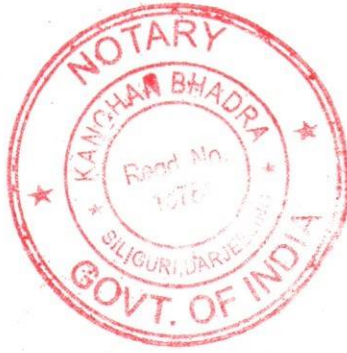


Kanchan Bhadra

Advocate

NOTARY
GOVT. OF INDIA



* Office Address :
Hawker's Corner, Stall No. B/33
Near "Gana Natya" Office
No.1 Rail Gate, PO. Siliguri
Dist. Darjeeling, Pin - 734001
Contact No. 9434871863

* Residence :
"Matri Bhawan"
Bhaktinagar (West), Deshpriya Sarani
W-No. 34, Near satsangha Ashram &
Behind Aurobindha Society
PO. Bhaktinagar, Dist. Jalpaiguri
Pin - 734007
Contact No. 9434871863

Serial No. 11

Date. 13/11/23

Notarial Certificate

(Pursuant to section 8 of the Notaries Act.1952)

TO ALL TO WHOM THESE PRESENTS shall come I, **Kanchan Bhadra**, duly authorised by the Government of India to practise as a NOTARY do hereby verify, authenticate, certify, attest as under the execution of the instrument annexed here to collectively marked "A" on its being executed, admitted and identified by the respective Signatories and as also by Mr./Mrs./Miss. C. Mausigha advocate, as to the matters contained therein, presented before me.

Accordingly to that this is to certify, authenticate and attest that the annexed instrument "A" is the :

⁴ Amended Partnership Deed

PRIMA FACIE the annexed instrument 'A' appears to be the usual procedure to serve and avail as needs or occasions shall or may required for the same.

In faith and testimony where of being required of Notary, I, the said Notary do hereby subscribe my hand and affix my seal of office at Siliguri on this the 13th day of April 2023

