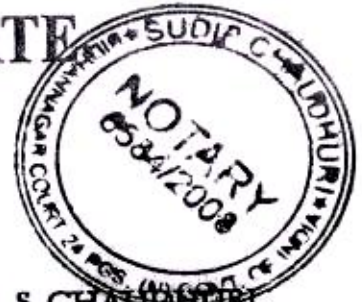


NOTARIAL CERTIFICATE

S.No725.....20 22

23 FEB 2022



TO ALL MEN THESE PRESENTS SHALL COME, I S. CHAUDHURI duly appointed and authorised by the Govt. of India to practice as a Notary throughout the District of North 24 Parganas in the state of West Bengal 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).

Sri Bikash Mondal at- Bg-402,
Salt Lake city. Sec-11, Kol-91.

' Deed of Partnership '

Executant(s) on this 23rd Day of Feb, Two thousand Twenty Two ^{hereinafter referred as} the execution of the paper writings 'A' on its being admitted by the signatories as the matters contained therein and being the identify of the executant(s) I have attested the execution.

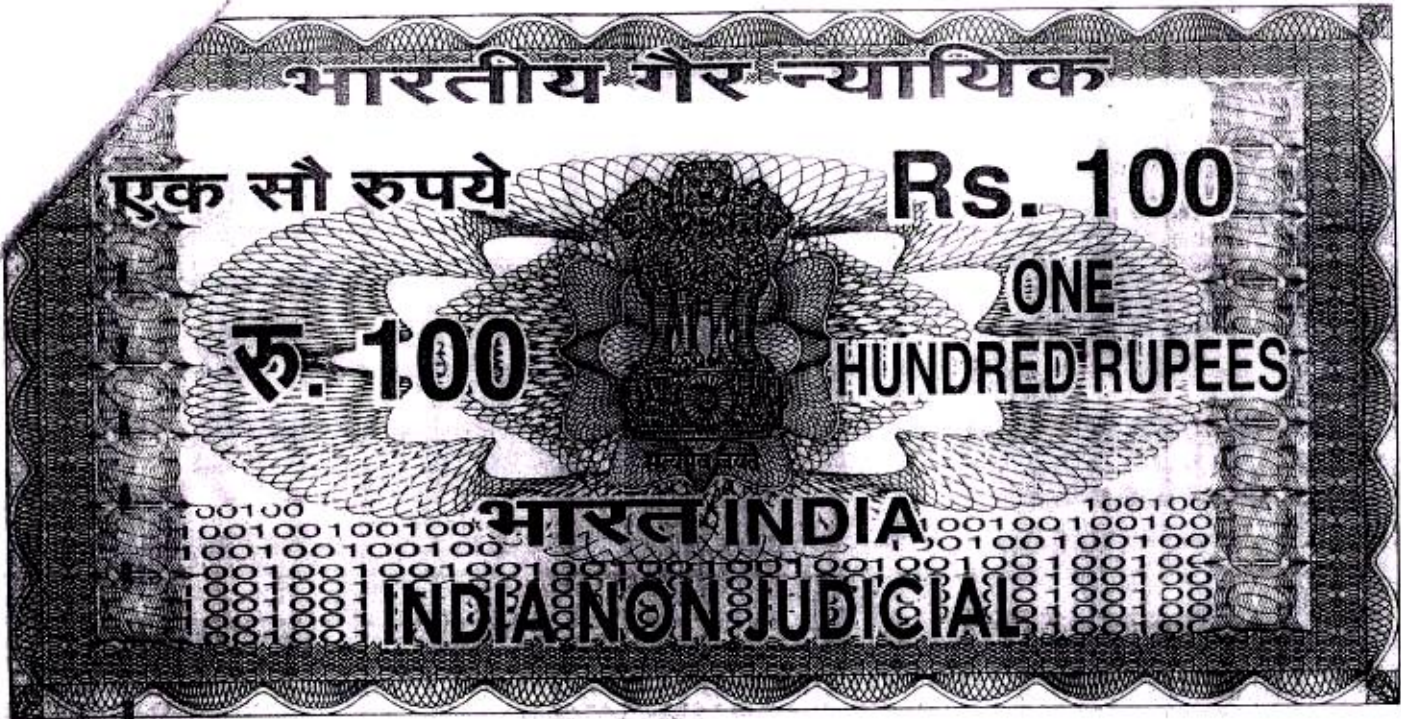
IN ACT WHERE OF being required of a Notary, I have granted. THESE PRESENTS as my NOTARIAL CERTIFICATE to serve and avail as needs or occasions shall or may required for the same.

