

SL. NO. .... 26/2023. ....

## Notarial Certificate

To all to whom these presents shall come, Pradip Kumar Datta duly appointed by the Central Government as a Notary and practising throughout the city of Calcutta (West Bengal), 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 by the executant's.

Nature of Document *Amenment Deed of Partnership*  
Executed by *Anil Kumar Agarwal of 92/1A*  
*Norheldanga Main Road, Kolkata - 700054*  
others as per the same

hereinafter referred as the executant/s on this  
the ..... day of **14 JUL 2023** in the year **14 JUL 2023**

The "Executant/s" having admitted the execution of the Paper Writings "A" and being satisfied as to the identity of the executant I have attested the execution.

IN FAITH AND TESTIMONY WHERE OF I, the said Notary, have hereunto subscribed my name and affixed my seal of office this day of ..... in the year **14 JUL 2023**



*[Handwritten Signature]*  
P. K. Datta  
Notary

Govt. of India  
Regn. No. 1101/98  
Chief Metropolitan Magistrate's Court  
2 & 3, Bankshall Street, Kolkata - 700 001





पश्चिम बंगाल WEST BENGAL



### AMENDMENT DEED OF PARTNERSHIP

THIS DEED OF AMENDMENT is executed this 03<sup>rd</sup> July, 2023 at Kolkata amongst: -

- (1) **ANIL KUMAR AGARWAL** S/o Piyare Lal Agarwal by caste Hindu, residing at Flat No. 3B, 92/1A Narkeldanga Main Road, Narayani Tower, Kolkata – 700 054 having PAN – **ADBPA6544R**, AADHAR – **267416411176**, hereinafter referred to as 'Outgoing Partner 1'.
- (2) **ANURADHA AGARWAL** D/o Ram Gopal Ganeriwal by caste Hindu residing at Flat No. 3B, 92/1A Narkeldanga Main Road, Narayani Tower, Kolkata – 700 054 having PAN – **AJCPA9293N**, AADHAR – **455361556939**, hereinafter referred to as 'Outgoing Partner 2'.

Collectively known as Outgoing Partners.

WHEREAS this amendment deed is executed in reference of original deed made on 04<sup>th</sup> day of November, 2020 amongst all the above named partners. Subsequently Vide Amendment dated 5<sup>th</sup> February 2021, Mr. Soumyajit Gupta was added as Incoming Partner.

For UNIQUE VARIETIES LLP



*Soumyajit Gupta*  
Partner

*A.K. Agarwal, Anuradha Agarwal.*

14 JUL 2023

*P.K. Datta*

P. K. Datta  
Notary  
Regn. No. 1101/98  
G.M.N.'s Court  
2 & 3, Bankshall Street  
Calcutta - 700 001

8473

30 JUN 2023

No .....  
 Customer .....  
 Vill .....  
 Rs. .....  
 Vender .....  
 Place - Ghaleswar P.O. S. R. Office  
 Dist. - South 24 Parganas.  
 Mahabub Hasan Paik

105 *Mahabub Hasan Paik* Utopia Developers  
 Plot 35 11/A/1 East Topsia  
 G.P. 700046





(2)

- (3) **SOUMYAJIT GUPTA** S/o Sri Indrajit Gupta by caste Hindu residing at 87A, Sarat Bose Road, Kolkata – 700 026 having PAN – **AJAPG9130E**, AADHAR – **447491913448**, hereinafter referred to as 'Existing Partner'.

and

- (4) **UNIQUE VARITIES LLP** HAVING PAN - **AAEFU3720F**, A Limited Liability Partnership Firm duly incorporated under the Partnership Act, 2008 having its register office at 11/1A/1 East Topsia Road, Kolkata – 700 046, represented by its Partner Mr. Vikash Agarwal, S/o Sri Gokul Chand Agarwal having PAN – **ACYPA6431H**, AADHAR – **790378385781**, residing at 11A/1 Sunny Park, Ballygunge, Kolkata – 700 019, hereinafter referred to as 'Incoming Partner'.

