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 Purchased by : SHRI PEETAMBARA INFRACITY LLP
 Description of Document : Article 5 Agreement or Memorandum of an agreement.
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 Second Party : Not Applicable
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 Stamp Duty Amount(Rs.) : 750
 (Seven Hundred And Fifty only)



Please write or type below this line

SHRI PEETAMBARA INFRACITY LLP- AGREEMENT

THIS AGREEMENT made on Friday, the 23rd day of February , 2022 at Jhansi, between the parties whose name and address are set out in Schedule I of this Agreement (hereinafter referred to as the "Partner").

The said parties desirous of entering into a new limited Liability Partnership, have got incorporated a LLP in the name of **SHRI PEETAMBARA INFRACITY LLP LLPIN ABA-7669** (hereinafter referred to as "LLP") in terms of the LLP Act and for the sake of clarity

AS *Ambar Singh* AM *Ambar Singh* RY *Ramesh Kumar* SS *Suresh Kumar*

Ambar Singh *Ramesh Kumar* *Suresh Kumar*

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.dhcestamp.gov.in using e-Stamp Mobile App of Stock Holding
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3. In case of any discrepancy please inform the Competent Authority

amongst each other and for proper day to day, functioning for running of business, are putting the terms agreed upon for ruing of the LLP in writing, under this agreement.

1. Definitions- In this agreement unless the context otherwise requires:-

"Accounting year" means the financial year as defined in the Limited Liability Partnership Act, 20

"Act" or "LLP Act" means the Limited Liability Partnership Act, 2008

"Designated Partner" means any partner designated as such.

"LLP" means the limited liability partnership formed pursuant to this LLP Agreement.

"LLP Agreement" means this Agreement or any supplement thereof determining the mutual right, duties and obligations of the partner in relation to each other and in relation to LLP.

"Partner" means each party to this Agreement who shall be a Partner in the LLP, within the meaning of LLP Act until they cease to be partner in accordance with the provisions of LLP Act or LLP. The name and addresses of the initial Partners are set forth in Schedule I. Additional persons as admitted in future shall become partner from the date of such admission. Any partner who retires shall cease to be partner from date of such retirement.

"Terms & conditions of this Agreement" or provisions of this Agreement" means the terms & conditions (provisions) as specified in this Agreement and shall also include all terms and conditions as amended, supplemented or deleted by supplementary agreements among the partners or partner with LLP.

The expression 'party' (also referred to as partner) include and mean his/her heirs, successors, assignees, administrators and legal representatives.

The term he, she, or it used in this agreement shall mean he, she or it as relevant in the context of concerned person/entity. The term his, her, have they, their or it used in this agreement shall mean his, her, has, have, they, their or it as relevant in the context of concerned person/entity.

Other terms have the same meaning as provided under the LLP Act.

2. **Incorporations of the LLP:-** The incorporated LLP is duly organized, validly existing and in good standing under the laws of the jurisdiction of its incorporation, and qualified to do business and own properties.

3. **LLP name:-** This LLP's name shall be **SHRI PEETAMBARA INFRACITY LLP** and the LLP shall be known by his name and its business under this name.

4. **Registered Office:-** The partnership business shall be carried on at the under mentioned address, which shall also be its registered office at **GS-01 VISION HEIGHTS, OPPOSITE OM SHANTI GREEN COLONY RAJGHAT COLONY JHANSI (U.P.)-284003**. The business shall also be carried from such other places as may be mutually decided by the partners from time to time.

5. **Term:-** The LLP Agreement shall come into effect from the date of incorporation of LLP and shall continue until dissolved and liquidated in accordance with the Act.

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Ranveer
Kumar


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Sudhakar Singh

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6. Nature of the Business:-

6.1 The business of the LLP will be as specified in the Incorporation Document as under:

The Primary object of LLP is to acquires, builds, constructs and develops the immovable properties and also develops the residential houses under affordable housing schemes. and all business incidental thereto, whether as owners, co-owners, joint ventures, operators, franchisees, franchisors and/or any other business model.