IN FAITH AND TESTIMONY WHEREOF, I the said Notary, have hereunto set and subscribed my name and affixed my seal of office on this 23 day of Feb 20 22



23 FEB 2022


S. Chaudhuri
M.COM, LL.B
NOTARY
(Govt. of India)
Regn. No. 6584/08
Mayukh Bhaban
Ground Floor
Bidhannagar Court
Kolkata - 700091
W.B. (India)



पश्चिम बंगाल WEST BENGAL

AF 192915

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.-NORTH 24 PARGANAS

DEED OF PARTNERSHIP

THIS DEED OF PARTNERSHIP is made on this 23rd Day of February, Two Thousand and Twenty Two (2022) of the Christian Era,

BETWEEN

SRI. BIKASH MONDAL [PAN: AIJPM7198J] son of Sri. Sarat Kumar Mondal, by faith – Hindu, by Nationality – Indian, residing at BJ-402, Salt lake City, Sector - II, P.O - Sech Bhaban, P.S. - Bidhannagar East, Kolkata 700091 in the District of North 24 Parganas, hereinafter called and referred to as the "FIRST PARTNER" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

ATTESTED
S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regd No -6584/08
Bidhannagar Court
Dist -North 24 Pgs

23 FEB 2022

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23 FEB 2022

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নং- তাং- মূল্য

ক্রেতার নাম ও মাং

দ্রাক্ষা ভেড়ার স্বাক্ষর

বিধান নং- সল্টলেট সিস্টেম এম আর ও

মোট টাকার কত টাকা

ঢালান নং- মোট কত টাকা খরিদ

ট্রেজারী-বারাকপুর, ভেড়ার-মিতা দত্ত

Niraman Sealby
AB-421, Saman Sealby

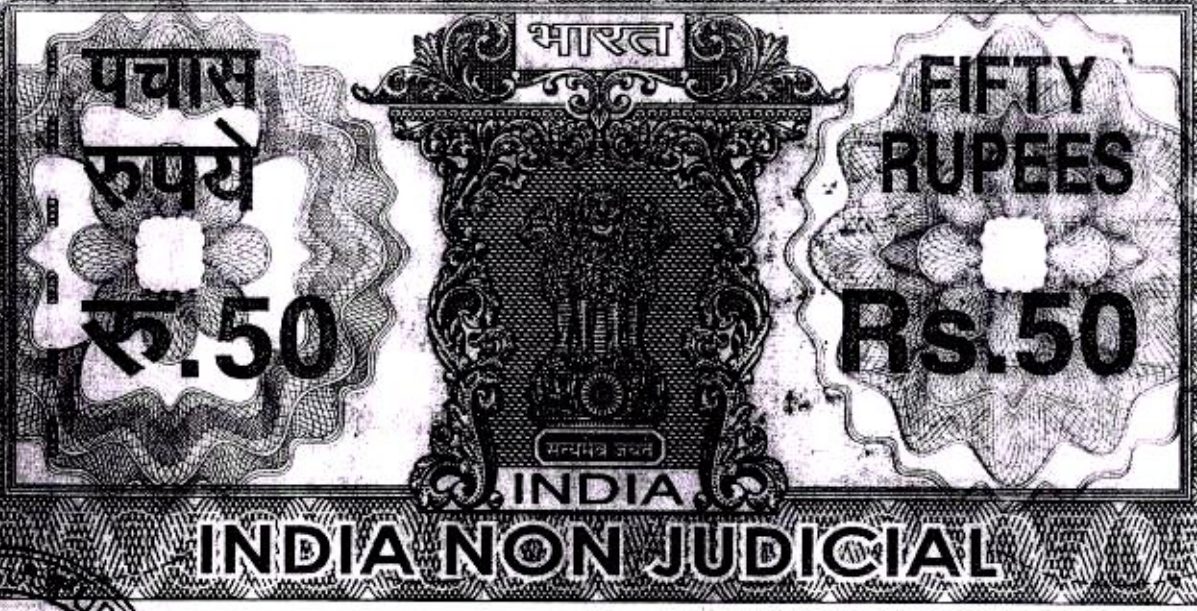
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A N D

