

Sl. No. ~~C.25.010~~..2021...

## Notarial Certificate

To all to whom these present shall come, I, Kamal Kumar Paul duly appointed by the Government of India as Notary and practising within the city of Kolkata. W.B. Union of India do hereby certify that the paper writings collectively marked 'A' annexed hereto, hereinafter called the paper writings. 'A' are presented before me

*Granted by Mayank Singh and others as per Original Partnership Deed Same.*

hereinafter referred as the "executant/s" on the ..... day of ..... in the year Two Thousand. ✓

The "executant/s" having admitted the execution of the paper writings "A" and being satisfied as to the identity of the executant I attested the execution.

In faith and testimony whereof, I, the said Notary, have hereinto subscribed my name and affixed my seal of office this ..... day of ..... 20 ✓



*K Paul*  
**Kamal Kumar Paul**  
October, 25th, 2021

**Notary**  
Regd. No. 2700/04  
Govt. of India  
CMM's Court  
2 & 3 Bankshall Street  
Kolkata - 700 001

25 OCT 2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



**PARTNERSHIP AGREEMENT**

“Modification in Terms”

**M/s. KAARRYAM REALTY**

2A, LALA LAJPAT RAI SARANI

KOLKATA-700020

KAARRYAM REALTY

Partner

KAARRYAM REALTY

Partner

**KAMAL KUMAR PAUL**  
NOTARY GOVT. OF INDIA  
Regd. No.-2700/04  
C.M.M.'s Court  
2 & 3 Bankshall Street  
Kolkata-700001

25 OCT 2021

2-1 OCT 2021

ভাং ভাঙার শেকর মিত্র  
বসিরহাট ট্রেজারী

নং 18722  
নাম Karyyam Realty  
পিকনা 2A, Lalalapat Rai Sarani  
তার 10/ অং  
বসিরহাট ট্রেজারী Kolkata - 20

*(Signature)*

2 1 OCT 2021



REGISTRAR OF MORTGAGES, WEST BENGAL

KARYYAM REALTY  
NOTARY COURT OF INDIA  
REGD. NO. 22720  
C.M.A. & CO.  
2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

*(Signature)*

2 OCT 2021

By  
Lala Raj Sarani  
20



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



**PARTNERSHIP AGREEMENT**  
"Modification in Terms"  
**M/s. KAARRYAM REALTY**  
2A, LALA LAJPAT RAI SARANI  
KOLKATA-700020

KAARRYAM REALTY  
*Kamal Paul Singh*  
Partner

**KAMAL KUMAR PAUL**  
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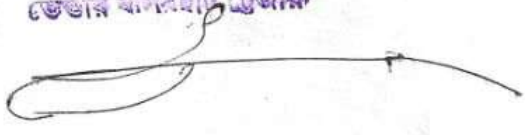
KAARRYAM REALTY  
*Anurag Khuntia*  
Partner

25 OCT 2021

21 OCT 2021

শ্রীঃ স্তোত্র শেখর মিত্র  
বসিরহাট ট্রেজারী

নং :: 1872/21  
সূত্র :: Karanym Realty  
উদ্দেশ্য :: 2A, Lala-Lalpat-Dai Saran  
টাকা :: 50/-  
ভেঙার বসিরহাট ট্রেজারী  
Kallahi - 20



21 OCT 2021

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Handwritten signature

DEED OF RECONSTITUTION OF PARTNERSHIP



THIS DEED OF PARTNERSHIP is made on this 25<sup>TH</sup> Day of October, Two Thousand & Twenty One

B E T W E E N

(1) **MR. MAYANK SINGH**, son of Shri Tej Bahadur Singh, having PAN NO. BNKPS6718P by faith -Hindu, residing at 201/A, Mahatma Gandhi Road, Barabazar, Kolkata - 700 007, (party hereto of the FIRST PART).

AND

(2) **MR. AMIT RAJ KHINWASARA**, son of Shri Dhanraj Khinwasara having PAN NO. ATLPK6350M by faith- Hindu, residing at 386, Shyamnagar Road, Bye Lane No. 4, Shyamnagar, Bangur Avenue Kolkata - 700 055, (party hereto of the SECOND PART).

WHEREAS, the parties hereto of the were carrying on the business under the name and style of M/s. "KAARRYAM REALTY" under the Deed of Partnership executed on 10th September 2021.

WHEREAS, the parties hereto above mentioned have decide to review the terms and conditions unto writing w.e.f. 25/10/2021 to avoid future disputes and misunderstanding between themselves, their heirs and successors absolutely.

AND WHEREAS the parties hereto are desirous of recording the said terms and conditions of the partnership into writing.

(2)

**Now This Deed Witnesseth As Follows**

- =====
1. THAT the name and style of the partnership business shall be "M/s. KAARRYAM REALTY", and its Office shall be situated at 2A, Lala Lajpat Rai Sarani, Kolkata-700 020 or at such other place or places as the partners may decide from time to time.
  2. THAT the branch/branches, office/offices, godown/godown(s), liaison office(s) of the firm may be opened in other place/places as the partners may decide from time to time.
  3. THAT the partnership business nature shall be Real Estates Advisory, Transactions, Consultancy and Brokerage. But the partners shall be at liberty to embark on any new line or lines of business or businesses as they, may decide from time to time.
  4. THAT the capital required for the partnership business shall be such as will be reflected from time to time in the respective accounts of the partners in the books of the firm. The partners shall be entitled to interest @ 12% per annum on their capital. However in case of inadequacy of profits the rate of interest may be decreased as the partners may decide from time to time.
  5. THAT, both the parties hereto as mentioned looking after the business of the partnership shall be entitled to a remuneration from the partnership business provided if there remains any profit in the partnership after charging all expenses including interest on the Capital and aforesaid remuneration. However in the case of inadequacy of profits the same shall be restricted and allowable as per the provisions of section 40 (b) (v) (ii) of the I.T.Act, 1961. Further such remuneration payable may be reduced as mutually decided amongst the partners.

