



GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS  
Central Registration Centre  
Form 19  
[Refer Rule 32(1) of the LLP Rules, 2009]  
**Certificate of Registration on Conversion**  
OF  
Maharaja Wonder Plus Realtors  
TO  
MAHARAJA WONDER PLUS REALTORS LLP

LLP Identification Number: **ACC-3104**

The Permanent Account Number (PAN) of the LLP is **ABXFM4585A\***

The Tax Deduction and Collection Account Number (TAN) of the LLP is **null\***

It is hereby certified that MAHARAJA WONDER PLUS REALTORS LLP is this day registered pursuant to section 58(1) of the LLP Act 2008.

Given under my hand at Manesar this FIRST day of AUGUST TWO THOUSAND TWENTY THREE

**Signature Not Verified**

Digitally signed by  
DS MINISTRY OF CORPORATE  
AFFAIRS 10  
Date: 2023.08.01 23:05:08 IST

Binny Kapoor  
Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies  
For and on behalf of the Jurisdictional Registrar of Companies  
Registrar of Companies  
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on [mca.gov.in](http://mca.gov.in)

Mailing Address as per record available in Registrar of Companies office:

MAHARAJA WONDER PLUS REALTORS LLP

Khasra No. 607, 608, 612, Nagla Bohra Road, Satoha, Satoha, Thana Highway, Mathura, Mathura-281004, Uttar Pradesh, India

\*as issued by Income tax Department





INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Shatruva  
SUMIT CHATURVEDI  
ACC ID-UP14104004  
MATHURA

Certificate No. : IN-UP76526095890297V  
 Certificate Issued Date : 02-Aug-2023 02:10 PM  
 Account Reference : NEWIMPACC (SV)/ up14104004/ MATHURA/ UP-MTH  
 Unique Doc. Reference : SUBIN-UPUP1410400448413106198580V  
 Purchased by : MAHARAJA WONDER PLUS REALTORS LLP  
 Description of Document : Article 46 Patnership  
 Property Description : NA  
 Consideration Price (Rs.) :  
 First Party : MAHARAJA WONDER PLUS REALTORS LLP  
 Second Party : NA  
 Stamp Duty Paid By : MAHARAJA WONDER PLUS REALTORS LLP  
 Stamp Duty Amount(Rs.) : 750  
 (Seven Hundred And Fifty only)



4114  
30/8/23

Please write or type below this line

*(Handwritten signatures)*

PUSHPA GUPTA  
Advocate  
PUBLIC NOTARY  
District MATHURA (UP)

*(Handwritten signature)*

*(Handwritten signature)*

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RD 0003209985

Statutory Alert

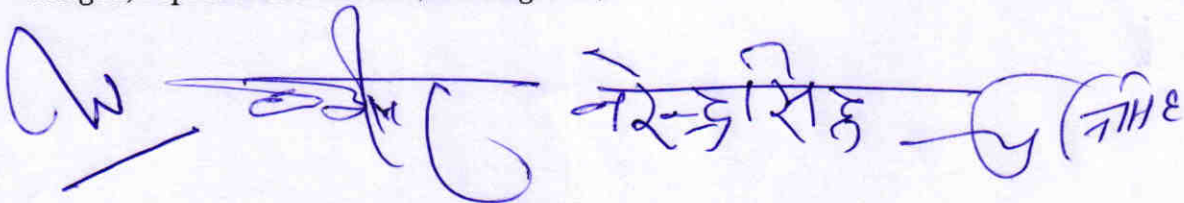
- The authenticity of this Stamp certificate should be verified at 'www.eholdstamp.com' or using e-Stamp Mobile App of Stock Holding.
- Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The duty of checking the legitimacy is on the Users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

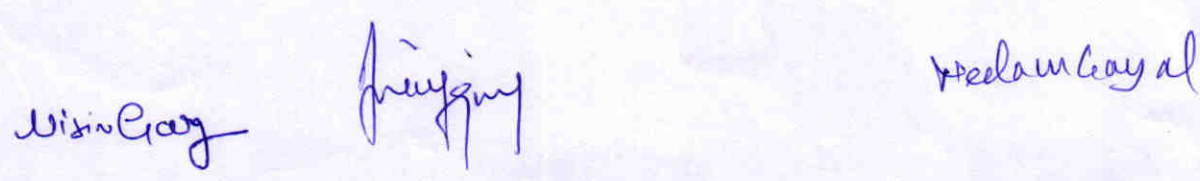
**LIMITED LIABILITY PARTNERSHIP AGREEMENT  
OF MAHARAJA WONDER PLUS REALTORS LLP**

