

MNG REALTECH LLP

LLPIN: AAQ3935

To

The Technical Advisor
Uttar Pradesh Real Estate Authority
Naveen Bhawan, Kala Kankar Road,
Old Hyderabad, Lucknow
Uttar Pradesh

Date: - 21-12-2022

Subject: - introduce the land and consortium agreement as per the LLP addendum agreement.

Respected, Sir/ Ma'am

1. Khasra No. 1073 is the name of the entity listed in the registry.

Sr. No	Date	Khasra No-	Name Of Registry	Document Number
1	20-09-2012	1073	Nitin Singhal	12384 & 12385
2	20-09-2012	1073	Naresh Kumar Singhal	12385

2. Khasra No. 1074 is the name of the entity listed in the registry.

Sr. No	Date	Khasra No-	Name Of Registry	Document Number
1	01-10-2012	1074	Nitin Singhal	13121 & 13096
2	28-09-2012	1074	Vivek Kumar Singhal	13096

3. Khasra No. 1075 is the name of the entity listed in the registry.

Sr. No	Date	Khasra No-	Name Of Registry	Document Number
1	23-09-21	1075	Naresh Kumar Singhal	202100739107961
2	23-09-21	1075	Prakhar Singhal	202100739107961
3	23-09-21	1075	Manish Sharma	202100739107961
4	23-09-21	1075	Manvender Kumar	202100739107961
5	23-09-21	1075	Kuldeep Tyagi	202100739107961

4. Khasra No. 1073 and 1074 is the name of the entity mentioned in the consortium agreement.

Sr. No	Date	Khasra No-	Name Of Consortium	Document Number
1	11-05-2022	1073 & 1074	Nitin Singhal	202200739068108
2	11-05-2022	1073 & 1074	Naresh Kumar Singhal	202200739068108
3	11-05-2022	1073 & 1074	Vivek Kumar Singhal	202200739068108

For MNG REALTECH LLP


Auth. Signatory

ADD. KHASRA NO-1073, 1074 & 1075 NOOR NAGAR RAJ NAGAR EXTENSION GHAZIABAD

MNG REALTECH LLP

LLPIN: AAQ3935

5. Khasra No. 1075 is the name of the entity mentioned in the consortium agreement.

Sr. No	Date	Khasra No-	Name Of Consortium	Document Number
1	12-05-2022	1075	Prakhar Singhal	202200739068125
2	12-05-2022	1075	Naresh Kumar Singhal	202200739068125
3	12-05-2022	1075	Manish Sharma	202200739068125
4	12-05-2022	1075	Manvender Kumar	202200739068125
5	12-05-2022	1075	Kuldeep Tyagi	202200739068125

6. Name of the entity mentioned in the LLP Addendum Agreement.

Sr. No	Name of the Entity
1	Prakhar Singhal
2	Naresh Kumar Singhal
3	Manish Sharma
4	Manvender Kumar
5	Kuldeep Tyagi
6	Sanjeev Kumar
7	Vivek Kumar Singhal

I'd like to make a request: please provide the RERA number as soon as possible.

Your kind help and co-operation is highly appreciated

Thanks & Regards

For MNG REALTECH LLP

For MNG REALTECH LLP

Authorized Signatory
Auth. Signatory

Enclosed Documents.

1. LLP Addendum Agreement.
2. A registry copy is already enclosed in the RERA portal.
3. A consortium agreement is already enclosed in the RERA portal.

ADD. KHASRA NO-1073, 1074 &1075 NOOR NAGAR RAJ NAGAR EXTENSION GHAZIABAD

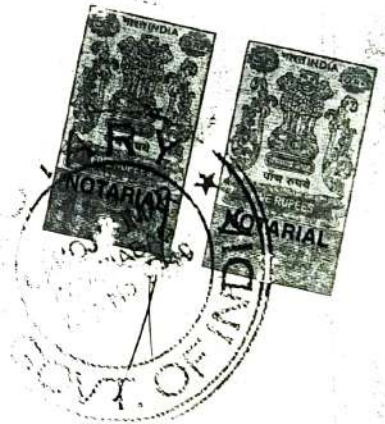


सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP92996466227522T
Certificate Issued Date	: 07-Oct-2021 03:06 PM
Account Reference	: NEWIMPACC (SV)/ up14071304/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1407130475280194760475T
Purchased by	: MNG REALTECH LLP
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: MNG REALTECH LLP
Second Party	: Not Applicable
Stamp Duty Paid By	: MNG REALTECH LLP
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

