

Om Prakash Gupta
Notary
Govt. of India

* Professional Address
Siliguri Bar Association, Siliguri
Court, Dist. Darjeeling, W.B.
* Chamber Cum Residence
Gupta House, Tinbatti More
Sree Pally, Opp. More Service
Petrol Pump, P.O. Siliguri Bazar-
05, Dist. Jalpaiguri (W.B.)
Cell- 9641756394
E-mail: omp072612@gmail.com

Serial No. Dated

NOTARIAL CERTIFICATE

(Pursuant to section 8 of the Notaries Act. 1952)

TO ALL TO WHOM THESE PRESENTS shall come, I, Sri Om Prakash Gupta, duly authorised by the Government of India to practice as a Notary do hereby verify, authenticate, certify and attest as under the execution of the instrument annexed hereto collectively marked 'A' on its being executed, admitted and identified by the respective signatories and as also by Mr./Mrs./Miss..... Advocate, as to the matters contained therein, Presented before me.

Accordingly to that this is to certify authenticate and Attest that the annexed Instrument 'A' as is the:

L-L-P Agreement

PRIMA FACIE the annexed instrument 'A' appears to be usual procedure to serve and avail as needs or occasion shall or may required for the same.

In faith and testimony where of being required of a Notary, I, the said Notary do hereby subscribe my hand and affix my seal of office at Siliguri on this the day of in the year of Christ 20



The executent is/are identified by me :

Advocate

Om Prakash Gupta
Notary

NOTARIAL STAMP

02 FEB 2022

OM PRAKASH GUPTA
Notary Govt. Of India
Siliguri Darjeeling
Regd. No. 13778

Siliguri, Dist. Darjeeling



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 312359



LLP AGREEMENT

THIS Agreement of LLP made at Siliguri, West Bengal on this 20TH Day of July, 2021.

NAKSHVAANI BUILDERS LLP

[Signature]

Partner

NAKSHVAANI BUILDERS LLP

[Signature]

Partner

NAKSHVAANI BUILDERS LLP

[Signature]

Partner

NAKSHVAANI BUILDERS LLP

[Signature]

Partner

[Signature]
OM PRAKASH GUPTA
Notary Public, Of India
Siliguri, Darjeeling
Regd. No.- 13774

02 FEB 2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 434011

LLP AGREEMENT

THIS Agreement of LLP made at Siliguri, West Bengal on this 20TH Day of July, 2021.

NAKSHVAANI BUILDERS LLP

Ahmed
Partner

NAKSHVAANI BUILDERS LLP

Bikash Agarwal
Partner

NAKSHVAANI BUILDERS LLP

K.K. Agarwal
Partner

NAKSHVAANI BUILDERS LLP

Ahmed Agarwal
Partner

Om Prakash Gupta
2 OM PRAKASH GUPTA
Notary Govt. Of India
Siliguri, Darjeeling
Regd. No.- 13778

02 FEB 2022

BETWEEN

1. Mr. **ASHISH AGARWAL**, S/o **SRI KISHAN AGARWAL**, R/o **OODLABARI BAZAR , MANABARI, JALPAIGURI ODLABARI 735222 WB IN**, which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and **(hereinafter referred to as the FIRST DESIGNATED PARTNER)**

AND

2. Mr. **BIKASH AGARWAL**, S/o **SRI KISHAN AGARWAL**, R/o **ODLABARI , MANABARI , SILIGURI 735222 WB IN**, which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and **(hereinafter referred to as the SECOND DESIGNATED PARTNER)**

AND

3. Mr. **KISHAN KUMAR AGARWAL**, S/o **LATE BISHNATH AGARWAL**, R/o **ODLABARI , MANABARI , SILIGURI 735222 WB IN**, which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and **(hereinafter referred to as the THIRD DESIGNATED PARTNER)**

AND

4. Mr. **AKASH AGARWAL**, S/o **SRI KISHAN KUMAR AGARWAL**, R/o **MIDDLE OODLABARI, DIST: JALPAIGURI, OODLABARI 735222N WB IN**, which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and **(hereinafter referred to as the FOURTH DESIGNATED PARTNER)**

(ALL THE PARTIES SHALL BE COLLECTIVELY REFERRED TO AS DESIGNATED PARTNERS)

