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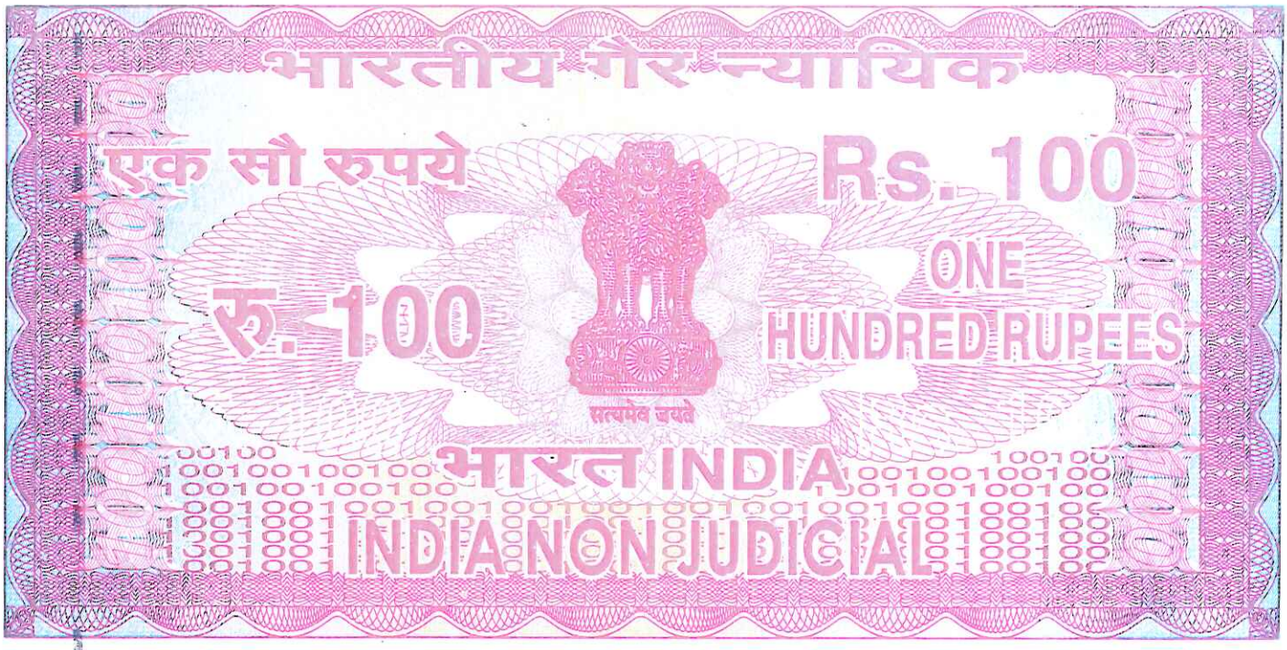
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Chennai, India

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தமிழ்நாடு तमिलनाडु TAMILNADU

CZ 926637

- 4 MAY 2023

SUNSHINE LUXURY VILLAS LLP

TIRUPUR

S. முருகாதேவி மாவட்ட ஆட்சியர் உரிமம் எண்: 6 / TRP / 2008 திருப்பூர் மாவட்டம். தமிழ்நாடு.

M/s. SUNSHINE LUXURY VILLAS LLP

SUPPLEMENTAL AGREEMENT TO THE LLP AGREEMENT

(AS PER SECTION 23(4) OF LLP ACT, 2008)

THIS Supplementary Agreement of LLP made at Tirupur on this day the 14th day of June, 2023 between **M/s. SUNSHINE LUXURY VILLAS LLP**

and

1. **K.M. SUBRAMANIAN** S/o. **Mr. KODUVAI MUTHUSAMY GOUNDER** resident of 32, SENTHUR ILLAM, SNEHAM GARDEN, K P N COLONY, 3rd STREET, TIRUPUR - 641601, TAMILNADU, INDIA which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and hereinafter called the Party of the **FIRST PART, CONTINUING PARTY/ EXISTING PARTY**