SMT. SATHI MONDAL [PAN : AYJPM5732G] wife of Sri Bikash Mondal, by faith – Hindu, by Nationality – Indian and residing at BJ-402, Salt lake City, Sector-II, P.O – Sech Bhaban, P.S. – Bidhannagar East, Kolkata – 700091 in the District of North 24 Parganas, hereinafter called and referred to as the “SECOND PARTNER” (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, legal representatives and assigns) of the SECOND PART.

AND

SRI. SARAT KUMAR MONDAL [PAN: AENPM2492P] son of Late Abinash Chandra Mondal, by faith – Hindu, by Nationality – Indian and residing at Krishnapur, Purbapara, P.S- Baguiati, P.O – Krishnapur, Kolkata 700102 in the District of North 24 Parganas, hereinafter called and referred to as the “THIRD PARTNER” (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the THIRD PART.

ATTESTED
S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regd. No. - 8584/08
Bidhannagar Court
Dist - North 24 Pgs

23 FEB 2022

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নং- _____ তার- _____ খল্য

ক্রতার নাম ও পতা _____

স্ট্যান্ডার্ড ভেডার সাকর _____

বিধান নং-৬, সলটরিক সার্টিকিউ এস আর. ৬

মোট স্ট্যান্ডার্ড ক্রমা ত: ১১০০০

চালান নং..... মোট কত টাকা খরিদ

ক্রেরী-বারাকপুর, ভেডার-মিতা দস্ত

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Abonam Realty
ATB-421, Samir Sany
Kumar

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(3)



AND

M/s. SOMENATH NIRMAN PRIVATE LIMITED, [PAN : AATCS190C] a company duly incorporated under the relevant provisions of the Companies Act, 1956, having its registered office at Krishnapur, Purbapara, Post Office : Krishnapur, Police Station -Baguiati, Kolkata - 700102, represented by its director **SRI. BIKASH MONDAL [PAN: AIJPM7198J]** son of Sri. Sarat Kumar Mondal, by faith - Hindu, by Nationality - Indian, residing at BJ-402, Salt lake City, Sector - II, P.O - Sech Bhaban, P.S. - Bidhannagar East, Kolkata 700091 in the District of North 24 Parganas, hereinafter called and referred to as the "**FOURTH PARTNER**" (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the **FOURTH PART.**

AND

KEDARNATH NIRMAN PVT. LTD., [PAN : AAFCK2477H] a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Purbapara, P.O. Krishnapur, Kolkata - 700102, P.S. Baguiati in the District of North 24-Parganas, represented by its Director : **SATHI MONDAL [PAN : AYJPM5732G]** wife of Bikash Mondal, by faith - Hindu, by Nationality - Indian residing at BJ-402, Salt lake City, Sector- II, P.O - Sech Bhaban, P.S. - Bidhannagar East, Kolkata - 700091 in the District of North 24 Parganas, hereinafter called and referred to as the "**FIFTH PARTNER**" (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the **FIFTH PART.**

AND

CHANDRA SEKHAR NIRMAN PVT. LTD, [PAN : AAFCC3453R] a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Purbapara, P.O. Krishnapur, Kolkata - 700102, P.S. Baguiati in the District of North 24-Parganas, represented by its Director **SRI. SARAT KUMAR MONDAL [PAN: AENPM2492P]** son of Late Abinash Chandra Mondal, by faith - Hindu, by Nationality - Indian and residing at Krishnapur, Purbapara, P.S- Baguiati, P.O - Krishnapur, Kolkata 700102 in the District of North 24 Parganas, hereinafter called and referred to as the "**SIXTH PARTNER**" (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the **SIXTH PART.**

all
- ATTESTED
S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regd. No. - 6584/08
Bidhannagar Court
Dist. - North 24 Pgs

23 FEB 2022

23 FEB 2022




HEREAS, Parties above named are Indian Nationals hereinafter referred to as Partners which expression shall wherever the context so admits, mean and include unless otherwise repugnant to the subject or context their legal heirs, nominees, successors, assignees, successors and legal representatives, whatever the case may be.

