

**MINISTRY OF CORPORATE AFFAIRS
RECEIPT
G.A.R.7**

SRN: M28254313/ BharatKoshOrderId :1-11337738730
SRN Date: 05/10/2023 17:42:56

Service Request Date:
05/10/2023

RECEIVED FROM:

Name: ASHOK AGRAWAL

Address: 43-Raj Ratan, Brij Enclave, Mathura, Mathura, Uttar Pradesh, 281001

ENTITY ON WHOSE BEHALF MONEY IS PAID

LLPIN/CIN/DIN: ACC-3104

Name: MAHARAJA WONDER PLUS REALTORS LLP

Address: Khasra No. 607, 608, 612, Nagla Bohra Road, Satoha, Mathura, Mathura, Uttar Pradesh, 281004

FULL PARTICULARS OF REMITTANCE

Service Type: eFiling

Service Description	Type of Fee	Amount (Rs.)
Fee for LLP Form 3	Normal	600
	Additional	0
	Total	600

Mode of Payment: Online

Received Payment Rupees: Six Hundred Rupees Only.

Note: The defects or incompleteness in any respect in this application as noticed shall be placed on the Ministry's website(www.mca.gov.in). In case the application is marked as RSUB, please resubmit the application within the due date. Please track the status of your transaction at all times till it is finally disposed off. (please refer Rule 10 of the Companies (Registration offices and Fees) Rules, 2014)



LLP Form No. 3

Information with regard to Limited Liability Partnership Agreement and changes, if any, made therein

[Pursuant to rule 21(1) of Limited Liability Partnership Rules, 2009]

Form Language

English

Hindi

Refer instruction kit for filing the form

All fields marked in * are mandatory

1 *Form filed for

- Filing information with regard to initial LLP Agreement
- For information with regard to changes in LLP Agreement

2.*Limited Liability Partnership identification number (LLPIN)

ACC-3104

(a) *Name of the Limited Liability Partnership(LLP)

MAHARAJA WONDER PLUS REALTORS LLP

(b) *Address of the registered office of the LLP

Khasra No. 607, 608, 612, Nagla Bohra Road, Satoha, Mathura, Mathura, Uttar Pradesh, 281004

(c) *Jurisdiction of Police Station

Thana Highway

(d)* e-mail ID

ackroc@gmail.com

Information with regard to initial LLP Agreement

3(a) Place at which initial Agreement was made

State

District

(b) Date of Agreement (DD/MM/YYYY)

(c) Date of Ratification, in case initial Agreement was made prior to incorporation (DD/MM/YYYY)

4 Business activities to be carried on by LLP on incorporation

5 Obligation to contribute

(i) Total Number of partners as on the date of filing the Form

(ii) Details of each partner to contribute money or property or other benefit or to perform services and their profit sharing ratio

S.No.	DPIN/ Income- tax PAN/ Passport number of the partner/	Details of DIN/ Income tax PAN/ Passport number	Name of Individual Partner / Nominee of Body Corporate	Type of Body Corporate	LLPIN/ CIN/FCRN/ FLLPIN/ Other Identificati on Number	Details of LLPIN/ CIN/FCRN/ FLLPIN/ Other Identificati on Numbe	Name Of Body Corporate	Designatio n (Partner/ Designate d Partner)	Form of contributi on	Monetary value of contributi on	% of Profit sharing
1											

(iii) Total Monetary value of partners' contribution in the LLP (in figures) (INR)

6 Mutual Rights and Duties of Partners

7 Restrictions, if any, on the partners' authority

8 Management and Administration of LLP

(a) Acts, matters or things, if any, which can be done only with the consent of all the partners/consent of requisite number or percentage of partners

(b) Procedure for calling, holding and conducting meetings, (where the decisions are to be made at meetings of partners)

9 Details of indemnity clause, if any.

10 Details of agreement relating to:

(a) Admission of a new partner

(b) Retirement of a partner

(c) Cessation of a partner

(d) Expulsion of a partner

(e) Resignation of a partner

11 Clause relating to resolution of disputes

(a) Between the partners

(b) Between the partners and the LLP

12 Information relating to duration of LLP, if any

13 Information relating to voluntary winding up

14 Information clauses in the agreement:

(a) relating to rule 16(2)

(b) relating to rule 17 (1)

(c) relating to rule 20 (1)

