

SL. No. H-2

# NOTARIAL CERTIFICATE

To all to whom these presents shall come I Sri R. Majumder duly appointed by Govt. of W.B. as Notary and Practising as Notary ~~Under the jurisdiction of Barrackpore Sub-Division in the District of 24 Parganas (N)~~ Under Jurisdiction of Barrackpore Sub-Division in the District of 24 Parganas (N) do hereby certify that the paper writings Collectively marked "A" annexed hereto hereinafter called the Paper writing "A" presented before me by the executant (S).

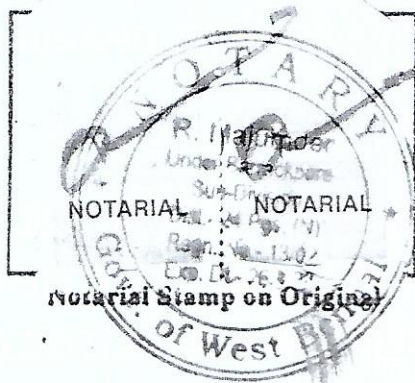
*Sri Siddhartha Gupta & Arr.*  
*S/o Sri Indrajit Gupta*  
*Serial 246/4, R.B.C. Road,*  
*Vol-700028*  
*AND*  
*Sri Prabir Koley*

13 DEC 2020

Hereinafter referred to as the "executant (S)" on this the..... day  
.....two thousand.....

The executant (S) having admitted the execution of the paper writing "A" in respective hand (S) in the presence of witness (es) who has subscribe(d) signature(s) herein and being satisfied as to the identity of the executant (s) and the said execution, I have authenticated verified and attested the execution of the paper writings "A" and testify that the said execution is in the respective hand (S) of the executant (S)

AN ACT WHEREOF being required of a Notary. I have granted, THESE PRESENTS as my NOTARIAL CERTIFICATE to serve & avail as need and occasion shall or may require.



IN FAITH AND TESTIMONY WHEREOF, I the said Notary have hereunto set & subscribe my hand & affix my Notarial Seal ~~.....~~ on this ..... day of ..... 20

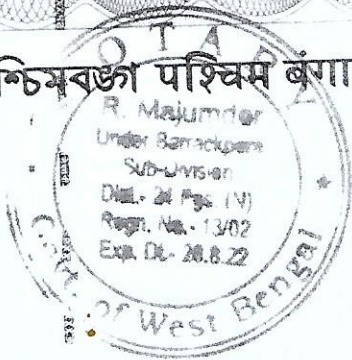
13 DEC 2020

**RANJAN MAJUMDER, ADVOCATE & NOTARY**  
Govt. of W. B. Regn. No. 13 / 2002

*Resi & Chamber*  
House No. 49A, Subhasnagar,



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



**ADMISSION OF A NEW PARTNER**

THIS DEED is executed on this 13<sup>th</sup> day of December 2020 (TWO THOUSAND TWENTY),

Between

**(1) SRI. SIDDHARTHA GUPTA (PAN - AMVPG3231G)**, son of Sri. Indrajit Gupta, residence of 246/4 R.B.C. Road, Kolkata - 700 028;

**(2) SMT. RITAJA MUKHERJEE (PAN-CHNPM9055K)**, wife of Sri. Siddhartha Gupta, residence of 246/4 RBC Road, Kolkata - 700 028, (hereinafter referred to as "the existing Partners") of the **ONE**

**PART.**

13 DEC 2020

Cont.....2

MAPLE VENTURES

MAPLE VENTURES

Siddhartha Gupta  
PARTNER

Ritaja Mukherjee  
PARTNER

MAPLE VENTUR  
Gupta Ritaja

Notary  
Govt. of W. B.  
13/12/20

भारतीय नैऋत्यायिक

पचास  
रुपये

₹.50

FIFTY  
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL



-2-

AND

**SRI. PRABIR KOLEY (PAN - AMSPK74575P)**, son of Mr. Manik Lal Koley, aged about 52 years, by faith-Hindu, by occupation - Business, residing at Manikpur Thakur Para, P.O. Italgacha, P.S. Dum Dum, Kolkata - 700 079, under the jurisdiction of Dum Dum Municipality, Ward No-5, hereinafter referred to as "**the new partner**") of the **OTHER PART**.

The existing partners and the new partner hereinafter collectively referred to as the "**Parties**".