E.BUBESH B.Sc., L.L.B.,
ADVOCATE & NOTARY PUBLIC
(Government of India)
Reg. No. 14400
No.29, Municipal Shopping Complex,
Kumaran Road, Tiruppur - 641 601.
Mobile 98849 69379

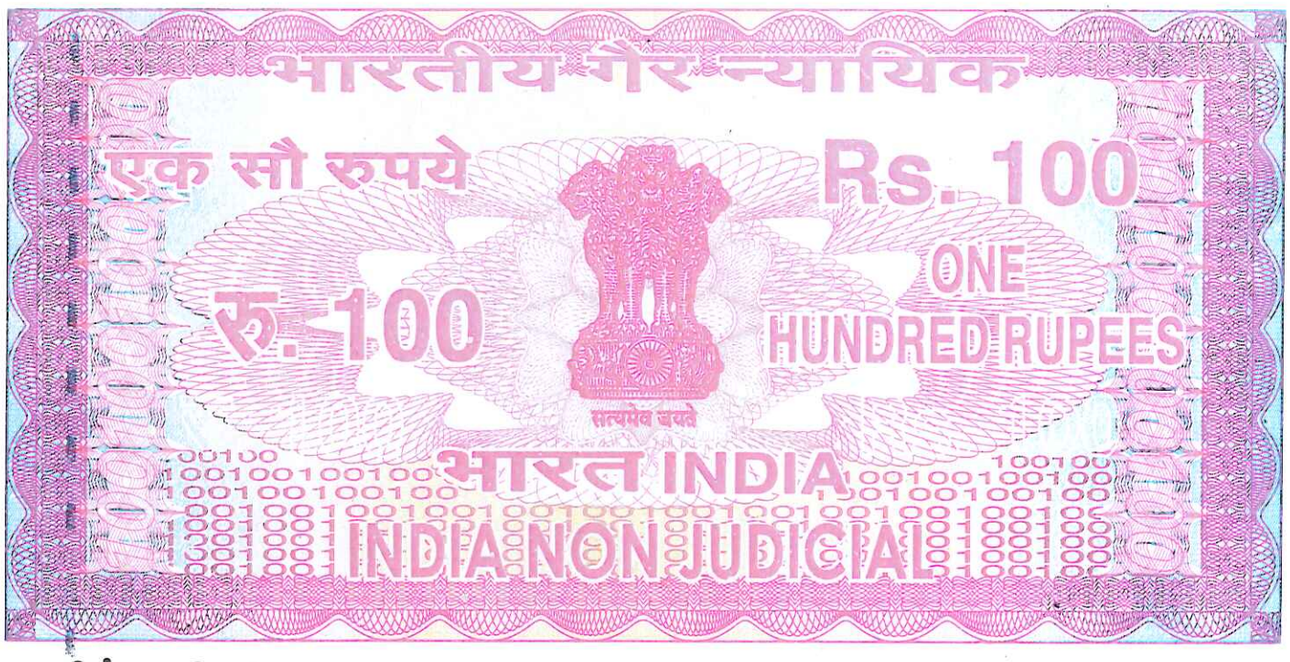
For ESSTEE GRANGES PRIVATE LIMITED

Director

For MANTRA BHOOMI LLP

DESIGNATED PARTNER

NOTARY
E.Bubesh
Tiruppur
Tamilnadu
Reg No. 14400
Expiry Date
26.08.2024
GOVT. OF INDIA



தமிழ்நாடு तमिलनाडु TAMILNADU CZ 926638

- 4 MAY 2023

SUNSHINE LUXURY VILLAS LLP TIRUPUR

S. ராஜாதன் எடபடுவோன்
உ.எண்: 6 / TRP / 2008
நொட்டியாலையம், திருப்பூர்
தமிழ்நாடு

And

2. **R. MANOHARAN** S/o. **Mr. RAMASWAMY** resident of No.1, PVG NAGAR EXTN, SAMUNDIPURAM SOUTH, TIRUPUR – 641603, TAMILNADU, INDIA which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and hereinafter called the Party of the **SECOND PART, CONTINUING PARTY/ EXISTING PARTY**