To carry on the business of Builders, Masoners and General Construction and Contractors and to carry on the business of the proprietors of lands, flats, maisonetes, dwelling houses, shops, offices, industrial estates, lessees of lands, flats and other immovable properties and for these purposes to purchase, take on lease or otherwise acquire and hold any lands or buildings of any tenure or description wherever situated, or rights or interests therein or connected therewith, to prepare building sites, and to construct, reconstruct, pull down, renovate, develop, alter, improve, decorate and furnish and maintain flats, hotels, malls, educational institutes, hospitals, maisonettes, dwelling houses, shops, offices, buildings, industrial estates, works and conveniences, and sell the same on ownership basis, installment basis or loose basis and rental basis and transfer such buildings to co-operative societies, limited companies, bodies corporate or association of persons or individuals as the case may be, to lay out roads and pleasure gardens and recreation grounds to plant, drain or otherwise improve the land or any part thereof and to promote, operate and manage various immoveable properties and other real estate assets, and to develop, acquire and invest, either directly or indirectly, in income producing immoveable properties in India and to also undertake development and maintenance of infrastructure projects in all areas of infrastructure including but not limited to facilities such as road, power, water and industrial infrastructure

Incidental or ancillary powers:- The LLP may engage in any and all activities necessary, desirable or incidental to the accomplishment of the foregoing. The LLP may engage in any and all activities necessary, desirable or incidental to the accomplishment of the conduct of such business of the LLP including but not limited to such ancillary business. It may also include any other business conducted in such manner as may be decided by the majority of Partners from time to time. Nothing set forth in this Agreement shall be construed as authorizing the Partners to possess any purpose or power, or to do any act or thing, forbidden by law to a LLP formed under the LLP Act.

7. Contributions of partners:-

7.1 Initial capital of the LLP shall be contributed by the Partners as specified in Schedule I, in form of cash and/or property and shall be credited to account of each partner, called Capital or contribution account. The partners agrees to subscribe additional contribution in the ratio as agreed upon whenever it as required to do so.

7.2 The partners may advance amount over his due contributions to capital, which shall be treated as a debt due from the LLP and shall be credited to accounts called Loan or Current accounts of each partner, which will be a debt, together with the interest due thereon on the LLP and paid as mutually agreed upon by the partners from time to time.

7.3 **Interest on Partners Accounts-** No partners shall be entitled to interest on the credit balance in his capital, current, loan or any other account, which shall accrue on day to day basis. It is clarified that the withdrawals made by any partner shall be deemed to be out of salary and share of net profit due to such partner and not out of his credit balance in any account even if the remuneration interest and profit is credit at year and it is also agreed and clarified that in case



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Anshu Singh

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Sapna Gaithe

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any partner effects abnormal withdrawals which act is not objected to by other partners and the current account of such partner turns into a debit balance ,he will not be under obligation to pay any stipulated interest .if it is covered capital of other partners or any other depositors deposit on which interest is not paid.

8 REMUNERATION: That all the parties to this deed have agreed to keep themselves actively engaged in conducting the affairs of the business of the partnership firm as working partner. It is hereby agreed that in consideration of the above said parties working in the partnership they shall be entitled to remuneration as under:

1) Mr. Awtar Singh	Rs. 3,00,000/- per month
2) Mr. Aman Madaan	Rs. 3,00,000/- per month
3) Mrs. Ramandeep Kaur	Rs. 1,20,000/- per month
4) Mr. Pavan Kumar Sahu	Rs. 4,00,000/- per month
5) Mrs. Sapna Sahu	Rs. 4,00,000/- per month
6) Mr. Shashikant Dwivedi	Rs. 4,80,000/- per month

9. Accounting of Interest/Remuneration: Though principally interest and remuneration due to cash partner will accrue to day with the commencement of the accounting year, Yet it is agreed that the interest and salary due to each partner may be calculated and paid or credited to his account at any time during the financial year and such entries shall always be deemed to have been authorised by and done under this agreement.

10. Maintenance of books of Accounts and Sharing of Profits and losses:-

10.1 The accounts of the LLP shall be maintained according to the generally accepted accounting principles and closed on 31st March every year and the profits determined, after accounting for all expenses relating to the business as well as interest and remuneration payable to the partners and distributed according to the profit & loss sharing ratio of Partners as mentioned in Schedule I and credited to their current account.

10.2 The account of LLP may be got audited by a Chartered Accountant and approved by all the designated partners of LLP which will be binding on all partners.

