



HKDGANPATI INFRASHAPERS LLP

BRIEF PROFILE OF FIRM

Firm Name- M/S HKDGANPATI INFRASHAPERS LLP

FIRM ADDRESS- Araji No 189/1 Chandpur I front of Varanasi Transport Maheshpur Lahartara-221106

FIRM DATE- 21/06/2024

PIN Code - 221106

PAN AARFH1979C

TAN ALDHO1515D

GST NO. 09AARFH1979C1Z0

INCORAPTION NO -ACH-090

FIRM WORK- Business shall be Real Estate Developers, Contractor, Man Power Supply and activities identical or incidental thereto and any other business and or businesses the parties hereto may from time to time mutually agreed upon.

S.N	Name	Father Name	Pan No	Date of Birth	Address
1-	ShriSanjeevKapoor	Anil Kapoor	ARGPK0992E	26/11/1985	R/O- H.No.B 21/124-12-5 Sarju Nagar Colony Kamachha Varanasi 221101
2-	SmtRichaKapoor	Ashok Seth	BHMPK3776M	18/04/1985	R/O- H.No.B 21/124-12-5 Sarju Nagar Colony Kamachha Varanasi 221101
3-	ShriYogesh Kumar Agarwal	Hare Krishna Das Agarwal	ADJPK8093P	21/07/1964	R/O- J-12/8-1-A Flat No.51 Elexi Enclave Varanasi -221001
4-	Smt Neeta Agrawal	Kantibhadra Shah	ABNPA7982K	03/07/1966	R/O- J-12/8-1-A Flat No.51 Elexi Enclave Varanasi -221001
5.	Shri Vishal Agarwal	BinodAgarwal	AREPA7587M	06/09/1987	R/o- OpositeDrAnjaniAgarwalDurgasthan Road Brahman ToliMuzzafarpur Bihar-842001

For HKDGANPATI INFRASHAPERS LLP

PARTNER

For HKDGANPATI INFRASHAPERS LLP

PARTNER

For HKDGANPATI INFRASHAPERS LLP

For HKDGANPATI INFRASHAPERS LLP

For HKDGANPATI INFRASHAPERS LLP

PARTNER

Arazi No - 189/1, Chandpur, Infront of Varanasi Transport-Lahartara, Varanasi -221002
Mobile : +91936998154, +919161280999



उत्तर प्रदेश UTTAR PRADESH

GT 339506

LIMITED LIABILITY PARTNERSHIP AGREEMENT

(As per Section 23(4) of LLP Act, 2008)

THIS Agreement of Limited Liability Partnership is made at Varanasi this the 22nd day of June, 2024

BETWEEN

1. **SRI SANJEEV KAPOOR (Designated Partner)** S/o Shri Anil Kapoor, resident of H. No. B. 21/124-12-S, Sarju Nagar Colony, Kamaccha, Varanasi-221001, Uttar Pradesh hereinafter called the **FIRST PARTY**; and
 2. **SMT. RICHA KAPOOR (Designated Partner)** W/o Shri Sanjeev Kapoor, resident of H. No. B. 21/124-12-S, Sarju Nagar Colony, Kamaccha, Varanasi-221001, Uttar Pradesh, hereinafter called the **SECOND PARTY**;
- Party No.1 and Party No.2 hereinafter referred to as partners of **GANPATI GROUP**.
3. **SRI YOGESH KUMAR AGARWAL (Designated Partner)** S/o Shri Hare Krishna Das Agarwal, resident of 51 ELEXI Enclave, Dhoopchandi, Red Buiding, Varanasi-221001, Uttar Pradesh, hereinafter called the **THIRD PARTY**
 4. **Smt. NEETA AGRAWAL (Designated Partner)**: W/o Shri Yogesh Kumar Agarwal, resident of 51 ELEXI Enclave, Dhoopchandi, Red Buiding, Varanasi-221001, Uttar Pradesh hereinafter called the **FOURTH PARTY**;

5. **SRI VISHAL AGARWAL**: S/o Binod Agarwal, resident of Opposite Dr. Anjani Agrawal, Durgasthan Road, BrahmanToli, Muzaffarpur-842001, Bihar, hereinafter called the **FIFTH PARTY**;

Party No.3,4, and 5 shall be collectively referred to as partners of **HKD GROUP**.

