

Notarial Certificate



TO ALL MEN THESE PRESENTS SHALL Come, I SARBANI MITRA appointed by the Government of India as a NOTARY being authorised to practice as such in the District of KOLKATA in the State of West Bengal within union of India do hereby verify, authenticate, certify, attest as under the execution of the instrument, do hereby declare that the paper writing collectively Market 'A' annexed hereto hereinafter called the paper WRITINGS "A" are presented before me by the Executants(S).

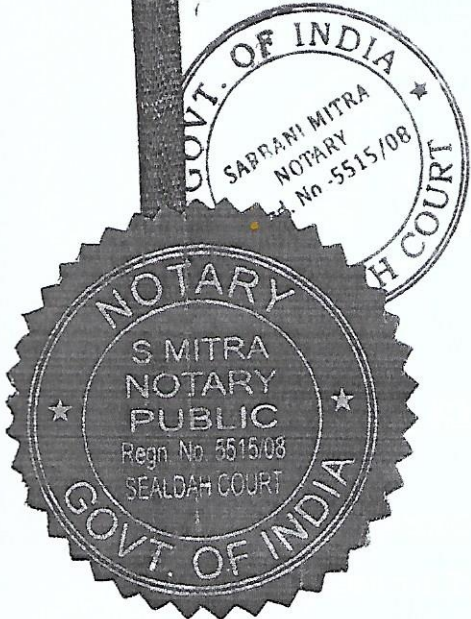
M/s. Maple Ventures at
8/3, N.C. Sen Avenue, P.S. Dum Dum, Kol-80
rep. by. Siddhartha Gupta
Ritaja Mukherjee
Prabir Koley.

herein after referred to as the executants (s) on
this 24th days of May
Two thousand 22

The executant (s) having admitted the Execution of the "PAPER WRITINGS A" in respective hand (s) in the presence of the witnesses who as such subscribe (s) Signature (s) thereon and being satisfied as to the identity of the Executant (s) and the said execution of the "PAPER WRITING A" and satisfy 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 and avail as need and occasion shall or may require.

Notarial Stamp
on original



IN FAITH AND TESTIMONY WHEREOF I, the said NOTARY PUBLIC, have hereunto set and subscribed my hand and affix my Notarial seal of Office at Sealdah Court at Sealdah in the Dist. at Kolkata on this 24th day of May
Two thousand 22

Sarbani Mitra
SARBANI MITRA

NOTARY

Govt. of India

Regn. 5515/08





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



RECONSTRUCTED DEED OF PARTNESHIP

THIS DEED is executed on this 24th Day of May 2022 (Two Thousand Twenty Two).

BETWEEN

SRI. SIDDHARTHA GUPTA (PAN - AMVPG3231G), son of Sri. Indrajit Gupta, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 246/4, R. B. C. Road, Kolkata - 700 028, Post Office - Dumdum, Police Station - Dumdum, District - North 24 Parganas, (hereinafter referred to as "**the existing Partners**") of the **ONE PART.**


S. MITRA
NOTARY Regd No -5515/08
Govt. of India
SEALDAH COURT
KOLKATA

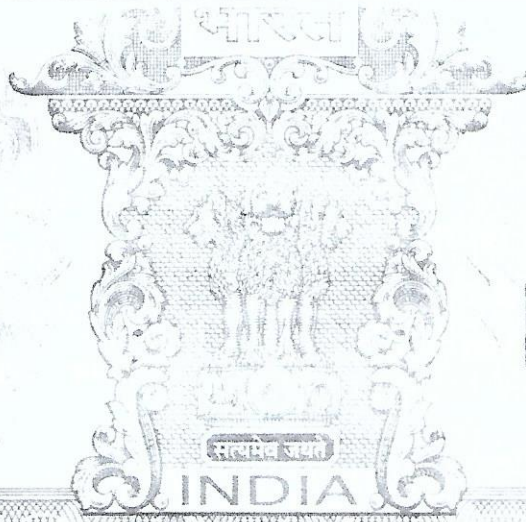
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24 MAY 2022

भारतीय गैर न्यायिक

पचास
रुपये

₹.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 616294



AND

SMT. RITAJA MUKHERJEE (PAN-CHNPM9055K), wife of Sri. Siddhartha, by Occupation - Lawyer, by Nationality - Indian, by Faith - Hindu, residing at residing at 246/4, R. B. C. Road, Kolkata - 700 028, Post Office - Dumdum, Police Station - Dum Dum, in the District of North 24-Parganas, West Bengal, referred to as "**the existing Partners**") of the **SECOND PART**.


