

Debasish Chakraborty Notary

(Appointed by Govt. of India)

Setial No. Dated20*

Chamber

Sushil Smaran, Opposite Employment
Exchange, Haren Mukherjee Road,
Word No. 12, Hakimpara, Siliguri
Mobile : 9933157415
9641760838, 7679883606



NOTARIAL CERTIFICATE

(Pursuant to section 8 of the Notaries Act. 1952)

To ALL TO WHOM THESE PRESENT shall come, I, **Sri Debasish Chakraborty**, duly authorised by the Government of India to practice as a Notary do hereby verify, authenticate, certify, attest as under the execution of the instrument annexed hereto collectively marked 'A' on its being executed, admitted and identified by the respective signatories and also by Sri / Smt. R. Chakraborty Advocate, as to the matters contained therein, presented before me.

Accordingly to that this is to certify authenticate and attest that the annexed Instrument 'A' as is the

An original Deed of Reconstitution of Partnership is enclosed herewith.

PRIME FACIE the annexed instrument 'A' appears to be usual procedure to save and avail as needs or occasion shall or may required for the same.

In faith and testimony where of being required of a Notary, I, the said Notary do hereby subscribe my hand and affix my seal of office at Siliguri on this the 20th day of November in the of year 2019.



Debasish Chakraborty
Notary Public, Government of India
Siliguri, Darjeeling
Regd. No. 13792

20 NOV 2019

The executants is/are identified by me

Advocate



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 277556



DEED OF RECONSTITUTION OF PARTNERSHIP

THIS Partnership Deed is made on the 1ST Day of April, 2019

Between

For DELTA REALTORS
[Signature]
Partner

For DELTA REALTORS
Kamal Mondal
Partner

For DELTA REALTORS
Alak Kumar Mondal
Partner
MKM

For DELTA REALTORS
Umila Mondal
Partner
Um

For NRS AGRO (P) LTD
[Signature]
Director

Debasis Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

20 NOV 2019

भारतीय गैर न्यायिक

पचास
रुपये
₹.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

U 782229



1. Nimit Mundhra, S/O: Sri Kamal Kumar Mundhra, (PAN:BCGPM5084B), residing at "Hillman House", Vidyasagar Road, Khalpara, P.O. & P.S. Siliguri-734005, Dist: Darjeeling, W.B, which expression shall, unless it be repugnant to the subject or context thereof, include his legal heirs, successors, nominees and permitted assignees and hereinafter called the FIRST PARTY,

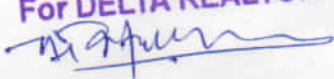
AND

2. Sri Kamal Kumar Mundhra, S/O: Late B. L. Mundhra, (PAN:AEGPM2722P) residing at "Hillman House", Vidyasagar Road, Khalpara, P.O. & P.S. Siliguri - 734005, Dist: Darjeeling, W.B. which expression shall, unless it be repugnant to the subject or context thereof, include his legal heirs, successors, nominees and permitted assignees and hereinafter called the SECOND PARTY,

AND

3. Urmila Mundhra, W/O: Shri Kamal Kumar Mundhra, (PAN:AFIPM3923K), residing at "Hillman House", Vidyasagar Road, Khalpara, P.O. & P.S. Siliguri - 734005, Dist: Darjeeling, W.B. which expression shall, unless it be repugnant to the subject or context thereof, include her legal heirs, successors, nominees and permitted assignees and hereinafter called the THIRD PARTY,

AND

For DELTA REALTORS

Partner

For DELTA REALTORS
Kamal Mundhra
Partner

For DELTA REALTORS
Mahendra Kumar Mundhra
Partner
MKM

For DELTA REALTORS
Urmila Mundhra
Partner

For NRS AGRO (P) LTD

Director

Debashish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

20 NOV 2019

4. **NRS Agro (P) Ltd., a Private Limited Company, (PAN: AACCN1875H)**, registered under the Company's Act, 1956, CIN-U15494WB2005PTC102695, having its registered office at Maple House, Vidyasagar Road, Khalpara, Siliguri- 734005, W.B. represented by its Director Mr. Nimit Mundhra, which expression shall, unless it be repugnant to the subject or context or context thereof, include their legal heirs, successors, nominees and permitted assignees and hereinafter called the FOURTH PARTY,

AND

5. **Mahendra Kumar Mundhra [PAN: ADJPM1858Q]**, S/O: Shri Sohanlal Mundhra, residing at "Space Town", Flat No. N7, 7TH Floor, Sevoke Road, Siliguri, P.O. & P.S. Siliguri-734001, Dist: Darjeeling, W.B, which expression shall, unless it be repugnant to the subject or context thereof, include his legal heirs, successors, nominees and permitted assignees and hereinafter called the FIFTH PARTY.