NOW the First, Second and Fourth Party are willing to introduce their Land in the LLP as capital Contribution and that they intend to write down the terms and conditions of the said introduction of Land

NAKSHVAANI BUILDERS LLP
Ashish Agarwal
Partner

NAKSHVAANI BUILDERS LLP
Bikash Agarwal
Partner

NAKSHVAANI BUILDERS LLP
Kishan Kumar Agarwal
Partner

NAKSHVAANI BUILDERS LLP
Akash Agarwal
Partner

Om Prakash Gupta
OM PRAKASH GUPTA
Notary Genl. Of India
Siliguri, Darjeeling
Regd. No.- 13778

02 FEB 2022

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

1. That this Agreement is supplement to the Limited Liability Partnership Agreement dated 10.01.2020.
2. That a Limited Liability Partnership shall continue to be carried on in the name and style of **NAKSHVAANI BUILDERS LLP** and (hereinafter referred to as 'LLP').
3. That the LLP as constituted under this Deed shall be deemed to have commenced on the **10th DAY of JANUARY, 2020.**

4.

- a. That the Total Contribution (Fixed Capital) of the LLP shall be Rs. 40,000/- (Rupees Forty Thousand Only) which shall be contributed by all the parties to this Agreement in the following proportions:

First Party	25% i.e. Rs 10,000/- (Rupees Ten Thousand Only)
Second Party	25% i.e. Rs 10,000/- (Rupees Ten Thousand Only)
Third Party	25% i.e. Rs 10,000/- (Rupees Ten Thousand Only)
Fourth Party	25% i.e. Rs 10,000/- (Rupees Ten Thousand Only)

That the further Contribution, if any, required by the LLP, shall be brought by the partners from time to time.

- b. That the First, Second and the Fourth Partner jointly owns a Land Measuring 8 Katha, 5 Chattak, 29 Sq. Ft. vide Deed No 1-2291/2020 dated 04.06.2020 and Deed No – 2363/2020 dated 09.06.2020 more specifically described in Schedule A and Schedule

B.

- c. That the First, Second and the Fourth Partner jointly introduces the said Land as Capital Contribution and the said Capital Contribution shall be treated as Fluctuating Capital.

NAKSHVAANI BUILDERS LLP
[Signature]
Partner

NAKSHVAANI BUILDERS LLP
[Signature]
Partner

4

NAKSHVAANI BUILDERS LLP
[Signature]
Partner

NAKSHVAANI BUILDERS LLP
[Signature]
Partner

OM PRAKASH GUPTA
Notary Govt. Of India
Siliguri, Darjeeling
Regd. No. - 13778

02 FEB 2022

d. That the said land so contributed in the firm by way of capital contribution by the First, Second and the Fourth Parties as above shall be deemed to be in the nature of stock in trade in the firm.

e. THAT the Fluctuating capital of the First, Second & the Fourth Party shall be the value of the Land contributed by the First, Second & the Fourth Party in the firm and valued at Rs. 96,45,000/- (Rupees Ninety-Six Lakh Forty-Five Thousand) only and these value shall be considered as Fluctuating Capital contribution in the firm of the First, Second & the Fourth Party i.e. Rs. 32,15,000/- (Thirty-Two Lakhs Fifteen Thousand Only) for each party.

Except as modified by this agreement, other Terms & Conditions of the Original LLP Agreement Dated 10.01.2020 shall be in force.

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

Witness:

- a) Name: PIYUSH Agarwal
b) Address: Sevoke Road, Siliguri
c) Signature: Piyush Agarwal

FOR NAKSHVAANI BUILDERS LLP

ASHISH AGARWAL
Partner

BIKASH AGARWAL
Partner

KISHAN KUMAR AGARWAL
Partner

AKASH AGARWAL
Partner

SCHEDULE - A
(DESCRIPTION OF THE LAND)

All that piece or parcel of VACANT LAND measuring 2 KATAH, situated within MOUZA DABGRAM, appertaining to and forming part of R.S Plot No. 164/419, Recorded in R.S. Khatian No. 631, under R.S. Sheet No. 5 corresponding to L.R Plot No. 511, Recorded in L.R. Khatian Nos. 1509 and 1513, under L.R. Sheet No. 4, J.L. No. 2, within the jurisdiction of Ward No. 42 of siliguri Municipal Corporation, Sarbapally Road, Police Station Bhaktinagar, District Jalpaiguri, in the State of West Bengal. The classification of the said land is bastu and proposed land use is also bastu.

