FORM-A

[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

I hereby apply for the grant of registration of my project **"GURU PANNA MALL"** situated at Plot No. 01, 2, 3, 4, 5 and 6 block/khasra no. 6, Yojna- Mukhya Sadak Bus Stand Marg Vijaynagar (Raj.).

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company /Proprietorship firm /society/trust/limited liability partnership/Competent authority: **LLP**

(ii) ***(In case of firm / society / trust / company / limited liability partnership / competent authority etc.)***

(a) Name: **M/S GURU PANNA MALL LLP**

(b) Address: **Near Jamola Fectory Bijayinagar Masuda Nasirabad Rajasthan 305624**

(c) Copy of registration certificate as firm / society / trust /Company / limited liability partnership / competent Authority etc: **Attached**

(d) Main objects: **Na**

(e) Name, photograph and address of director and authorized person etc.

Name	Address	Photograph
1) Mr. Sandeep Sankhla	Kumhar Mohalla, Baral-2, Bijainagar, Ajmer, Rajasthan 305624.	

FOR GURU PANNA MALL LLP

DESIGNATED PARTNER

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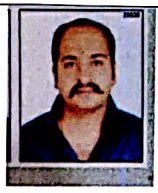
2) Mr. Vaibhav Raj Singh Kushwah	64, Mahaveer Bazar, Baral-2, Bijainagar, Ajmer, Rajasthan 305624		
3) Mr. Ankit Kumar Lodha	Sastri Nagar, Newlight Colony, Bijainagar, Ajmer, Rajasthan 305624		
4) Mr. Lal Chand Jain	S Nyara, Bandanwara, Ajmer Rajasthan 305621		
5) Mr. Arun Kumar Chordia	Ward No. 15, Bapu Bazar, Bijainagar, Baral-2, Bijainagar, Ajmer, Rajasthan 305624		
6) Mr. Vinod Kumar Chordia	Ward No. 15, Bapu Bazar, Bijainagar, Baral-2, Bijainagar, Ajmer, Rajasthan 305624		

FOR GURU PANNA MALL LLP

DESIGNATED PARTNER

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7) Mr. Nihal Chand Nabera	Bapu Bazar, Bijainagar, Ajmer, Rajasthan 305624	Nihal chand Nabra
8) Mr. Surendra Hingar	31/204, Manikya Nagar, Bhilwara, Rajasthan, 311001	Surendra
9) Mr. Mahavir Prasad Kothari	Raj Talkies K Pass, Bhanwar Bari, Baral-2, Bijainagar, Ajmer, Rajasthan 305624	
10) Balveer Singh	Nadei Mohalla, Bijainagar, Baral-2, Ajmer, Rajasthan 305624	

(iii) PAN of the promoter: **AAYFG52838**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act,2016 will be maintained:-

Bank Name– STATE BANK OF INDIA
Branch Name- AJMER MAKHUPURA IND. ESTATE
IFSC Code– SBIN 0031105
Account No.- 43342961115
Name of Account Holder– GURU PANNA MALL LLP - GURUPANNA MALL-RETENTION ACCOUNT

FOR GURU PANNA MALL LLP

DESIGNATED PARTNER

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(v) Details of project land

- **Total Area: 685.60 SqMtrs.**
- **Phase Area: 685.60 Sq. Mtrs.**
- **Address:** situated at Plot No. 01, 2, 3, 4, 5 and 6 block/khasra no. 6, Yojna- Mukhya Sadak Bus Stand Marg Vijaynagar (Raj.)

(vi) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending related to project land, details of type of land and payment spending etc.: **NIL**

(vii) Agency to take up external development works Local Authority / Self Development: Self Development

(viii)Registration fee by way of online payment calculated as per sub rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) rules, 2017

- Total Fee Payable 22,400/-
- Amount Rs 22,400/-
- Transaction Id RERA-TRANS-5103
- Date 25/08/2024
- PRN - 513089202408251349 55

(ix) Any other information the applicant may like to furnish. **Not Applicable**

2. We enclose the following documents in triplicate, namely:-

i. Authenticated copy of the PAN card of the promoter: **Attached**

ii. Balance sheet/ITR of the promoter for the preceding financial year: **Attached**

iii. Copy of the legal title deed reflecting the title of the promoter to the land on which the real estate project is proposed to be developed along with legally valid documents for chain of title with authentication of such title: **Attached**

iv. The details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details: **Not Applicable**

FOR GURU PANNA MALL LLP

DESIGNATED PARTNER

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v. Where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement ,development agreement, joint development agreement or any other agreement, as the case may be, duly executed, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed: **Not Applicable**

vi. An authenticated copy of the approvals and Commencement Certificate (wherever required under local law) from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases: **Attached**

vii. The sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority: **Attached**

viii. The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **Declaration Attached**

ix. The location details of the project, with clear demarcation of and dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: **Attached**

x. Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Attached**

xi. The number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any: **Details Uploaded**

xii. The number and areas of garage for sale in the project: **Not Applicable**

xiii. The number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project: **Details Uploaded**

xiv. The names and addresses of his real estate agents, if any, for the proposed project: **Not Available yet, Declaration attached**

FOR GURU PANNA MALL LLP

DESIGNATED PARTNER

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xv. The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Attached**

xvi. A declaration in Form-B: **Submitted**

(Note: If any of the above items is not applicable write "N.A."against the appropriate items)

3. We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made therein under: N.A.

4. We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

Yours faithfully,

For M/S GURU PANNA MALL LLP

FOR GURU PANNA MALL LLP

DESIGNATED PARTNER

Authorized Signatory

Date:13/08/2024
Place: Jaipur

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GURU PANNA MALL LLP M :-9414008473
NEAR JAMOLA FECTORY BIJAINAGAR-305624 (Distt:-Ajmer) Raj. E-mail gurupannamallp@gmail.com

LLP identification Number: ABC-1243
PAN: AAYFG5283B
TAN: JDHG20371B
Date :-03.09.2024

Ref. No:

BOARD RESOLUTION FOR AUTHORISEDREPRENSENTATIVE FOR LEGAL AND BANK COMPLIANCE

Minutes of the meeting of Partners of **M/s GURU PANNA MALL LLP.** held on **03.09.2024** at registered office of LLP NEAR JAMOLA FECTROY,**Bijainagar District Ajmer Raj.** The Board was informed that SANDEEP SANKHLA is authorized representative for signing and compliance on behalf of M/S GURU PANNA MALL LLP and the LLP do hereby accept such term and condition as laid down by legal and bank related Purpose.

"RESOLVED FURTHER THAT the registry and other legal and bank related shall be signed by following designated partner for and on behalf of LLP-

1. Sandeep Sankhla

RESOLVED FURTHER THAT the following persons (Authorized Signatories) are hereby authorized to do all such act, deeds and things necessary and to sign, execute and submit all such documents as are necessary in connection with registry and bank relation work.

RESOLVED FURTHER THAT the Authorized Signatories are hereby authorized to do all such acts, deeds and things necessary and to execute all such deeds, documents and other writings as are necessary or required to comply with all formalities as prescribed by the registry office and bank comply with the term and conditions as may be suggested by the registry office and bank.

RESOLVED FURTHER THAT the resolution be communicated to the registry office and bank and shall remain in form until notice in writing of their withdrawal or cancellation is given to the bank by the LLP under the signatures of any existing designated Partner and accepted by the bank."