KANCHAN BHADRA
Notary, Siliguri

Kanchan Bhadra

NOTARY

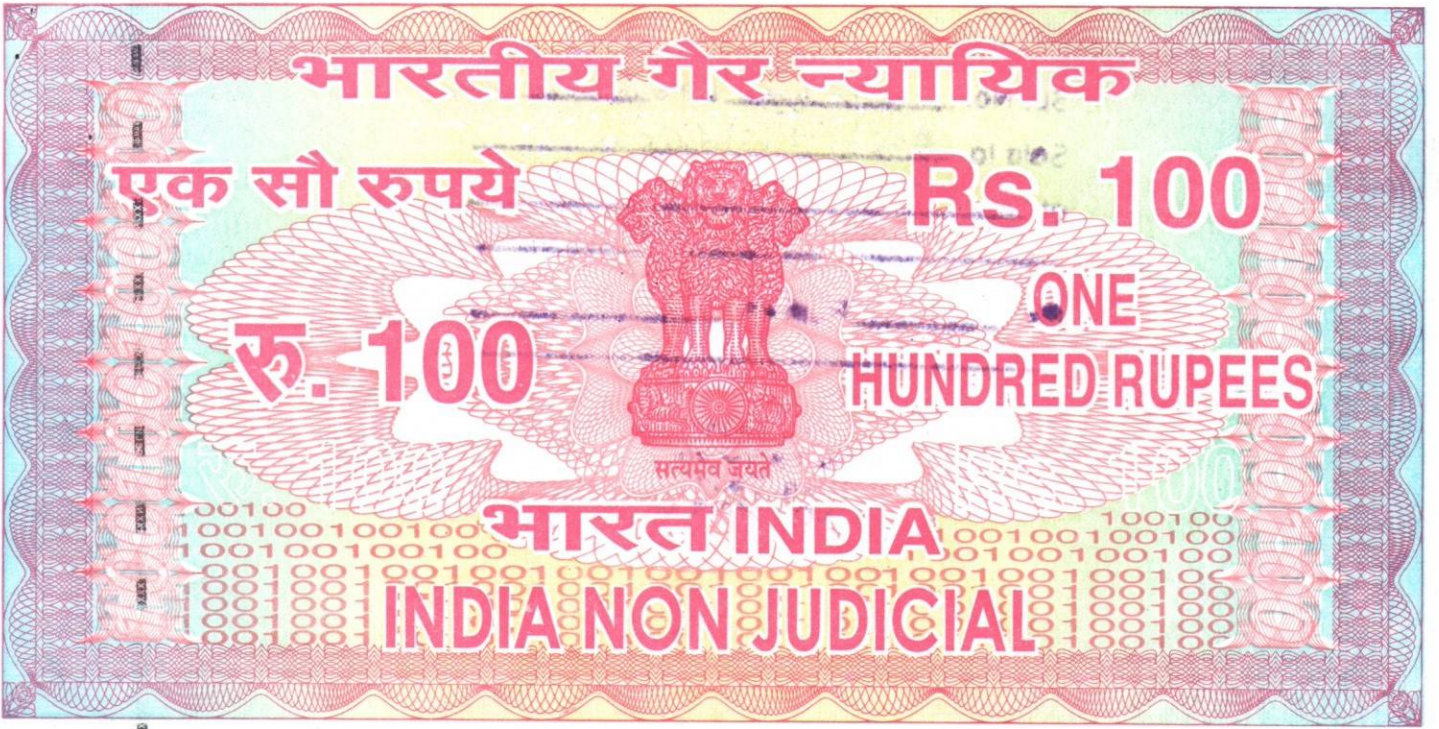
Reg. No. 13784/2018

Siliguri, Dist. Darjeeling

The Executant/s is / are Identified by me :

Chandan Mausigha
Advocate





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 951107



Bi Jay Kumar Mundhra
Aneta Mundhra
Payal Agarwal
Bina Agarwal
B. J. Kund

AMMENDED PARTNERSHIP DEED

THIS PARTNERSHIP DEED MADE ON THIS THE 31ST DAY OF MARCH 2023

BETWEEN

SHRI BIJAY KUMAR MUNDHRA, (PAN ADTPM7250J) son of Late Pokar Mal Mundhra, aged about 72 years, Hindu by Religion, Business by occupation, residing at 3rd Floor Plot No 9, Panchwati Hosuing Complex, Sevoke Road, Siliguri 734001 in the State of West Bengal, hereinafter called the "**FIRST PARTY**" (Which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, successors, executors, legal representatives, administrators and assigns) of the "**FIRST PART**".

