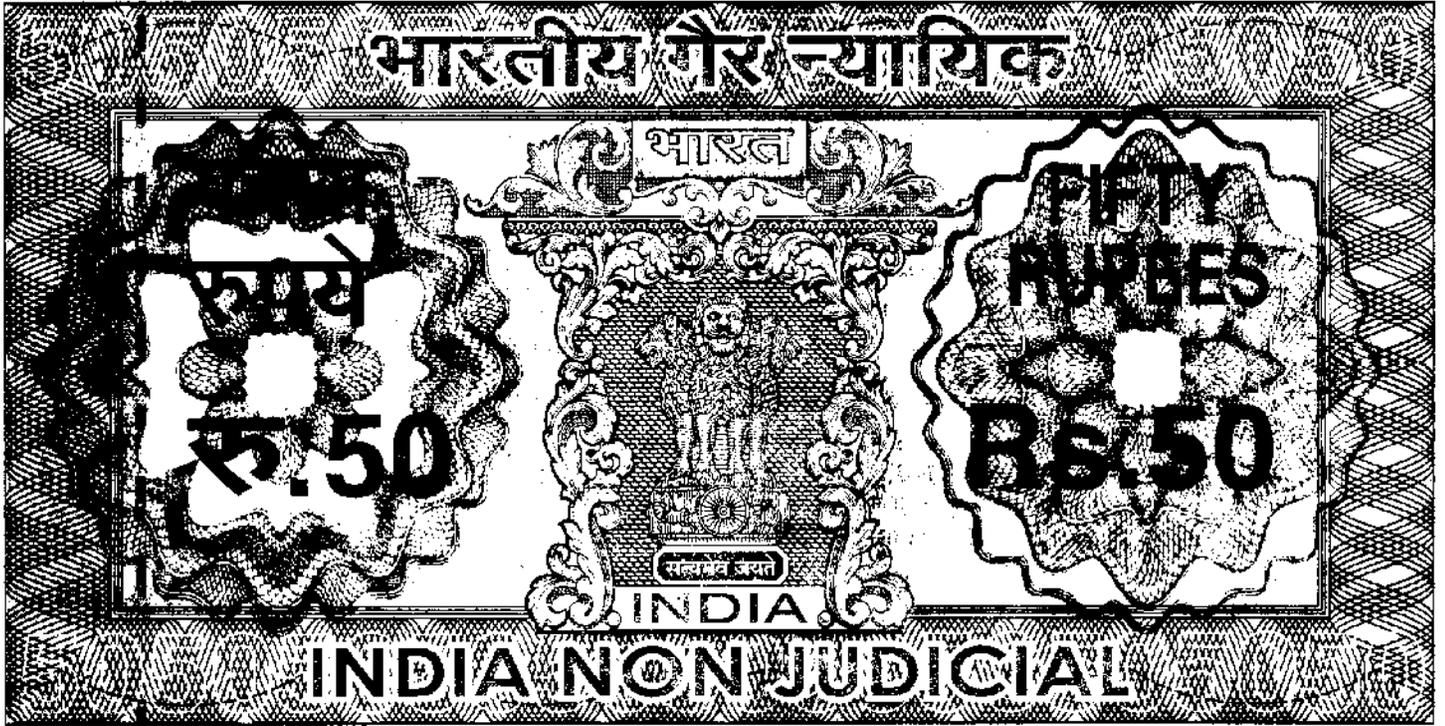


For Swastik City Planners (P) Ltd

*UK fuph*  
Director

For Banaras Glass Beads Ltd.

*[Signature]*  
Authorized Signatory/Director



उत्तर प्रदेश UTTAR PRADESH

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- 5.3 That the First Party have Contributed, as agreed and as detailed in Para 5.1 of this Agreement, by cheques towards their Capital contribution to the LLP (more particularly, detailed and described in Schedule 1 to this LLP Agreement).
- 5.4 That the partners have agreed to contribute such further capital from time to time as they shall deem fit looking to the overall needs of the business.
- 5.5 That the partners have also agreed that the First Party will contribute such further capital from time to time as per specific needs of the business of construction of residential and/or commercial and/or industrial complexes on the land contributed as capital by the Second Party.
- 5.6 That the partners shall be entitled to withdraw, from their capital, as they deem fit by mutual Consent.

**6. Common Seal**

That the LLP shall have a common seal to be affixed on documents as defined by partners under the signature of any 1 (one) of the 2 (two) Designated Partners.

**Accounting Year:**

The first accounting year for the LLP shall be from the date of incorporation of this LLP till 31<sup>st</sup> March, 2017. In the subsequent years, the accounting year of the LLP shall be from 1<sup>st</sup> April to 31<sup>st</sup> March of each year.



For Swastik City Planners (P) Ltd

*[Signature]*

Director

For Banaras Glass Beads Ltd.

*[Signature]*  
Authorized Signatory/Director pg. 4

**8. Books of Account:**

That the usual books of account shall be kept properly posted and shall not be removed from the registered office of the LLP without consent of all the partners. Each partner shall have free access to them at all reasonable times and shall be at liberty to make such extracts there from.

**9. Interest and Remuneration to Partners:**

9.1 That for the time being, neither any interest on capital contribution nor any remuneration for services rendered for the LLP shall be paid to any of the partners.