WHEREAS THE 1ST PARTY IS the Attorney Holder vide General Power of Attorney No. S-0216/2019 IV-29/2019 registered at the office of ADSR Siliguri-I on 25.01.2019 of the following lands, THE OWNERS OF WHICH HE REPRESENTS IN INDIVIDUAL CAPACITIES BY THIS DEED

a. Land measuring 6 kathas owned by Rajesh Kumar Mundhra (Maheshwari) registered vide Gift deed I-1942/2017 on 16-08-2017 at the office of ADSR Siliguri-I.

- b. Land measuring 3 kathas owned by Sangita Perival registered vide Gift deed I-1941/2017 on 16-08-2017 at the office of ADSR Siliguri-I.

AND

That the 5th Party is the lawful ATTORNEY of the following persons holding the following lands as per General Power of Attorney document no. 580/2014 registered at the office of ADSR Siliguri-I on 24th February, 2014, THE OWNERS OF WHICH HE REPRESENTS IN INDIVIDUAL CAPACITIES BY THIS DEED:

- a. **Sushila Devi Mundhra [PAN: ACYPM5285B]** , wife of Late Mahabir Prasad Mundhra, owner of 16.54 kathas out of the same undivided land as mentioned
- b. **Shanti Devi Mundhra [PAN: ADJPM7868A]**, wife of Sri Sita Ram Mundhra, owner of 7.54 kathas out of the same undivided land as mentioned
- c. **Prem Lata Mundhra [PAN: ADJPM1896J]** , wife of Late Binod Kumar Mundhra, owner of 13.789 kathas out of the same undivided land as mentioned
- d. **Sudesh Devi Mundhra [PAN: ATIPM7155R]** , wife of Late Basant Kumar Mundhra, owner of 4.8587 kathas out of the same undivided land as mentioned
- e. **Manoj Mundhra [PAN: ADDPM8689H]** , son of Late Binod Kumar Mundhra, owner of 2.752 katha out of the same undivided land as mentioned

Debasish Chakrabarti
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

20 NOV 2019

For DELTA REALTORS

[Signature]

Partner

For DELTA REALTORS

Kamal Mundhra

Partner

For DELTA REALTORS

Urmila Mundhra

Partner

UM

For NRS AGRO (P) LTD

Director

For DELTA REALTORS

Mahendra Kumar Mundhra

Partner

MKM

- f. **Rahul Mundhra [PAN: APJPM5079N]**, son of Late Basant Kumar Mundhra, owner of 11.6818 kathas out of the same undivided land as mentioned
- g. **Sangita Periwal [PAN: AJLPM9444N]**, wife of Pradip Kumar Periwal, owner of 6 kathas out of the same undivided land as mentioned
- h. **Rajesh Kumar Mundhra [PAN: ADUPM3712E]**, son of Sitaram Mundhra, owner of 3 kathas out of the same undivided land as mentioned

AND WHEREAS the 5th Party himself is an owner of land measuring 16.5405 kathas out of the total land as contained in Plot No. 7202 situated at SF Road, Siliguri more popularly known in the area as Mundhra Compound.

(The FIRST PARTY, SECOND PARTY AND THE THIRD PARTY hereinafter also referred as the EXISTING PARTNERS and the FOURTH PARTY AND THE FIFTH PARTY hereinafter also referred as the INCOMING PARTNERS)

AND WHEREAS the parties represented by the 1st and the 5th Party and the 5th Party himself were mutually interested to enter into partnership and the business undertaken by this firm

WHEREAS, the parties hereto of the FIRST PARTY, SECOND PARTY AND THE THIRD PARTY were carrying on the business of Real Estate Promotion and Development and other business in any manner as may be decided and doing all activities allied and incidental to the above object under the name and style "DELTA REALTORS" under the Deed of Partnership executed on 1st day of April, 2015.

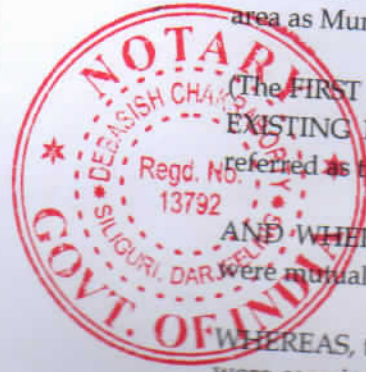
WHEREAS, the FOURTH PARTY AND THE FIFTH PARTY, have expressed their desire to join the EXISTING PARTNERS in their Partnership Firm under the name and style "DELTA REALTORS" with effect from 1st APRIL, 2019 which was accepted by the EXISTING PARTNERS in the Reconstitution of Partnership Deed dated 1st APRIL, 2019, in mutual interest, on the terms and conditions agreed upon by all.