KAARRYAM REALTY  
*Mayank Singh*  
Partner

KAARRYAM REALTY  
*Amitraj Khinwasara*  
Partner

25 OCT 2021

KAMAL KUMAR PAUL  
NOTARY GOVT OF INDIA  
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THAT, the bank account of the firm may be opened in such bank/banks as may be decided between the partners and the partners shall be entitled to open and operate any bank account with any bank and for this purpose it shall be treated as all the partners have authorized and empowered each other to severally open and operate the bank account in the name of the partnership.

- 7. THAT partnership hereto constituted have been taken over all assets and liabilities and all tenancy and registration of the partnership business herein before constituted and the same shall belong to the firm herein constituted.
- 8. THAT, all the expenses relating to the partnership business including remuneration to the partners shall be debited to the profit and loss account of the firm and the net profit or loss of the partnership business shall be divided in the following ratio :-

**PROFIT/LOSS**

<b>FIRST PARTY</b>	...	<b>50%</b>
<b>SECOND PARTY</b>	...	<b>50%</b>

- 9. THAT the bank overdraft account of the firm may be opened in one or more Bank or Banks as the partners may decide by pledging the moveable and immovable properties or other securities of the firm as the partners may decide from time to time and the operating power of such overdraft bank accounts shall be exercised by any one of them such persons as are authorized to do so on behalf of the firm.
- 10. THAT the firm can borrow and give Loans from/to any Companies, Firms, Individual etc. With & without Interest at any time when required. For this purpose any partner with consent of other partners of firm can take necessary action as deemed fit.
- 11. THAT, the parties hereto above mentioned shall on behalf of the firm be entitled jointly to give general power of attorney to any person or employee of the firm to do any or all business deeds, act and/or to file to defend any suit for and against the firm in any Court of Law, Central or State Government offices including Income-Tax and Sales-Tax authorities.
- 12. THAT the books of account of the partnership firm shall be made up and adjusted upto 31st day of March each and every year.
- 13. THAT in case of retirement of any of the partner, the retiring partner shall be entitled to the amount standing in his/her credit in the books of the firm.
- 14. THAT on retirement of any of the partner with the consent and agreement with the other partner from the partnership, the firm shall not stand dissolved but shall be continued as a going concern by the remaining partner/partners or by asking any new partner or partners as the remaining partner shall think fit and proper.
- 15. THAT in case of insanity, permanent physical disability or death of any of the partners, the firm shall not stand dissolved, but shall be continued as a going concern by the remaining partners with equal profit sharing ratio.

KAARRYAM REALTY      KAARRYAM REALTY  
*Partner*      *Partner*

**KAMAL KUMAR PAUL**  
 NOTARY GOVT. OF INDIA  
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**25 OCT 2021**



THAT, none of the partners shall without the consent and agreement of the other partner do any of the following deeds or acts :-

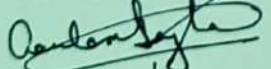
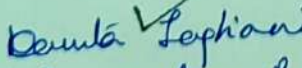
- (a) Employ or lend any money or deliver goods belonging to the partnership firm except on account and in normal course of the business.
- (b) Except in the ordinary course of business, give any surety or promise for the payment of money on account of the firm.
- (c) Secure or guarantee from any person or to knowingly suffer anything whereby the partnership property may be endangered.
- (d) Employ the stock in trade, capital and profit of the firm for his/her personal debts.

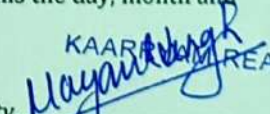
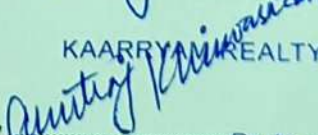
AND

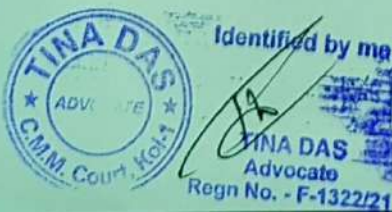
- (e) Admit any new partner.
17. THAT it is expressly and unanimously decided and agreed upon by the parties hereto that matter of differences or disputes relating to the said partnership business shall be referred to the arbitration subject to and according to the provisions of the ARBITRATION Act, as or any Act in force during the time.
18. THAT all other terms and conditions except mentioned herein before shall be governed by the Indian Partnership Act, 1932 or of any statutory modification thereof.
19. THAT the partnership property shall not be liable for the personal debts of the partners.
20. THAT in case of any disputes or differences arising between the partners with regard to the partnership business or interpretation of terms and conditions of the partnership, the same shall be referred to The Arbitration Act, then in force.

IN WITNESS WHEREOF, the parties hereto have put their respective hands on this the day, month and year first above mentioned.

WITNESS:


- 1.   
GAJAM SAWHNEY  
228, M A Road, Kolkata-07
- 2.   
Deemta Lepiani  
6, Serwat Bose Road  
Kolkata - 700020.

- ✓ First Party   
(Mayank Singh) Partner  
KAARRY REALTY
- ✓ Second Party   
(Amit Raj Khinwasara) Partner  
KAARRY REALTY



KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No. -2700/04  
C.M.M.'s Court  
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Kolkata-700001

Signature Attested Only on identification of the Advocate

  
KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Kolkata, West Bengal  
25 OCT 2021

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