This Agreement of Limited Liability Partnership made at Mathura on 2<sup>nd</sup> August, 2023 by and between:

1. Shri Preetam Singh s/o Maharaj Singh, aged about 49 years r/o Village Pali Dungra, Sonkh Road, Mathura, Uttar Pradesh – 281123, Present r/o 106,107,108 Anand Lok Colony, Mathura, Uttar Pradesh (the 'First Party')
2. Shri Harendra Singh alias Harendra Pratap Singh S/o Shri Maharaj Singh, aged about 39 years, R/o 86, Village Pali Dungra, Sonkh Road, Mathura-281123 (UP), presently r/o 106,107,108 Anand Lok Colony, Mathura, Uttar Pradesh (the 'Second Party');
3. Shri Narendra Singh Kuntal s/o Shri Maharaj Singh, aged about 55 years r/o Village Pali Dungra, Sonkh Road, Mathura – 281123 (UP), presently r/o 106,107,108 Anand Lok Colony, Mathura, Uttar Pradesh (the 'Third Party')
4. Shri Vipin Singh S/o Shri Maharaj Singh, aged about 36 years, R/o Village Pali Dungra, Sonkh Road, Mathura-281123 (UP), presently r/o 106,107,108 Anand Lok Colony, Mathura, Uttar Pradesh (the 'Fourth Party');
5. Wonderplus Realtors LLP having its registered office at H. No. 53, Mayur Vihar, Dholi Pyau, Mathura-281001, LLP Identification No.: ACA-9065 (the 'Fifth Party'); represented through its designated partners and **jointly** authorised representatives Shri Nitin Garg (DPIN 02953456) r/o 53, Mayur Vihar, Mathura and Shri Ankit Goel (DPIN 03258012) r/o 46, Mayur Vihar, Mathura; and
6. Ankit Ashiana Realtors LLP having its registered office at 27 Office No. 110, Aggarwal Chamber-IV First Floor, Veer Savarkar Block, Shakarpur Delhi, East Delhi 110092 LLP Identification No.: ABC-6490 (the 'Sixth Party'); represented through its designated partner and authorized representative Smt. Neelam Goyal (DPIN 00625748) r/o 46, Mayur Vihar, Mathura.

(All such persons are collectively referred to in this instrument as partners, which term, unless excluded by or inconsistent with the context, includes their respective legal heirs, assigns, representatives and/or assignees)





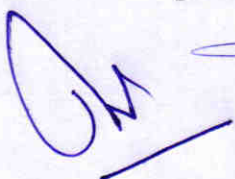


Definitions:

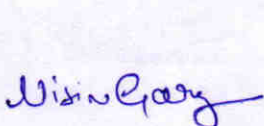
- i. 'Accounting Year' means the financial year as defined in the Limited Liability Partnership Act, 2023.
- ii. 'Designated Partner' means any partner designated as 'Designated Partner'.
- iii. 'Partner' means any person who becomes a partner in the Limited Liability Partnership under this Limited Liability 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 deed dated 6<sup>th</sup> May, 2023 entered into by and between them in the name of **Maharaja Wonder Plus Realtors** which has been converted into a limited liability partnership on 1<sup>st</sup> August, 2023 under the LLP Act, 2008. The name of the LLP is **Maharaja Wonder Plus Realtors LLP having LLP Identification Number: ACC-3104** 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 Wonder Plus Realtors LLP** having **LLP Identification Number: ACC-3104** or such other name as the partners may agree.
2. The LLP shall have its registered office at **Khasra No. 607, 608, 612, 613, 614 and 616 Nagla Bohra Road, Satoha Goverdhan Road, Mathura (UP) - 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 Wonder Plus Realtors LLP shall be deemed to have commenced business on the opening hour of **May 6, 2023**.
5. The LLP **Maharaja Wonder Plus Realtors LLP** is 'at will' only after the project Maharaja Dwarka is completed and a completion certification is issued by the competent authority. If additional projects are undertaken by the firm, the partners may mutually decide to continue the partnership until the completion of these projects.
6. The land contributed by the partners from time to time as capital to the firm is the absolute property of Maharaja Wonder Plus Realtors LLP and does not revert to the partners. If a partner ceases to be a partner of the firm, whether by death, reconstitution or otherwise, his or her interest shall be settled by payment and not by distribution of property or distribution of the land contributed by the partners