9.2 However, in future, the partners shall be entitled to modify the above provisions relating to remuneration and/or interest payable to the partners by mutual consent.

9.3 Besides any of the partners giving loan in addition to their capital contribution shall be paid simple interest @ 12% per annum or at such higher or lower rate as may be mutually agreed upon.

**10. Profit and its Distribution:**

10.1 That to ascertain net profit, a general account shall be taken of all the assets and liabilities of the LLP, including the immovable properties contributed by partners towards capital, after the end of each accounting year. A Balance Sheet and Profit & Loss Account, making due allowance for depreciation and for recouping any lost capital, shall be drawn up and the profits or losses of the LLP shall be ascertained and distributed amongst the partners in the manner laid down in Para 10.2.

10.2 That subject to clause 10.1 supra, the net profit of the LLP shall be divided and distributed amongst the partners in the following ratio:

| Sl. No. | Name of Partner                       | Profit Sharing Ratio |
|---------|---------------------------------------|----------------------|
| 1.      | Swastik City Planners Private Limited | 50 %                 |
| 2.      | Banaras Glass Beads Limited           | 50 %                 |
|         | Total                                 | 100 %                |

10.3 That the losses of the LLP including loss of capital, if any, shall be apportioned in the above proportion.

**Designated Partners:**

1 That Shri Mayank Kumar Gupta (Authorised representative of the First Party) and Shri Siddharth Gupta (Authorised representative of the Second Party) have agreed to act as the Designated Partners of the LLP as required under the Limited Liability Partnership Act, 2008.

2 That the Designated Partners shall be responsible for doing all acts, matters and things as are required to be done by the LLP in respect of compliance of the provisions of the LLP Act including filing of any



For Swastik City Planners (P) Ltd

*Signature*

Director

For Banaras Glass Beads Ltd.

*Signature*  
Authorised Signatory/Director

document, return, statement and the like report pursuant to the provisions of Limited Liability Partnership Act, 2008.

**12. Managing Partners:**

12.1 That the two designated partners viz. Shri Mayank Kumar Gupta and Shri Siddharth Gupta be and are hereby appointed to be the Managing Partners and shall be deemed to have been authorized and empowered to do all necessary acts and things for the LLP including obtaining necessary permissions, sanctions etc. from the concerned government departments, booking flats, deciding the selling rates and terms and conditions, appointing contractors, engineers, architects, buying materials and inputs, getting registration and making compliances with various government departments, such as, service tax, VAT, sales tax etc and to do all acts and things necessary and incidental thereto.

12.2 That it is expressly agreed that the bank account(s) of the LLP shall be operated by any one of the two designated partners viz. Shri Mayank Kumar Gupta or Shri Siddharth Gupta.

**13. Meeting of Partners:**

13.1 That the meeting of the partners may be called by giving 7 (seven) day notice. In case of an emergency, such notice period for the meeting day may be waived provided the decision is ratified by all the partners.

13.2 That the meeting of the partners shall ordinarily be held at the Registered office of the LLP or at any other place as per the convenience of partners.

13.3 That in such meetings, the matter shall be decided by mutual consent.

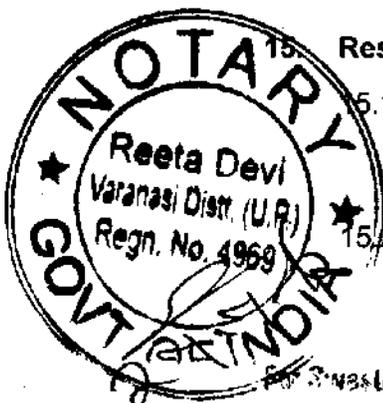
**14. Duties of Partners:**

That each partner shall be just and faithful to the other partners in all transactions relating to LLP.

**Restrictions on Partners:**

15.1 That it is agreed by and between the parties hereto that each of the parties shall be free to carry on any of their own, separate and independent businesses and the LLP shall have no objection thereto.

15.2 That in case any of the Partners of the LLP desires to transfer or assigns his/her/ its interest or share in the LLP he/she/ it can transfer the same with the consent of all the Partners.



For Swastik City Planners (P) Ltd

*W.K. Gupta*  
Director

For Banaras Glass Beads Ltd.

*[Signature]*  
Authorised Signatory/Director

**16. Extent of Liability:**

16.1 That is agreed and understood by the partners that the LLP shall not be bound by anything done by the partner in dealing with a person if:

- (a) The partner in fact had no authority to act for the LLP in doing a particular act; and
- (b) The person knows that he had no authority or does not know or believe him to be a partner of LLP.

16.2 However, the LLP shall indemnify each partner in respect of payments made and personal liabilities incurred by him/her/it :

- (a) In the ordinary and proper conduct of business of the LLP; or
- (b) in or about anything necessarily done for the preservation of business or property of LLP.

**17. Admission of New Partner:**

That new partner/partners may be introduced with the consent of all the existing partners.

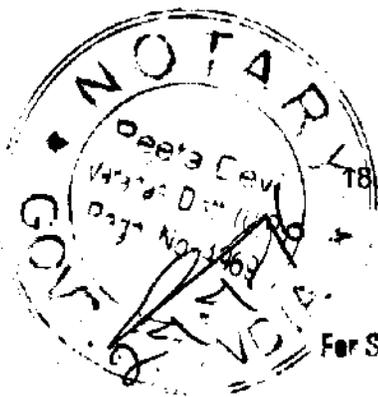
**18. Cessation of Partners:**

18.1 That the LLP shall have perpetual succession and admission, death, retirement or insolvency of any partner shall not dissolve the LLP.