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

WHEREAS the Party no 1 and 2 i.e. partners of **GANPATI GROUP** and party no 3, 4 and 5 i.e. partners of **HKD GROUP** (hereinafter, for the sake of brevity collectively referred to as "the Partners") are interested in forming a Limited Liability Partnership under the Limited Liability Partnership Act 2008 and that they intend to write down the terms and conditions of the said formation and

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

[Signature]
[Signature]
Richa Kapoor

[Signature]
Neeta Agrawal

[Signature]
Vishal Agarwal



275

दिनांक 14 JUN 2024

कार्य कारण प्रयोजन

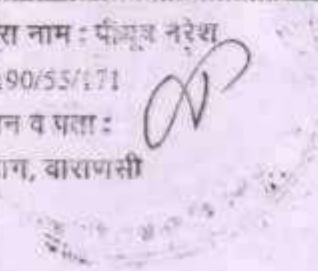
क्रेता का नाम व पता MKDGANPATI INFRASHAPERS LLP, KAMACHHA
10011 VARANASI

विक्रेता का पूरा नाम : पीयूष नरेश

दर्पण सं. 101/190/55/171

कार्य स्थान व पता :

10011, ललिबाबाग, वाराणसी





उत्तर प्रदेश UTTAR PRADESH

GT 339505

1. A Limited Liability Partnership shall be carried on in the name and style of M/s. HKDGANPATI INFRASHAPERS LLP (hereinafter for the sake of brevity called "the LLP").
2. The M/s. HKDGANPATI INFRASHAPERS LLP as constituted under this Deed shall be deemed to be have commenced on the 22nd day of June, 2024.
3. The M/s. HKDGANPATI INFRASHAPERS LLP shall have its Registered office at Arazi No. 189/1, Chandpur, Infront of Varanasi Transport, Lahartara, Varanasi-221002 UTTAR PRADESH, INDIA and/or at such other place or places, as shall be agreed to by partners of both groups from time to time.
The Corporate office of the LLP shall be at H. No. B. 21/124-12-S, Sarju Nagar Colony, Kamaccha, Varanasi-221001 where day to day affairs of the LLP shall be carried out
4. The Capital Contribution of the M/S. HKDGANPATI INFRASHAPERS LLP shall be Rs. 1,00,00,000/- (Rupees one crore only) which shall be contributed by the partners in the

Sl. No.	Name of Partner making capital contribution	Amount (Rs. In lacs)
Ganpati Group		
1.	SANJEEV KAPOOR	25.00
2.	RICHA KAPOOR	25.00
HKD Group		
3.	Yogesh Kumar Agarwal	20.00
4.	Neeta Agrawal	20.00
5.	Vishal Agarwal	10.00
		100.00

following proportions.

The further Contribution if any required by the M/S. HKDGANPATI INFRASHAPERS LLP shall be brought by the partners from time to time.

5. The M/s. HKDGANPATI INFRASHAPERS LLP shall have a common seal to be affixed on documents as defined by partners under the signature of any of the Designated Partners of each group.



Sanjeev Kapoor *Richa Kapoor*

2

Neeta Agrawal

Vishal Agarwal

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14 JUN 2024

रजिस्ट्रार के कार्यालय की तिथि

स्टाम्प कर के अन्तर्गत का प्रयोजन

स्टाम्प केला का नाम व पता: MKDGANPATI INFRASMAPERS LLP, KANACHHI
VARANASI

स्टाम्प की धनराशि: 100/-

संलग्न विक्रेता का पुराना नाम: पी. एन. नरेश

संलग्न नं०: 101/190/55/175

विक्रेता के स्थान व पता:

पिपरा, तेलियाबाग, काशी





उत्तर प्रदेश UTTAR PRADESH

GT 339504

6. The business of the M/s. HKDGANPATI INFRASHAPERS LLP shall be of:

- To acquire, buy, lease, or hire lands, buildings, or any immovable property, either directly or indirectly, for the purpose of development or resale.
- To erect, construct, or develop various structures such as houses, flats, bungalows, and other civil work on both company-owned lands and others.
- To carry on the business of purchase of any land, plot(s) of land or immovable property or any right or interest therein and to develop and construct thereon residential, commercial complex or complexes, Malls, comprising offices for sale or self-use or for earning rental income thereon by letting out units comprised in such building(s).
- to finance with or without security for the same and to deal with and improve such properties either as owner or as agents and to join any other person, partnership firm or company in carrying the above objects.

7. That the immovable properties purchased by the LLP shall be clear, marketable and free from all encumbrances.

8. The Net Profits of the M/s. HKDGANPATI INFRASHAPERS LLP arrived at after providing for payment of remuneration to the all working partners and interest to partners on the capital account balance or loan given by them shall be divided in the following proportions:

Sl No	Name of Partner	Profit Sharing
	Ganpati Group	
1.	SANJEEV KAPOOR	25
2.	RICHA KAPOOR	25
	HKD Group	
3.	Yogesh Kumar Agarwal	20
4.	Neeta Agrawal	20
5.	Vishal Agarwal	10
	Total :	100%



Sanjeev Kapoor
Richa Kapoor

3

Yogesh Kumar Agarwal
Neeta Agrawal

Vishal Agarwal

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रजिस्ट्रार ऑफ़ इन्फ़ोर्मेशन 14 JUN 2024

