

Sl. No.

66/22

# Notarial Certificate



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

*Deed of Partnership.*

hereinafter referred as the "executant/s" on the...1.6.NOV...2022

of ..... in the year Two Thousand Twenty Two

"executant/s" having admitted the execution of the paper

"A" and being satisfied as to the identity of the executant

he attested the execution.

In faith and testimony whereof, I, the said Notary, have hereinto

subscribed my name and affixed my seal of office at Kolkata

this ...1.6.NOV...2022 day of .....20

*Narendra Prasad Gupta*

Notary Public  
Govt. of India  
Reg. No. : 13823/2018  
Advocate High Court Calcutta

Office : 8, Old Post Office Street,  
Gr. Floor, Kolkata - 700 001  
(Opp. High Court 'F' Gate)

Residence :

38, Thakur Das Ghosh Street  
P.O. - Liluha, Dist. Howrah  
West Bengal - 711204  
Mob. : 9883135090 / 8910576674  
Email : advnpgupta 06@gmail.com



NOTARIAL STAMP

EdgeNex Realty

Anitta Sultana

Partner

*Sandip Das*

Partner

Annexure 'A'



पश्चिम बंगाल WEST BENGAL

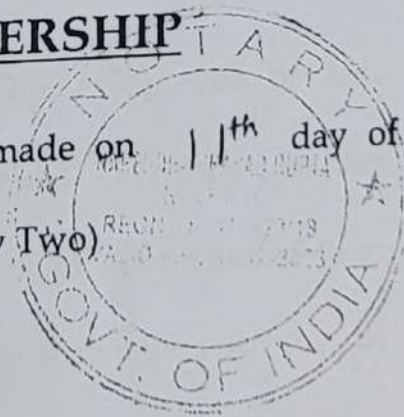
AM 858951



**DEED OF PARTNERSHIP**

THIS DEED OF PARTNERSHIP is made on 11<sup>th</sup> day of November, 2022 (Two Thousand Twenty Two)

BETWEEN



**EdgeNex Realty**  
Aniffa Sultana  
Partner

16 NOV 2022  
**EdgeNex Realty**  
Sandeep Das  
Partner



भारतीय गैर न्यायिक

पचास  
रुपये  
रु. 50



FIFTY  
RUPEES  
Rs. 50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AG 556155



-2-

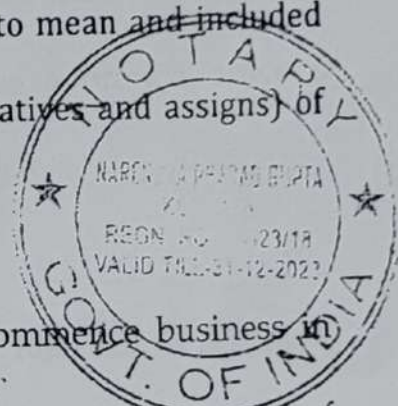
ARIFFA SULTANA, (Aadhaar No. 5674 1267 3151), wife of Md. Shamim Akhtar, aged about 57 years, residing at 11X/1, Topsia Second Lane, Tiljala, P.S. - Tiljala, Kolkata - 700039, hereinafter referred to as **FIRST PARTNER** (which terms and expression shall unless excluded by or repugnant the subject or context be deemed to mean and included her heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

EdgeNex Realty  
Aniffa Sultana  
Partner

EdgeNex Realty  
Sandip Das  
Partner

AND

SANDIP DAS, (Aadhar No. 6028 4577 8007), son of Swapan Kumar Das and Rina Das, aged about 32 years, residing at 31/3B, Gobindo Bose Lane, Post Office - Bhawanipore, Police Station - Kalighat, Kolkata - 700025, District - South 24-Parganas, hereinafter referred to as **SECOND PARTNER** (which terms and expression shall unless excluded by or repugnant the subject or context be deemed to mean and included his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.



WHEREAS the parties hereto have agreed to commence business in partnership and it is expedient to have written instrument of partnership. Now this partnership deed witnesses as follows :-

(1) NAME & PLACE OF THE FIRM :-

The business of the firm shall be continued in the name and style of "EdgeNex Realty" is lying and situated at which was registered in the office of Premises No. 53/36A, Tiljala Road, Police Station - Topsia, Kolkata - 700046, under Ward No. 59, within Kolkata Municipal Corporation in the District of South 24-Parganas.