7. No Person or Body Corporate may be introduced as a new Partner without the consent of all the existing Partners.
8. 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.
9. 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.
10. The partners' capital in the firm Maharaja Wonder Plus Realtors on the closing of 01.08.2023, shall be treated as the capital contribution in Maharaja Wonder Plus Realtors LLP. The capital account balance of the partners as on 01.08.2023 is:

(a) Preetam Singh	-	Rs. 50,00,000.00
(b) Harendra Pratap Singh	-	Rs. 1,51,95,146.00
(c) Narendra Singh Kuntal	-	Rs. 100.00
(d) Vipin Singh	-	Rs. 100.00
(e) Wonderplus Realtors LLP	-	Rs. 2,78,05,000.00
(f) Ankit Ashiana Realtors LLP	-	Rs. 89,40,000.00

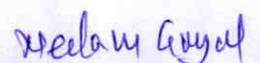
The partners may bring in further capital or withdraw according to the business requirement. The Contribution of a Partner may be tangible, intangible, moveable or immovable Property

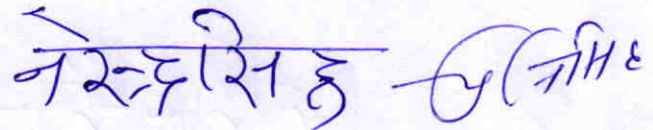
11. Partners will be paid interest at 12% per annum. The partners, however, may voluntarily accept interest at a lesser rate than 12% per annum in any financial year. The fifth and sixth partners: Wonderplus Realtors LLP and Ankit Ashiana Realtors LLP respectively have agreed not to accept any interest on their capital.
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:

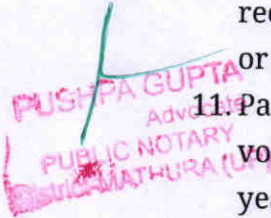
a. Shri Preetam Singh	-	25.00%
b. Shri. Harendra Pratap Singh	-	20.00%
c. Shri Vipin Singh	-	20.00%
d. Shri Narendra Singh Kuntal	-	25.00%
e. Wonderplus Realtors LLP	-	05.00%
f. Ankit Ashiana Realtors LLP	-	05.00%

  
Preetam Singh

  
Harendra Pratap Singh

  
Narendra Singh Kuntal

  
Vipin Singh



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 partnership, including the capital loss, are borne and paid by the partners in their profit-sharing ratio.
15. First, second third and fourth 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. The fifth and sixth partners: Wonderplus Realtors LLP and Ankit Ashiana Realtors LLP respectively have agreed not to accept any remuneration on their capital.



In case of loss or book profit up Rs 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 that 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.

**PUSHPA GUPTA**  
Advocate  
PUBLIC NOTARY  
District MATHURA (UP)

16. Maharaja Wonder Plus Realtors LLP shall open a bank account with the bank(s) as the partners may decide.
17. The Bank Account will be operated by a single signature of any one of **Shri Preetam Singh** OR Shri Harendra Singh alias Harendra Pratap Singh OR **Shri Narendra Singh Kuntal** OR **Shri Vipin Singh**.
18. The books of accounts required under the Limited Liability Partnership Act, 2008 and the Rules made thereunder shall be maintained properly which shall be closed on March 31 of each year.
19. Land plots that are part of the firm's inventory were contributed by the partners, and the original sale and purchase deeds are in the name of the contributing partner. In order to execute a sale deed of property involving Khasra number of contributed lands, the sale deed shall be executed jointly with the following partners:
  - (a) one by the partner **Shri Preetam Singh, Shri Harendra Singh, Shri Narendra Singh Kuntal** or **Shri Vipin Singh**; and

(b) the authorized partners of the LLP: Wonderplus Realtors LLP or Ankit Ashiana Realtors LLP, who contributed the land. If the land was contributed by Wonderplus Realtors LLP the sale deed shall be signed by **Shri Nitin Garg and Shri Ankit Goel jointly** along with partner mentioned in sub-clause (a) above; and if the land was contributed by Ankit Ashiana Realtors LLP the sale deed shall be signed by **Smt. Neelam Goyal** along with partner mentioned in sub-clause (a) above.

