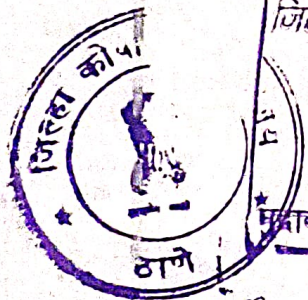




महाराष्ट्र MAHARASHTRA

2025

EF 486937



जिल्हा कोशागार कार्यालय ठाणे
27 OCT 2025
मुद्रांक प्रमुख लिपीक / लिपीक

ULK

NLC
J.L. Kachalia
V.L. Kachalia
S.L. Kachalia

SUPPLEMENTARY LLP AGREEMENT

DLK
ANK
KMK
Vishal
[Signatures]

[Signatures]

This Supplementary LLP Agreement ("Agreement") is made at Mumbai on this ___ day of _____, 2025.

BY AND BETWEEN

(1) Mr. Navnit Liladhar Kachalia, son of Mr. Liladhar Dullabhdas Kachalia, residing at C-704/704A, Kailas Towers Co-Operative Housing Society, Vallabh Baug Lane, Ghatkopar (East), Mumbai – 400077, Designated Partner, having DIN – 00039854, (hereinafter referred to as the "Existing Partner No. 1", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators, successors, legal representatives, and permitted assigns);

N.L. Kachalia
NLC

J.L. Kachalia
JLK

V.L. Kachalia
VLK

[Signature]

[Signatures]

जाहपत्र - २

१४५५५५

29 OCT 2025

मुद्रांक विक्री नोंदवही अनुक्रमांक

दस्तावा प्रकार

दस्त नोंदणी करणार आहेत का ? :- होय/नाही

मेळकतीचे थोडक्यात वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव

हस्ते असल्यास त्यांचे नांव, पत्ता

नाही

दुसऱ्या बक्षकाराचे नांव

मुद्रांक शुल्क रक्कम

गरबानाधारक मुद्रांक विकेत्याची सही-

श्री. शंकर साहेबराव गादव)

मुद्रांक विक्रीचे ठिकाण/पत्ता-जिल्हा सत्र न्यायालय, ठाणे.

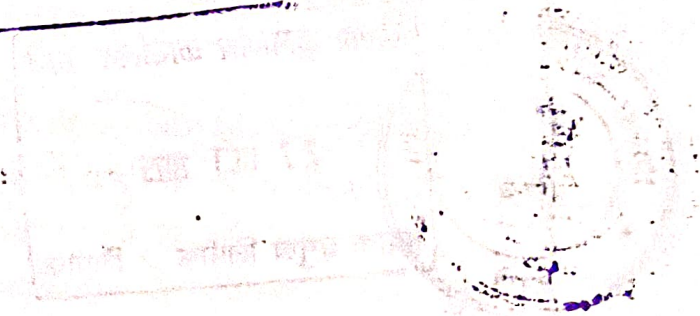
रबाना क्रमांक - १२०१०३१

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याचे कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापर नोंदवहीत नोंदवहीत घेणे आवश्यक आहे.



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- (2) **Mr. Jayendra Liladhar Kachalia, son of Mr. Liladhar Dullabhdas Kachalia,** residing at 4th Floor, Plot No. 111, The Ghatkopar Rekha CHS, Tilak Road, Ghatkopar (East), Mumbai – 400077, **Designated Partner,** having DIN – 00536627, (hereinafter referred to as the “Existing Partner No. 2”, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators, successors, legal representatives, and permitted assigns);
- (3) **Mr. Vijay Liladhar Kachalia, son of Mr. Liladhar Dullabhdas Kachalia,** residing at 8th Floor, Plot No. 111, The Ghatkopar Rekha CHS, Tilak Road, Ghatkopar (East), Mumbai – 400077, **Designated Partner,** having DIN – 00536096, (hereinafter referred to as the “Existing Partner No. 3”, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators, successors, legal representatives, and permitted assigns);
- (4) **Mr. Sharad Liladhar Kachalia, son of Mr. Liladhar Dullabhdas Kachalia,** residing at 5th Floor, Plot No. 111, The Ghatkopar Rekha CHS, Tilak Road, Ghatkopar (East), Mumbai – 400077, **Designated Partner,** having DIN – 00536565, (hereinafter referred to as the “Existing Partner No. 4”, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators, successors, legal representatives, and permitted assigns);
- (5) **Mr. Suryakant Liladhar Kachalia, son of Mr. Liladhar Dullabhdas Kachalia,** residing at 6th Floor, Plot No. 111, The Ghatkopar Rekha CHS, Tilak Road, Ghatkopar (East), Mumbai – 400077, **Designated Partner,** having DIN – 00059618, (hereinafter referred to as the “Existing Partner No. 5”, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators, successors, legal representatives, and permitted assigns);
- (6) **Mr. Shailesh Liladhar Kachalia, son of Mr. Liladhar Dullabhdas Kachalia,** residing at 3rd Floor, Plot No. 111, The Ghatkopar Rekha CHS, Tilak Road, Ghatkopar (East), Mumbai – 400077, **Designated Partner,** having DIN – 00535635, (hereinafter referred to as the “Existing Partner No. 6”, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators, successors, legal representatives, and permitted assigns);
- (7) **Mr. Uday Liladhar Kachalia, son of Mr. Liladhar Dullabhdas Kachalia,** residing at 7th Floor, Plot No. 111, The Ghatkopar Rekha CHS, Tilak Road, Ghatkopar (East), Mumbai – 400077, **Designated Partner,** having DIN – 00839283, (hereinafter