10.3 Provided on change of partners between the accounting period on account of death or retirement or introduction of a new partner and the LLP being continued as a going concerns, than the surviving old partners with consent of new partners may determine profits of the LLP, by preparing final accounts up to the date of such change or defer profits determination to the close of the accounting period, when profits shall be determined in proportion to the turnover or length of the two periods as decided by the partners.

11. Nature of LLP interest: - The interests of partner in the LLP constitute their personal interest. In the event of the death or legal disability of any partner, the executor, trustee or administrator, of such partner shall be bound by the provisions of this LLP agreement. In the case of a partner, which is not a natural person, the successor of such partner shall be bound by the provisions of this LLP agreement.

12. Banking

12.1 The designated partner(s) as agreed upon shall be entitled to operate bank account(s) opened in the name of the LLP. It is clarified that designated partner namely Mr. Aman Madaan ,Mr. Shashikant Dwivedi and Mr. Pavan Kumar Sahu are jointly authorized to sign and operate the banks accounts.

12.2 Each partner is authorised to raise loans for LLP from banks, financial institutions etc. by hypothecating/ pledging the LLP's assets by signing individually and severally, and all such



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Awtar Singh

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Ramandeep Kaur

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Pavan Kumar Sahu

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Sapna Sahu

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Shashikant Dwivedi

acts done by him shall be deemed to have been done on behalf of the LLP and all the partners would not require any reference/confirmation from others partners.

13. Powers of Partners

13.1 Each of the partners is empowered to perform all acts for and on behalf of the LLP.

13.2 Either of the partner is authorised to execute and sign individually and severally agreements(except title deeds), bill to receive payment, issue receipts, any other document concerning the firm and or in general to do any other act on behalf of the firm which shall be deemed to have done by all the partner on behalf of the firm.

13.3 In reference to the object of LLP any transaction relating to buying , selling, transfer of any immovable properties has to be executed by joint signature of the following parties:-

- 1) Shri Aman Madan 2) Shri Pavan Kumar Sahu 3) Shri Shasikant Dwivedi

Further the above three designated partner can authorized any other person /partner to execute purchase and sale of immovable property by passing the resolution signed jointly.

13.4 The partners may extend the business activities of the firm to other field(s) as mutually decided. The partnership activities shall also cover all such commercial ways and means of maximising income with the investment/ utilisation of income/ funds and assets available at its disposal in such manner: as the partners may choose from time to time.

14. Obligations of Partners

14.1 The designated partner(s) should comply with all requirements of the LLP Act. All partners other than Designated Partners of the LLP shall normally be not looking after day to day business of the LLP, unless agreed upon between the partners.

14.2 No partner shall without the consent of all other partners. Mortgage, charge or assign his share in the assets or profits of the LLP or give any security or promise for the payment of money on account of the LLP except in the ordinary courses of business.

15. Liability of Partner:- The Liability of the partners shall be limited to their capital contribution in terms of LLP Act and as set forth in this LLP agreement. Partners shall not be obliged to restore by way of capital contribution or otherwise any deficits in its capital accounts of the capital account of any other partner (if such deficit occurs).

Unless expressly provided otherwise in this Act, any of the designated partner shall be—

(a) responsible for the doing of all acts, matters and things as are required to be done by the Limited Liability Partnership in respect of compliance of the provisions of this Act including filing of any document, return, statement and the like report pursuant to the provisions of this Act.

(b) Liable to all penalties imposed on the Limited Liability Partnership for any contravention of those provisions.

16. Change in partners

16.1 New partner of this LLP may be introduced with the consent of all the partners. This agreement shall be binding on the new partner admitted and a supplementary agreement in writing shall be drawn to indicate the consequent share of profit/loss and the extent of revision (if any) in the capital contribution amongst the existing and incoming partners consequent to admission of new partner(s).



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16.2 The partners may appoint more Designated Partners by majority vote of the Partners. The Designated partners may their unanimous decision delegate their powers to any one or more Designated Partners or any other person, as they may consider fit or necessary for management of the affairs of the LLP from time to time and similarly withdraw the same.

16.3 Voluntary Withdrawal of a Partner:- Each partner convenats and agrees that they will not withdraw from the LLP without the consent of the other partners (such consent not to be unreasonably withheld or delayed) which shall be granted from the date agreed upon and thereafter the withdrawing partner shall cease to have any further rights or interest in LLP.

