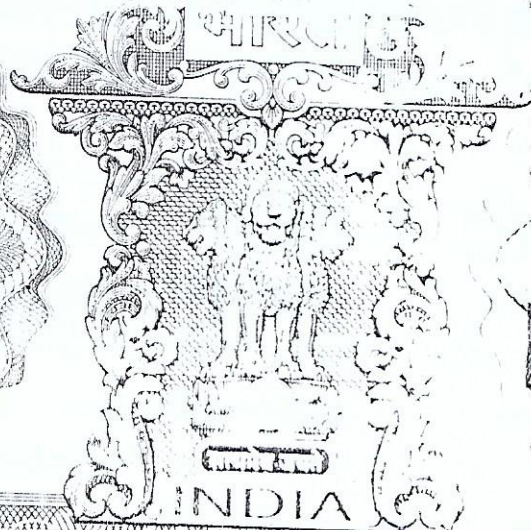


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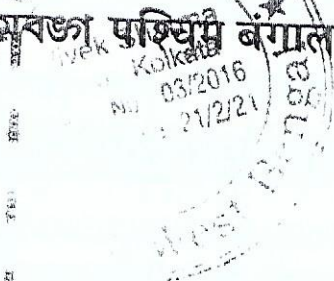
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FIFTY
RUPEES
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INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL



Ujjal Datta

DEED OF PARTNERSHIP

THIS DEED OF PARTNERSHIP is made on this 20th of April 2020 A.D. between:-

1. SRI UJJAL DATTA (PAN -AGUPD7242D) s/o , Shree Santi Pada Datta , by caste Hindu , by occupation - Business, residing at 57 , P.K.Guha Lane , P.O. & P.S- Dum Dum , Kolkata - 700028 , hereinafter referred to as the First part (Which term includes unless excluded by or repugnant to the context hereto of his legal heirs , successors assigns) etc . FIRST PART.

2. SRI SUBHASIS DAS (PAN - AFBPD8066R) S/o , Shree Hirendra Nath Das , by caste - Hindu , by occupation - business , residing at 44,P.K.Guha lane , Dum Dum , Kolkata-700028, hereinafter referred to as the Second Part (which term includes unless excluded by or repugnant to the context hereto of his legal heirs , successors assigns) etc , of the SECOND PART.

Subhasis Das

Ujjal Datta

23 APR 2020

(2)



AND WHEREAS both the parties have declared between themselves to carry on a partnership business under the name and style of U. S. REALTORS having its principal place of business at Holding No.-44, P.K. Guha Lane, Dum Dum Cant., P.S. Dum Dum, Under Dum Dum Municipality, Kolkata- 700028.

NOW THIS INDENTURE WITNESSES that to bind themselves to the following terms and conditions: -

01. **NAME & PLACE** : That the name of the partnership shall remain as 'U. S. REALTORS' and the principal office will be at Holding No.-44, P.K. Guha Lane, Dum Dum Cant., P.S- Dum Dum, under Dum Dum Municipality, Kolkata- 700028, or it may be shifted or carried out at any other place / places as mutually decided by and between the partners.
02. **OBJECT** : That the object and nature of partnership shall remain as "Developer" or the object may be changed if the partners decide for their interest.
03. **COMMENCEMENT & DURATION** : That this partnership business shall be deemed to have commenced with effect from the **20th April, 2020** and the same and shall be a Partnership at will.
04. **CAPITAL** : That the capital of the Business invested in the partnership business by the partners will be Rs. 1.00.000/- (One Lacs) each.
05. **ADDITIONAL CAPITAL** : That the further capital which will be required for the purpose of the partnership will be invested by the partners in equal share or they may take the same through other sources on mutual understanding between the partners taken loan from the market, loan from financial institution or from other sources with paying necessary interest as per law.
06. **SHARING OF PROFIT & LOSS** : That the Profit and Loss of the partnership shall be divided and borne between the partners in the following manner : -
 - 1) - SRI UJJAL DATTA = 50%
 - 2) - SRI SUBHASIS DAS = 50%

Ujjal Datta

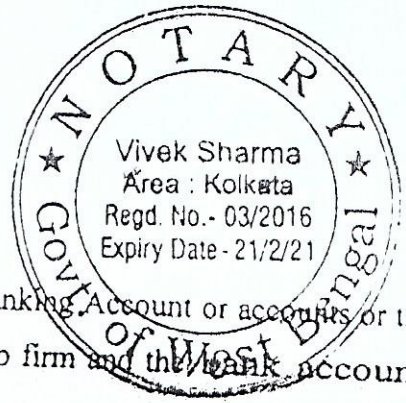
Subhasis Das

Ujjal Datta

23 APR 2020

Subhasis Das

(3)



07. **BANK A/c AND PROFIT AND LOSS** : That the Banking Account or accounts or the Partnership firm shall be in the name of the partnership firm and the bank account will be operated by both partners jointly.
08. **ACCOUNTS** : That the records of accounts of the firm shall be maintained regularly in the course of the business at the principal place of Center and shall be open to inspect through out the usual working hours. The said account shall be finally adjusted and closed on 31st March of each financial year and after proper adjustments of all necessary accounts the Profit or Loss including the loss of capital shall be divided by and between the partners in equal share. That if necessary the same will be reinvested equally by both partners as per requirement of the business time to time.
09. **FURTHER CAPITAL** : The partners may invest any further capital in their said business as required from time to time but in this case the necessary interest will be taken proportionately by the partners for their further investment of capital .
10. **DUTIES OF PARTNERS** : That the partners are bound to carry on the business of the center to the greatest common advantages to be just and faithfully to each other and to render true accounts and full information of all things affecting the firm the other partner and shall devote the sufficient time and attention for the partnership business.
11. **DRAWINGS & SALARY** : That out of the accruing share of the Net Profits of the Partnership firm, In case of profit , the partners shall be entitled per month to draw as salary Rs. 10,000/- (Ten Thousand) only, and Commission etc. from the said business and the same should be adjusted at the time of making proper accounts of the firm.
12. **OTHER LIABILITIES** : That this partnership firm will strictly observed the rules and regulations of the Indian Income Tax Act and also follow the rules and regulations of other applicable govt law.