संश्लेषण के अंतर्गत प्रयोजन

संश्लेषण कर्ता का नाम व पता

HIRDGANPATI INFRAS HAPERS LLP, KADACHHA

संश्लेषण की धनराशि

100/-

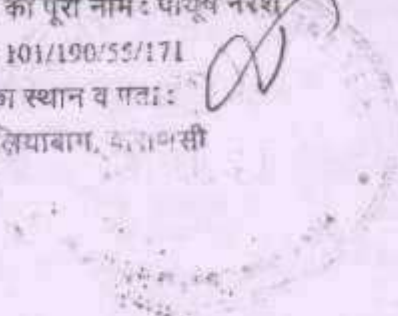
VARANASI

संश्लेषण विक्रेता का पूरा नाम: धीरूष नरेश

संश्लेषण संख्या: 101/190/55/171

संश्लेषण करने का स्थान व पता:

101/190/55/171, तेलियाबाग, वाराणसी



Sl. No.	Name of the Applicant	Amount	Remarks
1	HIRDGANPATI INFRAS HAPERS LLP	100/-	



उत्तर प्रदेश **UTTAR PRADESH**

Sl No	Name of Partner	Loss Sharing
	Ganpati Group	
1.	SANJEEV KAPOOR	25
2.	RICHA KAPOOR	25
	HKD Group	
3.	Yogesh Kumar Agarwal	20
4.	Neeta Agrawal	20
5.	Vishal Agarwal	10
	Total:	100%

GT 339502

10. The bankers of the partnership shall be such bank or banks as the partners may from time to time unanimously agreed upon.

Admission of New Partner

11. The new partner may not be introduced without the consent of all the existing Designated Partners only. Such incoming partner shall give his prior consent to act as Partner of the M/S. HKDGANPATI INFRASHAPERS LLP.

12. The Contribution of the partner may be tangible, intangible, Moveable or Immoveable property and the incoming partner shall bring such contribution as unanimously agreed upon by existing partners.

Rights of Partner

All the partners hereto shall have the rights, title and interest in all the assets and properties in the said M/S. HKDGANPATI INFRASHAPERS LLP in the proportion of their Contribution.



Sanjeev Kapoor *Richa Kapoor*

Yogesh Kumar Agarwal

Neeta Agrawal

Vishal Agarwal

14 JUN 2024

संस्था का नाम व पता

MKDGANPATI INFRASHAPERS LLP, RAMACHHAI
VARANASI

संस्था की धनराशि


₹. 100/-

संस्था विक्रता का पूरा नाम : पीयूष नरेश

पाइलिस नं० : 101/190/55/171

संस्था करने का स्थान व पता :

सं. 100/15, तेलियाबाग, वाराणसी





उत्तर प्रदेश UTTAR PRADESH

GT 339501

14. Every partner has a right to have access to and to inspect and copy any books of the M/S. HKDGANPATI INFRASHAPERS LLP.
15. Each of the parties hereto shall be entitled to carry on their own, separate and independent business as hitherto they might be doing or they may hereafter do as they deem fit and proper and other partners and the M/S. HKDGANPATI INFRASHAPERS LLP shall have no objection thereto provided that the said partner has intimated the said fact to the M/S. HKDGANPATI INFRASHAPERS LLP before the start of the independent business and moreover he shall not use the name of the M/S. HKDGANPATI INFRASHAPERS LLP to carry on the said business.
16. M/S. HKDGANPATI INFRASHAPERS LLP shall have perpetual succession. So, death, retirement or insolvency of any partner shall not dissolve the M/S. HKDGANPATI INFRASHAPERS LLP.

Loan From Partner

17. If any partner shall advance any sum of money to M/S. HKDGANPATI INFRASHAPERS LLP over and above his due contribution to capital, the same shall be a debt due from the M/S. HKDGANPATI INFRASHAPERS LLP to the partner advancing the same and shall carry simple interest at the rate of 6% per annum or any other rate decided by the partners unanimously.

Retirement/Death of partner

18. In case any partner retires from the firm on account of his death or otherwise the remaining partners of that group may admit new partner from the family members of that group. The profit-sharing ratio of both the groups at all times shall be 50:50 only.

In case any partner group retires from partnership, the name of the firm shall also be suitably changed i.e. the word Ganpati or HKD shall be suitably removed.

The retiring partners group shall be entitled to and shall be paid the full payment in respect of the right, title and interest of such partner group.

Duties of Partners

19. Each Partner shall be just and faithful to the other partners in all transactions relating to the LLP.
20. Each partner shall render true accounts and full information of all things affecting the limited liability partnership to any partner or his legal representatives.
21. Every partner shall account to the limited liability partnership for any benefit derived by him without the consent of the M/S. HKDGANPATI INFRASHAPERS LLP of any transaction concerning the limited liability partnership, or for any use by him of the property, name or any business connection of the M/S. HKDGANPATI INFRASHAPERS LLP.