13 DEC 2020

MAPLE VENTURES

*Lidha Gupta*  
PARTNER

MAPLE VENTURES

*Ritaja Mukherjee*  
PARTNER

Cont.....3

MAPLE VENTURES  
*Prabir Koley*  
PARTNER

PARTNER

**WHEREAS:**



1. The existing Partners have been carrying on the business of Real Estate Development and Construction in partnership together at under the firm name **M/s Maple Ventures** vide terms of a deed of partnership dated 01<sup>st</sup> day of November, 2019 (hereinafter called "the existing partnership business").
2. **Sri. Prabir Koley** has expressed his desire to join the existing partnership business as the new partner solely and exclusively for the purpose of construction of a New Project in the plots as defined under:

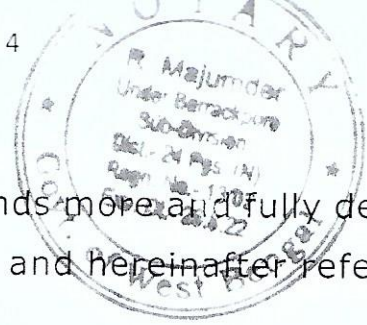
- All that piece and parcel of land measuring 2 cottah 11 chittaks and 23 sq. ft. more or less along with two storied building measuring 1546 sq. ft. standing thereon, lying and situated at **Holding Nos. 79, 79/1, 79/2, Nirmal Sengupta Sarani, Kolkata - 700079**, appertaining to Mouza - Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S. Dag no. 2403, R.S. Dag No. 2403/3385, C.S. and R.S. Khatian No. 381, within the municipal limits of Dum Dum Municipality, P.S. Dum Dum, Ward No-3, District-North 24 Parganas, owned by **(1) Sri Subal Das, (2) Smt. Smritikana Das, (3) Sri Sudipta Das, (4) Smt. Shilpi Das.**
- All that piece and parcel of land measuring 3 cottah 2 chittaks 3 sq. ft. more or less along with one storied building measuring 600 sq. ft. standing thereon, lying and situated at **Holding No 80, Nirmal Sengupta Sarani, Kolkata-700079**, P.S. Dum Dum appertaining to Mouza - Sultanpur, J.L. No. 10, R.S. NO. 148, Touzi No. 173, C.S. Dag No. 2403, R.S. Dag No. 2403/3345, C.S. and R.S. Khatian No.381, within the municipal limits of Dum Dum Municipality, Ward No-3, District-North 24 Parganas, owned by **Mr Pankaj Kumar Gangopadhyay.**

Notary  
Govt. of W. B.  
Lic. No. 11/01  
13 DEC 2020

**MAPLE VENTURES**  
*Lidisha Gupta*  
**PARTNER**

**MAPLE VENTURES**  
*Ritaja Mukherjee*  
**PARTNER**

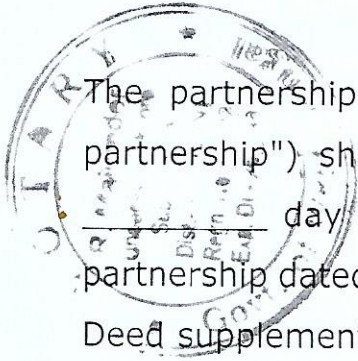
**MAPLE VENTURES**  
*Prabir Koley*  
**PARTNER**



- 3. The abovementioned both lands more and fully described in the **Schedule** hereunder written and hereinafter referred to as the **"New Project"**.
- 4. The existing Partners have agreed to introduce Sh. Prabir Koley as the new partner in the existing partnership business only for the purpose of construction and sales of the New project at plots mentioned more and fully described in the **Schedule** hereunder written, on the terms and conditions hereinafter appearing.

**NOW THIS DEED WITNESSETH AS UNDER:**

**1. Term of Partnership:**



The partnership hereby constituted (hereinafter called "the new partnership") shall be deemed to have commenced on the day of \_\_\_\_\_ day of December, 2020 and from such date the deed of partnership dated 1<sup>st</sup> November, 2019 shall be the Primary and Mother Deed supplemented by this deed and shall continue unless otherwise determined by the Parties.

**2. Name:**

That the business of the Partnership shall be carried on under the same name and style as that of the existing partnership business i.e. **M/s MAPLE VENTURES.**

**3. Place of Carrying Business:**

*S. Majumdar*  
Notary.