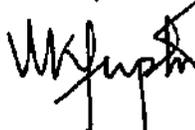
18.2 That any partner may retire from the LLP by giving a notice in writing of not less than 45 days to the other partners of his intention to resign as partner.

18.3 That on retirement or death of any partner, a statement of account shall be made out by the LLP and verified by the auditor to ascertain the claim of outgoing partner including all unpaid interest and profits due to outgoing partner upto the time of cessation of outgoing partner (i.e. including the partner's share of profit and loss for the period from the beginning of the accounting year in which his/ her/ its retirement or death occurs till the end of the calendar month in which the event takes place) and balances, if any after adjusting any loan given to outgoing partner by the LLP or any other amount due on the outgoing partner be paid within 30 (thirty) days from the date of according consent for his/ her/ its retirement or from the date of death as the case may be.

18.4 Upon Death (God forbid) of any of the partners the heirs may be admitted as a partner of the LLP in place of such deceased partner as may be mutually agreed upon by the surviving partners.



For Swastik City Planners (P) Ltd

  
Director

For Banaras Glass Beads Ltd.

  
Authorised Signatory/Director

**19. Change in LLP Agreement:**

That no alternation to or amendment or change in this agreement including any change in business of the LLP shall be valid unless it is reduced to writing as a supplement to this agreement and unanimously accepted by the then partners of the LLP.

**20. Notice:**

20.1 That any notice by the partners to the LLP may be given by addressing to the LLP and leaving it at the registered office of the LLP.

20.2 That any notice by the LLP to the partner may be given by addressing to the partner and sending it by registered post to his/her/ its usual or last known address.

**21. Winding up:**

That the LLP can be wound up with the consent of all the partners in accordance with the provisions of Limited Liability Partnership Act, 2008.

**22. Arbitration:**

That if any time either during the continuance of the LLP or after the retirement of any partner, any dispute or difference shall arise between the partners or their respective heirs or any one claiming through or under them, the same shall be referred to arbitration.

**23. Saving:**

That save as otherwise expressly provided in these presents, the LLP shall be governed by the Limited Liability Partnership Act, 2008 and the Rules made thereunder for the time being in force.



For Swastik City Planners (P) Ltd

*[Signature]*  
Director

For Registered Chartered Accountant

*[Signature]*  
Authorized Signatory/Director

**SCHEDULE 1**

**Description of contribution by Partners**

**(A) By the Second Party: BANARAS GLASS BEADS LIMITED**

Brief antecedents of Property, land and construction being SM Plot No. 97KHA, 99KA measuring 0.568 Hectare equivalent to 5680 square meters at Mauza Tengra, Ramnagar, Varanasi as per table given herein-under was purchased by Banaras Glass Beads Limited.

| Sl. No. | Particulars  |
|---------|--|
| 1.      | SM Plot No. 97KHA, 99KA measuring 0.568 Hectare equivalent to 5680 square meters at Mauza Tengra, Ramnagar, Varanasi, house constructed there on, gate and boundary wall of the plot purchased from Mr. Shahid Latif s/o late Haji Abdul Mana alias Abdul Magan, Mrs. Tausifa Jabeen alias Tausifa Jamin w/o Mr. Shahid Latif, Mr. Abdullah Ahsan s/o late Haji Abdul Mana alias Abdul Magan and Mrs. Shabnam Rana w/o Mr. Abdullah Ahsan by Sale Deed registered on 14 <sup>th</sup> day of January, 2016 with sub registrar, Ramnagar, Varanasi at Book No. 1, Volume 1195, Page 283/318 and Serial No. 30 for a consideration of Rs.5,50,00,000 (Rupees Five Crores Fifty Lakhs Only). It was butted and bounded as under:<br><br>North: Land of Ramkrishna,<br>South: Land of Rajaram and Canal<br>East: Nali and thereafter holding of Maharaj Kashinaresh<br>West: Road and land of Rajaram and Others |

**(B) By the First Party: SWASTIK CITY PLANNERS PRIVATE LIMITED**

Cheque favouring Swastik Amaravati LLP as per details given below:

| Name of Partner                       | Cheque No., Date and Bank                                  | Amount (Rs.) |
|---------------------------------------|--|--------------|
| Swastik City Planners Private Limited | 045582, dt.12.07.2016, Central Bank of India, Lanka branch | 10,00,000    |

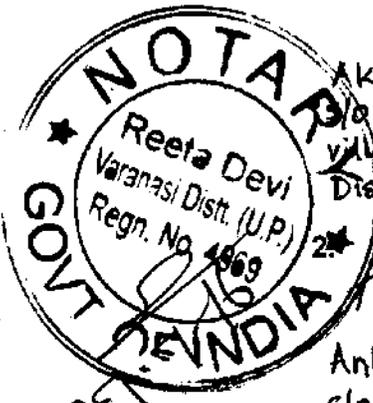
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

Signature, Name and Address of the Witnesses

Signature of Partners

1.