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Neetu Agrawal

Vishal Agrawal

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16 July 2024

संस्था का प्रयोजन

संस्था का पता: **MRDGANPATI INFRASTRUCTURE LLP, KADACHHA**

संस्था की धनराशि: **100/-**

VARANASI

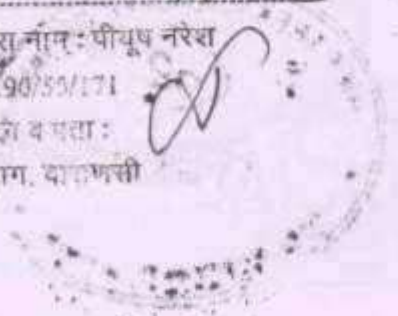
संस्थापक/संस्था का नाम: **पीयूष नरेश**

संस्थापक/संस्था का पता: **101A/90/55/171**

संस्थापक/संस्था का पता: **101A/90/55/171**

संस्थापक/संस्था का पता: **101A/90/55/171**

संस्थापक/संस्था का पता: **101A/90/55/171**



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उत्तर प्रदेश **UTTAR PRADESH**

GT 339503

22. Every partner shall indemnify the limited liability partnership and the other existing partner for any loss caused to it by his fraud in the conduct of the business of this limited liability partnership i.e. M/S. HKDGANPATI INFRASHAPERS LLP.

23. In case any of the Partners of the M/S. HKDGANPATI INFRASHAPERS LLP desires to transfer or assign his interest or shares in the M/S. HKDGANPATI INFRASHAPERS LLP he can transfer the same with the consent of all the Partners.

24. No Partner shall without the written consent of other Partners: -

- a) Engage or except for gross misconduct, dismiss any employee of the partnership
- b) Employ any money, goods or effects of the partnership or pledge the credit thereof except in the ordinary course of business and upon the account or for the benefit of the M/S. HKDGANPATI INFRASHAPERS LLP.
- c) Enter into any bond or become sureties or security with or for any person or do knowingly cause or suffer to be done anything whereby the partnership property or any part thereof may be seized.
- d) Assign, mortgage or charge his or her share in the partnership or any asset or property thereof or make any other person a partner therein.
- e) Lend money or give credit on behalf of the M/S. HKDGANPATI INFRASHAPERS LLP or to have any dealings with any persons, company or firm whom the other partner previously in writing have forbidden it to trust or deal with. Any loss incurred through any breach of provisions shall be made good with the M/S. HKDGANPATI INFRASHAPERS LLP by the partner incurring the same.

Compromise or compound or (except upon payment in full) release or discharge any debt due to the M/S. HKDGANPATI INFRASHAPERS LLP except upon the written consent given by the other partner.

- b). Enter into any bond or become bail or surety for any person or knowingly cause or suffer to be done anything whereby the limited liability partnership property may be endangered.

Meeting

25. The meeting of designated partners may be called by giving 7 (seven) days' notice. In case if any urgent meeting is called the notice requirement is to be rectified by all the Partners.

26. The matter discussed in the M/S. HKDGANPATI INFRASHAPERS LLP meeting shall be decided by a resolution passed by a majority in number of the Designated Partners, and for this purpose, each designated partner shall have one vote.

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[Handwritten signature: Vishal Agarwal]



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14 JUN 2024

प्रतिष्ठान का नाम व पता

11 RD GANPATI INFRASTRUCTURE LLP, KAMACHHA
VARANASI

प्रतिष्ठान की पंजीकरण संख्या

101/190/55/1/2014

प्रतिष्ठान का पता

सिद्धिवासा, वाराणसी





उत्तर प्रदेश UTTAR PRADESH

GT 339500

27. The meeting of the Partners may be called by sending 7 (seven) days prior notice to all the partners at their residential address or in case of urgent meeting the same can be called by telephonic conversation but the notice requirement is to be rectified by all the Partners.
28. The meeting of Partners shall ordinarily be held at the registered office of the M/S. HKDGANPATI INFRASHAPERS LLP or at any other place as per the convenience of partners.
29. Every limited liability partnership shall ensure that decisions taken by it are recorded in the minutes within 30 days of taking such decisions and are kept and maintained at the registered office of the M/S. HKDGANPATI INFRASHAPERS LLP.
30. Each partner shall-
 - i. Punctually pay and discharge the separate debts and engagement and indemnify the other partners and the M/S. HKDGANPATI INFRASHAPERS LLP assets against the same and all proceedings, costs, claims and demands in respect thereof.
 - ii. Each of the partners shall give time and attention as may be required for the fulfillment of the objectives of the M/S. HKDGANPATI INFRASHAPERS LLP business and they all shall be the working partners.