Certified to be true,

DESIGNATED PARTNER
(SANDEEP SANKHLA)
PARTNER

DESIGNATED PARTNER
(VAIBHAV RAJ SINGH KUSHWAH)
PARTNER

DESIGNATED PARTNER
(ANKIT KUMAR LODHA)
PARTNER

(LAL CHAND JAIN)
PARTNER

(ARUN KUMAR CHORDIYA)
PARTNER

(VINODKUMAR CHORDIYA)
PARTNER

(NIHAL CHAND NABERA)
PARTNER

(SURENDRA HINGAR)
PARTNER

(MAHAVIR PRASAD KOTHARI)
PARTNER

(BALVEER SINGH)
PARTNER

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INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

Certificate No.	:	**IN-RJ59058277136346W**
Certificate Issued Date	:	09-Aug-2024 07:28 PM
Account Reference	:	NONACC (SV)/ rj3180404/ VIJAINAGAR/ RJ-AJ
Unique Doc. Reference	:	SUBIN-RJRJ31804040392773944801OW
Purchased by	:	SANDEEP SANKHLA
Description of Document	:	Article 4 Affidavit
Property Description	:	Affidavit
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	SANDEEP SANKHLA
Second Party	:	SANDEEP SANKHLA
Stamp Duty Paid By	:	SANDEEP SANKHLA
Stamp Duty Payable (Rs.)	:	50 (Fifty only)
Surcharge for Infrastructure Development (Rs.)	:	5 (Five only)
Surcharge for Propagation and Conservation of Cow (Rs.)	:	5 (Five only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	:	5 (Five only)
Stamp Duty Amount(Rs.)	:	65 (Sixty Five only)

NOTARY SUNIL KHATRI BIJAINAGAR (Raj.) No. R/115 NOTARIAL GOVT OF INDIA

NOTARY SUNIL KHATRI BIJAINAGAR (Raj.) Regd. No. 12115 GOVT OF INDIA

FOR GURU PANNA MALL LLP

DESIGNATED PARTNER

ATTESTED

SUNIL KHATRI
Notary Public, Bijaynagar (Ajmer)
13-08-24

IN-RJ59058277136346W

RD 0020933903

09-Aug-2024 07:28 PM 09-Aug-2024 07:28 PM SANDEEP SANKHLA

Affidavit cum declaration of Mr. Sandeep Sankhla for the proposed project dated 13 day of Aug. 2024 for the proposed project named "GURU PANNA MALL".

I, Mr. Sandeep Sankhla, Son of Gyaan Singh Sankhla aged about 52 Years, Authorised Signatory of M/s Guru Panna Mall LLP, Registered Office address at Near Jamola Fectory Bijayinagar Masuda Nasirabad Rajasthan 305624, do hereby solemnly declare, undertake and state as under:

1. That, our Project named **"GURU PANNA MALL"** situated at Plot No. 01, 2, 3, 4, 5 and 6 block/khasra no. 6, Yojna- Mukhya Sadak Bus Stand Marg Vijaynagar (Raj.) is a New Project.
2. That, we have not accepted any booking and advance payment from the allottee's towards the booking of the Apartment till date of signing this affidavit and even will not accept till the time we get RERA Registration.
3. That, if any contradiction arise in the future the deponent will be responsible for the same.
4. That, we will not carry out marketing activities till the time RERA Registration no. is not obtained.

Place: Jaipur

Date: 13/08/2024

For M/s Guru Panna Mall LLP

FOR GURU PANNA MALL LLP

DESIGNATED PARTNER

(Authorized Signatory)

ATTESTED

GURU PANNA MALL LLP

NEAR JAMOLA FACTORY,
OPP. HOTEL N. CHANDRA ,
BUS STAND ROAD,
CITY- BIJAINAGAR
DIST.-BEAWAR (RAJ.).
MO. NO. -+91-9414008473

REFERENCE NO. :-.....

DATE:- 13/08/24

TO WHOMSOEVER IT MAY CONCERN

M/s GURU PANNA MALL LLP through its Authorised Signatory Mr. Sandeep Sankhla, regarding their project **"GURU PANNA MALL"** situated at Plot No. 01, 2, 3, 4, 5 and 6 block/khasra no. 6, Yojna- Mukhya Sadak Bus Stand Marg Vijaynagar (Raj.), declares that the Firm and its partners do not have any Criminal Record in the past.

Thanking You,

For M/s GURU PANNA MALL LLP

FOR GURU PANNA MALL LLP

Authorized Signatory DESIGNATED PARTNER

GURU PANNA MALL LLP

NEAR JAMOLA FACTORY,
OPP. HOTEL N. CHANDRA ,
BUS STAND ROAD,
CITY- BIJAINAGAR
DIST.-BEAWAR (RAJ.).
MO. NO. -+91-9414008473

REFERENCE NO. :-.....

DATE:- 13/08/24

TO WHOMSOEVER IT MAY CONCERN

M/s GURU PANNA MALL LLP through its Authorised Signatory Mr. Sandeep Sankhla, regarding their project **"GURU PANNA MALL"** situated at Plot No. 01, 2, 3, 4, 5 and 6 block/khasra no. 6, Yojna- Mukhya Sadak Bus Stand Marg Vijaynagar (Raj.), declares that there are no encumbrances on the project/project land.

Thanking You,

For M/s GURU PANNA MALL LLP

FOR GURU PANNA MALL LLP

DESIGNATED PARTNER

Authorized Signatory

GURU PANNA MALL LLP

NEAR JAMOLA FACTORY,
OPP. HOTEL N. CHANDRA ,
BUS STAND ROAD,
CITY- BIJAINAGAR
DIST.-BEAWAR (RAJ.).
MO. NO. -+91-9414008473

REFERENCE NO. :-.....

DATE:- 13/08/24

TO WHOMSOEVER IT MAY CONCERN

M/s GURU PANNA MALL LLP through its Authorised Signatory Mr. Sandeep Sankhla, regarding their project **"GURU PANNA MALL"** situated at Plot No. 01, 2, 3, 4, 5 and 6 block/khasra no. 6, Yojna- Mukhya Sadak Bus Stand Marg Vijaynagar (Raj.) declares that there is no litigation pending on the land and project on which the project is proposed to be developed.

Thanking You,

For M/s GURU PANNA MALL LLP

FOR GURU PANNA MALL LLP

DESIGNATED PARTNER

Authorized Signatory

GURU PANNA MALL LLP

NEAR JAMOLA FACTORY,
OPP. HOTEL N. CHANDRA ,
BUS STAND ROAD,
CITY- BIJAINAGAR
DIST.-BEAWAR (RAJ.).
MO. NO. -+91-9414008473

REFERENCE NO. :-.....

DATE:- 13/08/24

TO WHOMSOEVER IT MAY CONCERN

M/s GURU PANNA MALL LLP through its Authorised Signatory Mr. Sandeep Sankhla, regarding their project **"GURU PANNA MALL"** situated at Plot No. 01, 2, 3, 4, 5 and 6 block/khasra no. 6, Yojna- Mukhya Sadak Bus Stand Marg Vijaynagar (Raj.), declares that:

Sr.No.	Particulars	Applicability (Yes/No)	Remarks
1.	NOC for Environment	Not Applicable	In this project NOC for Environment is not applicable
2.	NOC for Fire	Yes	We undertake to submit the same before completion of the project
3.	Water Supply Permission	Yes	We undertake to submit the same before completion of the project
4.	NOC from Airport Authority	Not Applicable	In this project NOC from Airport Authority is not applicable

Thanking You,

For M/s Guru Panna Mall LLP

FOR GURU PANNA MALL LLP

DESIGNATED PARTNER

Authorized Signatory

GURU PANNA MALL LLP

NEAR JAMOLA FACTORY,
OPP. HOTEL N. CHANDRA ,
BUS STAND ROAD,
CITY- BIJAINAGAR
DIST.-BEAWAR (RAJ.).
MO. NO. -+91-9414008473

REFERENCE NO. :-.....