20. An agreement for sale of plot, villa, construction, development or any other contract shall be executed by the single signature of any one partner: **Shri Preetam Singh, Shri Harendra Singh alias Harendra Pratap Singh, Shri Narendra Singh Kuntal OR Shri Vipin Singh.**

21. **Shri Preetam Singh, Shri Harendra Singh alias Harendra Pratap Singh, Shri Narendra Singh Kuntal OR Shri Vipin Singh** 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, Revenue Authorities, MVDA, Pollution and Environment Control Authorities etc.

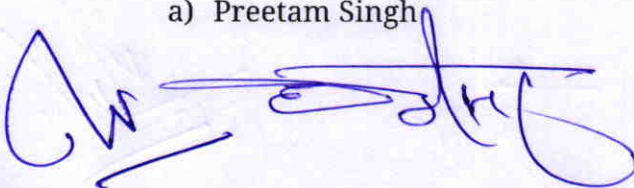
22. The repayment of loans/funds raised by the firm shall be the exclusive responsibility of the partners **Shri Preetam Singh, Shri Harendra Singh alias Harendra Pratap Singh, Shri Narendra Singh Kuntal and Shri Vipin Singh.** The partners Wonderplus Realtors LLP or Ankit Ashiana Realtors LLP shall not be liable for any liability towards the funds raised by this partnership firm.

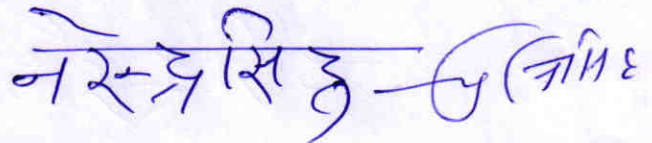
23. The partners shall be entitled to all the assets of the partnership firm and shall likewise be responsible for all the liabilities of the partnership firm including the dues of income tax, GST, Nagar Nigam, MVDA, electricity board or any other taxes, penalties or levies. The fifth and sixth partners: Wonderplus Realtors LLP and Ankit Ashiana Realtors LLP will not be responsible for the liabilities of the firm. It is also agreed that each partner shall be liable for his own personal liabilities.

24. 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.

25. The first designated partners of the Limited Liability Partnership shall be:

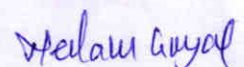
a) Preetam Singh



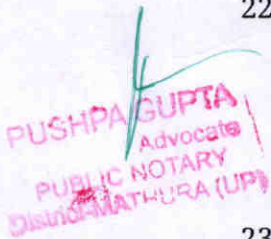










  
PUSHPA GUPTA  
Advocate  
PUBLIC NOTARY  
GHAZIABAD (UP)

- b) Harendra Singh alias Harendra Pratap Singh  
c) Narendra Singh Kuntal  
d) Vipin Singh  
e) Wonderplus Realtors LLP having its registered office at H. No. 53, Mayur Vihar, Dholi Pyau, Mathura-281001, LLP Identification No.: ACA-9065 (the 'Fifth Party'); represented through its designated partners and jointly authorised representatives Shri Nitin Garg (DPIN 02953456) r/o 53, Mayur Vihar, Mathura and Shri Ankit Goel (DPIN 03258012) r/o 46, Mayur Vihar, Mathura;  
f) Ankit Ashiana Realtors LLP having its registered office at 27 Office No. 110, Aggarwal Chamber-IV First Floor, Veer Savarkar Block, Shakarpur Delhi, East Delhi 110092 LLP Identification No.: ABC-6490 (the 'Sixth Party'); represented through its designated partner and authorized representative Smt. Neelam Goyal (DPIN 00625748) r/o 46, Mayur Vihar, Mathura.

26. 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.
27. 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.
28. 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.
29. All matters not provided for in this Agreement shall be decided by the Partners by mutual agreement.
30. 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.
31. 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 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.





PUSHPA GUPTA  
Advocate  
PUBLIC NOTARY  
District MATHURA (UP)


Wish Eway      Ankit Goyal      Neelam Goyal

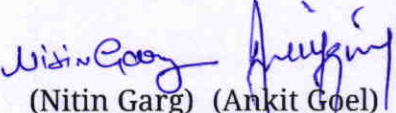
32. No amendment or supplement to this Limited Liability Partnership Agreement shall be valid unless in writing as an amendment to this Agreement and duly signed by each partner of the Limited Liability Partnership at the time of such amendment or supplement.