13 DEC 2020

That the business of Partnership shall be carried from **8/3, N.C. Sen Avenue, P.S. Dum Dum, Kolkata - 700 080, Dist North 24**

MAPLE VENTURES  
*Siddhantha Gupta*  
PARTNER

MAPLE VENTURES  
*Ritaja Mukherjee*  
PARTNER

MAPLE VENTURES  
*Prabir Koley*

**Parganas**, or any other place as may be agreed upon by the Parties.



#### 4. Profit Sharing Ratio:

The Profit/Loss sharing ratio in terms of this supplementary deed would be as follows:-

Sl. No.	Name of Partner	Profit Sharing Ratio
1.	Siddhartha Gupta	30%
2.	Ritaja Mukherjee	30%
3.	Prabir Koley	40%

It is further decided among all the continuing partners that the above profit/loss sharing ratio is only confined to the projects to be developed in the plots more and fully described in the **Schedule** hereunder written and hereinafter referred to as the "**New Project**". In case of any other development or construction work undertaken by the firm, the profit-sharing ratio will be governed by the mother or primary deed executed on 01.11.2019, wherein the New partner by no means is entitled to profits or loss in any other new projects.

It is also to further state that the above profit/loss sharing ratio of the new project shall not be affected by the mother or primary deed in any manner.

#### 5. Capital Contribution & Interest on Capital:

The capital of the new partnership shall continue to be Rs.3,00,000/- (Rupees Three Lakh) only, as the new partner Mr Prabir Koley shall contribute Rs.1,00,000/- (Rupees One Lakh) Only, as his joining capital.

MAPLE VENTURES

Siddhartha Gupta  
PARTNER

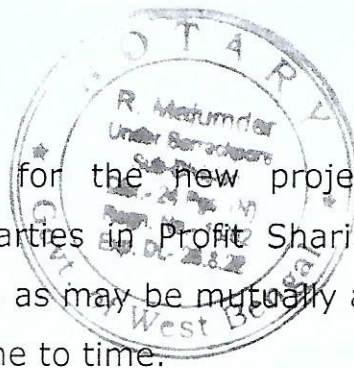
MAPLE VENTURES

Ritaja Mukherjee  
PARTNER

MAPLE VENTURES

Prabir Koley  
PARTNER

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However, further funds required for the new project shall be contributed or arranged by the Parties in Profit Sharing Ratio as decided above and, in such manner, as may be mutually agreed upon by and between the Parties from time to time.

Interest at the rate of 12 (twelve) percent per annum or as may be prescribed under Section 40 (b) of the Income Tax Act, 1961 or any other applicable provisions as may be in force under the Income tax assessment of Partnership firm for the relevant accounting period shall be payable to the Parties on account standing to the credit of the account of the Parties. Such interest shall be calculated and credited to the account of each partner at the close of each accounting year. However, in case of loss or lower income, rate of interest can be nil or lower than 12 (twelve) percent as may be agreed upon by and between the Parties from time to time.

**6. Deemed Retirement and Resignation of New Admitting Partner:**

It has been agreed amongst the existing and new partner; that the new partner will be deemed to resign and retire from this partnership after the completion of construction and sales of the New project at plots mentioned more and fully described in the **Schedule** hereunder written. Be it mentioned that the new partner shall receive his investment capital and share of profit/loss (after tax) on completion and sales of The New Project at plots mentioned more and fully described in the **Schedule** hereunder written, in full and final settlement on the date of his deemed retirement from the firm. The new partner is only entitled to share in the New project and by no means he is entitled to share any revenue or bear any costs pertaining to any other subsequent or collateral projects undertaken by M/s Maple Ventures.

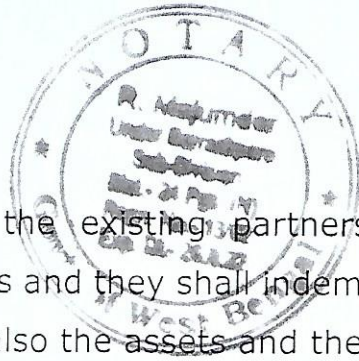
*[Signature]*  
Notary  
Govt. of W. B.  
No. 12/09

13 DEC 2020

MAPLE VENTURES  
*[Signature]*  
PARTNER

MAPLE VENTURES  
*[Signature]*  
PARTNER

MAPLE VENTURES  
*[Signature]*  
PARTNER



**7. Debts of Old Partnership:**

All the debts and liabilities of the existing partnership shall be discharged by the existing partners and they shall indemnify and keep indemnified the new partner and also the assets and the properties of the new partnership against such debts, liabilities and against all proceedings, costs, claims and expenses in respect thereof. Be it more specifically mentioned that any previous liability and loan that arises for the principal deed of partnership, executed on 1<sup>st</sup> November, 2019, the new partner shall not be liable for the same and it has to be taken care of by the existing partners and solve the same at their own risk and financial liability.

**8. Profits of Old Partnership:**

All the profits of the existing partnership up to the commencement of the new partnership and the profits of the existing partnership from any collateral or subsequent projects undertaken by the existing partnership shall belong to the existing partners only in the proportions in which they would be entitled thereto vide the terms of deed of partnership dated 01.11.2019.