W.L. Kachalia
W.L.K

Uday Liladhar Kachalia
U.L.K

J.L. Kachalia
J.L.K

Uday Liladhar Kachalia
U.L.K

Vijay Liladhar Kachalia
V.L.K

Vijay Liladhar Kachalia
V.L.K

S.K. Kachalia
S.K.K

Suryakant Liladhar Kachalia
S.L.K

Shailesh Liladhar Kachalia
S.L.K

referred to as the "Existing Partner No. 7", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators, successors, legal representatives, and permitted assigns);

(8) **Mr. Ashish Navnit Kachalia, son of Mr. Navnit Liladhar Kachalia**, residing at C-702, Kailas Towers, Vallabh Baug Lane, Ghatkopar (East), Mumbai – 400077, **Designated Partner**, having DIN – 00542793, (hereinafter referred to as the "Existing Partner No. 8", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators, successors, legal representatives, and permitted assigns); AND

(9) **Mr. Krishna Navnit Kachalia, son of Mr. Navnit Liladhar Kachalia**, residing at C-704/704A, Kailas Towers, Vallabh Baug Lane, Ghatkopar (East), Mumbai – 400077, **Designated Partner**, having DIN – 00542601, (hereinafter referred to as the "Existing Partner No. 9", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators, successors, legal representatives, and permitted assigns).

(The Existing Partner No. 1, Existing Partner No. 2, Existing Partner No. 3, Existing Partner No. 4, Existing Partner No. 5, Existing Partner No. 6, Existing Partner No. 7, Existing Partner No. 8, Existing Partner No. 9 are hereinafter collectively referred to as "Continuing Partners" of Navnit Luxe Spaces LLP ("LLP"), which expression shall, unless repugnant to the context, include their respective legal heirs, executors, attorneys, successors, administrators, executors, nominees and permitted assigns);

AND

Mr. Vishal Prakash Pardeshi, son of Mr. Prakash Pardeshi residing at Flat No - 101, 1st Floor, Mehra Apartment, Ghatla Village Road, Near Twinkle Star Society, Chembur East – 400071, **Designated Partner**, having DPIN/PAN - AMMPP9654R hereinafter referred to as "New Partner" which expression shall, unless repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators, successors, legal representatives, and permitted assigns).

WHEREAS:

A. The Continuing Partners are carrying on business in the name and style of M/s. NAVNIT LUXE SPACES LLP (LLPIN-ACJ-6494) registered under the Limited Liability Partnership Act, 2008, having its registered office at Unit no-101, C-Wing, Waterford, C. D. Burfiwala Road, Juhu Lane, Andheri West, Near Andheri Railway Station, Mumbai, Mumbai, Maharashtra, India, 400058 (hereinafter called the "LLP").

VL Kachalia
NLE
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31 Page

V. L. Kachalia
VLK
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Anirudh Prakash
VLK

SLK

S. L. Kachalia
SULK

ANK
Prakash

KPK
Kachalia

Vishal Prakash
Vishal Prakash

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- B. The Continuing Partners executed a Limited Liability Partnership Agreement dated 16th October, 2024 (the “Principal Agreement”) governing the rights, duties and obligations of the partners.
- C. The Continuing Partners are desirous of recording the appointment of a Competency Certificate Holder, who shall act as the Authorised Signatory of the LLP for purposes of registration under the Real Estate (Regulation and Development) Act, 2016 (RERA).
- D. The Continuing Partners have mutually agreed to admit the **New Partner** into the LLP with effect from **01st day of November, 2025** (“Effective Date”), on the terms and conditions set forth herein.
- E. This Supplementary LLP Agreement is executed to record such admission and changes, to be filed with the Registrar of LLP’s (Form 3) under Section 23(2) of the LLP Act, 2008.