WHEREAS the Outgoing Partners and the Existing Partner have been carrying on business of developing the land, civil construction and Real Estate business jointly in the partnership under the firm name and style of "**M/S. UTOPIA DEVELOPERS**" through their office at P-78 Lake Road, Kolkata – 700 029.

AND WHEREAS the Outgoing Partners are unable to continue this business owing to personal reasons and hence they want to take and exit from the partnership. AND WHEREAS the Incoming partner is ready to come in as partner, make investments and also nominate people to look after the business.

NOW THEREFORE THIS DEED OF PARTNERSHIP WITNESSETH AS UNDER :-

AND WHEREAS the parties have mutually consented to become partners and are now desirous of reducing the terms and conditions on which they have agreed to work together and carry on the business as below:

1. The Partnership shall continue in the name and style of M/S. **UTOPIA DEVELOPERS**.
2. The partnership business shall be now carried on at Plot No. 35, 11/1A/1 East Topsia Road, Kolkata – 700 046 and or at such other place or places as the partner may decide by mutual consent.
3. The Outgoing Partners accounts will be settled as on this date and Incoming Partner shall introduce as its capital an amount equivalent to its Profit Sharing Ratio as stated in para 5 below.



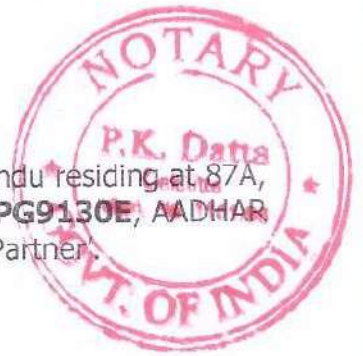
For **UNIQUE VARITIES LLP**

*[Signature]*  
Partner

*[Signature]*  
Notary  
Regn. No.: 1101/08  
C.M.M.'s Court  
2 & 3, Bankshall Street  
Calcutta – 700 001

14 JUL 2023

*[Signature]*





The responsibility of existing partner shall be to liaison, settle, rehabilitate, enter into JV agreement with Mr. Bishu, owner adjacent plot of our premises located at and to oversee, supervise and execute the development of the said premises including amalgamation of the plot with Mr. Bishu on behalf of the Partnership Firm. The Existing Partner shall not be responsible for any strategic, financial or technical decisions related to the Project which shall be the sole responsibility of the Incoming Partner.

5. The profit and losses shall be shared and borne by the Partners hereto in the following proportions:

- |                            |        |
|----------------------------|--------|
| 1) M/s Unique Varities LLP | 99.00% |
| 3) Mr. Soumyajit Gupta     | 1.00%  |



6. The Incoming Partner shall be entitled to modify the term & conditions of the Partnership by executing a supplementary deed including removal of Partner and when executed shall have effect, unless otherwise provided, from the first day of the accounting period in which such supplementary deed of partnership is executed.

7. All other terms and conditions laid down in Partnership deed dated 04<sup>th</sup> November 2020 shall also apply to the Incoming Partner and this partnership deed shall be read as supplementary to and in conjunction to the Partnership Deed dated 04<sup>th</sup> November 2020. In case of any contradictions, this deed shall supercede the deed dated 04<sup>th</sup> November 2020 to that extent. The Incoming Partner have received a certified copy of the deed dated 04<sup>th</sup> November 2020 and 5<sup>th</sup> February 2021 and have read and understood the same.

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hand on the day and year first here in above written.

SIGNED AND DELIVERED by the

UNIQUE VARIETIES LLP  
For UNIQUE VARIETIES LLP

  
Partner

(Partner)

VIKASH AGARWAL



SOUMYAJIT GUPTA

A.K. Agarwal,

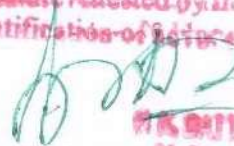
Anuradha Agarwal.



Identified by me

Signature of the  
Identification of the

TINA DAS  
Advocate  
Regn No. - F-1322/21

  
P.K. Datta  
Notary

14 JUL 2023

P. K. Datta  
Notary  
Regn. No.: 1101/98  
C.M.M.'s Court  
2 & 3, Bankshall Street  
Calcutta - 700 001