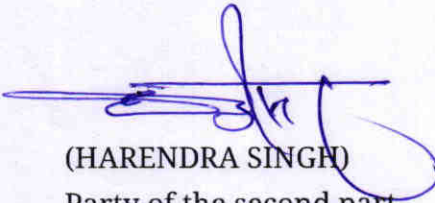
In witness whereof, the parties hereto have set their respective hands and signed this 2<sup>nd</sup> day of August, 2023.


  
(PREETAM SINGH)  
Party of the first part

  
(VIPIN SINGH)  
Party of the third part

  
For: M/s Wonderplus Realtors LLP  
LLP Identification No.ACA-9065  
Party of the fifth part

  
(Nitin Garg) (Ankit Goel)  
Partner & Auth. Rep. Partner & Auth. Rep.  
DPIN: 02953456 DPIN: 03258012


  
(HARENDRA SINGH)  
Party of the second part


  
(NARENDRA SINGH KUNTAL)  
Party of the fourth part

For: M/s Ankit Ashiana Realtors LLP  
LLP Identification No.ABC-6490  
Party of the sixth part

  
(Smt. Neelam Goyal)  
Partner & Auth. Rep.  
DPIN: 00625748

WITNESSES:

  
① VIVEK VEER Sirohi  
S/o SH. DIGAMBER SINGH  
86-A NARSIVIHAR CITY  
PHASE-IIIND SONIKH ROAD

  
② Rajendra Prasad Goyal  
S/o Late Shri Ramkrishna Goyal  
46 Mayapurihar  
Mathura

MATHURA 201004

The Content of the Affidavit Document  
Read over and Explained to Shri  
who is identified  
on Oath Attest  
at my office &  
Register at No.  
Charged Fees

I Know Shri/Smt.   
He/She Has Signed before me

Sig. Identifier

PUBLIC NOTARY  
CHARTER GOVT

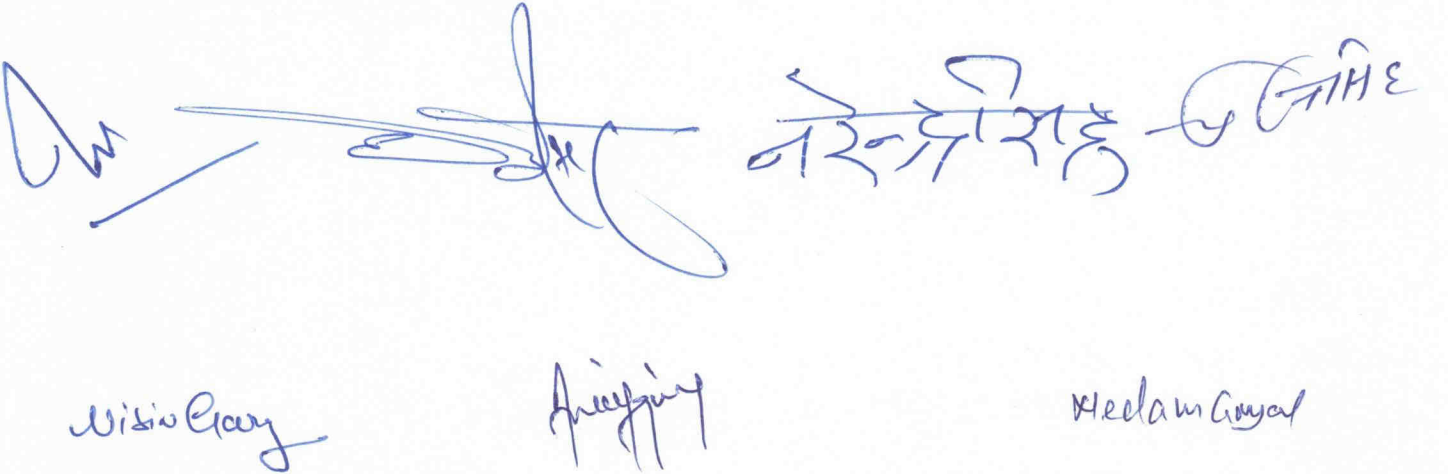


**SUPPLEMENTARY LIMITED LIABILITY PARTNERSHIP AGREEMENT  
OF MAHARAJA WONDER PLUS REALTORS LLP**

This Supplementary Agreement of Limited Liability Partnership made at Mathura on 22<sup>nd</sup> September, 2023 by and between:

1. Shri Preetam Singh s/o Maharaj Singh, aged about 49 years r/o Village Pali Dungra, Sonkh Road, Mathura, Uttar Pradesh - 281123, Present r/o 106,107,108 Anand Lok Colony, Mathura, Uttar Pradesh (the 'First Party')
2. Shri Harendra Singh alias Harendra Pratap Singh S/o Shri Maharaj Singh, aged about 39 years, R/o 86, Village Pali Dungra, Sonkh Road, Mathura-281123 (UP), presently r/o 106,107,108 Anand Lok Colony, Mathura, Uttar Pradesh (the 'Second Party');
3. Shri Narendra Singh Kuntal s/o Shri Maharaj Singh, aged about 55 years r/o Village Pali Dungra, Sonkh Road, Mathura - 281123 (UP), presently r/o 106,107,108 Anand Lok Colony, Mathura, Uttar Pradesh (the 'Third Party')
4. Shri Vipin Singh S/o Shri Maharaj Singh, aged about 36 years, R/o Village Pali Dungra, Sonkh Road, Mathura-281123 (UP), presently r/o 106,107,108 Anand Lok Colony, Mathura, Uttar Pradesh (the 'Fourth Party');
5. Wonderplus Realtors LLP having its registered office at H. No. 53, Mayur Vihar, Dholi Pyau, Mathura-281001, LLP Identification No.: ACA-9065 (the 'Fifth Party'); represented through its designated partners and **jointly** authorised representatives Shri Nitin Garg (DPIN 02953456) r/o 53, Mayur Vihar, Mathura and Shri Ankit Goel (DPIN 03258012) r/o 46, Mayur Vihar, Mathura; and
6. Ankit Ashiana Realtors LLP having its registered office at 27 Office No. 110, Aggarwal Chamber-IV First Floor, Veer Savarkar Block, Shakarpur Delhi, East Delhi 110092 LLP Identification No.: ABC-6490 (the 'Sixth Party'); represented through its designated partner and authorized representative Smt. Neelam Goyal (DPIN 00625748) r/o 46, Mayur Vihar, Mathura.

(All such persons are collectively referred to in this instrument as partners, which term, unless excluded by or inconsistent with the context, includes their respective legal heirs, assigns, representatives and/or assignees)



The image shows three handwritten signatures in blue ink. The first signature is on the left, the second is in the middle, and the third is on the right. Below each signature is a printed name in blue ink: 'Wishu Garg' under the first, 'Ankit Goyal' under the second, and 'Neelam Goyal' under the third. The third signature is written in Devanagari script as 'नरेन्द्र सिंह कून्टल' followed by a small circular stamp.


Definitions:

- i. 'Accounting Year' means the financial year as defined in the Limited Liability Partnership Act, 2023.
- 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.

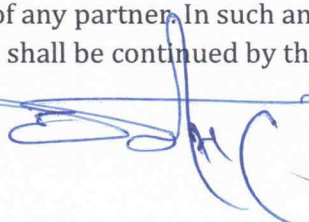
WHEREAS the parties are carrying on the business of real estate under a partnership pursuant to the partnership deed dated 6<sup>th</sup> May, 2023 entered into by and between them in the name of **Maharaja Wonder Plus Realtors** which has been converted into a limited liability partnership on 1<sup>st</sup> August, 2023 under the LLP Act, 2008. The name of the LLP is **Maharaja Wonder Plus Realtors LLP having LLP Identification Number: ACC-3104** on the following terms and conditions agreed between them.

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

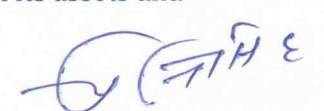
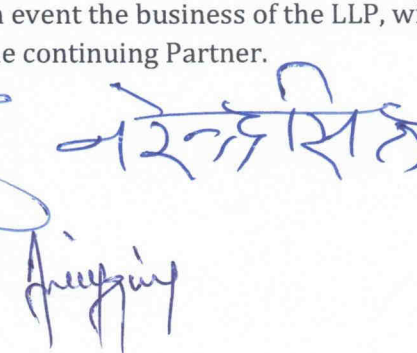
1. The name of the LLP is **Maharaja Wonder Plus Realtors LLP** having **LLP Identification Number: ACC-3104** or such other name as the partners may agree.
2. The LLP shall have its registered office at **Khasra No. 607, 608, 612, 613, 614 and 616 Nagla Bohra Road, Satoha Goverdhan Road, Mathura (UP) - 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 Wonder Plus Realtors LLP shall be deemed to have commenced business on the opening hour of **May 6, 2023**.
5. The LLP **Maharaja Wonder Plus Realtors LLP** is 'at will' only after the project Maharaja Dwarka is completed and a completion certification is issued by the competent authority. If additional projects are undertaken by the firm, the partners may mutually decide to continue the partnership until the completion of these projects.
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8. 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.
9. 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.