AND WHEREAS, the Parties hereto intend to carry on a business with the activities of civil construction, development works, Real Estate Business i.e., promoting and developing of any land, factory, market, building, flat, commercial space and to deal in any property whether residential or commercial and the Parties hereto are experiencing much inconveniences in running the Business solely and it is therefore now deemed expedient to enter into a DEED OF PARTNERSHIP with the following stipulations, terms and conditions in order to safeguard the interest of the Partners and also to avert any further conflicts amongst the Parties.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS

1. That the name and style of the Partnership Concern will be "NIRMAN REALTY", a Partnership Firm engaged in the activities of civil construction and development works, Real Estate Business i.e., promoting and developing of any land, factory, market, building, flat, commercial space and to deal in any property whether residential or commercial and the Office of the said Partnership Concern will be located at AB- 421, Suchetana Apartment, Flat No. G/A, Ground Floor, Samarpally, Krishnapur, P.O- Krishnapur, P.S. Baguiati, Kolkata - 700102, in the District of North 24-Parganas with the provisions to change or shift the same to more convenient and better place or places or to open such other branch office/ offices, City Office/Offices, as may be thought expedient within the territory of India.
2. The Partnership Concern is formed with the objects of carrying on business with regard to civil construction and development works. The trade of the Partnership business may be changed if mutually settled.
3. That the capital of the partnership concern shall be subscribed as will appear from the personal ledger, accounts of the respective partners and the opening capital of this partnership firm will be mutually subscribed.
4. It is agreed by all the Parties that in the interest of the Partnership Firm including up -gradation, enhancement and growth of the firm, all the Partners shall invest more Capital and shall be entitled to avail Bank Loan severally or jointly as and when required.


ATTESTED
S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regd. No. - 6524/06
Eastern Magistrate Court
Distt. - North 24 Pgs

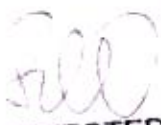
23 FEB 2022

Profit and Loss of the Partnership firm shall be shared in the following ratio:

(1) Bikash Mondal	: 31%
(2) Sathi Mondal	: 30%
(3) Sarat Kumar Mondal	: 30%
(4) Somenath Nirman Pvt. Ltd	: 3%
(5) Chandrasekhar Nirman Pvt. Ltd	: 3%
(6) Kedarnath Nirman Pvt. Ltd.	: 3%

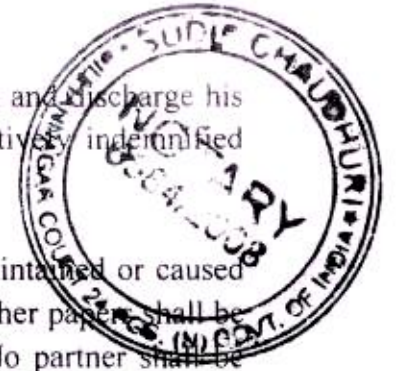
The power and overall management of the Partnership Firm shall rest on any two partners and either of the party shall individually do or perform all accounts or occasions in connection with the Partnership Business. All the parties shall be entitled to make correspondences, to sign letter and in other papers or documents that may come up or may be needed for running of the business of the partnership firm, received the same, purchased tender form or papers and others and to submit the same of the appropriate authorities. All the partners shall represent the firm before any other Authority for any lawful transactions. The Partners shall be entitled to authorize any person or persons to look after the affairs of the Partnership firm as and when required.