KANCHAN BHADRA
Notary, Siliguri
Govt. Of India

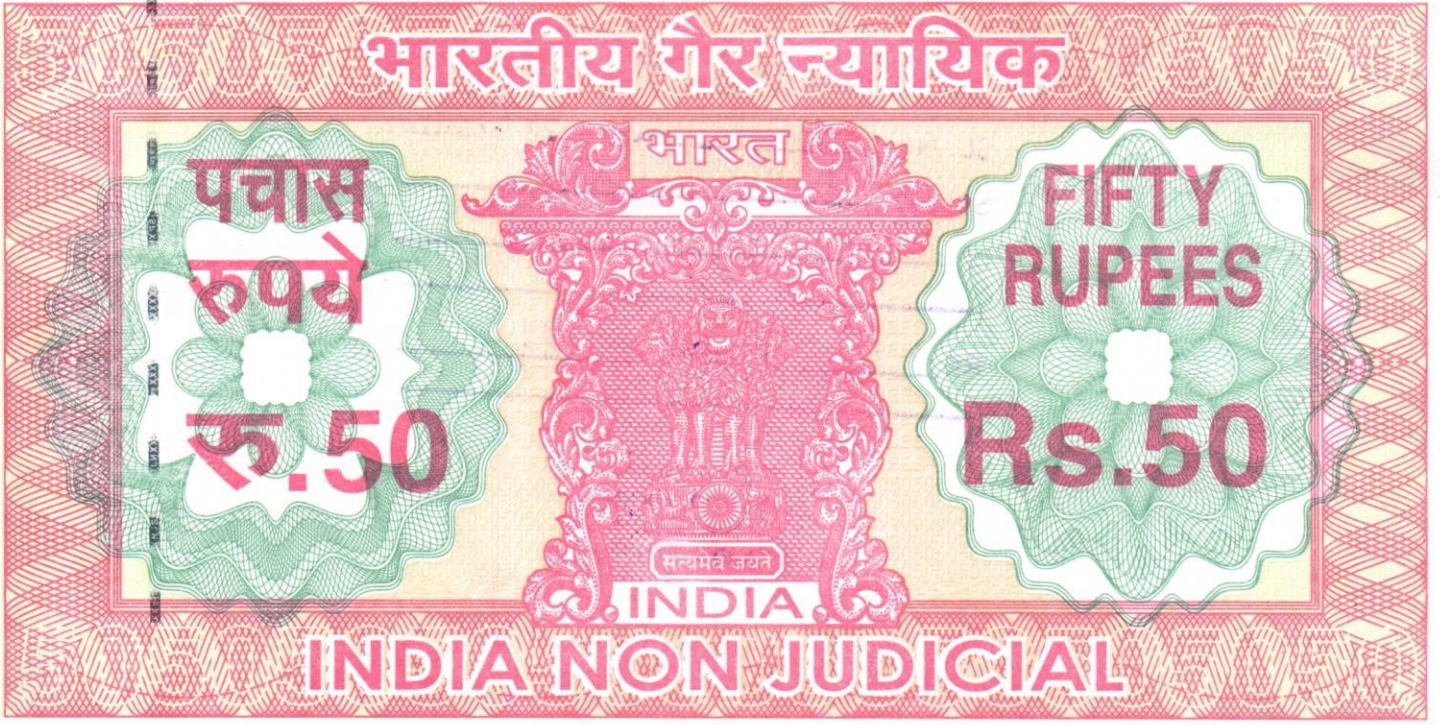
SL. No. 2739 Date 28/06/2022

Sold to Amit Build Con

of slg

Rs 100/- Rupees (hundred)

Ritu Madav
Stamp Vendor
Sig. Court
NO - 170/R M



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 537297




Bijay Kumar Mundhra
Shweta Mundhra
Payal Agarwal
Bina Agarwal
B. Agarwal

- :2:-

AND

SMT SHWETA MUNDHRA, (PAN AILPM5885C) Wife of Sri Girish Kumar Mundhra, aged about 47 years, Hindu by Religion, Business by occupation, residing at 4th Floor, Plot No 9, Panchwati Hosuing Complex, Sevoke Road, Siliguri 734001 in the State of West Bengal, hereinafter called the "**SECOND PARTY**" (Which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, successors, representatives, administrators and assigns) of the "**SECOND PART**".


KANCHAN BHADRA
Notary, Siliguri
Approved by Govt. Of India

SL. No. 2741 Date: 28/06/2022

Sold to Amit Buildcon

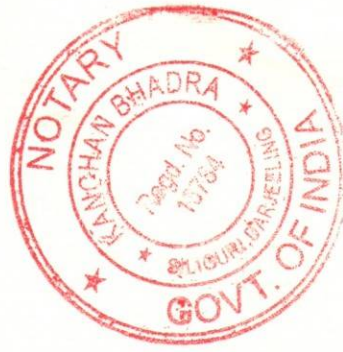
of shy

Rs 501 Rupees (Fifty)

Ritu Yadav
Stamp Vender
Sig. Court
NO - 170/R M

Bijay Kumar Munde
Shweta Munde
Payal Agarwal
Bina Agarwal
B. Agarwal

- :3:-



AND

SRI NARAYAN PRASAD AGARWAL, (PAN ACKPA8811B) Son of Sri Shree Chand Agarwal, aged about 47 years, Hindu by Religion, Business by occupation, residing at Uttar Rathkhola, Naxalbari, District Darjeeling - 734429 in the State of West Bengal, hereinafter called the **"THIRD PARTY"** (Which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, successors, representatives, administrators and assigns) of the **"THIRD PART"**.