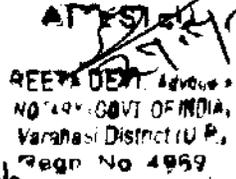
For Swastik City Planners Private Limited



*Akshay Shukla*  
Akshay Shukla  
s/o Late Premnath Shukla  
village Bharsahi, P.O. Sundi  
Distt. Sonbhadra

*MK Gupta*  
MAYANK KUMAR GUPTA  
Director

*Ankit*  
Ankit Singh  
s/o Sri Suresh Singh  
K 40/56, Bhaironath,  
Varanasi



For Banaras Glass Beads Limited  
For Banaras Glass Beads Ltd.  
*BK Gupta*  
Authorised Signatory  
Director



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AB 202393

**LIMITED LIABILITY PARTNERSHIP AGREEMENT  
(As per Section 23(4) of LLP Act, 2008)**

THIS Agreement of Limited Liability Partnership is made at Varanasi this the 06<sup>th</sup> day of February, 2019 in replacement of earlier agreement dated 12<sup>th</sup> day of July, 2016 BY AND BETWEEN the following described persons:

1. **SWASTIK CITY PLANNERS PRIVATE LIMITED:** a company registered under the Companies Act, 1956, having its registered office at B. 30/68, Lanka, Varanasi, Uttar Pradesh through its director and authorized representative – **Shri Mayank Kumar Gupta**, son of Shri Ambarish Kumar Gupta, resident of N.1/60, Seva Upvan, Lanka, Varanasi, Uttar Pradesh hereinafter called the **FIRST PARTY**.
2. **BANARAS GLASS BEADS LIMITED:** a company registered under the Companies Act, 1956, having its registered office at 29A, Vivekananda Road, Kolkata, West Bengal through its director and authorized representative – **Shri Siddharth Gupta**, son of Shri Ashok Kumar Gupta, resident of B 27/80A-1A, Lane No. 5, Ravindrapuri, B.H.U., Varanasi, hereinafter called the **SECOND PARTY**.
3. **Shri Ambuj Kumar Gupta**, son of Late Bhupendra Kumar Gupta, Residing at N-1/60 A, Seva Upavan, Lanka, Varanasi-221005, Uttar Pradesh hereinafter called the **THIRD PARTY**.
4. **Shri Mayank Kumar Gupta** son of Shri Ambarish Kumar Gupta, Residing at N.1/60, Seva Upvan, Lanka, Varanasi, Uttar Pradesh, hereinafter called the **FOURTH PARTY**.

-which expression shall, unless it be repugnant to the subject or context thereof, include their respective successors, nominees, assigns and legal heirs.

For Swastik City Planners (P) Ltd.

For Banaras Glass Beads Limited

Director

Director



उत्तर प्रदेश UTTAR PRADESH

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WHEREAS the First Party and Second Party (herein after, for the sake of brevity collectively referred to as "the Partners") are the existing partners of Limited Liability Partnership under the Limited Liability Partnership Act, 2008 to carry on the business of building residential complex, contractors and builders.

AND WHEREAS Third and Fourth Parties are now admitted and whereas the Third Party shall be designated partner and Fourth Party shall be partner, subject to the terms and conditions of the said LLP Agreement.

AND WHEREAS the partners desired to execute a document in writing to record the contribution made by them and the terms and conditions mutually agreed upon by and between them governing their relations inter se and the LLP.

NOW, THEREFORE, THIS LIMITED LIABILITY PARTNERSHIP AGREEMENT WITNESSETH AS UNDER:-

1. Name of LLP:

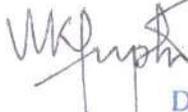
That the business of this Limited Liability Partnership is being carried on and shall continue to be carried on in the name and style of **SWASTIK AMARAVATI LLP** (hereinafter for the sake of brevity called "the LLP").

2. Nature of Business:

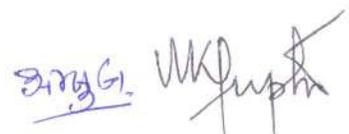
2.1 That the business of the LLP shall be building residential, commercial and industrial complexes, civil contractors, real estate developers and builders.

2.2 That the LLP may embark upon any new business as may be decided from time to time by the Partners.

For Swastik City Planners (P) Ltd. For Banaras Glass Beads Limitede

  
Director

  
Director





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EN 219119

3. **Registered Office:**

That the LLP shall have its principal place of business and its registered office (as per section 13 of LLP Act) at B 30/68, Lanka, Varanasi, Uttar Pradesh, and the same may be changed as per LLP Act.

4. **Date of Commencement:**

That the LLP as constituted under this Agreement shall be deemed to have commenced business on the 12<sup>th</sup> day of July, 2016.