The said land is butted and bounded as follows:-

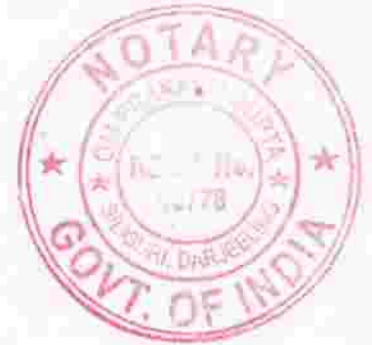
By North ... Land of Purchasers
By South ... 30 feet wide Metal Road,
By East ... Land of Suresh Bansal and Others,
By West ... Land of Binod Chowdury and Others.

SCHEDULE - B
(DESCRIPTION OF THE LAND)

All that piece or parcel of VACANT LAND measuring 6 KATAH 5 Chattak 29 Square Feet, situated within MOUZA DABGRAM, appertaining to and forming part of R.S Plot No. 164/419, Recorded in R.S. Khatian No. 631, under R.S. Sheet No. 5 corresponding to L.R Plot No. 511, Recorded in L.R. Khatian Nos. 1509 and 1513, under L.R. Sheet No. 4, J.L. No. 2, within the jurisdiction of Ward No. 42 of siliguri Municipal Corporation, Sarbapally Road, Police Station Bhaktinagar, District Jalpaiguri, in the State of West Bengal. The classification of the said land is bastu and proposed land use is also bastu.

The said land is butted and bounded as follows:-

By North ... Land of Binod Chowdury and Others.
By South ... Land of Sri Dharam Prakash Singh & Smt. Nisha Singh
By East ... Land of Suresh Bansal and Others,
By West ... Land of Binod Chowdury and Others.



NAKSHVAANI BUILDERS LLP
[Signature]
Partner

NAKSHVAANI BUILDERS LLP
[Signature]
Partner

NAKSHVAANI BUILDERS LLP
[Signature]
Partner

NAKSHVAANI BUILDERS LLP
[Signature]
Partner

WITNESSED BY
[Signature]
SILIGURI

OM PRAKASH GUPTA
Notary Public, Govt. of India
Siliguri, Darjeeling
Regd. No.- 137740 2 FEB 2022

Kanchan Bhadra

Advocate

NOTARY
GOVT. OF INDIA



☀ Office Address :
Hawker's Corner, Stall No. B/33
Near "Gana Natya" Office
No.1 Rail Gate, PO. Siliguri
Dist. Darjeeling, Pin - 734001
Contact No. 9434871863

☀ Residence :
"Matri Bhawan"
Bhaktinagar (West), Deshpriya Sarani
W-No. 34, Near satsangha Ashram &
Behind Aurobindha Society
PO. Bhaktinagar, Dist. Jalpaiguri
Pin - 734007
Contact No. 9434871863

Serial No.....

Date.....29.04.22.....

Notarial Certificate

(Pursuant to section 8 of the Notaries Act.1952)

TO ALL TO WHOM THESE PRESENTS shall come I, **Kanchan Bhadra**, duly authorised by the Government of India to practise as a NOTARY do hereby verify, authenticate, certify, attest as under the execution of the instrument annexed here to collectively marked "A" on its being executed, admitted and identified by the respective Signatories and as also by Mr./Mrs./Miss.......... advocate, as to the matters contained therein, presented before me.