AND

SMT PAYAL AGARWAL, (PAN BGTPA0074N) Wife of Shri Rahul Agarwal, aged about 33 years, Hindu by Religion, Business by occupation, residing at Krishna Vatika, Bhanu Nagar, Sevoke Road, Siliguri 734001 in the State of West Bengal, hereinafter called the **"FOURTH PARTY"** (Which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, successors, executors, legal representatives, administrators and assigns) of the **"FOURTH PART"**.

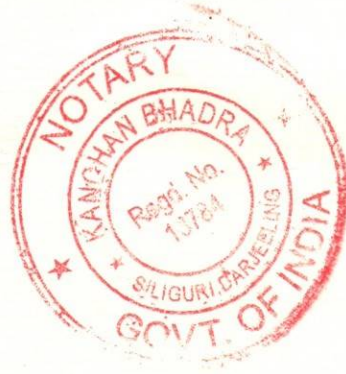
AND

SMT BINA AGARWAL, (PAN ATWPA6147R) Wife of Shri Rishi Agarwal, aged about 40 years, Hindu by Religion, Business by occupation, residing at Krishna Vatika, Bhanu Nagar, Sevoke Road, Siliguri 734001 in the State of West Bengal, hereinafter called the **"FIFTH PARTY"** (Which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, successors, executors, legal representatives, administrators and assigns) of the **"FIFTH PART"**.

AND

KISHAN AGARWAL (IT PAN: ACCPA8134B) Son of Sri Suresh Kumar Agarwal, by religion Hindu, by occupation business, by nationality Indian, residing at Metro Heights, Sevoke Road, Siliguri, P.O. Sevoke Road & P.S.: Bhaktinagar, Dist. Jalpaiguri, -734001, in the state of West Bengal hereinafter called the **"SIXTH PARTY"** (Which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, successors, executors, legal representatives, administrators and assigns) of the **"SIXTH PART"**.

Bijay Kumar Mukherjee
Shweta Mukherjee
Rajal Agrawal
Bina Agrawal
Rajand.



WHEREAS the parties hereto of the **FIRST, SECOND, THIRD, FOURTH, AND FIFTH PARTS** have agreed to carry on business in partnership under the name & style of "**AMRIT BUILDCON**" registered via deed of Partnership Concern dated 20th day of July 2021

AND WHEREAS the party of the **Third Part** has desired to retire from the partnership and **Sixth Part** has agreed to admit to and partnership and the parties hereto of the First, Second Fourth and Fifth Part have agreed to it.

AND WHEREAS THE PARTIES HERETO of the **FIRST, SECOND, FOURTH, FIFTH AND SIXTH** for diverse good reasons have deem it expedient to reduce the terms and conditions of this partnership in writing.

NOW THEREFORE THIS DEED OF PARTNERSHIP WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTNERS:-

1. **NAME OF THE FIRM :**

THAT the name and style of Partnership shall be "**AMRIT BUILDCON**".

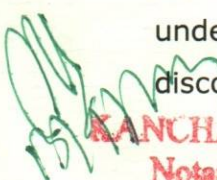
2. **COMMENCEMENT, DURATION & OFFICE:**

- i) THAT the partnership business shall be deemed to be commenced from 20th Day of July 2021 .
- ii) THAT the partnership shall be one "AT WILL."
- iii) THAT the principal place of partnership business shall be at 1st Floor (Back Side), Metro Heights (Commercial Building), 2nd Mile, Sevoke Road, Siliguri, Dist- Jalpaiguri, West Bengal, 734001

The partners mutually agreeing may open / close branch (es) and /or other office(s) and may mutually agree to shift the principal place of business from time to time.

3. **BUSINESS:**

THAT the NATURE OF BUSINESS shall be that of dealing in any line of business/profession/vocation as Builders, Constructors and Developers of Commercial Complex, Flats, Shops, Factories, Land and its developer, Colonies, Market, and/or in such other commodity (ies) and also the partners shall always be at liberty to embark upon any other line of trade, industry, adventure or undertakings by their mutual consent. The partners hereto may by mutual decision discontinue one line of business of the firm or adopt new line or lines of business.