5. **Contribution of Partners:**

5.1 That the total Partners' Contribution of Capital to the LLP has been Rs.6,08,67,000/- (Rupees Six Crores Eight Lacs Sixty Seven Thousand Only) which has been agreed and contributed by the partners in the following proportions:-

| Sl. No. | Name of Partner making capital contribution                           | Amount (Rs.)         |
|---------|---|----------------------|
| 1.      | Swastik City Planners Private Limited                                 | 10,00,000/-          |
| 2.      | Banaras Glass Beads Limited   | 5,98,47,000/-        |
| 3.      | Shri Ambuj Kumar Gupta  | 10,000/-             |
| 4.      | Shri Mayank Kumar Gupta   | 10,000/-             |
|         | <b>Total (Rupees Six Crores Eight Lacs Sixty Seven Thousand Only)</b> | <b>6,08,67,000/-</b> |



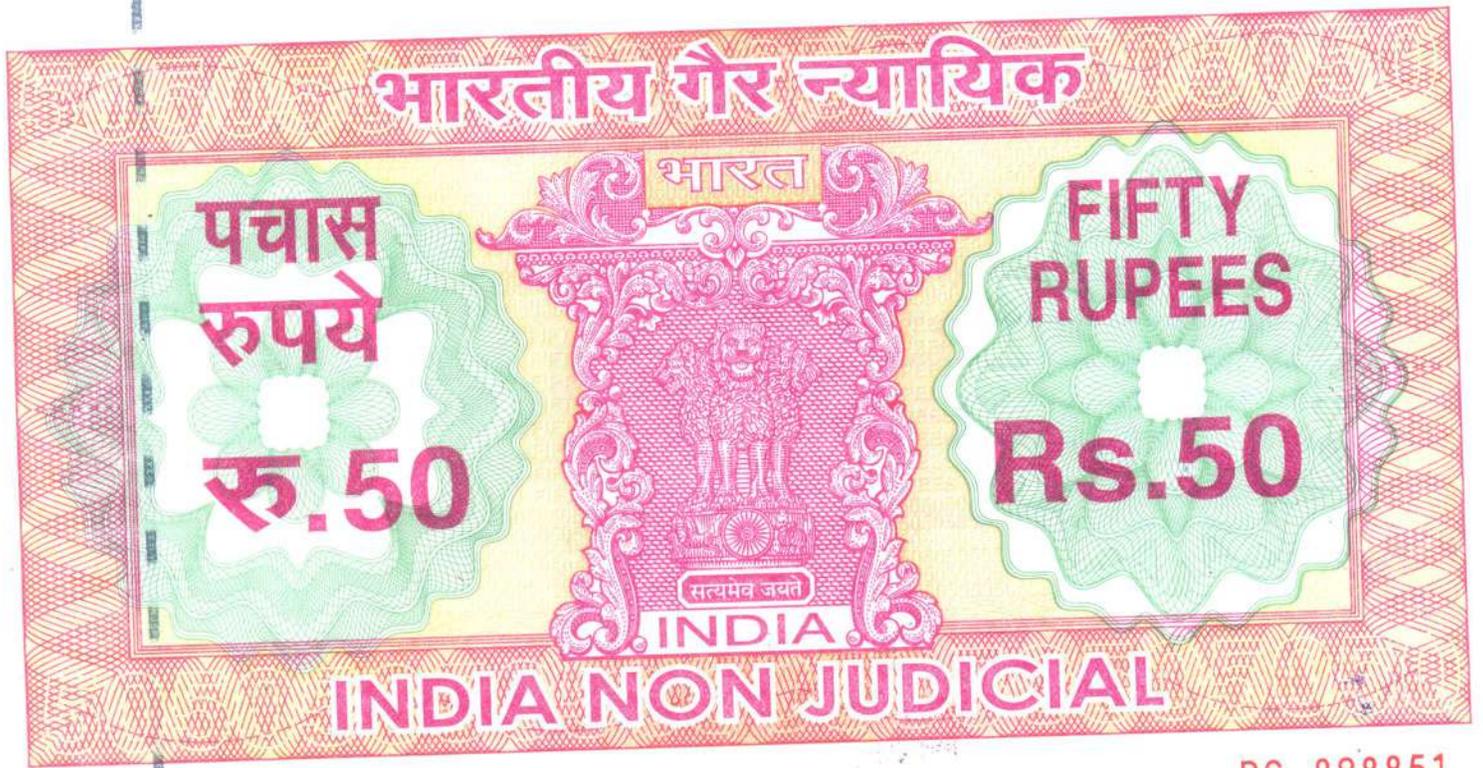
For Swastik City Planners (P) Ltd.

*[Signature]*  
Director

For Banaras Glass Beads Limited

*[Signature]*  
Director

*[Signature]*  
*[Signature]*



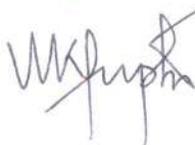
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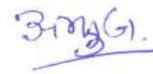
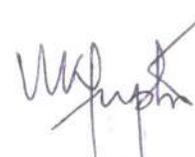
- 5.2 That the Second Party has agreed and contributed to LLP all its rights, interest and title in properties being SM Plot No. 97KHA, 99KA measuring 0.568 Hectare equivalent to 5680 square meters at Mauza Tengra, Ramnagar, Varanasi (more particularly, detailed and described in Schedule-1 to this LLP Agreement) by way of its capital contribution to the LLP which has been duly recorded by passing necessary entries in the books of account of the LLP for a sum of Rs.5,98,47,000 (Rupees Five Crores Ninety Eight Lacs Forty Seven Thousand Only) and, henceforth, the LLP- meaning Swastik Amaravati LLP shall be its exclusive Owner.
- 5.3 That the First Party has contributed, as agreed and as detailed in Para 5.1 of this Agreement, by cheques towards their Capital contribution to the LLP (more particularly, detailed and described in Schedule -1 to this LLP Agreement).
- 5.4 That the partners have agreed to contribute such further capital from time to time as they shall deem fit looking to the overall needs of the business.
- 5.5 That the partners have also agreed that the First Party will contribute such further capital from time to time as per specific needs of the business of construction residential and /or commercial and/or industrial complexes on the land contributed as capital by the Second Party.
- 5.6 That the partners shall be entitled to withdraw, from their capital, as they deem fit by mutual Consent.