DATE:- 13/08/24

Declaration

M/s Guru Panna Mall LLP through its Authorised Signatory Mr. Sandeep Sankhla, regarding their project **"GURU PANNA MALL"** situated at Plot No. 01, 2, 3, 4, 5 and 6 block/khasra no. 6, Yojna- Mukhya Sadak Bus Stand Marg Vijaynagar (Raj.), declares that we have not appointed Real Estate Agent, HVAC Consultants, Plumbing Consultants and any others till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project. However, we have appointed the following:-

S.no	Particulars	Name	Email	Mobile No.
1	Architect	Amisha	Ar.amishatater@gmail.com	7725947323
2	CA	CA Vikas Gokhroo	vikasgokhroo2796@gmail.com	7014416278
3	Engineer	Rajesh Prajapat	wrconsultant.info@gmail.com	9352735689

Thanking You,

For M/s Guru Panna Mall LLP

FOR GURU PANNA MALL LLP

Authorized Signatory
DESIGNATED PARTNER

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Government of Rajasthan

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NOTARY SUNIL KHATRI BIJAYNAGAR AJMER (Raj.) NOTARIAL Regd. No 12115 GOVT OF INDIA

Certificate No.	:	**IN-RJ59058046945490W**
Certificate Issued Date	:	09-Aug-2024 07:27 PM
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Description of Document	:	Article 4 Affidavit
Property Description	:	Affidavit
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First Party	:	SANDEEP SANKHLA
Second Party	:	SANDEEP SANKHLA
Stamp Duty Paid By	:	SANDEEP SANKHLA
Stamp Duty Payable (Rs.)	:	50 (Fifty only)
Surcharge for Infrastructure Development (Rs.)	:	5 (Five only)
Surcharge for Propagation and Conservation of Cow (Rs.)	:	5 (Five only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	:	5 (Five only)
Stamp Duty Amount(Rs.)	:	65 (Sixty Five only)

NOTARY SUNIL KHATRI BIJAYNAGAR AJMER (Raj.) Regd. No 12115 GOVT OF INDIA

FOR GURU PANNA MALL LLP

DESIGNATED PARTNER

ATTESTED

SUNIL KHATRI
Notary Public, Bijaynagar (Ajmer)
13-08-24

IN-RJ59058046945490W

RD 0020933904

Statutory Alert:

1. 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.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

09-Aug-2024 07:27 PM 09-Aug-2024 07:27 PM 09-Aug-2024 07:27 PM 09-Aug-2024 07:27 PM SANDEEP SANKHLA SANDEEP SANKHLA SANDEEP SANKHLA SANDEEP SANKHLA

Affidavit cum declaration of Mr. Sandeep Sankhla for the proposed project dated 13 day of Aug. 2024 for the proposed project named "GURU PANNA MALL".

I, Mr. Sandeep Sankhla, Son of Gyaan Singh Sankhla aged about 52 Years, Authorised Signatory of M/s Guru Panna Mall LLP, Registered Office address at Near Jamola Fectory Bijayinagar Masuda Nasirabad Rajasthan 305624, do hereby solemnly declare, undertake and state as under:

1. That, we have applied registration of the project **"GURU PANNA MALL"** situated at Plot No. 01, 2, 3, 4, 5 and 6 block/khasra no. 6, Yojna-Mukhya Sadak Bus Stand Marg Vijaynagar (Raj.) under Rajasthan Real Estate (Regulation and Development) Rules, 2017.

2. That we will submit all the Architectural drawings as per Regulation 3(2)(b), (Working Drawing) before submitting the Partial Completion/Completion Certificate through the .project profile modification module according with Rajasthan Real Estate Regulation And Development Regulation, 2024 dated 14.03.2024.

ATTESTED
SUNIL KHATRI
Notary Public, Bijaynagar (Ajmer)
13-08-24

FOR GURU PANNA MALL LLP
DESIGNATED PARTNER

3. That we will submit all Services (SLD/ Distribution details after LT panel, Earthing layout, External B Lighting plan/ Layout, Tv & Telephone Riser Diagram, Lighting arrester location & Pit location, coordination drawings, fire detection & alarm system layout of all floor) and Electrical (showing Internal Lighting Layout all floor including T.V Telephone, Main LT panel & All other panels Layouts & G.A., Cable tray Drawings with section of all floor, Main SLD with Cable size), Common Plumbing (Plumbing specification, Water schematic drawing, Internal water supply & drainage External water supply & drainage, Terrace ring main & rain water locations & UG Water details Basement drainage & water supply, External sewage layout. Pump room layout) as per Regulation 3(2)(a), before submitting the Partial Completion/Completion Certificate/Occupancy Certificate through the project profile modification module in accordance with Rajasthan Real Estate Regulation And Development Regulation, 2024 dated 14.03.2024.

4. That, any contradiction arises in the future, the deponent will be responsible for it.

FOR GURU PANNA MALL LLP

DESIGNATED PARTNER

For M/s Guru Panna Mall LLP

(Authorized Signatory)

DEPONENT

ATTESTED

SUNIL KHATRI
Notary Public, Bhaynagar (Ajmer)
13-08-24

Verification

I, Mr. Sandeep Sankhla, Son of Gyaan Singh Sankhla aged about 52 Years, Authorised Signatory of M/s Guru Panna Mall LLP, Registered Office address at Near Jamola Fectory Bijayinagar Masuda Nasirabad Rajasthan 305624, do hereby verify that the contents in para No.1 to 4 of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on this 13 day of Aug 2024.

FOR GURU PANNA MALL LLP

DESIGNATED PARTNER

For M/s Guru Panna Mall LLP

(Authorized Signatory)

DEPONENT

ATTESTED

SUNIL KHATRI
Notary Public, Bijaynagar (Ajmer)
13-08-24

IN-RJ65225560862333W

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Certificate No.	:	**IN-RJ65225560862333W**
Certificate Issued Date	:	17-Sep-2024 11:32 AM
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Unique Doc. Reference	:	SUBIN-RJRJ31804041602400258901 6W
Purchased by	:	SANDEEP SANKHLA
Description of Document	:	Article 4 Affidavit
Property Description	:	Affidavit
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	GURU PANNA MALL LLP
Second Party	:	GURU PANNA MALL LLP
Stamp Duty Paid By	:	GURU PANNA MALL LLP
Stamp Duty Payable (Rs.)	:	100 (One Hundred only)
Surcharge for Infrastructure Development (Rs.)	:	10 (Ten only)
Surcharge for Propagation and Conservation of Cow (Rs.)	:	10 (Ten only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	:	10 (Ten only)
Stamp Duty Amount(Rs.)	:	130 (One Hundred And Thirty only)

NOTARY SUNIL KHATRI BIJAYNAGAR, AJMER (Raj.) Regd. No 12115 GOVT OF INDIA

For-GURU PANNA MALL LLP.

DESIGNATED PARTNER

ATTESTED

SUNIL KHATRI
Notary Public, Bijaynagar (Ajmer)
17-09-24

IN-RJ65225560862333W

JD 0041351437

Statutory Alert:

1. 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.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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Form R-8

[See Regulation 11(1 Xiv)]

To,

Rajasthan Real Estate Regulatory Authority,

Jaipur

Sub : Affidavit/ Declaration For Separate Bank Account of Project "Guru Panna Mall" situated at Plot No. 01, 2, 3, 4, 5 and 6 block/khasra no. 6, Yojna-Mukhya Sadak Bus Stand Marg Vijaynagar (Raj.).

I Mr. Sandeep Sankhla, Son of Gyaan Singh Sankhla aged about 52 Years, Authorised Signatory of M/s Guru Panna Mall LLP, Registered Office address at Near Jamola Pectory Bijayinagar Masuda Nasirabad Rajasthan 305624, do hereby solemnly declare, undertake that there is no lien placed by the bank or any other financial institution on the following:-

Separate Bank Account (RERA Retention Account):-

Bank Name– State Bank of India
Branch Name- Ajmer Makhupura Ind. Estate
IFSC Code– SBIN0031105
Account No.- 43342961115
Name of Account Holder– GURU PANNA MALL LLP-GURUPANNA MALL-RETENTION ACCOUNT

ATTESTED
SUNIL KHATRI
Notary Public, Bijaynagar (Ajmer)
17-09-24

For GURU PANNA MALL LLP.
DESIGNATED PARTNER

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Collection Account:-

Bank Name– State Bank of India
Branch Name- Ajmer Makhupura Ind. Estate
IFSC Code– SBIN0031105
Account No.- 43343050010
Name of Account Holder– GURU PANNA MALL LLP-GURUPANNA MALL-COLLECTION ACCOUNT

Promoter's Account:-

Bank Name– State Bank of India
Branch Name- Ajmer Makhupura Ind. Estate
IFSC Code– SBIN0031105
Account No.- 43343196775
Name of Account Holder– GURU PANNA MALL LLP-GURUPANNA MALL-PROMOTER ACCOUNT

For-GURU PANNA MALL LLP.
DESIGNATED PARTNER
Deponent

Verification

The contents of my above affidavit are true & correct and nothing material has been concealed by me there from.