NOW THIS SUPPLEMENTARY AGREEMENT WITNESSETH AS UNDER:

1. Admission of Partner

- 1.1 The Continuing Partners hereby admit **Mr. Vishal Prakash Pardeshi** as a Partner of the LLP with effect from **01st day of November, 2025** (“Effective Date”) in accordance with Section 22 of the LLP Act, 2008, solely to facilitate compliances under the Real Estate (Regulation and Development) Act, 2016 and the Rules, Regulations, Circulars, Directions, Suo-Motu Orders, Regulatory Order by RERA, Suo-Motu Advertisement Orders issued thereunder.
- 1.2 Save as expressly provided in this Supplementary Agreement, all other rights and obligations of the Continuing Partners shall remain as per the “Principal Agreement”.
- 1.3 The New Partner agrees to be bound by the Principal Agreement as amended by this Supplementary Agreement and liable and responsible for the compliance with the provisions interalia laid down under Section 9 and Section 10 of the Real Estate (Regulation and Development) Act, 2016.

2. Contribution of New Partner

- 2.1 The New Partner shall contribute Nil (₹0) capital to the LLP.
- 2.2 The total capital of the LLP and the capital contributions of the other Partners shall remain unchanged.

3. Profit and Loss Sharing

- 3.1 The New Partner shall be entitled to **0.01%** share in the profits and **0.01%** share of the losses of the LLP, except for acts committed or omitted directly attributable to the New Partner for which the New Partner shall be solely liable for the damages, losses, resulting

NLKacharia
NLK

S. L. Khatke
SJK

M. J. Khatke
MJK

S. L. Khatke
SJK

S. L. Khatke
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S. L. Khatke
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S. L. Khatke
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Vishal Prakash Pardeshi

(c) promptly furnish to the LLP copies of all filings, correspondence, and orders relating to RERA Matters.

6.2 The New Partner shall indemnify and keep indemnified and hold harmless the LLP and the each of the Continuing Partners their heirs, executors, and assigns against all losses, liabilities, claims, damages, costs, and expenses against any claims, penalties, or losses arising out of any misstatement, concealment, or non-compliance attributable to the New Partner in RERA Matters and matters arising out of or in connection with:

- i. Any act, omission, or default committed by the New Partner;
- ii. Any breach of this Agreement or of any law, contract, or duty; and
- iii. Any representation or warranty found to be untrue or misleading.

Such indemnity shall survive the cessation or retirement of the New Partner.

6.3 The New Partner shall be bound by all clauses of the Principal Agreement and the LLP Act, 2008.

6.4 The New Partner shall not:

- i. Bind or represent the LLP in any contract or obligation without prior written consent of all Designated Partners;
- ii. Borrow money, pledge assets, or issue guarantees on behalf of the LLP;
- iii. Admit or remove any partner or alter the profit ratio;
- iv. Open or operate any bank account of the LLP;
- v. Interfere with management, except as expressly permitted.

6.5 The New Partner's role shall be limited to advisory and compliance participation as may be assigned by the Designated Partners.

7. Term, Cessation, and Revocation of RERA Authority

7.1 The New Partner's admission and the authority granted under Clauses 1 and 4 shall remain in force until the earliest of:

- (a) written revocation by not less than the majority of Continuing Partners in accordance with the Principal Agreement;
- (b) cessation, resignation, or removal of the New Partner as Partner (and, if appointed, as Designated Partner); or
- (c) Failure by the New Partner to maintain registration number granted by the Competent Authority or other compliance required under RERA; or
- (d) De-registration or Revocation of the MahaRERA Registration Number issued by the Competent Authority under the The Real Estate (Regulation And Development) Act, 2016 and Rules, Regulation issued thereunder.

7.2 Upon such cessation or revocation, the LLP shall promptly withdraw/replace the authorised signatory with MahaRERA and make corresponding filings/updates with the Registrar of Companies/LLP and MahaRERA, as applicable.