Duties of Designated Partner

31. The Designated Partners shall be 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 Limited Liability Partnership Act, 2008.
 32. The Designated Partners shall be responsible for the doing of all acts arising out of this agreement.
 33. The Designated Partners may Authorized his/their representative to act for the business purposes of M/S. HKDGANPATI INFRASHAPERS LLP as in terms of the requirement of the Limited Liability Partnership Act, 2008.
- Remuneration to the Designated Partners will be given as much mutually decided by all the working partners as per the unanimous resolution passed by the partners depend upon efforts and time given by the partner. However, Salary limit may be further increase or decrease as much mutually decided by all the working partners in the meeting, subject to maximum U/s 40(b) as amended as per Income Tax Act. For this purpose, partners may execute a supplementary deed.



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14 JUN 2024

संस्था का नाम व पता

HIKDGANPATI INFRASHA PERS LLP, KAMACH

व्यक्ति का नाम

10015

VATANASI

संस्था के अधिकारी का पूरा नाम : पी.यू. नरेश

आईडी नं० : 101/190/55/171

संस्था का स्थान व पता :

व. नं. 10015, व. नं. 10015, व. नं. 10015



भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश
36. The M/S. HKDGANPATI INFRASHAPERS LLP shall indemnify and defend its partners and other partners from and against any and all liability in connection with claims, actions and proceedings (regardless of the outcome), judgment, loss or settlement thereof, whether civil or criminal, arising out of or resulting from their respective performances as partners and officers of the M/S. HKDGANPATI INFRASHAPERS LLP, except for the gross negligence or willful misconduct of the partner or officer seeking indemnification.

278971

Cessation of Existing Partners

36. Partner may cease to be partner of the M/S. HKDGANPATI INFRASHAPERS LLP by giving a notice in writing of not less than 45 days to the other partners of his intention to resign as partner.

37. No majority of Partners can expel any partner except in the situation where any partner has been found guilty of carrying of activity/business of M/S. HKDGANPATI INFRASHAPERS LLP with fraudulent purpose.

38. The M/S. HKDGANPATI INFRASHAPERS LLP can be wound up with the consent of all the partners subject to the provisions of Limited Liability Partnership Act 2008.

Borrowing Powers:

39. M/S. HKDGANPATI INFRASHAPERS LLP may borrow funds from its Partners or public, banks or any financial institutions or any other individual/ body corporate, with the approval of the majority designated partners of the LLP.

40. In respect of the funds borrowed, M/S. HKDGANPATI INFRASHAPERS LLP may provide as a security, all or any part of the property of the LLP (both present and future), and any other securities, with the approval of the majority partners of the LLP.

It is agreed between the partners that collateral securities(personal) if required to be given to the bank or other financial institution for securing any loan, each group shall provide collateral security of equal value. The partners may change the condition with mutual consent.

M/S. HKDGANPATI INFRASHAPERS LLP shall maintain a register of all mortgages, hypothecation of the property of the LLP made by the LLP against the borrowings of the LLP

Any borrowings made by the LLP from its partners may, at any time, be converted into Capital contribution of the Firm.

Extent of Liability of M/S. HKDGANPATI INFRASHAPERS LLP

41. M/S. HKDGANPATI INFRASHAPERS LLP is not bound by anything done by a partner in dealing with a person if—

[Handwritten signature]
Rishi Kumar

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[Handwritten signature]

Neeti Agarwal
Vishal Agarwal



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14 JUN 2024

प्राप्तकर्ता का नाम व पता: HDGANPATI INFRASTRUCTURES LLP, KAMACHIA
VARANASI
वकील धनराशि: 20 L
प्राप्तकर्ता का पूरा नाम: पीयूष नरेश
प्लॉट नं०: 101/190/55/171
प्राप्त करने का स्थान व पता:
कम 20/70, तेलियाबाग, वाराणसी

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

- उत्तर प्रदेश UTTAR PRADESH 43AA 278973
- i. the partner in fact has no authority to act for the M/S. HKDGANPATI INFRASHAPERS LLP under the Partnership Act and
 - ii. the person knows that he has no authority or does not know or believe him to be a partner of the M/S. HKDGANPATI INFRASHAPERS LLP.

Banking

44. All funds of the LLP shall be deposited in its name in such current account or accounts as shall be decided by the designated partners. All withdrawals are to be made upon cheques signed by Mr. Sanjeev Kapoor and Mrs. Neeta Agrawal, designated partners of LLP.

Properties Provisions

45. Mr. Sanjeev Kapoor and Mrs. Neeta Agrawal, designated partners of LLP shall and be hereby authorized to comply with all the formalities/documentations relating to Lease, Sale and Purchase of properties and/or stocks of business of this LLP.

Miscellaneous Provisions

46. The limited liability partnership shall indemnify each partner in respect of payments made and personal liabilities incurred by him—

- i. in the ordinary and proper conduct of the business of the limited liability partnership, or
- ii. in or about anything necessarily done for the preservation of the business or property of the limited liability partnership.