(d) relating to rule 24(18) (a)

15 Any other information or clause relating to the LLP Agreement not covered above (optional)

Information with regard to changes (addition, omission or alteration) in the LLP Agreement

16 Date of modification of the agreement (DD/MM/YYYY)

22/09/2023

(a) Number of amendments/changes made in LLP agreement till date

0

(b) SRN of Form 4 or Form 5 of last one year from the date of filing this form through which notice of change/amendment in the LLP agreement has been filed with the Registrar

Sr. No.	SRN
1	

17 Whether change in agreement is on account of

Change in business activities

Change in partner(s)

Change in partner's contribution and % of profit sharing

Change due to other reasons

Y

Specify the other change to LLP agreements

Mutual Rights and Duties of Partners

Restrictions, if any, on the partners' authority.

Acts, matters or things, if any, which can be done only with the consent of all the partners/consent of requisite number or percentage of partners

Procedure for calling, holding and conducting meetings, (where the decisions are to be made at meetings of partners)

Details of indemnity clause, if any

Details of agreement relating to - Admission of a new partner

Details of agreement relating to - Retirement of a partner

Details of agreement relating to - Cessation of a partner

Details of agreement relating to - Expulsion of a partner

Details of agreement relating to - Resignation of a partner

Clause relating to resolution of disputes - Amongst the partners

Clause relating to resolution of disputes - Amongst the partners and the LLP

Information relating to duration of LLP, if any

Information relating to voluntary winding up

Information of clauses in the agreement relating to rule 16 (2)

Information of clauses in the agreement relating to rule 17 (1)

Information of clauses in the agreement relating to rule 20 (1)

Information of clauses in the agreement relating to rule 24(18) (a)

Any other information or clause relating to the LLP Agreement not covered above (optional)

18 Details of change in business activity

(a) Based on new/ changed business activities, search and select industry sub class (as per NIC codes 2008)

(b) Description of industrial activities to be carried out by the LLP

Main Industrial Activity

- NIC Code

- Description of NIC code

Other industrial activity

- NIC Code

- Description of NIC code

(c) Description of business activities, after change

(d) Do change in business activities require change in name of the LLP

19 (a) Details of each partners' obligation to contribute money or property or other benefit or to perform services and their profit-sharing ratio, after change in LLP agreement and Details of designated partners and partner appointed.

S.No.	Whether Body Corporate Partner	DPIN/ Income-tax PAN/ Passport number of the partner/nominee	Details of DIN/ Income tax PAN/ Passport number	Name of Individual Partner / Nominee of Body Corporate	Type of Body Corporate	LLPIN/ CIN/ FCRN/ FLLPIN/ Other Identification Number	Details of LLPIN/ CIN/ FCRN/ FLLPIN/ Other Identification Number	Name Of Body Corporate	Designation (Partner/ Designated Partner)	Form of contribution	Monetary value of contribution	% of Profit sharing	Type of change (Addition/ Deletion / Change/ No Change)

(b) (i) Total number of existing designated partners and partners prior to change

6

(ii) Total number of designated partners and partners appointed

(iii) Total number of designated partners and partners removed

(iv) Total number of designated partners and partners after the change

6

(c) Total monetary value of contribution, after changes (in figures) (INR)

(i) Existing

68000346

(ii) Addition

0

(iii) Reduction

0

(iv) Total (I+ii-iii)

68000346

(v) Total (in words)

Rupees six crore eighty lakh three hundred forty six

20 Change due to other reasons

(a) Mutual Rights and Duties of Partners

As per attached LLP Agreement

(b) Restrictions, if any, on the partners' authority

Not Applicable

(c) Acts, matters or things, if any, which can be done only with the consent of all the partners/consent of requisite number or percentage of partners

1. Change in Objects of LLP 2. Change in Registered Office of LLP 3. Change in name of LLP 4. Admission of new partner

(d) Procedure for calling, holding and conducting meetings, (where the decisions are to be made at meetings of partners)

Meeting will be called, held and conducted with the mutual consent of partners of LLP.

(e) Details of indemnity clause, if any

Not Applicable

(f) Details of agreement relating to - Admission of a new partner

As per clause 7 of LLP Agreement: No Person or Body Corporate may be introduced as a new Partner without the consent of all the

existing Partners

(g) Details of agreement relating to - Retirement of a partner

As per clause 8 of LLP Agreement: 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:: 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

(h) Details of agreement relating to - Cessation of a partner

As per clause 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.