Verified by me at Jaipur on this 17/09/2024

For-GURU PANNA MALL LLP.
DESIGNATED PARTNER
Deponent

I Shall comply with the provision of section 4(2X1XD) of the Real Estate(Regulation and Development) Act, 2016 and the Rule and Regulations made in that regards and ensure that the project accounts are operated by us in compliance therewith and the directions of the Authority in relation to the project accounts, particularly, the Collection Account and Retention Account

For-GURU PANNA MALL LLP.
DESIGNATED PARTNER
DESIGNATED PARTNER
Deponent

ATTESTED
SUNIL KHATRI
Notary Public, Bijaynagar (Ajmer)
17-09-24

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STATEMENT OF ACCOUNT

STATE BANK OF INDIA

AJMER MAKHUPURA IND. ESTATE
OPP.MAKHUPURA
INDUSTRIAL AREA
DISTT.AJMER
305002

Name : **GURU PANNA MALL LLP-GURU PANNA MALL-COLLECTION ACCOUNT**
NEAR JAMOLA FECTORY
BIJAINAGAR
AJMER RAJASTHAN
Ajmer

Branch Code: 31105
Branch Phone: 2695123
IFSC : SBIN0031105
MICR : 305002023
Account No.: 43343050010
Product : REALTORS CURRENT ACCOUNT ONE
Currency : INR

Date : 12/09/2024 **Time** 18:30:49

Cleared Balance : 100.00Cr
+MOD Bal : 0.00

Limit : 0.00
Int. Rate : 0.00% p.a.
Account Open Date : 12/09/2024

Statement From : 12/09/2024 to 12/09/2024

E-mail : gurupannamallp@gmail.com
Uncleared Amount : 0.00
Monthly Average Balance : 0

Drawing Power : 0.00
Nominee Name :
Account Status : OPEN

Page No : 1

Post Date	Value Date	Details	Chq. No	Debit	Credit	Balance
		BROUGHT FORWARD :				**0.00**
12/09/24	**12/09/24**	**DEP TFR TRANSFER FROM 43325071804 OF GURU AT 31105 AJMER MAKHU**			**100.00**	**100.00Cr**

CLOSING BALANCE : **100.00Cr**

Statement Summary

Dr. Count **0** **Cr. Count** **1** **100.00**

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

***** END OF STATEMENT *****

STATEMENT OF ACCOUNT

STATE BANK OF INDIA

AJMER MAKHUPURA IND. ESTATE
OPP.MAKHUPURA
INDUSTRIAL AREA
DISTT.AJMER
305002

Name : **GURU PANNA MALL LLP-GURU PANNA MALL-RETENTION ACCOUNT**
NEAR JAMOLA FECTORY
BIJAINAGAR
AJMER RAJASTHAN
Ajmer

Branch Code: 31105
Branch Phone: 2695123
IFSC : SBIN0031105
MICR : 305002023
Account No.: 43342961115
Product : REALTORS CURRENT ACCOUNT TWO
Currency : INR

Date : 12/09/2024 **Time** 18:40:49

Cleared Balance : 100.00Cr
+MOD Bal : 0.00

Limit : 0.00
Int. Rate : 0.00% p.a.
Account Open Date : 12/09/2024

Statement From : 12/09/2024 to 12/09/2024

E-mail : gurupannamallp@gmail.com
Uncleared Amount : 0.00
Monthly Average Balance : 0

Drawing Power : 0.00
Nominee Name :
Account Status : OPEN

Page No : 1

Post Date	Value Date	Details	Chq. No	Debit	Credit	Balance
		BROUGHT FORWARD :				**0.00**
12/09/24	**12/09/24**	**DEP TFR TRANSFER FROM 43325071804 OF GURU AT 31105 AJMER MAKHU**			**100.00**	**100.00Cr**

CLOSING BALANCE : **100.00Cr**

Statement Summary

Dr. Count 0 **Cr. Count 1** **100.00**

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

***** END OF STATEMENT *****

STATEMENT OF ACCOUNT

STATE BANK OF INDIA

AJMER MAKHUPURA IND. ESTATE
OPP.MAKHUPURA
INDUSTRIAL AREA
DISTT.AJMER
305002

Name : **GURU PANNA MALL LLP-GURU PANNA MALL-PROMOTER ACCOUNT**
NEAR JAMOLA FECTORY
BIJAINAGAR
AJMER RAJASTHAN
Ajmer

Branch Code: 31105
Branch Phone: 2695123
IFSC : SBIN0031105
MICR : 305002023
Account No.: 43343196775
Product : REALTORS CURRENT A/C THREE
Currency : INR

Date : 12/09/2024 **Time** 18:31:25

Cleared Balance : 100.00Cr
+MOD Bal : 0.00

Limit : 0.00
Int. Rate : 0.00% p.a.
Account Open Date : 12/09/2024

Statement From : 12/09/2024 to 12/09/2024

E-mail : gurupannamallp@gmail.com
Uncleared Amount : 0.00
Monthly Average Balance : 0

Drawing Power : 0.00
Nominee Name :
Account Status : OPEN

Page No : 1

Post Date	Value Date	Details	Chq. No	Debit	Credit	Balance
		BROUGHT FORWARD :				**0.00**
12/09/24	**12/09/24**	**DEP TFR TRANSFER FROM 43325071804 OF GURU AT 31105 AJMER MAKHU**			**100.00**	**100.00Cr**

CLOSING BALANCE : **100.00Cr**

Statement Summary

Dr. Count **0** **Cr. Count** **1** **100.00**

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

***** END OF STATEMENT *****

सत्यमेव जयते

GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Form 16

[Refer Rule 11(3) of the Limited Liability Partnership Rules,2009]

Certificate of Incorporation

LLP Identification Number: ABC-1243

The Permanent Account Number (PAN) of the LLP is AAYFG5283B

The Tax Deduction and Collection Account Number (TAN) of the LLP is JDHG20371B
It is hereby certified that GURU PANNA MALL LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act 2008.

Given under my hand at Manesar this Eighteenth day of August Two thousand twenty-two.

Digitally signed by DS MINISTRY OF CORPORATE AFFAIRS 10
Date:Sat Aug 20 13:22:20 IST 2022

Jhabboo Meena
Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:
GURU PANNA MALL LLP

NEAR JAMOLA FECTORY, BIJAYINAGAR MASUDA, Bijainagar, Nasirabad,Ajmer, Rajasthan, India-305624

GURU PANNA MALL LLP

Balance Sheet as on March 31, 2023

(Currency : Indian Rupees)

	Particulars	Note No.	As at March 31, 2023
A	**EQUITY AND LIABILITIES**		
1	**Partner's Funds**		
	Partner's Contribution	3	29,971,654
			29,971,654
2	**Current Liabilities**		
	Short Term Borrowings	4	5,566,731
	Trade Payables		
	- Total outstanding dues of micro enterprises and small enterprises		-
	- Total outstanding dues of creditors other than micro enterprises and small enterprises		-
	Other Current Liabilities	5	15,000
			5,581,731
	Total - Equity and Liabilities		**35,553,385**
B	**ASSETS**		
1	**Non - Current Assets**		
	Property Plant and Equipments	6	35,000,000
			35,000,000
2	**Current Assets**		
	Trade Receivables		-
	Cash and Cash Equivalents	7	500,000
	Short Term Loan & Advances	8	53,385
			553,385
	Total - Assets		**35,553,385**

See accompanying notes forming part of financial statements **1 - 9**

As per our report of even date attached

For Vikas Gokhroo & Associates

Chartered Accountants

Firm's Registration No.: 0031084C

VIKAS GOKHROO & ASSOCIATES · CHARTERED ACCOUNTANTS · FRN 031084C BIJAINAGAR (AJMER)

CA Vikas Gokhroo

Proprietor

Membership No.: 451870

Place : Bijainagar

for and behalf of Partners of

GURU PANNA MALL LLP

LLPIN : ABC-1243

SANDEEP SANKHLA	**ANKIT KUMAR LODHA**
Designated Partner	**Designated Partner**
DIN : 03484148	**DIN : 09694894**

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ANNA MALL LLP
ment of Profit and Loss for the year ended March 31, 2023
rrency : Indian Rupees)

	Particulars	Note No.	For the year ended March 31, 2023
I	Revenue from Operations		-
II	Other Income		-
III	**Total Revenue (I + II)**		-
IV	**Expenses**		
	Operating Expenses		-
	Finance Cost		-
	Depreciation and Amortisation		-
	Other Expenses	9	28,346
	Total Expenses		28,346
V	**Profit before Partners' Remuneration and tax (III - IV)**		(28,346)
VI	**Partners' Remuneration**		-
VII	**Profit before tax (V - VI)**		(28,346)
VIII	**Tax Expenses**		-
IX	**Profit/(Loss) for the year (VII - VIII)**		(28,346)