Wishu Kary



नरेन्द्र शिखर



Neelam Goyal

10. The partners' capital in the firm Maharaja Wonder Plus Realtors on the closing of 01.08.2023, shall be treated as the capital contribution in Maharaja Wonder Plus Realtors LLP. The capital account balance of the partners as on 01.08.2023 is:

(a) Preetam Singh	-	Rs. 50,00,000.00
(b) Harendra Pratap Singh	-	Rs. 1,51,95,146.00
(c) Narendra Singh Kuntal	-	Rs. 100.00
(d) Vipin Singh	-	Rs. 100.00
(e) Wonderplus Realtors LLP	-	Rs. 2,78,05,000.00
(f) Ankit Ashiana Realtors LLP	-	Rs. 89,40,000.00

The partners may bring in further capital or withdraw according to the business requirement. The Contribution of a Partner may be tangible, intangible, moveable or immoveable Property

11. Partners will be paid interest at 12% per annum. The partners, however, may voluntarily accept interest at a lesser rate than 12% per annum in any financial year. The fifth and sixth partners: Wonderplus Realtors LLP and Ankit Ashiana Realtors LLP respectively have agreed not to accept any interest on their capital.

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. Shri Preetam Singh	-	25.00%
b. Shri. Harendra Pratap Singh	-	20.00%
c. Shri Vipin Singh	-	20.00%
d. Shri Narendra Singh Kuntal	-	25.00%
e. Wonderplus Realtors LLP	-	05.00%
f. Ankit Ashiana Realtors LLP	-	05.00%

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 partnership, including the capital loss, are borne and paid by the partners in their profit-sharing ratio.


15. First, second third and fourth 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. The fifth and sixth partners: Wonderplus Realtors LLP and Ankit Ashiana Realtors LLP respectively have agreed not to accept any remuneration on their capital.

In case of loss or book profit up Rs 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 that 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/

*Wishu Gray*  
*Ankit Ashiana*  
*Preetam Goyal*

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.

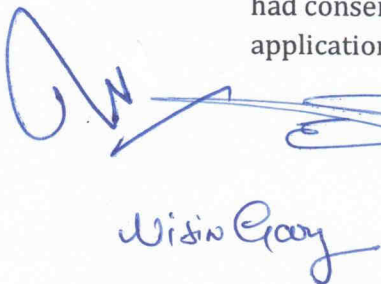
16. Maharaja Wonder Plus Realtors LLP shall open a bank account with the bank(s) as the partners may decide.
17. The Bank Account will be operated by a single signature of any one of **Shri Preetam Singh** OR Shri Harendra Singh alias Harendra Pratap Singh OR **Shri Narendra Singh Kuntal** OR **Shri Vipin Singh**.
18. The books of accounts required under the Limited Liability Partnership Act, 2008 and the Rules made thereunder shall be maintained properly which shall be closed on March 31 of each year.
19. Land plots that are part of the firm's inventory were contributed by the partners, and the original sale and purchase deeds are in the name of the contributing partner. In order to execute a sale deed of property involving Khasra number of contributed lands, the sale deed shall be executed jointly with the following partners:
  - (a) one by the partner **Shri Preetam Singh, Shri Harendra Singh, Shri Narendra Singh Kuntal** or **Shri Vipin Singh**; and
  - (b) the authorized partners of the LLP: Wonderplus Realtors LLP or Ankit Ashiana Realtors LLP, who contributed the land. If the land was contributed by Wonderplus Realtors LLP the sale deed shall be signed by **Shri Nitin Garg and Shri Ankit Goel jointly** along with partner mentioned in sub-clause (a) above; and if the land was contributed by Ankit Ashiana Realtors LLP the sale deed shall be signed by **Smt. Neelam Goyal** along with partner mentioned in sub-clause (a) above.
20. An agreement for sale of plot, villa, construction, development or any other contract shall be executed by the single signature of any one partner: **Shri Preetam Singh, Shri Harendra Singh alias Harendra Pratap Singh, Shri Narendra Singh Kuntal** OR **Shri Vipin Singh**.
21. **Shri Preetam Singh, Shri Harendra Singh alias Harendra Pratap Singh, Shri Narendra Singh Kuntal** OR **Shri Vipin Singh** 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, Revenue Authorities, MVDA, Pollution and Environment Control Authorities etc.
22. The repayment of loans/funds raised by the firm shall be the exclusive responsibility of the partners **Shri Preetam Singh, Shri Harendra Singh alias Harendra Pratap Singh, Shri Narendra Singh Kuntal** and **Shri Vipin Singh**. The partners Wonderplus Realtors LLP or Ankit Ashiana Realtors LLP shall not be liable for any liability towards the funds raised by this partnership firm.