5. All the partners shall have the power to apply for and to obtain bank statement and other allied papers required in connection with income tax, vat and shall have authority to sign the income tax returns and submit the same to authority, assessments prior to tax assessed or appeal against it should deem so necessary. All the partners shall engage or appoint any staff, labours, salesman, or any legal practitioner or attending of the firm determined their remuneration including regulating their services, but this should be governed by a General Principles to be adopted by all the partners.
6. One or more bank accounts will be opened with any of the Nationalized Bank and/or PSU and/or private Bank in the name of **NIRMAN REALTY** and the same is to be opened and operated by any two partners jointly.
7. In the matter of signing any official documents it is decided that any two partners shall be entitled to sign any official documents in the interest of the Firm.
8. The Partners may from time to time determine as to how much partners may be allowed to draw or to receive from time to time in expedient of profits and on what time or times as the same may be drawn.
9. All the partners shall honestly and diligently work for the better interest of the firm and shall carry out the business to the benefit of the partnership and either partner may be bound to make good the firm from any loss which is due to


 ATTESTED
S. CHAUDHURI
 NOTARY
 GOVT. OF INDIA
 Regd. No.-8584/08
 Bijnannagar Court
 Dist.-North 24 Pgs

23 FEB 2022

his/her act of negligence. Every partner shall punctually put and discharge his separate debts and liabilities and also keep the firm effectively indemnified against the same.




10. Books of accounts including documents of title shall be maintained or caused to be maintained by all the partners and this together with other papers shall be kept in the Head Office and/or Main Office of the firm. No partner shall be allowed to remove the same from the office but may take extract there from with prior knowledge of the other partners.

11. The accounting year of the firm shall be from the 1st April to the 31st March of the following year, but this year it will be from the date of entering into this partnership.

12. At the end of the accounting year or soon thereafter a profit and loss, balance sheet shall be prepared incorporating therein the whole years transactions and taken into consideration all the just and reasonable expenditure, the net profit/loss and those be determined and the same be en-debited/debited in the personal ledger, accounts of the respective partners.

13. Any partners desirous of dis-association with the partnership firm may do so by seeking such intention to the other partner but cannot transfer his/her share to any outsider without the consent in writing of the remaining partners, if any amount that might be due to the retiring partners towards Capital and accumulation profits shall be paid during the next financial year. Such dis-association will not mean dissolution of the firm and the remaining partners shall continue to carry on the partnership and such dissolution will not absolve the retiring partner from existing liability of the firm, the share of any retiring partner may be purchased by the other partner/s. Similarly death of any partner will not mean dissolution and the heirs of the deceased partner/s shall step into the partnership business to be continued as usual.

14. Any sum advanced by any partner in excess of his/her/their share of capital will be treated as loan and will bear interest at the rate which will be prevalent in savings accounts in Nationalized Banks, Money needed for running the firm may be borrowed from any bank/ other financial Institution at a reasonable rate of interest.


ATTESTED
S. CHAUDHURI
*** NOTARY ***
GOVT. OF INDIA
Regd. No.-6584/08
Bikanernagar Court
Dist.-North 24 Pgs.

23 FEB 2022



15. In addition, if any dispute arising amongst the parties either in the interpretation of this deed of partnership or any article thereof or any other matters, the same may be settled by Arbitration according to the Arbitration Act, by appointing one Arbitrator by each of the partners.

16. If any occasion arises to dissolve the firm for whatever cause, accounts shall be taken to all the assets and liabilities of the firm and the surplus which remains after paying of the liabilities shall first to utilize for clearing the capital and the rests to be distributed amongst the partners according to their profit and loss sharing ratio.

17. All the Partners shall remain as the working partner.

18. All the Partners shall be entitled to get the remuneration from the Partnership firm for their services rendered towards the firm. Such remuneration shall be mutually settled. Subject to the below mentioned condition :


In the case of loss or Book Profit	Rs. 150,000/- or at the up to
Rs. 300,000/- for the year	rate of 90% of Book Profit
whichever is more	

On the balance amount of	At the rate of 60%
Book Profit above 300,000/-	

19. Monthly accounts should be furnished in every month end and accounts should be confirmed within three days from the date of receipt of the accounts. If confirmation is not done within the stipulated time no complains will be entertained.

20. Any decision taken by the Partners will be treated as the part of the clause of the partnership deed. The decision will be written in the letter head of the firm and signed by the partners.

21. The power or powers not specifically enumerated hereunder will be exercised by the partners in smooth running of the partnership firm. However with due discussion amongst the partners.


ATTESTED
CHAUDHURI
*** NOTARY ***

GOVT. OF INDIA
 Regd. No.-6584/08
 Shennagar Court
 st.-North 24 Pgs

23 FEB 2022

22. The terms contained in this DEED OF PARTNERSHIP may be altered or changed unanimously in the greater interest of the firm.