See accompanying notes forming part of financial statements 1 - 9

As per our report of even date attached
For Vikas Gokhroo & Associates
Chartered Accountants
Firm's Registration No.: 0031084C

VIKAS GOKHROO & ASSOCIATES • CHARTERED ACCOUNTANTS • FRN 031084C BIJAINAGAR (AJMER)

CA Vikas Gokhroo
Proprietor
Membership No.: 451870

for and behalf of Partners of
GURU PANNA MALL LLP
LLPIN : ABC-1243

SANDEEP SANKHLA
Designated Partner
DIN : 03484148

ANKIT KUMAR LODHA
Designated Partner
DIN : 09694894

Place : Bijainagar
Date : 30/09/2023

Scanned with OKEN Scanner

GURU PANNA MALL LLP
Notes forming part of Financial Statements for the year ended March 31, 2023

1 **Nature of Operations**

Guru Panna Mall LLP ("the LLP") was incorporated on August 18, 2022 in accordance with provisions of the Limited Liability Partnership Act, 2008 with an object to engage in the business of Real estate activities on a fee or contract basis & Real estate activities with own or leased property

1(a) Previous period comparatives:- Since this is the first period of the company, previous period comparatives are not available

2 **Statement of Significant Accounting Policies**

i. **Basis of Preparation of Financial Statements**

The Financial Statements have been prepared in accordance with the generally accepted accounting principles in India under the historical cost convention on an accrual basis.

ii. **Use of Estimates**

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent liabilities on the date of the financial statements and the reported amounts of revenues and expenses during the period reported. Actual results could differ from those estimates. Any revision to accounting estimates is recognized in accordance with the requirements of the respective accounting standard.

iii. **Revenue Recognition**

The LLP follows accrual systems of accounting. Revenue is being recognised as and when there is reasonable certainty of its ultimate collection.

Interest income is recognized on a time proportion basis taking into account the amount outstanding and the rate applicable.

Dividend income on Investment made in shares and units of mutual funds is recognised when the right to receive the dividend is established

iv. **Provision for Tax**

Provision for tax is made based on assessable income determined as per the applicable provisions of the

v. **Provision and Contingent Liabilities**

Provisions are recognized when there is a present obligation as a result of past event and it is probable that

A disclosure for a contingent liability is made when there is a possible or present obligation that may, but probably will not require an outflow of resources. When there is a possible obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.

vi. Accounting policies not specifically referred to above are in consonance with the generally accepted

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GURU PANNA MALL LLP

Notes forming part of Financial Statements for the year ended March 31, 2023

(Currency : Indian Rupees)

3 Partner's Contribution

Particulars	PSR	As at April 1, 2022	Capital Introduced during the Year	Withdrawals during the Year	Provision for Tax	Remuneration	Profit for the Year	As at March 31, 2023
Mr. Ankit Kumar Lodha	10.00%	-	3,000,000	-	-	-	(2,835)	2,997,165
Mr. Arun Kumar Chordia	5.00%	-	1,500,000	-	-	-	(1,417)	1,498,583
Mr. Balveer Singh	10.00%	-	3,000,000	-	-	-	(2,835)	2,997,165
Mr. Lal Chand Jain	30.00%	-	9,000,000	-	-	-	(8,504)	8,991,496
Mr. Mahaveer Prashad Kothari	10.00%	-	3,000,000	-	-	-	(2,835)	2,997,165
Mr. Nihal Chand Nabera	5.00%	-	1,500,000	-	-	-	(1,417)	1,498,583
Mr. Sandeep Sankhla	10.00%	-	3,000,000	-	-	-	(2,835)	2,997,165
Mr. Surendra Hinger	10.00%	-	3,000,000	-	-	-	(2,835)	2,997,165
Mr. Vaibhav Rak Kushwah	5.00%	-	1,500,000	-	-	-	(1,417)	1,498,583
Mr. Vinod Kumar Chordiya	5.00%	-	1,500,000	-	-	-	(1,417)	1,498,583
Total	**100.00%**	**-**	**30,000,000**	**-**	**-**	**-**	**(28,346)**	**29,971,654**

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4 Short Term Borrowings

Particulars	As at March 31, 2023
Unsecured Loans	
Mr. Ankit Kumar Lodha	506,673
Mr. Arun Kumar Chordia	253,337
Mr. Balveer Singh	506,673
Mr. Lal Chand Jain	1,520,019
Mr. Mahaveer Prashad Kothari	506,673
Mr. Nihal Chand Nabera	253,337
Mr. Sandeep Sankhla	1,006,672
Mr. Surendra Hinger	506,673
Mr. Vaibhav Rak Kushwah	253,337
Mr. Vinod Kumar Chordiya	253,337
Total	**5,566,731**

5 Other Current Liabilities

Particulars	As at March 31, 2023
Audit fees Payable	15,000
Total	**15,000**

7 Cash and Cash Equivalents

Particulars	As at March 31, 2023
Cash In Hand	-
Balance with Banks	
- In Current Account	500,000
Total	**500,000**

8 Preliminary Expenses

Particulars	As at March 31, 2023
Preliminary Expenses	53,385
Total	**53,385**

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GURU PANNA MALL LLP

Notes forming part of Financial Statements for the year ended March 31, 2023

(Currency : Indian Rupees)

6 Property, Plant and Equipment

Name of Assets	Rate of Depreciation	As at April 1, 2022	Addition before 7th September, 2022	Addition after 7th September, 2022	Total as at March 31, 2023	Depreciation for the year	Net book value as at March 31, 2023
Plot at Bus Stand Road (Block 06 Plot 01 To 06)	0%	-	-	35,000,000	35,000,000	-	35,000,000
Total		**-**	**-**	**35,000,000**	**35,000,000**	**-**	**35,000,000**

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9 **Other Expenses**

Particulars	For the year ended March 31, 2023
Payment to Auditors	15,000
- Audit Fees	13,346
- Preliminary expenses w/o	
Total	**28,346**

1 - 9

See accompanying notes forming part of financial statements

As per our report of even date attached
For Vikas Gokhroo & Associates
Chartered Accountants
Firm's Registration No.: 0031084C

VIKAS GOKHROO & ASSOCIATES • CHARTERED ACCOUNTANTS • FRN 031084C BIJAINAGAR (AJMER)

CA Vikas Gokhroo
Proprietor
Membership No.: 451870

Place : Bijainagar
Date : 30/09/2023

for and behalf of Partners of
GURU PANNA MALL LLP
LLPIN : ABC-1243

SANDEEP SANKHLA
Designated Partner
DIN : 03484148

अंकित कुमार लोढ़ा
ANKIT KUMAR LODHA
Designated Partner
DIN : 09694894

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Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : VIJAINAGAR

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 05-09-2024 11:27 AM

Fee Receipt No	:	202402356005535	Receipt Date	:	05/09/2024
Name	:	GURU PANNA MALL LLP THROUGH PARTNER SANDEEP SANKHALA,	Document S. No.	:	202401356005437
Address	:	. ,KUMHAR MOHALLA ,BIJAYNAGAR ,BEAWAR
Document Type	:	Limited Liability Partnership (LLP)			
Face Value	:	₹ 30000000	Evaluated Value	:	₹ 0

Ord-Registration Fee	:	₹ 10000	Fee for Memorandum Us_64_67	:	₹
CSI	:	₹ 300	Certified copying fees Us_57	:	₹ 0
Stamp (Memorandum)	:	₹	Reg (memorandum)	:	₹
Surcharge	:	₹ 45000	Stamp Duty	:	₹ 150000
Penalty	:	₹ 0	Inspection fee	:	₹ 0
Us_25_34	:	₹ 0	Commission	:	₹ 0
Custody	:	₹	Others	:	₹ 0
SiteInspection Fees	:	0	**Cash Amount Received**	:	**₹ 0**
			Other than Cash	:	**₹ 205300**
			Total Amount	:	**₹ 205300**