AND WHEREAS the parties hereto are desirous of recording the said terms and conditions of the partnership into writing.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The existing partners hereby admit the new partner as a partner along with the existing partners of the said firm carried on or in the name of "M/S DELTA REALTORS" as from the 1st day of April, 2019.
2. The partnership business will be carried on the same name as above mentioned and at the same place of business as at present.
3. The business of partnership will be same as at present carried on and may be changed or added to with the consent of all the partners.

20 NOV 2019



Debasish Chatterjee
 Notary Govt. of India
 Siliguri, Darjeeling
 Regd. No. 13792

For DELTA REALTORS
[Signature]
 Partner

For DELTA REALTORS
Kamal Mundhra
 Partner

For DELTA REALTORS
Ushida Mundhra
 UM
 Partner

For NRS AGRO (P) LTD
[Signature]
 Director

For DELTA REALTORS
Pradip Kumar Periwal
 Partner

MKM

4. The Profit Sharing Ratio shall be as follows-

Nimit Mundhra - 42%

Kamal Kumar Mundhra - 20%

Urmila Mundhra - 10%

NRS Agro Private - 10%

Mahendra Kumar Mundhra - 2%

Sushila Devi Mundhra -2%

Shanti Devi Mundhra-2%

Prem Lata Mundhra -2%

Sudesh Devi Mundhra-2%

Manoj Mundhra-2%

Rahul Mundhra-2%

Sangita Perival-2%

Rajesh Kumar Mundhra-2%

5. The duration of this new partnership will be at will but any partner may retire from the partnership by one month's prior notice.

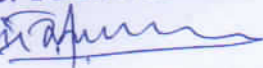
6. In case of difference of opinion on any question regarding business, the opinion of majority will be final and binding on all the partners.

7. The payment from and to the Capital Account of the parties shall be made directly into the account of the Executants of the Power of Attorney and not in the account of the Power Holder/Beneficiary.

8. Subject to what is otherwise provided herein in the terms and condition mentioned in the said deed of partnership dated 1st day of April, 2015, will be binding on the parties as if the said NRS Agro Private Limited was the party thereto and subject as aforesaid the said the deed of partnership as amended by this agreement will be treated the deed of partnership between the parties hereto.

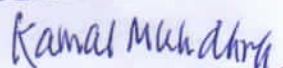
9. The change in the constitution of the said firm made by this agreement will be notified or registered under the Partnership Act, and Income Tax Act, as per the legal requirements thereof.

For DELTA REALTORS



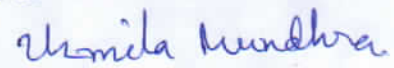
Partner

For DELTA REALTORS



Partner

For DELTA REALTORS



Partner

UM

For NRS AGRO (P) LTD



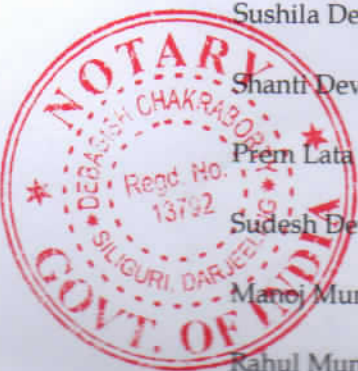
Director

For DELTA REALTORS



Partner

MKM


Debasish Chakrabarty
Notary Govt. of India
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-20 NOV-2019



IN WITNESS WHEREOF, the parties have put their respective hands the day and year first hereinabove written.

Witnesses:

1. Sandip Kumar Bansal
S/o Rajendra Prasad Bansal
Parnan Apartment, Shiv Mandir Road
Punjabi Para, Siliguri-734001

For DELTA REALTORS

Partner
(FIRST PARTY)

2. Saradindu Mandal
S/o S.K. Mandal
Jogomaya Complex
Baghajatin Park
Siliguri - 734001

For DELTA REALTORS

Partner
(SECOND PARTY)

For DELTA REALTORS

Partner
(THIRD PARTY)
UM

For NRS AGRO (P) LTD

Director
(FOURTH PARTY)

For DELTA REALTORS

Partner
(FIFTH PARTY)
MKM

Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

Identify by me

Advocate/Siliguri
R. CHAKRABORTY
Advocate, Silg.

20 NOV 2019