Notary

K M S

FOR ESSTEE GRANGES PRIVATE LIMITED

Director

E. BUBESH B.Sc., L.L.B.
ADVOCATE & NOTARY PUBLIC
(Government of India)
Reg. No 14400
No.29, Municipal Shopping Complex,
Kumaran Road, Tiruppur - 641 601
Mobile 98849 69379

For MANTRA BHOOMI LLP

DESIGNATED PARTNER

NOTARY
E.Bubesh
Tiruppur
Tamilnadu
Reg. No 14400
Expiry Date
26.03.2024
GOVT. OF INDIA



தமிழ்நாடு तमिलनाडु TAMILNADU CZ 926639

- 4 MAY 2023

SUNSHINE LUXURY VILLAS LLP TIRUPUR

And

3. **G. SENTHILKUMAR** S/o. **Mr. GOVINDASAMY** resident of 11/6(1), KURINJI AVENUE, RAKKIYAPALAYAM ROAD, AMMAPALAYAM, TIRUPUR – 641652, TAMILNADU, INDIA which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and hereinafter called the Party of the **THIRD PART, CONTINUING PARTY/ EXISTING PARTY**

K.M.S

For ESSTEE GRANGES PRIVATE LIMITED

Director

E.BUBESH B.Sc.,L.LB.,
ADVOCATE & NOTARY PUBLIC
(Government of India)
Reg. No. 14400
No 29, Municipal Shopping Complex,
Kumaran Road, Tiruppur - 641 601.
Mobile 98649 69379

For MANTRA BHOOMI LLP

DESIGNATED PARTNER

NOTARY
E.Bubesh
Tiruppur
Tamilnadu
Reg. No. 14400
Expiry Date
26.08.2024
GOVT. OF INDIA

And

4. **M/s. ESSTEE GRANGES PRIVATE LIMITED (CIN: U70100TZ2015PTC021528),** having its registered office at 3/244 A, AATHUPALAYAM VILLAGE, CHETTIPALAYAM PANCHAYAT, TIRUPPUR – 641602, TAMIL NADU, INDIA **represented by its Director Mr. N. THIRUKKUMARAN (DIN: 02210950)** resident of 3/244A, AVP SCHOOL ATHUPPALAIYAM, PONGUPALAYAM, TIRUPUR–641666, TAMILNADU, INDIA which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and hereinafter called the Party of the **FOURTH PART, CONTINUING PARTY/ EXISTING PARTY**

and

5. **M/s. MANTRA BHOOMI LLP (LLPIN : AAN-7959),** having its registered office at **7(1)/7A, VINAYAGAPURAM, 6th STREET, TIRUPPUR – 641601, TAMILNADU, INDIA** represented by its Designated Partner **Mr. ADITYA AGGARWAL (DPIN: 07425553)** resident of 333, 3rd FLOOR, 1st CROSS, OPP. RAJDHANI BUILDING, COLLEGE ROAD, TIRUPPUR – 641602, TAMILNADU, INDIA which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and hereinafter called the Party of the **FIFTH PART, NEW PARTY**

and

6. **PREM AGGARWAL** S/o. **Mr. DINANATH AGGARWAL** resident of 333, 3rd FLOOR, 1st CROSS OPP RAJDHANI BUILDING, COLLEGE ROAD, TIRUPPUR – 641602, TAMILNADU, INDIA which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and hereinafter called the Party of the **SIXTH PART, (OUTGOING PARTNER)**

THE FIRST, SECOND, THIRD, FOURTH AND FIFTH PARTIES SHALL BE COLLECTIVELY REFERRED TO AS DESIGNATED PARTNERS.

THE SIXTH PARTY IS KNOWN AS OUTGOING PARTNER.