Mode of Payment (#Mode Number Amount #) ***Rebate U/S 9(1)** : **₹ 450000**

eStamp IN-RJ63462763059151W ₹ 195000 # e-Gras Challan 94087002 ₹ 10300

Signature of presenter or applicant for copy or Search certificate

Signature of recipient and date of return receipt

उप पंजीयक

Cashier

SUB-REGISTRAR

विजयनगर (ब्यावर)

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IN-RJ634627630591 51W

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

Certificate No.	:	IN-RJ634627630591 51W
Certificate Issued Date	:	05-Sep-2024 11:07 AM
Account Reference	:	NONACC (SV)/ rj3091104/ VIJAINAGAR/ RJ-AJ
Unique Doc. Reference	:	SUBIN-RJRJ309110412547539258010W
Purchased by	:	SANDEEP SANKHLA
Description of Document	:	Article 35-B(1)(a) Limited Liability Partnership (LLP) (1) Instrument of conversion of firm, a private limited company or an unlisted public limited company into limited liability partnership or vice versa :(a) where on conversion immovable property vests resultant entity
Property Description	:	-
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	GURU PANNA MALL LLP
Second Party	:	GURU PANNA MALL LLP
Stamp Duty Paid By	:	GURU PANNA MALL LLP
Stamp Duty Payable (Rs.)	:	1,50,000 (One Lakh Fifty Thousand only)
Surcharge for Infrastructure Development (Rs.)	:	15,000 (FifteenThousand only)
Surcharge for Propagation and Conservation of Cow (Rs.)	:	15,000 (FifteenThousand only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	:	15,000 (FifteenThousand only)
Stamp Duty Amount(Rs.)	:	1,95,000 (One Lakh Ninety Five Thousand only)

राजस्थान सरकार
सत्यमेव जयते
उप-पंजीयक कार्यालय विजयनगर

उप पंजीयक
विजयनगर (ब्यावर)

QE 0009723504

Statutory Alert:
1. 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.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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SHCIL

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"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

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(This Supplementary Agreement for Limited Liebality Partnership of M/s. Guru Panna Mall LLP., Bijainagar, Executed on Dated 05 Sept. 2024 upon E-Stamp as Required)

Photo Sandeep Sankhla Photo Vaibhav Raj Singh Photo Ankit Kumar Lodha

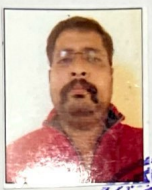

Photo Lalchand Jain Photo Arun Kumar Chordia Photo Vinod Kumar Chordia

Photo Nihal Chand Photo Surendra Hingar Photo Mahaveer Prasad Photo Balveer Singh

उप पंजीयक
बिजयनगर (ब्यावर)

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Supplementary Agreement for Limited Liebality Partnership

This Supplementary Agreement executed on this 05 day of Sept. 2024 by: -

1- Shri Sandeep Sankhla Age 51 Years S/o. Shri Gyan Singh Ji By Caste Jain R/o. Kumhar Mohalla, Baral – 2nd, Bijainagar, Dist. Beawar, Raj.
(PAN NO. AFVPS 9113 A) (AADHAR NO. [redacted] 1454)
..... FIRST PARTY

2- Shri Vaibhav Raj Singh Age 34 Years S/o. Shri Sahadev Singh Ji Kushwah By Caste Kushwah R/o. 64, Mahaveer Bazar, Baral-2nd, Bijainagar, Dist. Beawar, Rajasthan.
(PAN NO. AXJPK 0371 Q) (AADHAR NO. [redacted] 5266)
..... SECOND PARTY

3- Shri Ankit Kumar Lodha Age 38 Years S/o. Shri Bhagchand Ji Lodha By Caste Jain R/o. Shastri Nagar, New Light Colony, Baral-2nd, Bijainagar, Dist. Beawar, Rajasthan.
(PAN NO. ACZPL 0882 G) (AADHAR NO. [redacted] 7798)
..... THIRD PARTY

4- Shri Lalchand Jain Age 69 Years S/o. Shri Nourat Mal Ji Jain By Caste Jain R/o. Nyara, Bandanwara, Dist. Ajmer-305621, Rajasthan.
(PAN NO. AMCPJ 6869 J) (AADHAR NO. [redacted] 9047)
..... FOURTH PARTY

5- Shri Arun Kumar Chordia Age 53 Years S/o. Shri Gulab Chand Ji Chordia By Caste Jain R/o. Ward No. 15, Bapu Bazar, Baral-2nd, Bijainagar, Dist. Beawar, Rajasthan.
(PAN NO. AAJPC 9225 E) (AADHAR NO. [redacted] 3655)
..... FIFTH PARTY

6- Shri Vinod Kumar Chordia Age 63 Years S/o. Shri Gulab Chand Ji Chordia By Caste Jain R/o. Ward No. 15, Bapu Bazar, Baral-2nd, Bijainagar, Dist. Beawar, Rajasthan.
(PAN NO. AATPC 8298 B) (AADHAR NO. [redacted] 7281)
..... SIXTH PARTY

7- Shri Nihal Chand Nabera Age 47 Years S/o. Shri Mahaveer Prasad Ji By Caste Jain R/o. Bhataveda Gali, Bijaynagar. Dist. Beawar, Rajasthan.
(PAN NO. ADKPN 9165 C) (AADHAR NO. [redacted] 2339)
..... SEVENTH PARTY

8- Shri Surendra Hingar Age 53 Years S/o. Shri Bhagwati Lal Ji Hingar By Caste Jain R/o. 31/204, Manikya Nagar, Bhilwara-311001, Rajasthan.
(PAN NO. ACEPH 7456 F) (AADHAR NO. [redacted] 3268)
..... EIGHTH PARTY

9- Shri Mahaveer Prasad Kothari Age 59 Years S/o. Shri Ganeshlal Ji Kothari By Caste Jain R/o. Near Raj Talkies, Bhanwar Bari, Baral-2nd, Bijainagar, Dist. Beawar, Rajasthan.
(PAN NO. ACHPK 7692 P) (AADHAR NO. [redacted] 5508)
..... NINTH PARTY

उप पंजीयक
बिजयनगर (ब्यावर)

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Presentation Endorsement

Print Date: 9/5/2024 11:34:12 AM

आज दिनांक 05 माह 09 सन् 2024 को 11:13 AM बजे
श्री/श्रीमती/सुश्री GURU PANNA MALL LLP THROUGH PARTNER SANDEEP SANKHALA पुत्र/पुत्री/पत्नि श्री GYAN SINGH SANKHALA
उम्र 51 वर्ष, जाति 0-JAIN , व्यवसाय Business
निवासी House No.:., Colony: KUMHAR MOHALLA, Area: BIJAYNAGAR, City: BIJAYNAGAR, Pin code: 305624, District: BEAWAR&
10;, State: RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202401356005437

उप पंजीयक
हस्ताक्षर उप पंजीयक,
बिजयनगर (VIJAINAGAR)

LLP-(1) Instrument of conversion-(ii) conversion of LLP into firm, a private limited company or an unlisted public limited company - (a) where on conversion immovable property vests in resultant entity

Fees Receipt Endorsement

Print Date: 9/5/2024 11:34:12 AM

रसीद नं.	202402356005535
दिनांक	05-09-2024
पंजीयन शुल्क ₹	10000
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	150000
कमी सरचार्ज शुल्क ₹	45000
मौका निरीक्षण शुल्क ₹	0
कुल योग	205300

उप पंजीयक
उप पंजीयक, VIJAINAGAR

202401356005437

LLP-(1) Instrument of conversion-(ii) conversion of LLP into firm, a private limited company or an unlisted public limited company - (a) where on conversion immovable property vests in resultant entity

Mode of Payment (#Mode Number Amount #)

eStamp IN-RJ63462763059151W ₹ 195000 # e-Gras Challan 94087002 ₹ 10300

Endorsement of Execution

Print Date: 9/5/2024 11:34:12 AM

राजस्थान सरकार
उप-पंजीयक कार्यालय

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10- Shri Balveer Singh Age 61 Years S/o. Shri Ratan Singh Ji By Caste Rajput R/o. Nadi Mohalla, Baral-2nd, Bijainagar, Dist. Beawar, Raj. (PAN NO. AEGPR 3358 L) (AADHAR NO [redacted] 8807)
..... TENTH PARTY