(i) Details of agreement relating to - Expulsion of a partner

Not Applicable

(j) Details of agreement relating to - Resignation of a partner

As per clause 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

(k) Clause relating to resolution of disputes - Between the partners

As per clause 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.

(l) Clause relating to resolution of disputes - Between the partner and the LLP

As per clause 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.

(m) Information relating to duration of LLP, if any

As per clause 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.the partners may mutually decide to continue the partnership until the completion of these projects.

(n) Information relating to voluntary winding up

As per clause 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

(o) Information of clauses in the agreement relating to rule 16 (2)

As per clause 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

(p) Information of clauses in the agreement relating to rule 17 (1)

As per Clause 2 of the LLP Agreement: change in registered office can be made with partners' consent

(q) Information of clauses in the agreement relating to rule 20 (1)

As per clause 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.

(r) Information of clauses in the agreement relating to rule 24(18) (a)

As per clause 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

(s) Any other information or clause relating to the LLP Agreement not covered above (optional)

As per the enclosed LLP Agreement.

Attachments

(a) Initial LLP Agreement

(b) Supplementary/ amended LLP agreement containing changes

Supplementary LLP Agreement 22.9.23.pdf

(c) Optional attachment(s) - if any

Statement

* I the designated partner of the LLP do state that

- (i) I am a person named in the Incorporation Document as a designated Partner / I am a designated Partner of the LLP;
- (ii) the particulars given above are in accordance with the initial LLP agreement /subsequent agreement relating to change in the LLP agreement;
- (iii) the original copy of LLP Agreement will be produced whenever called for;
- (iv) in case of change in contribution, the fees payable to Registrar have been/are being paid;
- (v) I make this statement conscientiously believing the same to be true.
- (vi) I am authorized to sign this form.

***To be digitally signed by designated partner:**

NAREND Digitally signed by
RA SINGH NARENDRA
KUNTAL SINGH KUNTAL
Date: 2023.10.05
17:49:21 +05'30'

*DIN/DPIN of the designated partner

02143159

Certificate

* It is hereby certified that I have verified the above particulars from the books and records of *
and found them to be true and correct.

MAHARAJA WONDER PLUS REALTOR

* I further certify that all the required attachment(s) have been completely attached in this form.

Chartered Accountant (in whole-time practice)

*Whether Associate or Fellow

Fellow

DSC BOX

Ashok Digitally signed by
Agrawal Ashok Agrawal
Date: 2023.10.05
17:49:52 +05'30'

*Membership number or certificate of practice number

072879

*Certificate of practice number

For office use only

Eform Service request number (SRN)

M28254313

e Form filing date (DD/MM/YYYY)

05/10/2023

This e-form is hereby registered

Date of signing (DD/MM/YYYY)

MAHARAJA WONDER PLUS REALTORS LLP

Kh. No. 607, 608, 612, 613, 614, 616 Nagla Bohra, Goverdhan Road, Satoha, Mathura (UP) - 281004

Certified True Copy of the resolution passed at the meeting of the partners of Maharaja Wonder Plus Realtors LLP held on 22nd September, 2023 held at the registered office of the firm at Kh. No. 607, 608, 612, 613, 614, 616 Nagla Bohra, Goverdhan Road, Satoha, Mathura (UP) - 281004

1. "Resolved that in clause number 23 of LLP Agreement dated 2.8.2023, be and is hereby amended such that the partners Wonderplus Realtors LLP, and Ankit Ashiana Realtors LLP are responsible for the liabilities of the firm. The amended clause 23 is amended to read as follows:

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."