N.L. Kachhro
NLE

J. L. Kachhro
JLE

Mujib Roshan
NLE

S. L. Kachhro
SLE

[Signature]
SLE

[Signature]
SLE

ANK Chaudhary
ANK

[Signature]
VLE

8. Authority Letter for MahaRERA

- 8.1 Simultaneously with execution of this Supplementary Agreement, all Partners shall execute an Authority Letter in favour of the New Partner as RERA Authorised Signatory, in the form approved by the Partners and aligning with applicable MahaRERA directions/circulars/orders (including, if applicable, any order linking the authorised signatory to the Certificate of Competency).
- 8.2 The Authority Letter shall be produced to MahaRERA and uploaded together with the updated Agreement and the relevant ROC acknowledgements.

9. Competency Certificate Holder and RERA Confirmation

- 9.1 The Partners hereby unanimously confirm that Mr. Vishal Prakash Pardeshi, being the holder of the MahaRERA Certificate of Competency, is, pursuant to Clause 4, the RERA Authorised Signatory for and on behalf of the LLP in relation to RERA Matters.
- 9.2 An Authority Letter in terms of Clause 8 is being issued simultaneously with this Supplementary Agreement.

10. Execution and Delivery for RERA Filings

- 10.1 Without prejudice to Clause 4, the RERA Authorised Signatory shall be entitled to sign, execute, submit, and deliver all applications, undertakings, declarations, affidavits, forms, replies, documents, and writings, and to do all such acts, deeds, matters, and things as may be necessary or incidental for compliance with RERA provisions.
- 10.2 All acts done by the RERA Authorised Signatory within the scope of the authority granted herein shall be binding upon the LLP and all the Continuing Partners, and are hereby ratified and confirmed.

11. Effect of Supplement

Save and except the modifications expressly set out in this Supplementary Agreement, the said Principal Agreement dated 16th October, 2024 shall remain unchanged and binding on the LLP and all Continuing Partners and shall continue in full force and effect.

12. Governing Law and Jurisdiction

- 12.1 This Supplementary Agreement shall be governed by and construed in accordance with the laws of India, including the Limited Liability Partnership Act, 2008, and other applicable laws in force.

- 12.2 Subject to applicable law, the courts at Mumbai shall have exclusive jurisdiction over all matters arising out of or in connection with this Supplementary Agreement.

N.L. Kachalia *S.L. Kachalia* *Anjneya Kachalia* *S.L. Kachalia*
NLK SLK ANK SSK

[Signature] *[Signature]* *[Signature]* *[Signature]*
ULK ANK KMK VSK

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13. Miscellaneous

13.1 The Partners hereby agree and declare that the Competency Certificate Holder shall be one of the Partners of the LLP and shall act as the authorized signatory for all purposes, including registration, compliance, execution of documents, and representation before the competent authorities for matters exclusively related to MahaRERA.

13.2 Continuity of Business:

The business of the LLP shall continue uninterrupted with the Continuing Partners as Designated Partners managing day-to-day affairs. Admission of the New Partner shall not dissolve or reconstitute the LLP except as recorded herein.

13.3 Stamp Duty and Filing

This Agreement is executed on non-judicial stamp paper of Rs. 500/- (Rupees Five Hundred only). A copy of this Agreement shall be filed with the Registrar of LLPs in Form 3 within 30 days of execution.

IN WITNESS WHEREOF, the Partners hereto have executed this Supplementary Agreement on the day, month and year first above written.

SIGNED AND DELIVERED)
by the withinnamed "Continuing Partners")
of Navnit Luxe Spaces LLP)
(1) Mr. Navnit Liladhar Kachalia,)

N.L. Kachalia
N.L.K

(2) Mr. Jayendra Liladhar Kachalia,)

(3) Mr. Vijay Liladhar Kachalia,)

J.L.K. Kachalia
Vijay Kachalia

(4) Mr. Sharad Liladhar Kachalia,)

V.L.K.

[Signature]
S.L.K

(5) Mr. Suryakant Liladhar Kachalia.

) 5-6-2018

SDLK
5/6/18

(6) Mr. Shailesh Liladhar Kachalia.

)

Shailesh
SLDK
5/6/18

(7) Mr. Uday Liladhar Kachalia.

)

Uday
ULK
5/6/18

(8) Mr. Ashish Navnit Kachalia

)

ANE
Ashish

(9) Mr. Krishna Navnit Kachalia

)

KNK
Krishna

Witnesses -

)

In the presence of...

)

(1)

)

(2)

)

SIGNED AND DELIVERED

)

by the withinnamed "New Partner"

)

Mr. Vishal Prakash Pardeshi,

)

Vishal
Vishal P

Witnesses -

)

In the presence of...

)

(1) Vanitha Korian

)

(2) Mahazarine Cooper

)

Vanitha Korian
Mahazarine