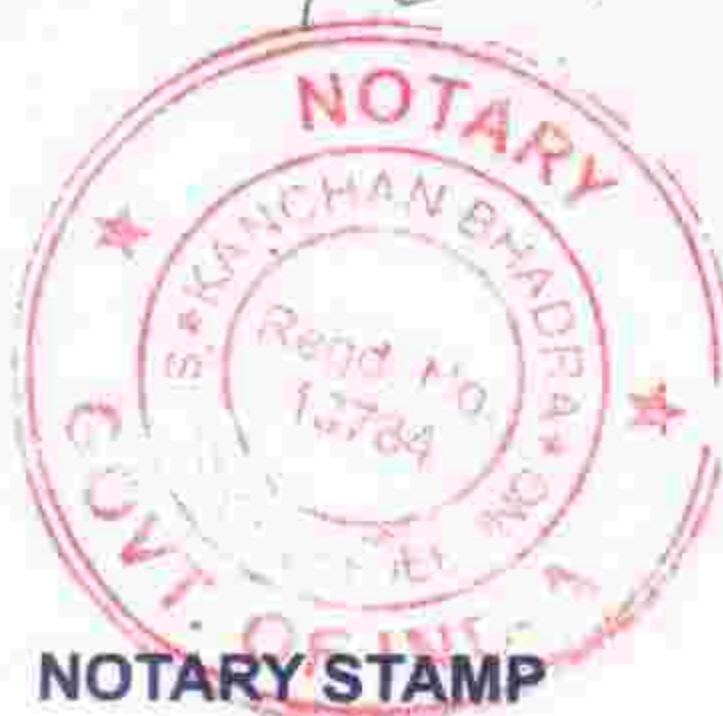
Accordingly to that this is to certify, authenticate and attest that the annexed instrument "A" is the :

L.L.P. Agreement

PRIMA FACIE the annexed instrument 'A' appears to be the usual procedure to serve and avail as needs or occasions shall or may required for the same.

In faith and testimony whereof being required of Notary, I, the said Notary do hereby subscribe my hand and affix my seal of office at Siliguri on this the

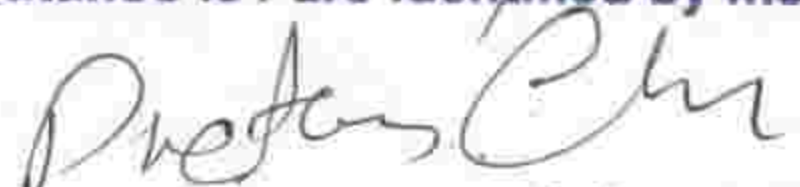
.....29th..... day ofApril..... 20.....22.....



NOTARY STAMP


KANCHAN BHADRA
Kanchan Bhadra
Appd by Govt. of India
NOTARY
Reg. No. 13784/2018
Siliguri, Dist. Darjeeling

The Executant/s is / are Identified by me :


Advocate



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 953132



SUPPLEMENTARY LLP AGREEMENT OF

NAKSHVAANI BUILDERS LLP

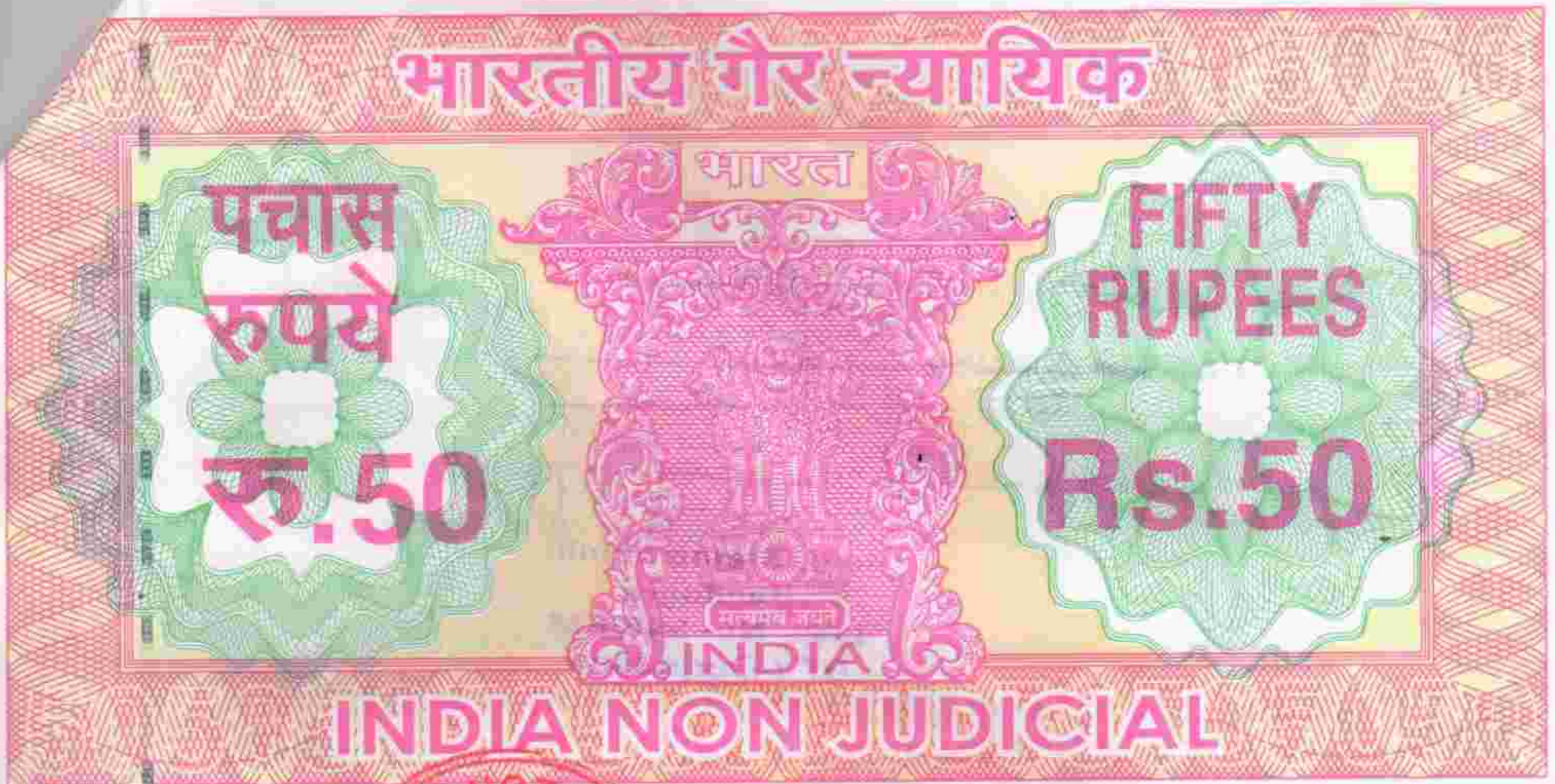
THIS Agreement of LLP made at Siliguri, West Bengal on this 01st Day of March, 2022.