47. The books of accounts of the firm shall be kept at the Corporate office of the M/S. HKDGANPATI INFRASHAPERS LLP for the reference of all the partners.

48. The accounting year of the M/S. HKDGANPATI INFRASHAPERS LLP shall be from 1st April of the year to 31st March of subsequent year. The first accounting year shall be from the date of commencement of this M/S. HKDGANPATI INFRASHAPERS LLP till 31st March of the subsequent year.

It is expressly agreed that all the documents including operation of bank accounts including Loan and Overdraft Account of M/S. HKDGANPATI INFRASHAPERS LLP shall be signed by as per clause 44.

In case of any dispute partners may decide to dissolve the firm. For this purpose, stock of land and that of flats shall be sold out and proceeds shall be distributed among the partners after the payment of the liabilities of the firm if any.



Sanjeev Kapoor
Neeta Agrawal

Neeta Agrawal

Vishal Agarwal

284

14 JUN 2024

संयोजन

स्वाम्य क्रेता का नाम व पता HDGANPAT INFRASHERS LLP, KAMACHHA

स्वाम्य की धनराशि 20K

VAAVASI

स्वाम्य विक्रेता का पूरा नाम : पीयूष नरेवा

राजसेस नं० : 101/190/55/171

विक्रय करने का स्थान व पता :

25, तालिगाबाग, वाराणसी

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

उत्तर प्रदेश
61. All disputes between the partners or between the Partner and the M/S. HKDGANPATI INFRASHAPERS LLP arising out of the limited liability partnership agreement which cannot be resolved in terms of this agreement shall be referred for arbitration as per the provisions of the Arbitration and Conciliation Act, 1996 (26 of 1996).

4344 278972

IN WITNESS WHEREOF the parties have put their respective hands the day and year first hereinabove written

Signed and delivered by the

For and on behalf of

M/S. HKDGANPATI INFRASHAPERS LLP

Witness:

A. Sanjeev Kapoor
40 Sri Sany Bk. Grestia
D 64/25-104-
Bank Colony,
Maharajganj, Varanasi
9879 500 576

B. Richa Kapoor
एन.एल. सिटी रोड
K.46145 इरुतारु
नरुतारु रोड
7985039691

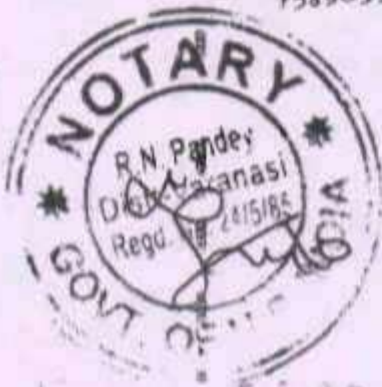
SHRI SANJEEV KAPOOR Sanjeev
(Designated Partner)

SMT. RICHA KAPOOR Richa Kapoor
(Designated Partner)

SHRI YOGESH KUMAR AGARWAL Yogesh
(Designated Partner)

SMT. NEETA AGRAWAL Neeta Agrawal
(Designated Partner)

SHRI VISHAL AGARWAL Vishal Agarwal
(Partner)



Before me
SWORN & VERIFIED

24/6/24
R.N. Pandey, Notary
NOTARY PUBLIC OF U.P.
Regd. No. 24-6-85
Varanasi

285

दिनांक 14 JUN 2024

प्रयोजन

विक्रेता का नाम व पता HDGANPATI INFRASHERS LLP, KAMACHHA

की धनराशि 70K VARANASI

प्राप्त करने का पूरा नाम : श्रीरूप नरेश

आइसिस नं० : 101/190/55/171

विक्रय करने का स्थान व पता :

लेलिघाबाग, वाराणसी



HKDGANPATI INFRASHAPERS LLP

To,
The Technical Advisor
U.P. Real Estate Regulatory Authority (UP RERA)
Rajya Niyojan Sansthan, Naveen Bhavan,
Kala Kankar Road, Old Hyderabad, Lucknow,
Uttar Pradesh 226007

Ref: - RERA Application for registration of project M/s **HKDGANPATI BRAHMDEO APARTMENT (ID 1933806)**

Sub: - Clarification regarding Mr. Vishal Agarwal

Dear Sir,

Kindly refer to our Limited Liability Partnership deed dated 21/06/2024 wherein there are total 5 partners out of which **4 partners are Designated Partners**, as detailed below:

S.No.	Partner Name	DPIN	Designation
1	SANJEEV KAPOOR	03257609	Designated Partner
2	NEETA AGARWAL	01237359	Designated Partner
3	YOGESH KUMAR AGARWAL	01237326	Designated Partner
4	RICHA KAPOOR	10676950	Designated Partner
5	VISHAL AGRAWAL	-	Partner

Although the total number of partners is 5, only the details of **Designated Partners** are available on the MCA portal, and the details of other partners can be verified through the Limited Liability Partnership Deed only.