This Stamp Paper is used for Addendum of LLP Agreement of MNG Realtech LLP

For MNG REALTECH LLP

For MNG REALTECH LLP

For MNG REALTECH LLP

For MNG REALTECH LLP

Designated Partner

Designated Partner

Designated Partner

For MNG REALTECH LLP

For MNG REALTECH LLP

For MNG REALTECH LLP

For MNG REALTECH LLP

Designated Partner

Designated Partner

Designated Partner

Designated Partner

ADDENDUM TO LLP AGREEMENT

Addendum with respect to the Limited Liability Partnership (LLP) Agreement of "MNG REALTECH LLP" vides LLP Identification No. - AAQ-3935 signed on 17.09.2019 and Addendum made on 20.09.2021 with mutual consent and free will of all the partners:

That the Limited Liability Partnership Agreement dated 17.09.2019 was executed for the formation of "MNG REALTECH LLP" at New Delhi between 6 (SIX) Parties, where the first three parties collectively/jointly have referred as "Promoter Parties" and the 4th, 5th and 6th parties collectively/jointly have referred as "Developer Parties" and has been registered and approved by Ministry of Corporate Affairs vides LLP Identification No. - AAQ-3935

The abovementioned LLP Agreement was amended on 26th Day of December 2020 where one of the Developer Party (Sh. Kashish Kalra) resigned from the LLP and two Developer Parties (Sh. Sanjiv Kumar and Sh. Manish Sharma) and one Promoter Party (Sh. Prakhar Singhal) were admitted to the LLP which lead to 8 (EIGHT) Partners in the LLP where 4 Parties were referred as "Promoter Parties" and 4 Parties were referred as "Developer Parties."

Futher, addendum to the LLP was signed on 20th Day of September 2021 where one of the Developer Parties (Mr. Sonu Goel) was removed, leading to 7 (SEVEN) Partners in where 4 Parties were referred as "Promoter Parties" and 3 Parties were referred as "Developer Parties."

THE PRESENT ADDENDUM SHALL BE READ/ACCEPTED AS A PART OF THE PREVIOUSLY SIGNED AGREEMENT AS ON 17.09.2019 AND FURTHER AMENDED FROM TIME TO TIME AS PER RECORDED DETAILS AND CHANGES MADE THEREIN ON 26.12.2020 and 20.09.2021. ADDITIONS/CHANGES MADE HEREUNDER WILL BE APPLICABLE FROM 07.10.2021 AND ANY POINT WHICH IS NOT MENTIONED IN THE AGREEMENT SHALL HAVE THE SAME MEANING AS MENTIONED IN THE EARLIER ONES:

1 DESIGNATED PARTNERS/PARTNERS (CLAUSE 5): That there were 7 Designated Partners /partners in the LLP and Mr. Kushal Mittal (DIN-03140955) is resigning from the LLP and also Mr. Manvendra Kumar S/o. Sh. O. P. Sharma and Mr. Kuldeep Tyagi S/o/ Sh. Daya Chand Tyagi are admitted to the LLP in the meeting of Designated Partners held on 07.10.2021. Now onwards the following partners will act as Designated Partners/Partners:

- | | | |
|-------|--------------------------|--------------------|
| i. | Mr. Naresh Kumar Singhal | Designated Partner |
| ii. | Mr. Vivek Kumar Singhal | Designated Partner |
| iii. | Mr. Nitin Singhal | Partner |
| iv. | Mr. Prakhar Singhal | Designated Partner |
| v. | Mr. Sanjeev Kumar | Designated Partner |
| vi. | Mr. Manish Sharma | Designated Partner |
| vii. | Mr. Manvendra Kumar | Designated Partner |
| viii. | Mr. Kuldeep Tyagi | Designated Partner |



2 CAPITAL CONTRIBUTION IN LLP (CLAUSE 7): That due to the resignation of Mr. Kushal Mittal and admission of Mr. Manvendra Kumar and Kuldeep Tyagi from the LLP, Changes in Capital Contribution of Developer Party in the LLP shall be as follows:

For MNG REALTECH LLP
Designated Partner
For MNG REALTECH LLP
Designated Partner

For MNG REALTECH LLP
Designated Partner
For MNG REALTECH LLP
Designated Partner

For MNG REALTECH LLP
Designated Partner
For MNG REALTECH LLP
Designated Partner
For MNG REALTECH LLP
Designated Partner

3 CAPITAL CONTRIBUTION:

Sl. NO.	Name of the Partner	Total Obligation to Capital Contribution of LLP	Ratio of Capital Contribution	Mode of Contribution
1	Mr. Kushal Mittal	Rs. 25,29,437/-	5.05%	Cash/Cheque/Banking Channels or in any other manner subject to the provision of LLP Act.
2	Mr. Manish Sharma	Rs. 30,96,636/-	6.18%	Cash/Cheque/Banking Channels or in any other manner subject to the provision of LLP Act.
3	Mr. Sanjeev Kumar	Rs. 15,03,927/-	3.00%	Cash/Cheque/Banking Channels or in any other manner subject to the provision of LLP Act.