23. In all other matters where not specifically mentioned hereinbefore, the provisions of the law of partnership (Act 1932) shall apply in this regard.

24. All disputes and differences which may arise among the Partners whether during the subsistence or after the determination of the partnership or whether in relation to the interpretation of this Deed or in relation to any other matter whatsoever, touching the partnership affairs, shall be referred to Arbitration and such arbitration shall be governed by the Arbitration Act 1996 in force.

25. In the interest of the Partnership Firm new Partner or Partners shall be admitted and their share capital, profit & loss etc. will be determined unanimously or further capital required for the purpose of the partnership shall be contributed and/or arranged by the partners in such manner and in such proportion as may be decided from time to time. Such capital shall carry interest as per mutual understanding between the partners at the end of the financial year.

26. If any partner infringes any of the clauses mentioned herein-above or becomes insane, or is adjudicated an insolvent, the other partner may forthwith determine the partnership by giving notice in writing and may henceforth continue the business alone and may publish notice of dissolution in the official Gazette and in local vernacular news paper and also inform the Registrar of the firms in writing.

27. If any partner desires to leave the firm for his/her/their absolutely private ground and in such case the other partner will accept his/her/their resignation. But it is stipulated that out-going partner shall not be allowed to open any firm in the same name & style mentioned hereinabove.

28. In case of admission of new partner, opening of Branch office, recruitment of employees, appointment of auditor etc. will be determined by the partners mutually. It is also agreed that if any common error is detected afterwards will be mutually finalized/rectified/modified.

ATTESTED
I. CHAUDHURI
NOTARY
GOVT. OF INDIA
Regd. No. 6564/08
Mehannagar Court
Dist.-North 24 Pgs.

23 FEB 2022

IN WITNESSES WHEREOF the parties to these presents have hereunto set and subscribed their respective hands the day, month and year first above written.



Signed, sealed and delivered
By the partners in the presence of:

B Mondal
[BIKASH MONDAL]
Sig. of First Partner.

WITNESSES

1. *Somen*
SOMEN DEBNATH
NETAJI PALLY, CHOLLA, KOL- 700 111

2. *Sami Kumbhakar*
SOMER KUMBUKAR
B2159/1 H.A.H.C. DURGA PUR
PIN - 713210.

Sathi Mondal
[SATHI MONDAL]
Sig. of the Second Partner

S Mondal
[SARAT KUMAR MONDAL]
Sig. of Third Partner.
SOMENATH NIRMAN PVT. LTD.
S Mondal
Director

[SOMENATH NIRMAN PVT. LTD]
Sig. of Fourth Partner.

KEDARNATH NIRMAN PVT. LTD.
Sathi Mondal
Director

[KEDARNATH NIRMAN PVT. LTD]
Sig. of Fifth Partner.

CHANDRASEKHAR NIRMAN PVT. LTD.
S Mondal
Director

[CHANDRASEKHAR NIRMAN PVT LTD]
Sig. of Sixth Partner.

Drafted by:

SC
ATTESTED
S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regd. No. - 6584/08
Bidhanagar Court
Dist. - North 24 Pgs.

23 FEB 2022

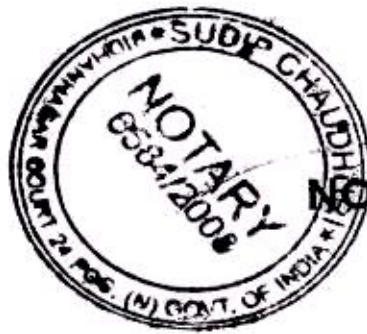
Identified By Mr.
Manoj Basu
ADVOCATE
MANOJ BASU
Advocate
Enrolment No.-F-247/2000
Bidhan Nagar Court
Kolkata-700091

Date

Day of

20

23 FEB 2022



In the Matter of :

Instrument 'A'

and

In the Matter of

NOTARIAL CERTIFICATE

23 FEB 2022

S. Chaudhuri

M.COM, LL.B

NOTARY

(Govt. of India)

Regn. No. 6584/08

Mayukh Bhaban

Ground Floor

Bidhannagar Court

Kolkata - 700091

W. B. (India)

Mob. : 9330934653