KANCHAN BHADRA
Notary, Siliguri
Appd by Govt. Of India



Bijay Kumar Mundeorg
Shweta Mundeorg
Payal Agarwal
Bina Agarwal
Bijand

4. **CAPITAL & FUND:**

- i) THAT the capital of the partnership business shall be contributed by the partners as and when necessary and shall consist of the sum standing to the credit of partners in their respective ledger accounts.
- ii) THAT the parties hereto may by mutual consent, raise loans from any Bank/s, person/s or any other sources, including from Central or State Government/s or any other financial institution/s or any Private Enterprise/s for the purpose of partnership with or without any security/ies.

5. **ACCOUNTS:**

- a) THAT the accounts of the firm shall be adjusted annually on 31st Day of March each year or at any other interval or period, when the profit or loss, as the case may be shall be ascertained and divided amongst the partners according to their share mentioned elsewhere in this deed.
- b) THAT the books of account, if any, together with all other partners and documents shall be kept at the place or places of business of the firm and all the partners shall at reasonable time be entitled to inspect or take copies or extracts thereof.

6. **BANK ACCOUNTS:**

THAT Currents Account/s in the name of the firm may be opened with any Nationalized Bank/s or Private Bank/s and shall be operated under the signature of ANY ONE partner.

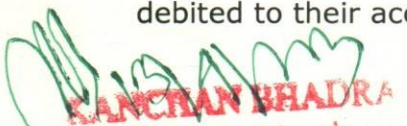
7. **PROFIT /LOSS OF THE FIRM:**

THAT the Profit or Loss determined at the end of every year, shall belong to and be borne by the partners in following proportion:-

First Part	20.00 %
Second Part	25.00 %
Fourth Part	15.00 %
Fifth Part	15.00 %
Sixth Part	25.00 %

8. **DRAWINGS OF PARTNERS:**

THAT each partners may draw out money for personal expenses, which shall be debited to their account and duly accounted for.


KANCHAN BHADRA
Notary, Siliguri
Apntd by Govt. Of India

Bijay Kumar Mundhra
Shweta Mundhra
Payal Agarwal
Bina Agarwal
By and



9. **REMUNERATION /INTEREST TO PARTNERS:**

i) **INTEREST TO PARTNERS:**

That the partners of the firm shall be entitled to receive interest on their Capital invested in the partnership firm as per the mutual consent between them subject to the maximum of 12% p.a. and they will also be liable to pay interest on the debit balances of their Capital account, if any, at the rates to be decided mutually between themselves.

ii) **REMUNERATION /SALARY TO PARTNERS:**

THAT the parties hereto of the FIRST, SECOND, FOURTH, FIFTH AND SIXTH PARTS shall be Working Partners of the firm also have agreed to keep themselves actively engaged in conducting the affairs of the business of the firm and manage the working of the firm.

The aforesaid working partners shall be entitled to get remuneration in the following manner:

- i> On the first 3, 00,000/- of the book profit : @ 90%
- ii> On the balance of the book profit. : @ 60%

(It has been agreed and between the partners that the terms "Book Profit" shall have the same meaning as it has been defined in explanation 3 to Section 40(b) of the Income Tax Act, 1961.)


The remuneration so derived shall be given/credited equally to all the working partners.

10. **RIGHT CLAUSE/FORBIDDEN CLAUSE:**

a) THAT each partner shall be entitled:

- a. To carry on the partnership business and to do and execute all acts and deeds on behalf of the partnership.
- b. To employ, dismiss, degrade or promote any employee or the agent of the firm.


c. To submit any dispute relating to the business of the firm to arbitration.