The Total Capital Contribution in the LLP and capital contribution of Promoter Party shall remain unchanged however the existing capital contribution of the developer party shall be changed as follows:



NEW CAPITAL CONTRIBUTION:

Sl. NO.	Name of the Partner	Total Obligation to Capital Contribution of LLP	Ratio of Capital Contribution	Mode of Contribution
1	Manish Sharma	Rs. 23,75,667/-	4.75%	Cash/Cheque/Banking Channels or in any other manner subject to the provision of LLP Act.

FOR MING REAL ESTATE LLP

Designated Partner

FOR MING REAL ESTATE, INC.

For MNG REALTECH LLP

Designated Partner
For MNC REALTECH LLP

~~Designated Partner~~

FOR MING REALTY

Designated Partner
For MNG REALTECH LLP

Designated Partner

provision of

Designated Partner

For MING REAL ESTATE

Designated Partner

- IN-UP92996466227522T

	Manvendra Kumar	Rs. 23,76,667/-	4.75%	Cash/Cheque/Banking Channels or in any other manner subject to the provision of LLP Act.
3	SanjeevKumar	Rs. 11,88,333/-	2.38%	Cash/Cheque/Banking Channels or in any other manner subject to the provision of LLP Act.
4	Kuldeep Tyagi	Rs. 11,88,333/-	2.38%	Cash/Cheque/Banking Channels or in any other manner subject to the provision of LLP Act.

3 PROFIT SHARING RATIO IN SHAPE OF SHARING OF THE CONSTRUCTED UNITS/ CARPET AREA
[CLAUSE 10 (f)]:

f. That the 63% share of total developed saleable super area of the whole project of the Developer Parties shall be divided among them as mentioned below:

- | | |
|---------------------|--------|
| a) Manish Sharma- | 33.33% |
| b) Manvendra Kumar- | 33.33% |
| c) Sanjeev Kumar- | 16.67% |
| d) Kuldeep Tyagi- | 16.67% |

4 That the resignation of Mr. Kushal Mittal is not contrary or against the provisions of LLP.

That the obligation and responsibilities of the Developer Party will remain same and the resignation of Mr. Kushal Mittal will make no effect on it.

6 That all the provisions of LLP agreement except mentioned in the present addendum shall remain same with same spirit as the partners had while writing the LLP agreement and the whole LLP Agreement along with the changes made on 07.10.2021 and changes made by this addendum shall be considered in the same manner as old LLP by considering the changes and impact of the addendum upon the LLP agreement. Therefore, the LLP agreement shall be considered and read in the eye of law in the same manner in spirit of old LLP agreement with changes made therein. The Changes/ addendum have been decided mutually with free will of all the partners.

7 BANK ACCOUNT NO. 1 (TO BE OPERATED BY DEVELOPER PARTY ONLY) [CLAUSE 13]: That in Bank Accounts of LLP for the collection of Developer Part, the Authorized signatory will be as per given below manner:

The Bank Account shall be maintained and operated by Mr. Manish Sharma, along with either of Mr. Manvendra Kumar, Randeep Tyagi or Sanjeev Kumar with joint signature.

[illegible]

that after getting approval from GDA, the inventory shall be divided in the ratio agreed herein above and the developer will take booking for their share i.e. 63% of the project inventory for which authorized signatory will be Mr. Manish Sharma or Sanjeev Kumar along with Mr. Manvendra Kumar or Kuldeep Tyagi with joint signature for sale of any inventory/ saleable super area of the LLP.

Signed and Delivered

For And On Behalf Of

For MNG REALTECH LLP
Naresh Kumar Singh
Existing Designated Partner
(DPIN: 01572418)

For MNG REALTECH LLP
Manish Sharma
Designated Partner
Existing Designated Partner
(DPIN: 03380401)

For MNG REALTECH LLP
Vivek Kumar Singh
Designated Partner
Existing Designated Partner
(DPIN: 08076426)

For MNG REALTECH LLP
Sanjeev Kumar
Existing Designated Partner
Designated Partner
(DPIN: 06367825)

For MNG REALTECH LLP
Prakhar Singh
Existing Designated Partner
Designated Partner
(DPIN: 08103773)

For MNG REALTECH LLP
Kushal Mittal
Designated Partner
Outgoing Partner
(DPIN: 03140955)

For MNG REALTECH LLP
Kuldeep Tyagi
Incoming Partner
Designated Partner
(DPIN: 07140778)

For MNG REALTECH LLP
Manvendra Kumar
Designated Partner
Incoming Partner
(DPIN: 03382738)



WITNESSES:

- 1.
- 2.