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KOLKATA

Cont...P-3

24 MAY 2022

AND



SH. 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 **THIRD PART.**

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

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 01st day of November 2019 (hereinafter called "the existing partnership business").
2. **Sri. Prabir Koley**, the new partner, referred to herein above, was inducted into the Partnership business vide a deed of Admission of Partner, executed on 13th December, 2020.
3. That vide this Deed of reconstruction of Partnership some changes are to be incorporated, which shall be treated as a subsequent part of the Deed of Admission of Partner dated 13th December, 2020, for execution of the construction projects for the plots of lands herein after called and referred to as the "**New Projects**" more fully described herein below:
 - i. **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, Police Station- 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 and 5) Sudipa Das.**


ii. **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 Sengupat Sarani, Kolkata- 700079**, Police Station- 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.**

4. The existing Partners and the new partner shall jointly act as partners for the commercially viable projects of construction and sales of the new project as specifically mentioned herein above under the reconstructed terms and conditions as mentioned herein below:

NOW THIS DEED WITNESSETH AS UNDER:

1. Term of this Reconstructed Partnership:

The reconstructed partnership hereby constituted (hereinafter called "the reconstructed deed of partnership") shall be deemed to have commenced on the day of 24th Day of May, 2022.


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KOLKATA

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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:

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 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 reconstructed deed of partnership 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 herein above and called as the as the "**New Projects**". 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 1st November, 2019, wherein the New partner, being the, **THIRD PARTNER**, by no means is entitled to profits or loss in any other new projects.



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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 of Partnership dated 1st November, 2019, in any manner.

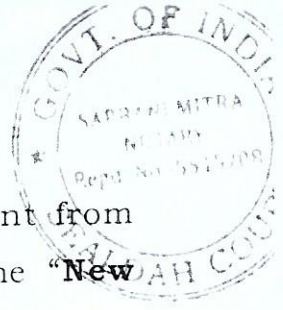
5. Capital Contribution & Interest on Capital:

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

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 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 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 Projects" at plots more and fully described herein above. 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 Projects" at plots more and fully described herein above, 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 Projects" 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.

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 1st 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 01st 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.


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SIGNATURE AUTHORITIES

Signatures of any two partners are required to sign all deeds or agreements and/or 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 Projects" at plots more and fully described herein above. Moreover, the signatures of any two partners are required at any point of time to operate the bank account and all other banking related transactions related to the "New Projects".



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S MITRA
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Govt. of India
SEALDAH COURT
KOLKATA

24 MAY 2022

24 MAY 2022

WITNESS WHEREOF the parties of these present, have hereunto set and subscribed their respective hands and seals the day, month and year first above written.



SIGNED, SEALED & DELIVERED

AT KOLKATA, ON 24.05.2022

Witnesses:

1. Apurba Halder
Gowanga Nagar
P.S. - New Town
Kolkata - 700159

2. Sudipta Bhattacharya
16 K. K. Ram Das Road
Kolkata - 700049
P.S. - Nimta.



MAPLE VENTURES
Siddhartha Gupta
PARTNER

(SIDDHARTHA GUPTA)
MAPLE VENTURES

Ritaja Mukherjee
PARTNER

(RITAJA MUKHERJEE)

MAPLE VENTURES
Prabir Koley
PARTNER

(PRABIR KOLEY)

Drafted and Identified by:

Sabro Kanti Roy Chowdhury

Sabro Kanti Roy Chowdhury
Advocate
High Court Calcutta
Reg. No. WB - 478/2000

S. Mitra
S MITRA
Notary Regd No - 5515/08
Govt. of India
SEALDAH COURT
KOLKATA

Signature of Defendant
Attorney at Law
Ld. Advocate
at Sealdah Court

24 MAY 2022

आयुक्त विभाग
MINISTRY OF ENVIRONMENT
SIDDHANTHA GUPTA
INDRAJIT GUPTA
06/08/1988
For payment account number
AMVPG3231G