[Signature]

Bikash Agarwal

[Signature]

[Signature]
KANCHAN BHADRA
Notary, Siliguri
Apptd by Govt. Of India



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AB 448210



SUPPLEMENTARY LLP AGREEMENT OF

NAKSHVAANI BUILDERS LLP

THIS Agreement of LLP made at Siliguri, West Bengal on this 01st Day of March, 2022.

Bikash Agarwal
Bikash Agarwal

Akash Agarwal
Akash Agarwal

Kanchan Bhadra
KANCHAN BHADRA
Notary, Siliguri
Apptd by Govt Of India



BETWEEN

1. Mr. **ASHISH AGARWAL**, S/o **SRI KISHAN AGARWAL**, R/o **OODLABARI BAZAR , MANABARI, JALPAIGURI ODLABARI 735222 WB IN**, which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and (**hereinafter referred to as the FIRST DESIGNATED PARTNER**)

AND

2. Mr. **BIKASH AGARWAL**, S/o **SRI KISHAN AGARWAL**, R/o **ODLABARI , MANABARI , SILIGURI 735222 WB IN**, which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and (**hereinafter referred to as the SECOND DESIGNATED PARTNER**)

AND

3. Mr. **KISHAN KUMAR AGARWAL**, S/o **LATE BISHNATH AGARWAL**, R/o **ODLABARI , MANABARI , SILIGURI 735222 WB IN**, which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and (**hereinafter referred to as the THIRD DESIGNATED PARTNER**)

AND

4. Mr. **AKASH AGARWAL**, S/o **SRI KISHAN KUMAR AGARWAL**, R/o **MIDDLE OODLABARI, DIST: JALPAIGURI, OODLABARI 735222N WB IN**, which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and (**hereinafter referred to as the FOURTH DESIGNATED PARTNER**)

Whereas the Existing Partners are carrying on the business of estate agents, housing and land agents and property dealers and for the purpose to advertise and assist for sale or purchase, to find out or introduce purchasers and vendors of land, buildings, flats and other properties under the name and style of NAKSHVAANI BUILDERS LLP (LLPIN AAR-5766 at SHOP NO. F 18 , P B R TOWERS PVT LTD, FIRST FLOOR

[Signature]

[Signature]
KANCHAN BHADRA
Notary, Siliguri
Appd by Govt Of India

[Signature]
Bikash Agarwal

[Signature]
Akash Agarwal

N/R DON BOSCO MORE, 2ND MILE SVK RD, SILIGURI Jalpaiguri WB 734001

IN in terms of Limited Liability Partnership Agreement dated 10th January, 2020.