Mayank
MAYANK SHARMA
S/o Shri Anand Sharma
R/o B-210, Sec-31, Noida

ATTESTED
16/11/21
MANOJ KUMAR
Advocate & Notary
Govt. of India



INDIA NON JUDICIAL Government of Uttar Pradesh

Name of ACC : Neha Sharma
ACC Code : UP14089704
Licence No. : 527
Tehsil & District : Ghaziabad

e-Stamp

Certificate No. : IN-UP38936775538509U
Certificate Issued Date : 03-Nov-2022 11:18 AM
Account Reference : NEWIMPACC (SV)/ up14089704/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1408970470702412201193U
Purchased by : MNG REALTECH LLP
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : MNG REALTECH LLP
Second Party : Not Applicable
Stamp Duty Paid By : MNG REALTECH LLP
Stamp Duty Amount(Rs.) : 10
(Ten only)



AFFIDAVIT



Technical Advisor

Uttar Pradesh Real Estate Authority,
Naveen Bhawan, Kala Kankar Road,
Old Hyderabad, Lucknow
Uttar Pradesh

I, Sanjeev Kumar , S/O Shri P.P. Singh, Partner of the M/s MNG Realtech LLP, real estate project, do hereby solemnly declare, undertake, state and oath as under:

1. That, as per the knowledge derived from the documents, I hereby state that we have been allotted Khasra bearing No 1073ME ,1074ME, 1075 .village Noor Nagar Ghaziabad and the same is being developed by us under the name and style of SMART VILLA.

Sanjeev

Statutory Alert:

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

2. That, I/Promoter states that, till date, neither, we have applied for the RERA registration No. pertaining to Khasra bearing No 1073ME,1074ME,1075 village Noor Nagar Ghaziabad nor we have sold any Plot to anyone pertaining to the abovementioned Plot Nos.



DEPONENT

VERIFICATION

I, solemnly affirm and declare that the particulars given herein are correct to my knowledge and belief and nothing material has been concealed by me therefrom.

Verified by me at _____ on _____.



DEPONENT

ATTESTED

L.R. GUPTA
Advocate/Notary
Ghaziabad



INDIA NON JUDICIAL
Government of Uttar Pradesh
e-Stamp

संदीप कुमार गुप्ता
बार्डसेन्स नं० 327
गाज़ियाबाद

Certificate No. : IN-UP91247098334720U
Certificate Issued Date : 27-Dec-2022 01:49 PM
Account Reference : NEWIMPACC (SV)/ up14076004/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1407600475950699956759U
Purchased by : MNG Realtech LLP
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : MNG Realtech LLP
Second Party : Not Applicable
Stamp Duty Paid By : MNG Realtech LLP
Stamp Duty Amount(Rs.) : 10
(Ten only)



Please write or type below this line

To,

Uttar Pradesh Real estate Authority
Naveen Bhawan, Kala Kankar Road,
Old Hyderabad, Lucknow
Uttar Pradesh

Sub: Affidavit / Deceleration of Bank Account for the project "Smart Villa"

Promoter of the proposed project /duly authorized by the promoter of the proposed project do hereby solemnly Declare, undertake and state that the following bank accounts have been opened for the project "SMART VILLA"

Sanjay

Statutory Alert:

The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding
Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid

I also undertake that any secured / unsecured project finance availed for the project will be deposited in separate account only.


Particular	Collection Account	Separate Account	Transaction Account
Name of account	50200074054572	50200074160193	50200074026010
Number of Bank Account	MNG REALTEC SMART VILLA MASTER COLL A/C	MNG REALTEC SMART VILLA RERA SEPRATE AC	MNG REALTEC SMART VILLA RERA TXN A/c
Branch Name	Plot no 118, Block D, Sector 26 , Noida- 201301	Plot no 118, Block D, Sector 26 , Noida- 201301	Plot no 118, Block D, Sector 26 , Noida- 201301
IFSC Code	HDFC000561	HDFC000561	HDFC000561


Deponent

Verification: - The contents of my above Affidavit cum deceleration are true and correct and nothing material has been concealed by the therefrom. Verify by me at this date 27 December 2022.


Deponent



ATTESTED

MANOJ KUMAR
Advocate & Notary
Govt. of India, Reg. No-9543

27 DEC 2022