For Swastik City Planners (P) Ltd.

For Banaras Glass Beads Limited

  
Director

  
Director

6. **Common Seal:**

That the LLP shall have a common seal to be affixed on documents as defined by partners under the signature of any 1 (one) of the 4 (Four) Designated Partners/Partners.

7. **Accounting Year:**

The first accounting year for the LLP shall be from the date of incorporation of this LLP till 31<sup>st</sup> March 2017. In the subsequent years, the accounting year of the LLP shall be from 1<sup>st</sup> April to 31<sup>st</sup> March of each year.

8. **Books of Account:**

That the usual books of account shall be kept, property posted and shall not be removed from the registered office of the LLP without consent of all the partners. Each partner shall have free access to them at all reasonable times and shall be at liberty to make such extracts there from.

9. **Interest and Remuneration to Partners:**

9.1 That for the time being, neither any interest on capital contribution nor any remuneration for services rendered for the LLP shall be paid to any of the partners.

9.2 However, in future, the partners shall be entitled to modify the above provisions relating to remuneration and / or Interest payable to the partners by mutual consent.

9.3 Besides any of the partners giving loan in addition to their capital contribution shall be paid simple interest @ 12% per annum or at such higher or lower rate as may be mutually agreed upon.

10. **Profit and it's Distribution:**

10.1 That to ascertain net profit, a general account shall be taken of all the assets and liabilities of the LLP, including the immovable properties contributed by partners towards capital, after the end of each accounting year. A Balance Sheet and Profit & Loss Account, making due allowance for depreciation and for recouping any lost capital, shall be drawn up and the profits or losses of the LLP shall be ascertained and distributed amongst the partners in the manner laid down in Para 10.2.

10.2 That, subject to clause 10.1 supra, the net profit of the LLP shall be divided and distributed amongst the partners in the following ratio.

| Sl. No. | Name of Partner                       | Profit Sharing Ratio |
|---------|---------------------------------------|----------------------|
| 1.      | Swastik City Planners Private Limited | 40%                  |
| 2.      | Banaras Glass Beads Limited           | 50%                  |
| 3.      | Shri Ambuj Kumar Gupta                | 5%                   |
| 4.      | Shri Mayank Kumar Gupta               | 5%                   |
|         | Total                                 | 100%                 |



For Swastik City Planners (P) Ltd.

*[Signature]*

Director

For Banaras Glass Beads Limited

*[Signature]*

Director

*[Signature]*

*[Signature]*

10.3 That the losses of the LLP including loss of capital, if any, shall be apportioned in the above proportion.

**11. Designated Partners or Partner:**

11.1 That Shri Mayank Kumar Gupta (Authorised representative and designated partner of the First Party), Shri Siddharth Gupta (Authorised representative and designated partner of the Second Party), Shri Ambuj Kumar Gupta (Designated Partner) and Shri Mayank Kumar Gupta (Partner) have agreed to act as Partners of the LLP as required under the Limited Liability Partnership Act, 2008.

11.2 That the Designated Partners or partners shall be responsible for doing all acts, matters and things as are required to be done by the LLP in respect of compliance of the provisions of the LLP Act including filing of any document, return, statement and the like report pursuant to the provisions of Limited Liability Partnership Act, 2008.

**12. Managing Partners:**

12.1 That the three designated partners viz. Shri Mayank Kumar Gupta, Shri Siddharth Gupta and Shri Ambuj Kumar Gupta be and are hereby appointed to be the Managing Partners and shall be deemed to have been authorized and empowered to do all necessary acts and things for the LLP including obtaining necessary permissions, sanctions etc. from the concerned government departments, booking flats, deciding the selling rates and terms and conditions, appointing contractors, engineers, architects, buying materials and inputs, getting registration and making compliances with various government departments, such as GST (Goods & Service Tax), Income Tax, etc and to do all acts and things necessary and incidental thereto.

12.2 That it is expressly agreed that the bank account(s) of the LLP shall be operated by any one of the three designated partners viz. Shri Mayank Kumar Gupta or Shri Siddharth Gupta or Shri Ambuj Kumar Gupta.

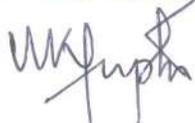
**12.3 RERA Compliances:**

That for the purpose of carrying on the business of the LLP as described in its objective, the THIRD PARTY and FOURTH PARTY shall be responsible, jointly and severally to comply with the rules, regulations and notifications or circulars given under Real Estate (Regulation and Development) Act, 2016 i.e., RERA,2016

**13. Meeting of Partners:**

13.1 That the meeting of the partners may be called by giving 7 (seven) days notice. In case of an emergency, such notice period for the meeting day may be waived provided the decision is ratified by all the partners.

For Swastik City Planners (P) Ltd.

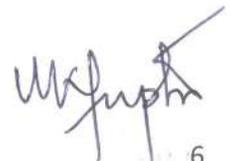
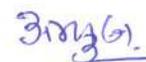


Director

For Bacaras Glass Beads Limited



Director



6



13.2 That the meeting of the partners shall be ordinarily be held at the Registered office of the LLP or at any other place as per the convenience of partners.