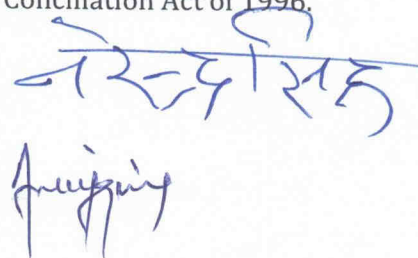
  
Vishu Chary

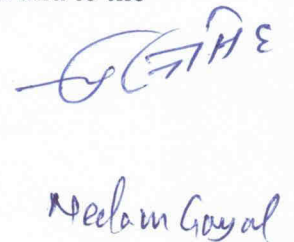
  
Ankit Ashiana

  
Neelam Goyal

23. The partners shall be entitled to all the assets of the partnership firm and shall likewise be responsible for all the liabilities of the partnership firm including the dues of income tax, GST, Nagar Nigam, MVDA, electricity board or any other taxes, penalties or levies.
24. 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.
25. The first designated partners of the Limited Liability Partnership shall be:
- Preetam Singh
  - Harendra Singh alias Harendra Pratap Singh
  - Narendra Singh Kuntal
  - Vipin Singh
  - Wonderplus Realtors LLP having its registered office at H. No. 53, Mayur Vihar, Dholi Pyau, Mathura-281001, LLP Identification No.: ACA-9065 (the 'Fifth Party'); represented through its designated partners and jointly authorised representatives Shri Nitin Garg (DPIN 02953456) r/o 53, Mayur Vihar, Mathura and Shri Ankit Goel (DPIN 03258012) r/o 46, Mayur Vihar, Mathura;
  - Ankit Ashiana Realtors LLP having its registered office at 27 Office No. 110, Aggarwal Chamber-IV First Floor, Veer Savarkar Block, Shakarpur Delhi, East Delhi 110092 LLP Identification No.: ABC-6490 (the 'Sixth Party'); represented through its designated partner and authorized representative Smt. Neelam Goyal (DPIN 00625748) r/o 46, Mayur Vihar, Mathura.
26. 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.
27. 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.
28. 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.
29. All matters not provided for in this Agreement shall be decided by the Partners by mutual agreement.
30. 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.
31. 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 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.

  
Wisin Goyal

  
Ankit Ashiana

  
Neelam Goyal

32. 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 22<sup>nd</sup> day of September, 2023.

(PREETAM SINGH)  
Party of the first part

(HARENDRA SINGH)  
Party of the second part

(VIPIN SINGH)  
Party of the third part

(NARENDRA SINGH KUNTAL)  
Party of the fourth part

For: M/s Wonderplus Realtors LLP  
LLP Identification No.ACA-9065  
Party of the fifth part

For: M/s Ankit Ashiana Realtors LLP  
LLP Identification No.ABC-6490  
Party of the sixth part

(Nitin Garg) (Ankit Goel)  
Partner & Auth. Rep. Partner & Auth. Rep.  
DPIN: 02953456 DPIN: 03258012

(Smt. Neelam Goyal)  
Partner & Auth. Rep.  
DPIN: 00625748

WITNESSES:

1- VIVEK VEER SIROHI S/O  
SH. DIGAMBER SINGH  
06- A NARSI VIHAR CITY  
PHASE-II ND SONKH ROAD,  
MATHURA 281004

2- Rajendra Kumar Goyal  
S/O Sh. Samparkash Goyal  
46 Mayapuri Ukhari  
Mathura

I Know Shri/Smt.....  
He/She Has Signed before

Sig Identity

The contents of the affidavit read over & explained Shri..... who is identified by Shri..... & on oath attested today on..... at my office & Noted down in..... register at No..... and charged fees.....  
Mahabir Singh  
Babita Agrawal Advocate  
Notary Public, Mathura  
10-22/9/23