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Bijay Kumar Munde
Shweta Munde
Payal Agorwal
Bhavad



- d. To represent the firm before the Export and Import Authorities, Licensing Authorities, Sales Tax, Income Tax Authorities and to appoint Agents and Attorneys and to fix their remuneration and to sign and execute agreements, Other papers and documents, necessary to carry on the business of the partnership firm, to collect payment from any Govt. or other department and /or private party and to give valid receipt thereof.
- e. To apply for tender papers/documents, to sign and submit them, to negotiate/settle rates, to execute work, to receive payments in any form and to do all incidental matters in connection with above with any Central Govt., State Govt./s, Semi-Govt./s or any other authority and /or private party on firm's behalf.
- f. To apply for the dealership/distributorship/clearing and forwarding agencies of different companies, and to negotiate/finalize the terms and conditions thereof.
- g. To compromise or settle any debt to the partnership and grant discharge thereof.
- b) THAT it is hereby agreed upon that the partners will be free to carry on business of similar nature either as proprietary concern or in partnership with other or in such other manner as they deem fit without any objection from each other.
- c) THAT the partners shall be just and faithful to each other and shall work for the best interest of the partnership business.
- d) THAT each partner shall punctually pay and discharge his/her separate debts and liabilities and shall keep the firm and its properties effectually indemnified against the same.
- e) THAT each partner shall at all times give to the other partner the true information and faithful explanation of all matters relating to the partnership business.


KANCHAN BHADRA
Notary, Siliguri
Appd by Govt. Of India

Bijay Kumar Munday
Shweta Munday
Payal Agarwal
Bina Agarwal
By and



- f) THAT no partner without the consent of the other partners shall:
- Employ any of the money, goods or effect or the partnership or pledge the credit thereof except in the ordinary course or business and upon the account or for the benefit of the partnership.
 - Enter into any bond or become bail or surety or security with or for any person or do or knowingly cause or suffer to be done anything whereby the partnership property of any part thereof may be seized, attached or entered or taken into execution.

11. **RETIREMENT/DISSOLUTION:**

- THAT none of the partners shall be entitled to dissolve the partnership but if he so chooses, he may retire from the partnership by giving one month's notice in writing to the other partners of his intention to do so. In that event the other partners shall be at liberty to continue the business of the partnership and also at liberty to admit such other person or persons to the partnership as may be thought fit and proper by them. The retiring partner(s) shall execute all such deeds and assurances as may be Necessary to clothe the continuing partner(s) to carry out the engagements of the firm.
- THAT on retirement, no partner shall be entitled to claim anything towards goodwill, credential etc. of the firm.
- THAT in the case of death of any partner during the continuance of the present partnership business, the firm shall not be dissolved but the same shall be carried on by taking into the legal heir/s of the deceased partner as partner in his/her place and stead. In case the legal heir/s is not so willing to join the firm, the surviving partners shall be entitled to carry on the business of the partnership by reconstituting the firm in any manner they like.

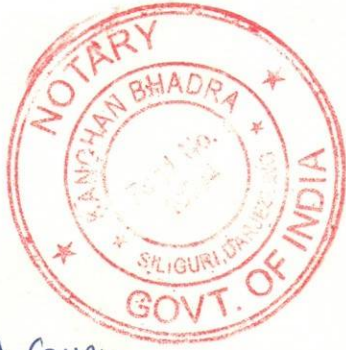
12. **OTHER GENERAL CLAUSES:**

- THAT any of the clauses as referred to hereinabove may be altered and/or amended with the mutual consent of the partners.
- Save as aforesaid, the provisions of the Indian Partnership Act, 1932 as it stands amended, revised and modified from time to time shall govern this partnership.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SIGNED THESE PRESENTS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:

1.



Bijay Kumar Gupta
S/o Sri Ram Lagan Gupta.
Bagmujahin Colony Pradhan.
Nagari Dist Darjeeling.

2. Uday Sankar Modak.
S/o Late Ramani Kantu Modak.
Balaram Hat, Balaram.
Dist Jalpaiguri.
Siliguri 735135.

Bijay Kumar Mundhra

FIRST PARTY

Shweta Mundhra

SECOND PARTY



THIRD PARTY

Pooja Agarwal


FOURTH PARTY

Birva Agarwal

FIFTH PARTY



SIXTH PARTY


RANJAN BHADRA
Notary, Siliguri
Appd by Govt. Of India