(Whereas First, Second and Third Parties shall be Collectively referred to as Designated Partners)
(Whereas Fourth, Fifth, Sixth, Seventh, Eighth, Ninth and Tenth Parties shall be Collectively referred to as Partners)

के मध्य सम्पादित किया गया है, जो साक्ष्य है कि :–

जो कि उभय पक्षकारान के द्वारा ***M/s. Guru Panna Mall LLP., Near Jamola Factory, Bijainagar, Masuda, Nasirabad, Rajasthan*** फर्म नाम से ता. 18.08.2022 से भागीदारी का शुभारम्भ कर भागीदारी की तयशुदा शरायत का ***Agreement for Limited Liability Partnership (as per section 23(4) of LLP Act 2008)*** गठन कर उसकी पुष्टि में भागीदारी प्रलेख ता. 23.08.2022 को सम्पादित किया।

उक्त गठित भागीदारी फर्म का पंजीकरण ***Registrar of Companies, Central Registration Centre*** में पंजीकरण कराकर, ***Certificate of Incorporation-LLP Identification No. ABC-1243*** हस्तगत कर लिया गया तथा पंजीकृत फर्म नाम ***M/s. Guru Panna Mall LLP.*** से ***E-Permanent Account Number (E-PAN) Card-AAYFG5283B*** इन्कम टैक्स डिपार्टमेन्ट, भारत सरकार के डिजिटल हस्ताक्षर से प्राप्त कर लिया गया।

बाद पंजीकरण ***RERA*** की ओर से राजस्थान राजपत्र में ***Notification S.O. No. 576, Jaipur, 14 March, 2024*** को राजपत्र में प्रकाशित होकर ***Real Estate (Regulisation and Development Act 2016, Central Act No. 16 of 2016)*** में अधिसूचित किया गया है कि ***(Such Deeds to be necessarily Registered under the Indian Registration Act 1908)*** लागू कर दिया गया।

अतः राज्य सरकार की उक्त अधिसूचना के तहत् पूर्व सम्पादित भागीदारी प्रलेख ता. 23.08.2022 में वर्णित सभी शरायत को यथावत रखते हुए राज्य सरकार की अधिसूचना के तहत् ***M/s. Guru Panna Mall LLP., Near Jamola Factory, Bijainagar, Masuda, Nasirabad, Rajasthan*** के संदर्भ में यह अनुपूरक भागीदारी प्रलेख उभय पक्षकारान भागीदारान की ओर से स्वस्थचित व तन्दुरूस्ती की अवस्था में सम्पादित कर जाहिर किया जाता है कि :–

1. यह कि पूर्व सम्पादित भागीदारी प्रलेख ता. 23.08.2022 में उल्लेखनुसार इस अनुपूरक प्रलेख भागीदारी पत्र के द्वारा भागीदारान उभय पक्षकारान लिखकर जाहिर करते है कि भागीदारी फर्म का नाम ***M/s. Guru Panna Mall LLP*** है तथा रहेगा।
2. उक्त भागीदारी फर्म का रजिस्टर्ड ऑफिस ***Near Jamola Factory, Bijainagar, Masuda, Nasirabad, Rajasthan*** है तथा रहेगा।

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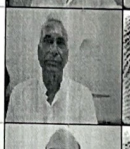
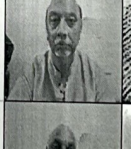
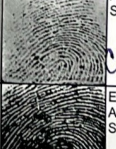
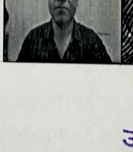
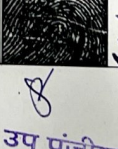
अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री GURU PANNA MALL LLP THROUGH PARTNER SANDEEP SANKHALA, पुत्र/पुत्री/पत्नि श्री GYAN SINGH SANKHALA, व्यवसाय Businessजाति 0-JAIN House No.:., Colony: KUMHAR MOHALLA, Area: BIJAYNAGAR, City: BIJAYNAGAR, Pin code: 305624, District: BEAWAR
, State: RAJASTHAN			Executant Age : 51 Signature :
2	श्री/श्रीमती/सुश्री GURU PANNA MALL LLP THROUGH PARTNER VAIBHAVRAJ SINGH, पुत्र/पुत्री/पत्नि श्री SAHADEV SINGH KUSHWAH, व्यवसाय Businessजाति 0-KUSHWAH House No.:64, Colony: MAHAVEER BAZAR, Area: BIJAYNAGAR, City: BIJAYNAGAR, Pin code: 305624, District: BEAWAR
, State: RAJASTHAN			Executant Age : 34 Signature :
3	श्री/श्रीमती/सुश्री GURU PANNA MALL LLP THROUGH PARTNER ANKIT KUMAR LODHA, पुत्र/पुत्री/पत्नि श्री BHAGCHAND LODHA, व्यवसाय Businessजाति 0-JAIN House No.:., Colony: SHASTRI NAGAR, NEW LIGHT COLONY, Area: BIJAYNAGAR, City: BIJAYNAGAR, Pin code: 305624, District: BEAWAR
, State: RAJASTHAN			Executant Age : 38 Signature :
4	श्री/श्रीमती/सुश्री GURU PANNA MALL LLP THROUGH PARTNER LALCHAND JAIN, पुत्र/पुत्री/पत्नि श्री NORATMAL JAIN, व्यवसाय Businessजाति 0-JAIN House No.:., Colony: NYARA, BANDANWARA, Area: NYARA, City: NYARA, Pin code: 305621, District: AJMER, State: RAJASTHAN			Executant Age : 69 Signature :
5	श्री/श्रीमती/सुश्री GURU PANNA MALL LLP THROUGH PARTNER ARUN KUMAR CHORDIYA, पुत्र/पुत्री/पत्नि श्री GULABCHAND CHORDIYA, व्यवसाय Businessजाति 0-JAIN House No.:., Colony: BAPU BAZAR, WARD NO-15, Area: BIJAYNAGAR, City: BIJAYNAGAR, Pin code: 305624, District: BEAWAR
, State: RAJASTHAN			Executant Age : 53 Signature :
6	श्री/श्रीमती/सुश्री GURU PANNA MALL LLP THROUGH PARTNER VINOD KUMAR CHORDIYA, पुत्र/पुत्री/पत्नि श्री GULABCHAND CHORDIYA, व्यवसाय Businessजाति 0-JAIN House No.:., Colony: BAPU BAZAR, WARD NO-15, Area: BIJAYNAGAR, City: BIJAYNAGAR, Pin code: 305624, District: BEAWAR
, State: RAJASTHAN			Executant Age : 63 Signature :
7	श्री/श्रीमती/सुश्री GURU PANNA MALL LLP THROUGH PARTNER NIHALCHAND NABERA, पुत्र/पुत्री/पत्नि श्री MAHAVIRPRASAD NABERA, व्यवसाय Businessजाति 0-JAIN House No.:., Colony: BHATAVEDA GALI, Area: BIJAYNAGAR, City: BIJAYNAGAR, Pin code: 305624, District: AJMER, State: RAJASTHAN			Executant Age : 47 Signature :