Muzjal Datta

Muzjal Datta

23 APR 2020

Sudhanshu Das

Sudhanshu Das



13. **RESTRICTIONS** : That the partners agree that neither partner shall and / or transfer and / or assign his / her respective right, title and no partner shall without the consent of other partner to sale any business, assets and properties, if necessary, it will be decided by both partners consent jointly. That any of the partners shall be entitled to carry on the same or different category of Business separately during the continuance of this partnership business.

14. **SEPARATE DEBTS** : That each and every partner shall pay his/her private and separate debts punctually and shall indemnify the other partner and the capital and the partnership firm against any attachment , seizure or sale thereof.

15. **RETIREMENT** : That any partner may retire from the partnership by giving three calendar month notice in writing. On such retirement the partnership shall not be dissolved and the continuing partner shall have the liberty to carry and continue the business under the same name and style as a partnership firm of inducting any new partner in partnership by paying off the balance standing to the credit in the capital a/c. of the retiring partners as per Balance Sheet to be drawn as on the date of such retirement. Such payment by the continuing partner shall be made to the retiring partner within a reasonable time accepted by the retiring partner. Be it be agreed and understood that retiring partner shall execute necessary agreements and other relevant papers to give effect, to such retirement prior to the payment as above made by the continuing partner.

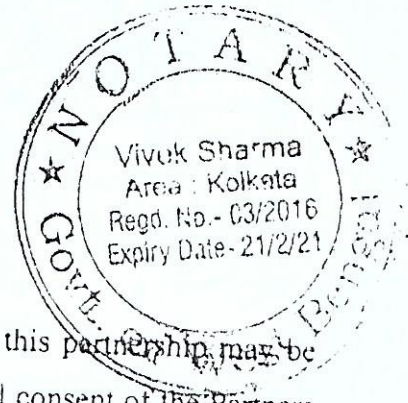
16. **DEATH** : That on death of any of the parties hereto, the partnership shall remain in operation and the legal heir or heirs, representatives or nominees of the deceased partner shall be inducted in his / her place as partner (S) of the firm.

Muzjal Datta

Subram Das

Muzjal Datta

Subram Das



17. ALTERATION : That any of the terms and conditions of this partnership may be varied, amended, modified, altered, added, deleted by the mutual consent of the Partners either expressed in writing or implied by conduct for the beneficial interest of this partnership.

18. ARBITRATION : That in the event of any dispute the matter shall be referred to a sole Arbitrator, to be appointed mutually with the provisions of the Indian Arbitration Act and the decision of the Arbitration shall be binding on the parties hereto.

19. BINDINGS : That in all matters otherwise not expressly provided the Indian Partnership Act shall be applied with its present modifications if any for the time being imposed.

20. OTHER ACTIVITIES : That both the partners will jointly sign and execute necessary papers and documents in respect of their partnership business. Both the partners will jointly attend before any office / officers for purchasing Collecting, submitting necessary papers and documents collection of cheque / cash against work or works and any agreement, collections, or making of any payment, registration, any settlement or negotiation etc. of the partnership firm.

21. That the partnership firm will not be liable for any others business run by any other partner in his/her name. Personally or jointly.

22. That any partner of the firm may be a partner or proprietor in any other firm and the other partners shall not have any objection in the same

Mital Datta

Subham Das

Mital Datta

Subham Das



IN WITNESS WHEREOF, both parties here to have set their respective hands and seals on the day, month and year first above written before the following witnesses: -

WITNESSES :

1. Soma Datta
W/o Ujjal Datta
57, P.K. Guha Lane . Kol-28.

2. Hrimyee Das
W/o, Subhasis Das
44, P.K. Guha Lane,
Dem Dem, Kol-28.

Ujjal Datta
Ujjal Datta
1. _____

SRI UJJAL DATTA

Subhasis Das
Subhasis Das
2. _____

SRI SUBHASIS DAS

E x e c u a n t s

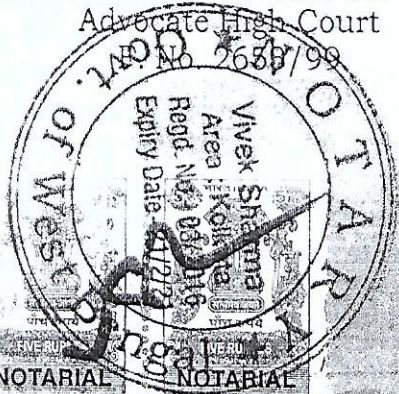
Draft Prepared by

P. K. Bandyopadhyay
(Advocate)

P. K. BANDYOPADHYAY
Advocate High Court

Signature Identified by me

P. K. Bandyopadhyay
Advocate



SIG. ATTESTED

23 APR 2020

VIVEK SHARMA
NOTARY
GOVT. OF W.B.