16.4 Death of Partner - on death of any partner. The LLP shall not be dissolved but will continue as a going concern, with the surviving partners by admitting legal{s} of the deceased partner so long as the legal heir{s} is are qualified to be partner{s} in terms of the LLP Act .failing which the LLP shall be continued with the remaining partner on such terms and conditions and modification as the remaining partners may decide from time to time.

16.5 Terms of payment/purchase of share: - Price of the share of deceased/ withdrawing partner shall be the amount which may be outstanding along with accrued profits at the date of retirement/ death.

16.6 Expulsion of partner and termination of LLP :- If any partner assign, charge or encumber his share in the LLP, without the consent of other partners or becomes bankrupt or lunatic or otherwise permanently incapable of attending to the LLP business, or commit of any breach of any of the provisions of this agreement commits any criminal offence or do or suffer any act which would be a ground for the dissolution of the LLP by the court/ tribunal then it shall be lawful for other partner by notice in writing to the offending or incapacitated partner or is trustee or official assignee to determine his share in LLP whereupon such partner shall be terminated from LLP and the other partner shall have the option to purchase his share and pay the purchase price to the offending partner of his trustee or official assignee in accordance with above clause.

If a partner retires or becomes insolvent, the LLP will not be dissolved and the remaining partner shall have the option to purchase the share of such partner and the purchase price shall be calculated as given in the preceding clause.

16.7 Removal of partners:- If partner having more than 75% share in the profit sharing ratio deem fit in the interest of the LLP, they may remove a partner from the LLP by serving upon such partner a notice of removal, duly signed by them, all least one month prior to the date of removal clearly indicating the date of removal, unless otherwise agreed upon, such partner shall stand remove from the date of removal mentioned in the said notice.

16.8 Upon retirement, death, removal of any of the partner or otherwise LLP shall make payment of all the dues owing to such partner within 3 month of retirement death/ removal failing which the LLP shall be liable to pay interest @ 18% per annum compounded annually from the date of such event.

17.1 Decision in relation to LLP:- Unless otherwise agreed, all decisions will be made on a majority basis by partners. The value of voting right of a partner shall be according to the percentage of share on profit of LLP.

17.2 Meetings: - Periodic meetings shall be held as determined by the partners. Meetings of the Partners for any specific purpose may be called at any time by any partner. Notice of the time and place of meting shall be delivered by the designated partners of the LLP either personally or by telephone to each partner, or sent by first class mail or by electronic mail or facsimile transmission addressed to him or her at his or his address as it appears upon the records of the LLP.



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Handwritten signatures and initials: *Am*, *Rx*, *SS*, *Handwritten signature*, *Handwritten signature*, *Handwritten signature*

18. Common Seal:- The partners may adopt a common seal of the LLP in such form as the partners may decide and shall be affixed to any document or contract, as and when required.

19. Arbitration:- All disputes and difference whatsoever which may arise between LLP, the partners and/ or legal heirs of deceased partner relating to any matter relating to affairs of the LLP or interpretation of this agreement during the continuation of this LLP or afterwards shall be referred to a sole arbitrator, or as the parties agree upon in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force and whose decision shall be conclusive and binding upon all.

20. Amendments: - The partner may amend, supplement or delete by supplementary agreements any of the terms of this LLP, including the name and business of LLP as per LLP Act.

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Partner
Sd/-


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SCHEDULE I

A- DESIGNATED PARTNERS

S.No	Name of partners, fathers name, full address, occupation and date of birth	Capital Contribution (Rs.)	Profit & loss %
1.	Mr. Awtar Singh Designated Partner DPIN: 08588355 452/2A CP mission Compound Jhansi Age:-72 Years	90,000/- (Ninety Thousands)	9.00%
2.	Mr. Aman Madaan Designated Partner DPIN 05337146 452/2A CP mission Compound Jhansi(U.P.) Age:-40 years	20,000/- (Twenty Thousands)	2.00%
3.	Mrs. Ramandip Kaur 452/2A CP mission Compound Jhansi(U.P.) Age:-39 years	2,50,000/- (Two Lac Fifty Thousands)	25.00%
4.	Mr. Pavan Kumar Sahu Designated Partner DPIN 05125596 91/1 Civil Lines Jhansi Age:-42 years	1,00,000/- (One Lac)	10.00%
5.	Mrs. Sapna Sahu 91/1 Civil Lines Jhansi Age:-39 years	3,00,000/- (Three Lakhs Only)	30.00%
6.	Mr. Shashikant Dwivedi Designated Partner DPIN 08301800 1054/2A Khata baba Mandir Isai tola Jhansi Age:-47 years	2,40,000/- (Two Lac Forty Thousands)	24.00%

Partner Sign

[Signature]

Ramandip Kaur

[Signature]

214-11/115

[Signature]



NON

IN WITNESS WHEREOF, the parties hereto have hereunto said and subscribed their respective hands the day and year first herein above written.