**EdgeNex Realty**

Anitta Sultana

Partner

**EdgeNex Realty**

Sandip Das

Partner

NOV 2022



(2) COMMENCEMENT OF BUSINESS :-

The constituted partnership firm shall be deemed to have effect from 15<sup>th</sup> day of November, 2022

(3) PLACE OF BUSINESS :-

The Registered Office of the firm shall be situated at Premises No. 53/36A, Tiljala Road, Police Station - Topsia, Kolkata - 700046, under Ward No. 59, within Kolkata Municipal Corporation in the District of South 24-Parganas (and/or also a branch office is available at the address of the Second Partner).

(4) NATURE OF BUSINESS :-

The business of the firm shall be that of Real Estate Property Agent and any other business/es that the partners may agree upon, from time to time.

(5) DURATION :-

The duration of the partnership shall be "At Will".

(6) CAPITAL OF THE FIRM :-

Initially the capital of the firm shall be Rs.2,00,000/- (Rupees Two Lakh) only

First Party contribution

- Rs.1,00,000/-

**EdgeNex Realty**

Aniifa Sultana

Partner

**EdgeNex Realty**

Sandip Das

Partner

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Second Party contribution - Rs.1,00,000/-

(7) SHARE :-

That two partners **ARIFFA SULTANA** and **SANDIP DAS** hence forth will share the profit and loss proportionate equally i.e.

1st Partner - 50%

2nd Partner - 50%



(8) THAT EACH PARTNER SHALL :-

- (a) Diligently attend to the business of the Partnership and devote his/her necessary time and attention thereto.
- (b) Punctually pay his/her separate debts and indemnify the other partner and the Assets of the firm against the same and all expenses therefore.
- (c) Upon every reasonable request inform the other partner of all letters, accounts, writings and such other things which shall come to his/her hands or knowledge concerning the business of the Partnership.

(9) THAT NEITHER PARTNER SHALL WIHTOUT THE CONSENT OF THE OTHERS :-

**EdgeNex Realty**  
Anitta sultana  
Partner

**EdgeNex Realty**  
Sandip Das  
Partner

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- (a) Lend any of the money or deliver upon credit any of the goods of the firm to any person or persons whom the other Partners shall have previously in writing forbidden her/him to trust.
- (b) Raise or advance any loan in the name of or on behalf of the firm.
- (c) Assign, Charge or transfer her/his shares in assets or profits of the firm.

(10) MANAGEMENT :-

Both the partners of the firm shall be Managing Partner and they will look after all the day to day transaction of the firm and any legal activities in the name of the firm and the remaining partners shall co-operate to do so.

(11) OPERATION OF BANK ACCOUNTS :-

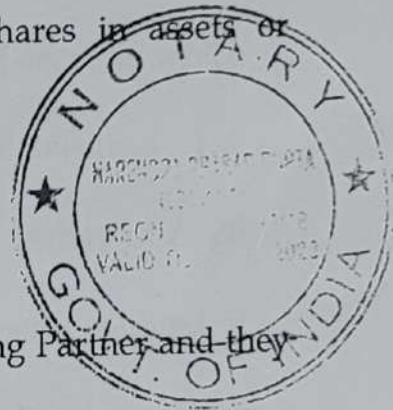
The firm shall open a current account in the name of "EdgeNex Realty" at any bank and such account shall be operated by First Partner and Second Partner jointly as declared from time to time to the Banks.

**EdgeNex Realty**  
Anitta Sultana  
Partner

**EdgeNex Realty**

Sandip Das  
Partner

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(12) BORROWING :-

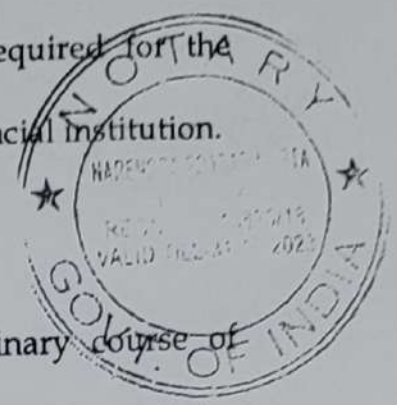
The written consent of all Partners will be required for the partnership to avail credit facilities from any financial institution.

(13) ACCOUNTS :-

The firm shall regularly maintain in the ordinary course of business, true and correct accounts of all its transactions and also of all its assets and liabilities, the proper books of account, which shall ordinary be kept at the firm's place of business. The accounting year shall be the financial year from 1<sup>st</sup> day of April onwards and the balance sheet shall be properly audited if needed and the same shall be signed by all the Partners. Every Partner shall have access to the books and the right to verify their correctness.