The reason for not showing the name of **Mr. Vishal Agrawal** is that he is not a Designated Partner. Only Designated Partners are required to obtain and submit a **Designated Partner Identification Number (DPIN)** and the MCA portal fetches the data through **DPIN only**.

I hope you will understand and accept our clarification.

Thanking You

For M/s **HKDGANPATI INFRASHAPERS LLP**
For **HKDGANPATI INFRASHAPERS LLP**

Sanjeev Kapoor
Authorized Signatory

Designated Partner

Place: Varanasi
Dated: 18/03/2026

Arazi No – 189/1, Chandpur, Infront of Varanasi Transport-Lahartara, Varanasi -221002
Mobile : +91936998154, +919161280999

भारतीय गैर न्यायिक

बीस रुपये

रु. 20

Rs. 20

TWENTY
RUPEES



INDIA NON JUDICIAL

उत्तर प्रदेश **UTTAR PRADESH**

AFFIDAVIT

43AA 278917

SUB: AFFIDAVIT IN RESPECT OF NON-APPOINTMENT OF REAL ESTATE AGENTS FOR PROJECT
ID: 1933806 (M/S HKDGANPATI BRAHMDEO APARTMENT)

I, **Sanjeev Kapoor**, Authorized Signatory of **M/s HKDGANPATI INFRASHAPERS LLP**, having its registered office at **Araji No. 189/1, Chanpur Maheshpur, Lahartara, Varanasi - 221106, Uttar Pradesh**, do hereby solemnly affirm and declare as under:

1. That I am the Authorized Signatory of the project named "**M/s HKDGANPATI BRAHMDEO APARTMENT**" (Project ID: **1933806**) and I am well conversant with the facts of the case.
2. That the deponent (the LLP) has applied for the registration of the aforementioned project under the **U.P. Real Estate Regulatory Authority (UP RERA)**.
3. That I hereby solemnly affirm and confirm that **we do not currently have any Real Estate Agent(s) appointed** for the marketing, sale, or facilitation of the said project.
4. That in the event any agent is appointed in the future for the project, the same shall be duly updated, processed, and registered through the **UP RERA** portal in strict accordance with the applicable rules and regulations of the Real Estate (Regulation and Development) Act, 2016.
5. That the contents of this affidavit are true and correct to the best of my knowledge and belief, and nothing material has been concealed therefrom.

For HKDGANPATI INFRASHAPERS LLP
DEPONENT

Sanjeev Kapoor
Authorized Signatory

PARTNER

VERIFICATION

I, the above-named deponent, do hereby verify that the contents of this affidavit are true and correct to my knowledge and belief, and nothing material has been concealed therefrom.
Verified at **Varanasi** on this **18th** day of **March, 2026**.

For HKDGANPATI INFRASHAPERS LLP
DEPONENT

PARTNER

Before me:
SWORN & VERIFIED

NOTARY (Govt. of India)
Regd. No. 9486
Civil Courts Compound



30/03/2026
Vaibhava Naresht Gupta (Advocate)



HKDGANPATI INFRASHAPERS LLP

To,
The Technical Advisor
U.P. Real Estate Regulatory Authority (UP RERA)
Rajya Niyojan Sansthan, Naveen Bhavan,
Kala Kankar Road, Old Hyderabad, Lucknow,
Uttar Pradesh 226007

Ref: - RERA Application for registration of project M/s **HKDGANPATI BRAHMDEO APARTMENT (ID 1933806)**

Sub: - Clarification regarding details of contractor/self-construction.

Dear Sir,

We have not appointed any contractor, and the construction work shall be carried out by the promoter itself. The Designated Partners of the promoter firm are capable and have vast experience in construction activities; therefore, there will be no difficulty in carrying out the construction work.

Thanking You

For M/s **HKDGANPATI INFRASHAPERS LLP**
For **HKDGANPATI INFRASHAPERS LLP**

Sanjeev Kapoor
Authorized Signatory

Designated Partner

Place: Varanasi
Dated: 18/03/2026

प्रारूप-घ (संलग्नक-3)
औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या : UPFS/2025/173911/VRN/VARANASI/5523/CFO

दिनांक : 30-09-2025

प्रमाणित किया जाता है कि मैसर्स HKD GANPATI INFRASHAPERS LLP , BRAHMA DEO DUBEY ,CHANDRA SHEKHAR DUBEY पता 595,596, MAUZA-BHADWAR,PARGANA-DEHAT AMANAT,VARANASI तहसील - SADAR प्लाट एरिया 3729.33 sq.mt (वर्गमीटर), कुल कवर्ड एरिया 15221.48 (वर्गमीटर), ब्लॉकों की संख्या 1 जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	वसेमेंट की संख्या	ऊँचाई
1	14	1	44.90 mt.