**9. Deed of Partnership dated 01.11.2019 to remain in force:**

All the terms of the deed of partnership dated 01<sup>st</sup> Day of November 2019, except those as has been modified by this deed, shall remain in force and shall have effect as if the same have been executed by the parties hereto.

**10. SIGNATURE AUTHORITIES**

L. Anand Kumar  
Notary,  
Govt. of W. B.

13 DEC 2020

Signatures of all three partners i.e. the existing partners and the new partner are required to sign all deeds or agreements and/or

15 DEC 2020

MAPLE VENTURES  
*Riddhanta Gupta*  
PARTNER

MAPLE VENTURES  
*Ritaja Mukherjee*  
PARTNER

MAPLE VENTURES  
*Rahul Kumar*  
PARTNER



applications and forms required for licenses and permits from the municipality, BL&LRO and other concerned statutory authorities and any other documents relating to the New project at plots mentioned more and fully described in the **Schedule** hereunder written.

Moreover, the signatures of all three partners are required to operate the bank account and all other banking related transactions related to the New project at plots mentioned more and fully described in the **Schedule** hereunder written.

**THE SCHEDULE ABOVE REFERRED TO**  
**("New Project")**

- All that piece and parcel of land measuring 2 cottah 11 chittaks and 23 sq. ft. more or less along with two storied building measuring 1546 sq. ft. standing thereon lying and situated at **Holding Nos. 79, 79/1, 79/2, Nirmal Sengupta Sarani, Kolkata - 700079**, appertaining to Mouza - Sultanpur, J.L. No 10, R.S. No. 148, Touzi No. 173, C.S. Dag no. 2403, R.S. Dag No. 2403/3385, C.S. and R.S. Khatian No. 381, within the municipal limits of Dum Dum Municipality, P.S. Dum Dum, Ward No. 3, District-North 24 Parganas, owned by **(1) Sri Subal Das, (2) Smt. Smritikana Das, (3) Sri Sudipta Das, (4) Smt. Shilpi Das.**
- All that piece and parcel of land measuring 3 cottah 2 chittaks 3 sft more or less along with one storied building measuring 600sft standing thereon lying and situated at **Holding No 80, Nirmal Sengupta Sarani, Kolkata-700079**, P.S. Dum Dum appertaining to Mouza - Sultanpur, J.L. No-10, R.S. NO. 148, Touzi No. 173, CS Dag No. 2403, R.S. Dag No. 2403/3345, C.S. and R.S. Khatian No. 381 within the municipal limits of Dum Dum Municipality, Ward No. 3, District-North 24 Parganas owned by **Mr Pankaj Kumar Gangopadhyay.**

*R. Majumder*  
Notary  
Govt. of W. B.  
Comm. No-18/08

13 DEC 2020

MAPLE VENTURES

*Rishabh Gupta*  
PARTNER

MAPLE VENTURES

*Ritaya Mukherjee*

MAPLE VENTURES

*Pradyumn Kumar*



IN WITNESS WHERE OF, the parties have set their hands this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

Witnesses:

1.

The Existing Partners  
MAPLE VENTURES

*Siddhartha Gupta*  
PARTNER

(Siddhartha Gupta)  
MAPLE VENTURES

*Ritaja Mukherjee*  
PARTNER

(Ritaja Mukherjee)

2.

The New Partner  
MAPLE VENTURES

*Prabir Koley*  
PARTNER

(Prabir Koley)

Deed prepared & drafted by me:

SIG ATTESTED

*R. Majumder*  
R MAJUMDER  
NOTARY  
Govt of WB  
Regn No -13/02


13 DEC 2020

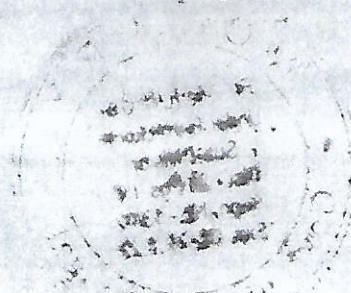
Dated the 13 DEC 2021 day of \_\_\_\_\_ 20

In the matter of instrument "A"  
AND  
In the matter of  
**NOTARIAL CERTIFICATE**



Phone : Resi : \_\_\_\_\_  
\_\_\_\_\_ : \_\_\_\_\_

  
**SRI RANJAN MAJUMDER**  
B. Sc., LL.B  
Advocate  
Notary Public, Govt. of West Bengal  
Regn. No. 13/02

  
Resi & Chamber : House No. 49A, Subhasnagar  
R. N. Avenue, Sodepur  
24 Parganas (N)