13.3 *That in such meetings, the matter shall be decided ideally* by mutual consent.

**14. Duties of Partners:**

That each partner shall be just and faithful to the other partners in all transactions relating to LLP.

**15. Restrictions on Partners:**

15.1 That it is agreed by and between the parties hereto that each of the parties shall be free to carry on any of their own, separate and independent businesses and the LLP shall have no objection thereto.

15.2 That in case any of the Partners of the LLP desires to transfer or assign his/her/ it's interest or share in the LLP he/she/ it can transfer the same with the consent of all the Partners.

**16. Extent of Liability:**

16.1 That is agreed and understood by the partners the LLP shall not be bound by anything done by the partner in dealing with a person if:

- (a) That the partner in fact had no authority to act for the LLP in doing a particular act; and
- (b) The person knows that he had no authority or does not know or believe him to be a partner of LLP.

16.2 However, the LLP shall indemnify each partner in respect of payments made and personal liabilities incurred by him/her/it:

- (a) In the ordinary and proper conduct of business of the LLP; or
- (b) In or about anything necessarily done for the preservation of business or property of LLP.

**17. Admission of New Partner:**

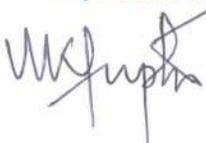
That the new partner/partners may be introduced with the consent of all the existing partners.

**18. Cessation of Partners:**

18.1 That the LLP shall have perpetual succession and the admission, death, retirement or insolvency of any partner shall not dissolve the LLP.

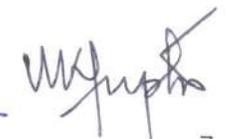
18.2 That any partner may retire from the LLP by giving a notice in writing of not less than 45 days to the other partners of his intention to resign as partner.

For Swastik City Planners (P) Ltd.

  
Director

For Banaras Glass Beads Limited

  
Director



18.3 That on the retirement or death of any partner, a statement of account shall be made out by the LLP and verified by the auditor to ascertain the claim of outgoing partners including all unpaid interest and profits due to outgoing partner upto the time of cessation of outgoing partner (i.e. including the partner's share of profit and loss for the period from the beginning of the accounting year in which his/ her/ its retirement or death or expulsion occurs till the end of the calendar month in which the event takes place) and balances, if any after adjusting any loan given to outgoing partner by the LLP or any other amount due on the outgoing partner be paid within 30 (thirty) days from the date of according consent for his/ her/ its retirement or expulsion or from the date of death as the case may be.

18.4 Upon Death (God forbid) of any partners the heirs may be admitted as a partner of the LLP in place of such deceased partner as may be mutually agreed upon by the surviving partners.

**19. Change in LLP Agreement:**

That no alternation to or amendment or change in this agreement including any change in business of the LLP shall be valid unless it is reduced to writing as a supplement to this agreement and unanimously accepted by the then partners of the LLP.

**20. Notice:**

20.1 That any notice by the partners to the LLP may be given by addressing to the LLP and leaving it at the registered office of the LLP.

20.2 That any notice by the LLP to the partner may be given by addressing to the partner and sending it by registered post to his/her/ its usual or last known address.

**21. Winding up:**

That the LLP can be wound up with the consent of all the partners in accordance with the provisions of Limited Liability Partnership Act, 2008.

**22. Arbitration:**

That if any time either during the continuance of the LLP or after the retirement of any partner, any dispute or difference shall arise between the partners or their respective heirs or any one claiming through or under them, the same shall be referred to arbitration.

**23. Saving:**

That save as otherwise expressly provided in these presents, the LLP shall be governed by the Limited Liability Partnership Act, 2008 and the Rules made thereunder for the time being in force.

For Swastik City Planners (P) Ltd.

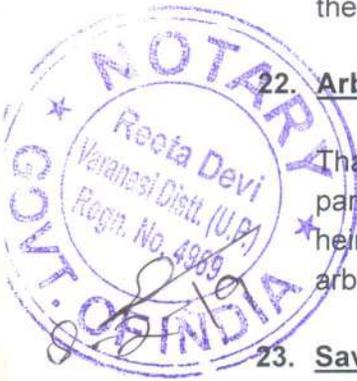
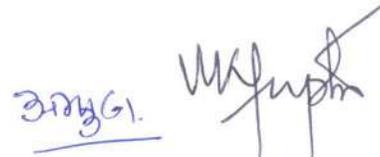


Director

For Banaras Glass Beads Limited



Director



**SCHEDULE 1**  
**Description of contribution by Partners**

**(A) By Second Party : BANARAS GLASS BEADS LIMITED**

Brief antecedents of Property, land and construction being SM Plot No.97KHA, 99KA measuring 0.568 Hectare equivalent to 5680 square meters at Mauza Tengra, Ramnagar, Varanasi as per table given herein-under was purchased by Banaras Glass Beads Limited:

| Sl. No. | Particulars  |
|---------|--|
| 1.      | SM Plot No. 97KHA, 99KA measuring 0.568 Hectare equivalent to 5680square meters at Mauza Tengra, Ramnagar, Varanasi, house constructedthere on, gate and boundary wall of the plot purchased from Mr. Shahid Lataf s/o late Hajj Abdul Mana alias Abdul Magan, Mrs. Tausifa Jabeen alias Tausifa Jamin W/o Mr. Shahid Latif, Mr. Abdullah Ahsan s/o late Haji Abdul Manaalias Abdul Magan and Mrs. Shabnam Rana W/o Mr. Abdullah Ahsan by Sale Deed registered on 14 <sup>th</sup> day of January, 2016 with sub registrar, Ramnagar, Varanasi at Book No. 1, Volume 1195, Page 283/318 and Serial No. 30 for aconsideration of Rs.5,50,00,000 (Rupees Five Crores Fifty Lakhs Only) stamp duty paid extra. It was butted and bounded as under:<br><br>North: Land of Ramkrishna,<br>South: Land of Rajaram and Canal<br>East: Nali and thereafter holding of Maharaj Kashinaresh<br>West: Road and land of Rajaram and Others |