है। भवन का अधिभोग मैसर्स HKD GANPATI INFRASHAPERS LLP , BRAHMA DEO DUBEY ,CHANDRA SHEKHAR DUBEY द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी Residential के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स HKD GANPATI INFRASHAPERS LLP , BRAHMA DEO DUBEY ,CHANDRA SHEKHAR DUBEY अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

Note : निरीक्षण अधिकारी की संसुति सहित आख्याके अनुसार यह प्रोविजनल प्रमाण पत्र निर्गत किया जा रहा है। भवन निर्माण शुरू करने से पहले भवन निर्माण कर्ता/ अर्चेटेक्ट / भवन स्वामी की यह जिम्मेदारी होगी की सत्ता प्राधिकारी से भवन निर्माण की अनुमति लेा भवन का निर्माण प्रस्तावित मानचित्र के अनुसार करने के बाद एवं सभी प्रस्तावित अग्नि सुरक्षा मानकों को पूर्ण कर के अग्निशमन पूर्णता प्रमाण पत्र लेना आवश्यक होगा/ अग्निशमन पूर्णता प्रमाण पत्र के प्राप्त किये बिना, भवन में कोई आवासीय एवं व्यवसायिक गतिविधि चलाना पूर्ण प्रतिबंधित होगा।

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखी, नूचनाओं के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा। यह प्रमाण-पत्र भूमि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।"



मुख्य अग्निशमन अधिकारी

(डिजिटल रूप से हस्ताक्षरित)

Anand Singh Rajput

2518858062482EA8F863E22969E056F243FEC0C0

08-10-2025

निर्गत किये जाने का दिनांक : 08-10-2025

स्थान : VARANASI

Note:- Kindly check the authentication of NOC by verifying the UID at departmental portal of UP Fire Service.

M/S HKDGANPATI INFRASHAPERS LLP

Add.: Araj No 189/1 Chandpur Front of Varanasi Transport Maheshpur Lahartara Vns-221106

GST No 09AARFH1979C1Z0

Mobile: 9369981504, 9161280999

Email Id:- HKDGANPATIVNS@gmail.com

DATE: 14/02/2026

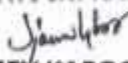
Board Resolution for Authorized Representative for Project and Bench Purposes under UP RERA:-

"Resolved That Shri Sanjeev Kapoor (Pan: ARGPK0992E) Managing Partner of the firm "M/S HKDGANPATI INFRASHAPERS LLP" be and is hereby Authorized as Representative on behalf of the firm before UP RERA for Project and Bench Purposes. The submission submitted by Shri Sanjeev Kapoor, Managing Partner before UP RERA shall be binding on firm and its partners."

Thanking You,

For M/S HKDGANPATI INFRASHAPERS LLP

For HKDGANPATI INFRASHAPERS LLP


SANJEEV KAPOOR

Partner

PARTNER

For HKDGANPATI INFRASHAPERS LLP


RICHAKAPOOR
RICHAKAPOOR

Partner

PARTNER

For HKDGANPATI INFRASHAPERS LLP


YOGESH AGARWAL

Partner

PARTNER

For HKDGANPATI INFRASHAPERS LLP


NEETA AGARWAL

Partner

PARTNER

For HKDGANPATI INFRASHAPERS LLP


VISHAL AGARWAL

Partner

PARTNER



HKDGANPATI INFRASHAPERS LLP

Financial Targets		
Particulars	Quarter	Target in Rs. (in lakhs)
Jan-March'26	1	84.86
April-June'26	2	95.00
July - Sept'26	3	105.00
Oct - Dec'26	4	110.00
Jan-March'27	5	102.00
April-June'27	6	100.00
July - Sept'27	7	110.00
Oct - Dec'27	8	120.00
Jan-March'28	9	85.00
April-June'28	10	75.00
July - Sept'28	11	220.00
Oct - Dec'28	12	110.00
Jan-March'29	13	210.00
April-June'29	14	150.00
July - Sept'29	15	200.00
Oct - Dec'29	16	160.00
Jan-March'30	17	175.00
April-June'30	18	210.00
July - Sept'30	19	240.00
Oct - Dec'30	20	373.00
31-Jan	21	374.00
Total		3,408.86

Note.: Editing not allowed in filled financial target in UPRERA Portal, hence hard copy of financial target for balance cost 3406.86 is being Uploaded in Other Section.

Thanking You

For M/s HKDGANPATI INFRASHAPERS LLP
For HKDGANPATI INFRASHAPERS LLP

Sanjeev Kapoor
Authorized Signatory

Designated Partner

Place: Varanasi
Dated: 18/03/2026

Arazi No – 189/1, Chandpur, Infront of Varanasi Transport-Lahartara, Varanasi -221002
Mobile : +91936998154, +919161280999