For ESSTEE GRANGES PRIVATE LIMITED

Director

For MANTRA BHOOMI LLP

DESIGNATED PARTNER

NOTARY
E.Bubesh
Tiruppur
Tamilnadu
Reg.No 14400
Expiry Date
26.08.2024
GOVT. OF INDIA

E.BUBESH B.Sc.,L.L.B.,
ADVOCATE & NOTARY PUBLIC
(Government of India)
Reg. No 14400
No.29, Municipal Shopping Complex,
Kumaran Road, Tiruppur - 641 601.
Mobile 98849 69379

NEWLY APPOINTED DESIGNATED PARTNER:

M/s. MANTRA BHOOMI LLP, having its registered office at 7(1)/ 7A, VINAYAGAPURAM, 6th STREET, TIRUPPUR – 641601, TAMILNADU, INDIA **represented by its Designated Partner Mr. ADITYA AGGARWAL (DPIN: 07425553)** resident of 333, 3rd FLOOR, 1st CROSS, OPP. RAJDHANI BUILDING, COLLEGE ROAD, TIRUPPUR – 641602, TAMIL NADU, INDIA has given their Consent to act as a Designated Partner vide their Consent letter dated 14th day of June, 2023 (hereafter called as the Newly Appointed Designated Partner).

The Existing Designated Partners/Partners have unanimously accepted their Consent and passed the necessary resolution in the meeting held on 14th day of June, 2023 to accept their appointment.

OUTGOING PARTNER:

PREM AGGARWAL S/o. **Mr. DINANATH AGGARWAL** resident of 333, 3rd FLOOR, 1st CROSS OPP RAJDHANI BUILDING, COLLEGE ROAD, TIRUPPUR – 641602, TAMILNADU, INDIA has resigned from the LLP as Designated partner vide his Resignation Letter dated 14th day of June, 2023 (hereinafter called as the Outgoing Partner).

The Existing Designated Partners/Partners have unanimously accepted the notice and passed the necessary resolution in the meeting held on 14th day of June, 2023 to accept his resignation.

AND WHEREAS the Continuing Designated Partners, newly appointed Designated Partner and Outgoing Partner of **M/s. SUNSHINE LUXURY VILLAS LLP (hereinafter called LLP)** mutually decided to amend the LLP Original agreement dated 19th day of August, 2021.

For ESSTEE GRANGES PRIVATE LIMITED

Director

For MANTRA BHOOMI LLP

DESIGNATED PARTNER

NOTARY
E.Bubesh
Tiruppur
Tamilnadu
Reg No 11400
Expiry Date
26.08.2024
GOVT. OF INDIA

E.BUBESH B.Sc., L.B.,
ADVOCATE & NOTARY PUBLIC
(Government of India)
Reg. No 11400
No.29, Municipal Shopping Complex,
Kumaran Road, Tiruppur - 641 601.
Mobile 98849 69379

NOW THEREFORE, THIS DEED OF RECONSTITUTION WITNESSETH AS UNDER:

1. This agreement will act as the supplementary agreement to the original agreement dated 19.08.2021 and will be the integral part of the original agreement and made between the partners of the LLP on the terms of which the mutual rights and duties of the partners in relation to the LLP is determined.

2. That the business of the Limited Liability Partnership shall continue to be carried on under the same name and style of **M/s. SUNSHINE LUXURY VILLAS LLP.**

3. **PREM AGGARWAL** S/o. **Mr. DINANATH AGGARWAL** has resigned from **M/s. SUNSHINE LUXURY VILLAS LLP** with effect from 14.06.2023. **PREM AGGARWAL** has contributed Rs.1,25,000 (Rupees One Lakhs Twenty Five Thousand Only) as fixed capital contribution to the **LLP**.

4. **M/s. MANTRA BHOOMI LLP (AAN-7959),** represented by its Designated Partner **Mr. ADITYA AGGARWAL** having DPIN:07425553 has been inducted as a new designated partner in the LLP with effect from 14.06.2023. Also **M/s. MANTRA BHOOMI LLP** has made a contribution of Rs.1,25,000 (Rupees One Lakhs Twenty Five Thousand Only) to the LLP.