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3. यह कि गठित भागीदारी फर्म के संदर्भ में पूर्व सम्पादित भागीदारी प्रलेख ता. 23.08.2022 की निरन्तरता में राज्य सरकार की अधिसूचना की पालना में गठित भागीदारी फर्म के संदर्भ में यह अनुपूरक भागीदारी प्रलेख फर्म के भागीदारान उभय पक्षकारान के हस्ताक्षर से सम्पादित कर, वास्ते पंजीयन उप पंजीयक बिजयनगर के समक्ष प्रस्तुत कर पंजीयन औपचारिकताएं पूर्ण की गई है।
4. यह कि मूल भागीदारी प्रलेख ता. 23.08.2022 में वर्णित भागीदारान की विनियोजित पूंजी, भागीदारान का हिस्सा हानि–लाभ एवं भागीदारान के संदर्भ में भागीदारान के मध्य सम्पादित उक्त भागीदारी प्रलेख में वर्णित तमाम शरायत यथावत भागीदारान पर लागू होकर इस अनुपूरक प्रलेख का अंग पढ़ा व समझा जावेगा।
5. यह कि मूल भागीदारी प्रलेख सम्पादन उपरान्त भागीदारी फर्म ***M/s. Guru Panna Mall LLP*** पता जामोला फैक्ट्री के पास बिजयनगर नाम से पंजीकृत बेचाननामा ता. 09.09.2022 के द्वारा भागीदारी फर्म के भागीदारान की विनियोजित पूंजी से विक्रेता सज्जन कुमारी सुपुत्री श्री सुल्तानसिंह जी कोठारी वगैराह से बस स्टेण्ड मार्ग, बिजयनगर के ब्लॉक संख्या 06 की वाणिज्यिक स्थावर सम्पत्ति संख्या 01 से 06 क्षेत्रफल 820 वर्ग गज क्रय करके स्वामित्व में ली गयी, इस बेचान नामा का पंजीयन कार्यालय उप पंजीयक बिजयनगर के रेकार्ड में पुस्तक सं. 01 जिल्द सं. 216 क्रम सं. 04823 के पेज 118 पर ता. 09.09.2022 को किया गया, जो क्रयशुदा सम्पत्ति उक्त भागीदारी फर्म सम्पत्ति है, जिस पर देय मुद्रांक कर व पंजीयन शुल्क, पंजीयन मुद्रांक विभाग को पंजीयन के समय भुगतान कर दिया गया है।

इस वास्ते पूर्व गठित एवं रजिस्ट्रार कम्पनीज के कार्यालय में पंजीकृत भागीदारी फर्म के संदर्भ में राज्य सरकार की अधिसूचना ***RERA NOTIFICATION DATED 14 MARCH 2024*** की निरन्तरता में गठित भागीदारी फर्म के सभी भागीदारान के हस्ताक्षर से यह अनुपूरक भागीदारी प्रलेख सम्पादित कर उभय पक्षकारान ने सम्पादित कराकर पढ समझ कर सहमति हस्ताक्षर कर दिये कि सनद रहे काम आवे।

Information for Registration :-

1- यह कि भागीदारान द्वारा गठित भागीदारी प्रलेख ता. 23.08.2022 मे वर्णित तमाम शरायत की पालना उभय पक्षकारान के द्वारा की जावेगी, तथा रेरा के तहत् भागीदारी प्रलेख पंजीयन आवश्यक होने के कारण यह अनूपूरक भागीदारी प्रलेख सम्पादित कर पंजीयन कराया जा रहा है।
2- यह कि पंजीयन व मुद्रांक शुल्क नियमानुसार अदा किया गया है।

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बिजयनगर (ब्यावर)

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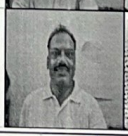
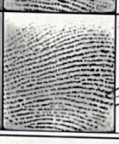
अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
8	श्री/श्रीमती/सुश्री GURU PANNA MALL LLP THROUGH PARTNER SURENDRA HINGAR, पुत्र/पुत्री/पत्नि श्री BHAGWATILAL HINGAR, व्यवसाय Businessजाति 0-JAIN House No.:31/204, Colony: MANIKYA NAGAR, Area: BHILWARA, City: BHILWARA, Pin code: 311001, District: BHILWARA, State: RAJASTHAN			Executant Age : 53 Signature :
9	श्री/श्रीमती/सुश्री GURU PANNA MALL LLP THROUGH PARTNER MAHAVEERPRASAD KOTHARI, पुत्र/पुत्री/पत्नि श्री GANESHLAL KOTHARI, व्यवसाय Businessजाति 0-JAIN House No.:., Colony: NEAR RAJ TALKIES, BHANWARBADI, Area: BIJAYNAGAR, City: BIJAYNAGAR, Pin code: 305624, District: BEAWAR
, State: RAJASTHAN			Executant Age : 59 Signature :
10	श्री/श्रीमती/सुश्री GURU PANNA MALL LLP THROUGH PARTNER BALVEER SINGH, पुत्र/पुत्री/पत्नि श्री RATAN SINGH, व्यवसाय Businessजाति 0-JAIN House No.:., Colony: NADI MOHALLA, Area: BIJAYNAGAR, City: BIJAYNAGAR, Pin code: 305624, District: BEAWAR
, State: RAJASTHAN			Executant Age : 61 Signature :

ने लेख्यपत्र LLP-(1) Instrument of conversion-(ii) conversion of LLP into firm, a private limited company or an unlisted public limited company - (a) where on conversion immovable property vests in resultant entity को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया ।

प्रतिफल राशि रु 30000000/- पूर्व में / मेरे समक्ष / में से रु 30000000/- पूर्व में ---------- ये मेरे समक्ष प्राप्त करना स्वीकार किया ।

उक्त निष्पादन कर्ता की पहचान निम्न व्यक्तियों ने की है , जिनके हस्ताक्षर एवं अंगूठा निशान मेरे समक्ष लिए गए है।

अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/सुश्री ARUN BORADIYA, पुत्र/पुत्री/पत्नि श्री BHANWAR SINGH जाति JAIN Age: 48 Add: House No.:., Colony: BEHIND BUS STAND, Area: BIJAYNAGAR, City: BIJAYNAGAR, Pin code: 305624, District: BEAWAR
, State: RAJASTHAN			Signature
2	Name: श्री/श्रीमती/सुश्री DILIP TATER, पुत्र/पुत्री/पत्नि श्री LADULAL TATER जाति JAIN Age: 52 Add: House No.:., Colony: RAILWAY STATION ROAD, Area: BIJAYNAGAR, City: BIJAYNAGAR, Pin code: 305624, District: BEAWAR
, State: RAJASTHAN			Signature

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उप पंजीयक, VIJAINAGAR
विजयनगर (व्यावर)

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3- यह कि यह अनुपूरक भागीदारी प्रलेख गठित भागीदारी फर्म के संदर्भ में गठन एवं पंजीकरण उपरान्त राजस्थान सरकार की और से ***RERA NOTIFICATION DATED 14 MARCH 2024*** अनुसार पंजीकरण अनिवार्य होने के कारण यह पूर्व सम्पादित भागीदारी प्रलेख की शरायत को यथावत रखते हुए अनुपूरक भागीदारी प्रलेख सम्पादित किया गया है।

4- यह कि प्रलेख सम्पादन पंजीयन का व्यय भागीदारी फर्म ***M/s. Guru Panna Mall LLP.*** के द्वारा वहन किया गया है।

5- यह कि भविष्य में प्रति अस्पष्ट होने पर विभाग की जिम्मेदारी नहीं होगी।

तहरीर ता. 05 सितम्बर सन् 2024 ई.।

Signature

साक्षी 1.
श्री अरूण बोरदिया आयु 48 साल सुपुत्र श्री भंवरसिंह जी
जाति जैन निवासी बस स्टेण्ड के पीछे, बिजयनगर।
(AADHAR NO. [redacted] 9231)

2.
श्री दिलीप तातेड आयु 52 साल सुपुत्र श्री लादूलाल जी तातेड
जाति जैन निवासी रेल्वे स्टेशन रोड, बिजयनगर।
(AADHAR NO. [redacted] 1611)

उप पंजीयक
बिजयनगर (व्यावर)

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Under 54 Endorsement

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धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रू 30000000 मानते हुए इस पर देय कमी मुद्रांक राशि रू 150000 पर कमी पंजीयन शुल्क रू 10000, सरचार्ज राशि 45000 कुल रू 205000 रसीद संख्या 202402356005535 दिनांक 05-09-2024 में जमा किये गये है।

अतः दस्तावेज को रू 150000 के मुद्रांकों पर निष्पादित माना जाता है।

202401356005437

उप पंजीयक, VIJAINAGAR

उप पंजीयक
विजयनगर (ब्यावर)

LLP-(1) Instrument of conversion-(ii) conversion of LLP into firm, a private limited company or an unlisted public limited company - (a) where on conversion immovable property vests in resultant entity

Registration Endorsement

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आज दिनांक 05/09/2024 को
पुस्तक संख्या 1 जिल्द संख्या 279 में
पृष्ठ संख्या 130 क्रम संख्या 202403356104044 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 784 के
पृष्ठ संख्या 479 से 490 पर चस्पा किया गया।

202401356005437

उप पंजीयक, VIJAINAGAR

उप पंजीयक
विजयनगर (ब्यावर)

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