भारत सरकार
GOVT OF INDIA



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Siddhanta Gupta

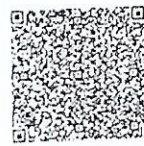


ভারত সরকার
 Unique Identification Authority of India
 Government of India

স্বাক্ষরিত আই ডি / Enrolment No. 11111976400579



নাম / Name: ১৯
 SIDDHARTHA GUPTA
 2464 RBC ROAD
 South Dum Dum, ১৯
 East Dum Dum
 ১৯, ২৪ Parganas
 West Bengal 700028



আপনার আইডি সংখ্যা / Your eID Card No. :
9977 0200 3131

অধিকার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



নাম / Name: ১৯
 SIDDHARTHA GUPTA
 পিতা / Father: ১৯
 FATHER: INDRAJIT GUPTA
 জন্ম তারিখ / DOB: 06/08/1988
 লিঙ্গ / Male



9977 0200 3131

অধিকার - সাধারণ মানুষের অধিকার



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RITAJA MUKHERJEE

KAUSHIK MUKHERJEE

29/07/1988

Permanent Account Number

CHNPM9055K

Ritaja Mukherjee

Signature



14032013

Ritaja Mukherjee



ভারত সরকার
Government of India

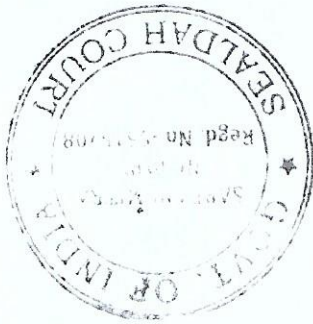


নাম: RITAJA MUKHERJEE
পিতা: RAJSHIKHA MUKHERJEE
জন্ম তারিখ: DOB: 29/07/1988
লিঙ্গ: Female



3481 1025 8051

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয় প্রমাণকরণ
Unique Identification Authority of India

ঠিকানা:
১৫০, মতিঝিল এভিনিউ, মাউথ
দুমনদম (এম), মতিঝিল, উত্তর
২৪ পরগনা, পশ্চিমবঙ্গ, ৭০০০৭৪

Address
150, MOTIJHEEL AVENUE,
South Dum Dum (M), Motijheel
North 24 Parganas, West Bengal
700074

3481 1025 8051



1800 300 1947



info@uidai.gov.in




www.uidai.gov.in

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

PRABIR KOLEY
 MANIK LAL KOLEY
 15703/1968

Permanent Account Number
ALSPK7475P

Signature *Prabir Koley*




In case this card is lost / found, kindly inform / return to:
 Income Tax PAN Service Unit, UHF-181,
 Plot No. 3, Sector 11, CBD, Belapur,
 Navi Mumbai - 400 614.

इस कार्ड के खोने/प्राप्त होने पर कृपया सूचित करें/सौदाएं :
 आयकर सेने सुवा सुनित, यू डी सी 181 डी एस एल,
 प्लॉट नं. 3, सेक्टर 11, सीडी बेलपुर,
 नवी मुंबई - 400 614.

Prabir Koley



ভারত সরকার
 Unique Identification Authority of India
 Government of India

Enrollment No. : 111157856/00144

To
 PRABU KOLE
 MANIKPUR THAKUR PARA
 Dum Dum (III)
 Ilugacha, North 24 Parganas
 West Bengal - 700070



আপনার আধার সংখ্যা / Your Aadhaar No. :

7287 5474 9739

আধার - সাধারণ মানুষের অধিকার



Prabu Kole
 MANIKPUR THAKUR PARA
 Dum Dum (III)
 Ilugacha, North 24 Parganas
 West Bengal - 700070



7287 5474 9739

আধার - সাধারণ মানুষের অধিকার

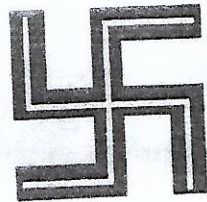
Prabu Kole



24 MAY 2022

THE DAY OF 20

PAPER WRITINGS 'A'
&
THE RELATED
NOTARIAL CERTIFICATE



S. Mitra
S. MITRA
NOTARY Regd No - 5515/08
Govt. of India
SEALDAH COURT
KOLKATA

Sarbani Mitra

SARBANI MITRA
B.Com., LLB, Advocate

24 MAY 2022

&

NOTARY
Govt. of India

Registration No. 5515 / 08

SEALDAH COURT
ROOM NO. - 202

RESIDENCE & CHAMBER

21/2, DR. NAGEN GHOSH LANE
DHAKURIA, KOLKATA - 700 031
Phone : 87773 03277