5. The Fixed Capital Contribution amount of Rs.1,25,000 made by **PREM AGGARWAL** shall be re-paid by **M/s. MANTRA BHOOMI LLP,** and it shall be treated as the Fixed Capital Contribution of **M/s. MANTRA BHOOMI LLP** and the amount shall be paid off at the earliest or the date as may be mutually decided by both the parties.

6. The Designated partners of the LLP prepared a statement of accounts stating outgoing partner's share of profit or loss and such share of all unpaid interests and profits due to outgoing partners and the settlement is mutually agreed between both the existing and outgoing party.

   As agreed between retiring partner and designated partners, designated Partners have been and will be entitled to continue the Business.

For ESSTEE GRANGES PRIVATE LIMITED

Director

For MANTRA BHOOMI LLP

DESIGNATED PARTNER

E.Bubesh Tiruppur Tamilnadu Reg No 14400 Expiry Date 26.06.2024

E.BUBESH, B.Sc.,L.L.B.
ADVOCATE & NOTARY PUBLIC
(Government of India)
Reg. No 14400
No.29, Municipal Shopping Complex,
Kumaran Road, Tiruppur - 641 601.
Mobile 98849 69379

1. **K.M. SUBRAMANIAM = Rs.85,000 (17%)**
2. **R. MANOHARAN = Rs.65,000 (13%)**
3. **G. SENTHILKUMAR = Rs.85,000 (17%)**
4. **ESSTEE GRANGES PRIVATE LIMITED = Rs.1,40,000 (28%)**
   (Represented by Mr. N. THIRUKKUMARAN)
5. **MANTRA BHOOMI LLP = Rs.1,25,000 (25%)**
   (Represented by Mr. ADITYA AGGARWAL)

Except as modified by this agreement, the LLP agreement of dated 19.08.2021 shall hereafter be read and construed as if the same had been executed by the Existing Partners and designated partners

IN WITNESS WHEREOF THIS DEED IS SIGNED BY THE PARTIES HERETO THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN

For and on behalf of M/s. SUNSHINE LUXURY VILLAS LLP

Particulars	Signature
K.M. SUBRAMANIAN (Existing Designated Partner)	
R. MANOHARAN (Existing Designated Partner)	
G. SENTHILKUMAR (Existing Designated Partner)	
M/s. ESSTEE GRANGES PRIVATE LIMITED (Represented by its Director Mr. N. THIRUKKUMARAN) (Existing Designated Partner)	For ESSTEE GRANGES PRIVATE LIMITED Director
M/s. MANTRA BHOOMI LLP (Represented by its Designated partner Mr. ADITYA AGGARWAL) (Newly Appointed Designated Partner)	For MANTRA BHOOMI LLP DESIGNATED PARTNER
PREM AGGARWAL (Outgoing Designated Partner)	

E. Dubesh
Tiruppur
Tamilnadu
Reg No 14400
Expiry Date
26.03.2024

E.BUBE... B.Sc.,L.L.B.,
ADVOCATE ... PUBLIC
(Government of India)
Reg. No 14400
No.29, Municipal Shopping Complex,
Kumaran Road, Tiruppur - 641 601.
Mobile 98849 69379

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

1. Name	J. SENTHIL BALAJI
Signature	J. Senthil Balaji
Father's name	A. JAGANATHAN
Address	8/974, Mumoorthy Nagar, P.N. Road, Tirupur - 641 602.
Occupation	
Age	40 yrs

2. Name	S. MANOJ KUMAR
Signature	S. Manoj
Father's name	P. SARAVANAN
Address	53B, Kovil Vazhi Tirupur 641 604
Occupation	
Age	23 yrs.

NOTARIAL NOTARIAL

For ESSTEE GRANGES PRIVATE LIMITED

Director

E. BUR... B.L.,
ADVOC... PUBLIC
(Gove... dia)
Reg. No 14400
No.29, Municipal Shopping Complex,
Kumaran Road, Tiruppur - 641 601
Mobile 98849 69379

For MANTRA BHOOMI LLP

DESIGNATED PARTNER



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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+91 9996 12 9996
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