Cheque favouring Swastik Amaravati LLP as per details given below:

**(B) By the First Party-Swastik City Planners Private Limited**

| Name of Parties                       | Cheque No., Date and Bank                                     | Amount (Rs.) |
|---------------------------------------|---|--------------|
| Swastik City Planners Private Limited | 045582, dated 12.07.2016, Central Bank of India, Lanka branch | 10,00,000.00 |

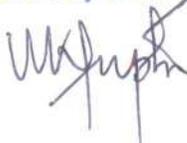
**(C) By the Third Party- Ambuj Kumar Gupta**

| Name of Parties        | Cheque No., Date and Bank                                   | Amount (Rs.) |
|------------------------|---|--------------|
| Shri Ambuj Kumar Gupta | 295816, dated 05.02.2019, State Bank of India, Lanka branch | 10,000.00    |

**(D) By the Fourth Party- Mayank Kumar Gupta**

| Name of Parties         | Cheque No., Date and Bank                             | Amount (Rs.) |
|-------------------------|---|--------------|
| Shri Mayank Kumar Gupta | 000171, dated 05.02.2019, HDFC Bank, Rathyatra branch | 10,000.00    |

For Swastik City Planners (P) Ltd.

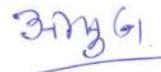


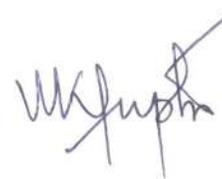
Director

For Banaras Glass Beads Limited



Director





IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

Signature, Name and Address of the Witnesses

Signature of Partners

**For Swastik City Planners Private Limited**

For Swastik City Planners (P) Ltd.



Director

MAYANK KUMAR GUPTA  
Authorised Representative

- 
1. Akshay Shukla  
S/o Late Premnath Shukla  
Village Bharsahi, P.O. Sundi  
District Sonebharda

**For Banaras Glass Beads Limited**

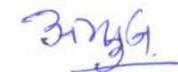
For Banaras Glass Beads Limited



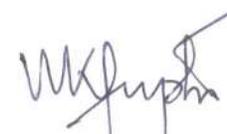
Director

SIDDHARTH GUPTA  
Authorised Representative

- 
2. Ankit Singh  
K 40/56, Bhaironath,  
Varanasi



AMBUJ KUMAR GUPTA  
Designated Partner



MAYANK KUMAR GUPTA  
Partner



VEETA DEVI, Advocate  
NOTARY (GOVT. OF INDIA)  
Varanasi District (U.P.)  
Page No. 3060

# BANARAS GLASS BEADS LIMITED

Regd. Office:- C-144 East of Kailash, New Delhi- 110065.

CIN: U51101DL1990PLC339668

**EXTRACTS FROM MINUTES OF THE PROCEEDINGS OF THE MEETING OF BOARD OF DIRECTORS OF BANARAS GLASS BEADS LIMITED, HELD AT 14.00 HOURS ON 5<sup>th</sup> JANUARY' 2019, AT ADMINISTRATIVE OFFICE OF THE COMPANY AT G.T. ROAD TANDIA, VARANASI**

### **3. AMENDMENT IN PARTNER SHIP AGREEMENT IN SWASTIK AMRAWATI LLP.**

Shri Siddharth Gupta, director of the company stated to the board that the company is one of the Partner of SWASTIK AMRAWATI LLP and RERA provisions applicable to said LLP. He further stated some new partners will be introduced in the said LLP for its better management and for that purposes the deed of LLP agreement to be revised. After discussion the following resolutions were passed by the board-

**"RESOLVED THAT** the consent of board of directors be and are hereby given to amend Partnership agreement of "SWASTIK AMRAWATI LLP" regarding acceptance of RERA provisions and introducing new partners for better management of the LLP.

**"RESOLVED Further THAT** the board of directors of the company be and is hereby make clear that its director(s) are not liable for any statutory compliance including RERA of "SWASTIK AMRAWATI LLP", only **"Designated Partners"** of the LLP are liable to comply all statutory provisions including RERA and others.

**"FURTHER RESOLVED THAT** Mr. Siddharth Gupta, Director of the company be and is hereby authorized to be appointed as nominee and partner in Limited Liability Partnership for and on behalf of the Company." The said nominee(s) and authorized to do all such acts, deeds in this regard on behalf of company.

**"FURTHER RESOLVED THAT** Mr. Mayank Gupta/ Designated partners of the LLP be and are hereby authorized to file/submit relevant documents/papers with concerned Government Authorities including RERA in this regard.

True Copy Certified

For Banaras Glass Beads Ltd.

  
Director