2. "RESOLVED FURTHER THAT any one of the Designated partners of the LLP be and are hereby authorized to sign and execute necessary documents, submit forms/E-forms, do necessary filings with the Registrar of Companies and to do any such acts and deeds that may be necessary in this regard"

Certified True Copy

For and on behalf of Partners of Maharaja Wonder Plus Realtors LLP

PREETA Digitally signed by
PREETAM SINGH
M SINGH Date: 2023.10.05
13:16:24 +05'30'
(PREETAM SINGH)
Designated Partner
DPIN: 02143281

Date: 22.9.2023
Place: Mathura



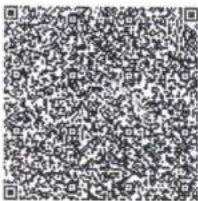
सत्यमेव जयते

e-Stamp

Name : Govind Srivastava
Stamp Vendor
License Number : 1/22-23
Stamping Acc Id : UP1479140
Post Office : Mathura

Certificate No.	: IN-UP21388017254264V
Certificate Issued Date	: 22-Sep-2023 01:14 PM
Account Reference	: NEWIMPACC (SV)/ up14791404/ MATHURA SADAR/ UP-MTH
Unique Doc. Reference	: SUBIN-UPUP1479140438406777053697V
Purchased by	: MAHARAJA WONDER PLUS REALTORS LLP
Description of Document	: Article 46 Partnership
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: MAHARAJA WONDER PLUS REALTORS LLP
Second Party	: Not Applicable
Stamp Duty Paid By	: MAHARAJA WONDER PLUS REALTORS LLP
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

सत्यमेव जयते



Please write or type below this line

(Handwritten signature in blue ink)



(Handwritten signature)

(Handwritten signature)

(Handwritten signature)

Statutory Alert:

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

22-Sep-2023 01:14 PM IN-UP21388017254264V 22-Sep-2023 01:14 PM IN-UP21388017254264V 22-Sep-2023 01:14 PM IN-UP21388017254264V

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MAHARAJA WONDER PLUS REALTORS LLP MAHARAJA WONDER PLUS REALTORS LLP MAHARAJA WONDER PLUS REALTORS LLP

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

This Supplementary Agreement of Limited Liability Partnership made at Mathura on 22nd 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 B'lock, 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: 'Vishu Garg' under the first, 'Ankit Goel' under the second, and 'Neelam Goyal' under the third. There is also a red circular stamp on the left side of the page, partially overlapping the first signature, which contains the text 'REGD. OFFICE OF INDIA' and 'Bharat Ar...'.

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.

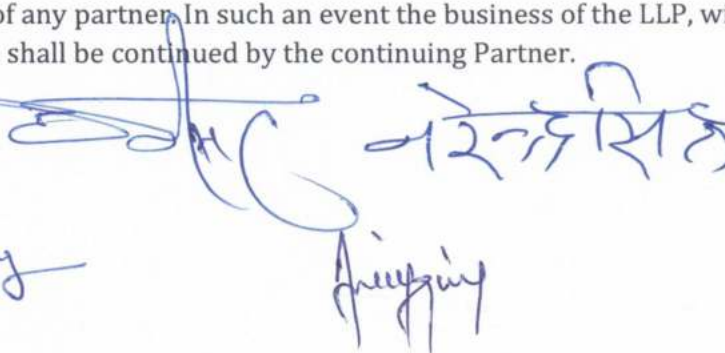
WHEREAS the parties are carrying on the business of real estate under a partnership pursuant to the partnership deed dated 6th May, 2023 entered into by and between them in the name of **Maharaja Wonder Plus Realtors** which has been converted into a limited liability partnership on 1st August, 2023 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.



Vishal Kary



Anand Singh



Neelam Anand

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/

Ushin Goyal
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.

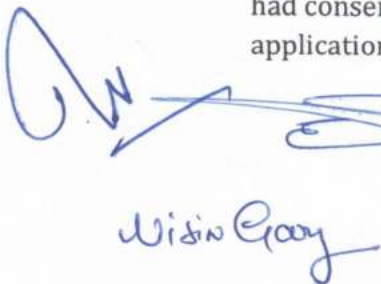
16. Maharaja Wonder Plus Realtors LLP shall open a bank account with the bank(s) as the partners may decide.
17. The Bank Account will be operated by a single signature of any one of **Shri Preetam Singh** OR Shri Harendra Singh alias Harendra Pratap Singh OR **Shri Narendra Singh Kuntal** OR **Shri 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 Cray

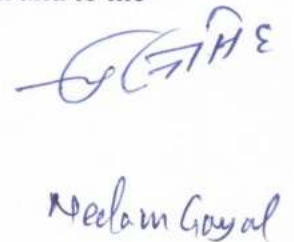

Ankit Ashiana


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 22nd 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 Ukhra
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.....

Babita Agrawal Advocate
Notary Public, Mathura
22/9/23



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