S.NO	Name & address of partners	Signature	Name and address of Witness
1.	Mr. Awtar Singh Designated Partner DPIN: 08588355 452/2A CP mission Compound Jhansi Age:-72 Years	<i>Awtar Singh</i>	Tanuj Mishra S/o. A.P. Mishra, Gangshikhar, Jhansi <i>Tanuj Mishra</i>
2.	Mr. Aman Madaan Designated Partner DPIN 05337146 452/2A CP mission Compound Jhansi(U.P.) Age:-40 years	<i>Aman Madaan</i>	<i>Devi</i> Bansgaunhate Jhansi
3.	Mrs. Ramandip Kaur 452/2A CP mission Compound Jhansi(U.P.) Age:-39 years	<i>Ramandeep Kaur</i>	<i>Deepsh</i> Baba Gan Bahar Ghadi Bahar Jhansi
4.	Mr. Pavan Kumar Sahu Designated Partner DPIN 05125596 91/1 Civil Lines Jhansi Age:-42 years	<i>P.K.S.</i>	<i>Pankaj</i> Nariga Bazar Jhansi
5.	Mrs. Sapna Sahu 91/1 Civil Lines Jhansi Age:-39 years	<i>Sapna Sahu</i>	<i>Tanuj Mishra</i> S/o. A.P. Mishra, Gangshikhar, Jhansi <i>Tanuj Mishra</i>
6.	Mr. Shashikant Dwivedi Designated Partner DPIN 08301800 1054/2A Khati baba Mandir Isai tola Jhansi	<i>Shashikant Dwivedi</i>	<i>Tanuj Mishra</i> S/o. A.P. Mishra, Gangshikhar, Jhansi <i>Tanuj Mishra</i>



Serial no. *245/22*
 This Document is signed and sealed by
 Shri/Smt. *Shashikant Dwivedi*
 in favour of *Shri/Smt. Anand Singh*
 The com. *Shri/Smt. Anand Singh*
 over and above the amount of *₹ 1000*
 identified by *Shri/Smt. Anand Singh*
 since the *Shri/Smt. Anand Singh*
 Received *Shri/Smt. Anand Singh*
 on *22/05/22*
Shri/Smt. Anand Singh

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UPRERA, LUCKNOW (U.P.)

I / We M/s. Shri Preetambara Infracity LLP via partner Mr.Aman Madaan promoter of a Limited Liability Partnership firm, having its registered office at GS-01,Vision Heights Housing Society, Opposite Om Shanti Greens, Rajghat Colony Shivpuri Road Jhansi (U.P.) situated at Arazi No. 258/1, 258/2, 259, 260, 261, 262, 263, 264, 270, 273, 274 at Mauza Simardha & Arazi No.400 at Mauja Bhojla do solemnly affirm and declare as under:

1. That we are developing a colony in the name of Namu County at Gwalior Kanpur Bypass Road, Mauja Simardha, Jhansi (U.P.)
 2. That we have not done any bookings / sales till date in the project.
 3. That we also confirm that there is no other project registered on the same Khasra number as proposed for this project.
- That this is our true statement.



Verified at GS-01, Vision Heights Housing Society, Opposite Om Shanti Greens Rajghat Colony Shivpuri Road Jhansi (U.P.) above named deponent do hereby verify that the contents of the above affidavit are true and correct to the best of our Knowledge and belief, and nothing material facts has been concealed or suppressed therefrom.

Serial No. 6106 D. No. 2109-23
 Certified that the foregoing statements sworn before me by Shri Aman Madaan Partner of M/s. Shri Preetambara Infracity LLP to whom the contents of the affidavit have been read over and explained and he is identified by Shri Aman Madaan
 Received the legal fee Rs. 25.00 each.

ARVIND KUMAR DWIVEDI
 ADVOCATE
 NOTARY (GOVT OF INDIA) JHANSI