(14) RETIREMENT :-

If any Partner shall at any time during the subsistence of the partnership, be desirous of retiring from the firm, it shall be competent from him /her to do so, provided he/she shall give at least one calendar month notice of his intention of doing so. The remaining partner shall pay to the retiring partner or his/her



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Anifa sultana  
Partner

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Sandip Das  
Partner

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legal representatives of the deceased partner, the value of the retiring partners' capital calculated as on the date of retirement in the assets of the firm and at that event a new partnership deed will be registered.



(15) DEATH OF PARTNER :-

In the event of the death of any partners, one of the legal representatives of the deceased partner shall become the partners of the firm and in the event if the legal representatives show their denial to be appointed to the firm, they shall be paid the part of the deceased partner's capital amount calculated as on the date of the death of the partner.

(16) That the partners hereto may, however with their mutual consent pay remuneration to any of the partners hereto at a rate that may be mutually agreed upon between them from time to time. They shall be at liberty to increase or decrease such rate of remuneration with their consent from time to time.

(17) That upon the dissolution of the partnership in any event not hereinafter provided for the said business, the assets, goodwill

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Anitta Sultana

Partner

**EdgeNex Realty**

Sandip Das

Partner

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and liabilities thereof should absolutely vest on any one partner mutually decided by the partners to the Partnership.

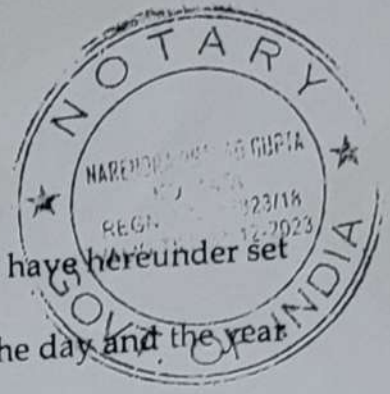
- (18) That it will always remain open to the partners hereto to amend, annul or change any term or terms of this Deed of Partnership in the course of its business and in that event of amending, annulling or changing any term or terms of this Deed of Partnership no fresh deed shall be required to be executed.
- (19) That no continuing partner shall without the consent in writing of the other continuing partner sell, mortgage, alienate or transfer his/her shares in the firm or any part thereof to any outsider.
- (20) That without prejudice to the above terms and conditions the Partnership Deed hereto in all other matters shall be governed by the provisions of Indian Partnership Act, 1932 and Income Tax (IT) Act 1961.

**EdgeNex Realty**  
Amitta Sultana  
Partner

**EdgeNex Realty**  
Sandip Desai  
Partner

16 NOV 2022





IN WITNESSES WHEREOF the said parties hereto have hereunder set their respective hands to this Deed of Partnership, the day and the year first hereinabove mentioned.

SIGNATURE, NAME AND

SIGNATURE AND NAME OF THE PARTIES

ADDRESS OF WITNESSES :-

(1) *Md. Shamim Akhter*  
MD. SHAMIM AKHTER  
11X/1, TOPSIA 2ND LANE  
KOLKATA-700039

(2) *Rina Das*

RINA DAS  
31/3B GOBINDOBOSE  
LANE KOLKATA-700025

*(ARIPPA SULTANA)*

*Aniffa Sultana*  
Signature of the First Party

*(SANDIP DAS)*

*Sandip Das*  
Signature of the Second Party

L.T.I.(s)/Signatures(s) of the Executant/s attested by me by Identification

*[Signature]*  
NARENDRA PRASAD GUPTA, NOTARY  
Advocate, HIGH COURT, KOLKATA  
Regd. No.-13823/2018, Govt. of India

Drafted by me  
identified by me

*Iqra Rahaman*  
Advocate

Iqra Rahaman  
Advocate  
High Court Calcutta  
Kolkata - 700001  
Enrolment No - F/1910/1547/2018

NARENDRA PRASAD GUPTA  
NOTARY  
GOVERNMENT OF INDIA  
REGN. NO.-13823/2018

ADVOCATE, HIGH COURT CALCUTTA  
8, Old Post Office Street (Ground Floor)  
Opp. F-Gate (High Court)  
Mob.-886 573674  
988 138000

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Amiffa Sultana  
Partner  
EdgeNex Realty

Sandip Das  
Partner  
EdgeNex Realty