In terms of the Limited Liability Partnership Agreement, Dated 10th January, 2020 under the provisions of Limited Liability Partnership Act, 2008,

(a) The Third Party has given notice in writing to the LLP of his desire to retire from the said LLP after execution of this Supplementary LLP Agreement.

(b) The Partners have discussed and mutually agreed for the retirement of Third Party as Designated Partner from the LLP as per the terms and conditions stated herein below:

Now, this Deed witnessed as follows:

1. That this Agreement is supplement to the Limited Liability Partnership Agreement dated 10.01.2020 and supplementary Deed Dated 20.07.2021
2. That the Third Party shall be retired as Designated Partner from the LLP after execution of this Supplementary LLP Agreement.
3. That the total Contribution of the LLP shall be Rs. 40,000/- (Rupees Forty Thousand Only) which shall be contributed by all the parties to this Agreement in the following proportions:

First Party Rs. 13,334/- (Rupees Thirteen Thousand Three Hundred Thirty-four Only)

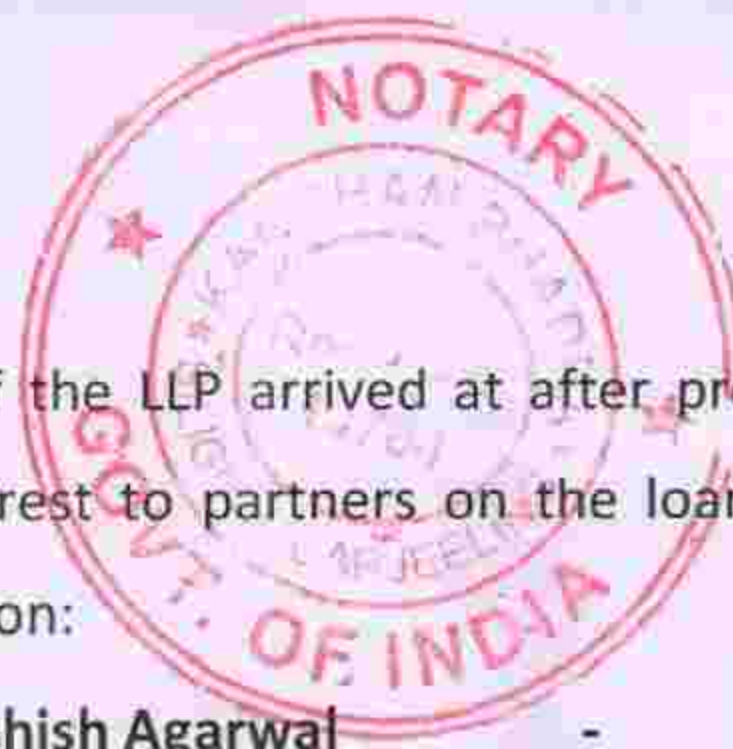
Second Party Rs. 13,333/- (Rupees Thirteen Thousand Three Hundred Thirty-three Only)

Fourth Party Rs. 13,333/- (Rupees Thirteen Thousand Three Hundred Thirty-three Only)

[Signature]
Birendra Agarwal

[Signature]
KANCHAN BHADRA
Notary, Siliguri
Apptd by Govt. Of India

[Signature]



4. The net profits of the LLP arrived at after providing for payment of remuneration to partners and interest to partners on the loan given by them shall be divided in the following proportion:

To the said Mr. Ashish Agarwal	-	33.34%
To the said Mr. Bikash Agarwal	-	33.33%
To the said Mr. Akash Agarwal	-	33.33%

5. That whereas the losses of the LLP including loss of capital, if any, shall be borne and - paid by the partners in the aforesaid proportions.
6. Except as modified by this agreement, the LLP Agreement of date 10th January, 2020 shall hereafter be read and construed as if the same had been executed by the Existing Partners hereto.

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

FOR NAKSHVAANI DEVELOPERS LLP

ASHISH AGARWAL

Witness:

a) Name: Piyush Agarwal
Address: Sevoke Road, Siliguri
Signature:

BIKASH AGARWAL

AKASH AGARWAL

KANCHAN BHADRA
Notary, Siliguri
Apptd by Govt. Of India