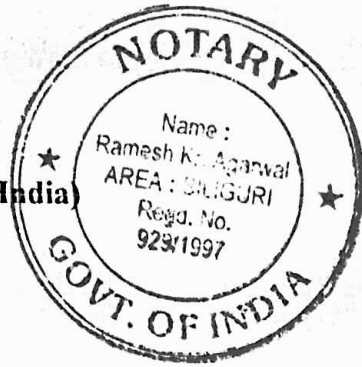


RAMESH KR. AGARWAL
NOTARY
(Appointed by the Govt. of India)



Professional Address :
P.N.B. Building
Hill Cart Road
P.O. SILIGURI- 734401
Dist, DARJEELING
Phone : 9434006684, 9832619444

Serial No 8/16-03-2021

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

TO ALL TO WHOM THESE PRESENTS shall come, I, Sri Ramesh Kr. Agarwal 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 as also by Sri Khushi Agarwal 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 :

" DEED OF PARTNERSHIP "

PRIMA FACIE the annexed instrument 'A' appears to be the usual procedure serve and avail as needs or occasion shall or may require 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 16th Day of March in the year of Christ 2021

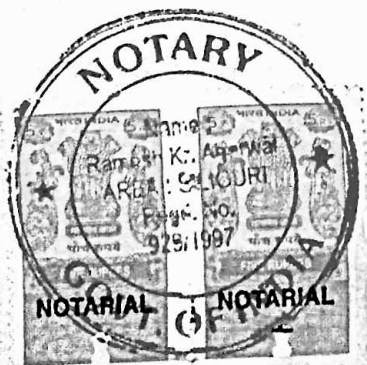
SOLEMNLY AFFIRMED & IDENTIFIED BEFORE ME

Ramesh Kr. Agarwal
NOTARY
SILIGURI
RAMESH KR. AGARWAL
NOTARY

Regd. No. 929 /1997

The executent/s is/are identified by me :

Khushi
Advocate



16 MAR 2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 958778

Bhaskar Agarwal

Rajpal

Darshika Agarwal

Taruna Agarwal

DEED OF PARTNERSHIP

THIS INDENTURE made at SILIGURI on this 15th day of March, in the year 2021;

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal

Ramesh Kr. Agarwal
NOTARY
SILIGURI

16 MAR 2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 504770

Bejendra Agarwal

Rajesh

Dandika Agarwal

Tanisha Agarwal

BETWEEN

1. Bejendra Agarwal, Son of Late Motiram Agarwal, Hindu by religion, aged about 54 years residing at Dipti Apartment, Haren Mukherjee Road, Hakim Para, Siliguri-734001, West Bengal hereinafter referred to as the "Party of the First Part",
2. Rajesh Kumar Agarwal, Son of Shri Mahadeo Prasad Agarwal, Hindu by religion, aged about 52 years residing at Narayani Bhawan, 27 Sevoke Road, Siliguri-734001, West Bengal hereinafter referred to as the "Party of the Second Part",

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

16 MAR 2021

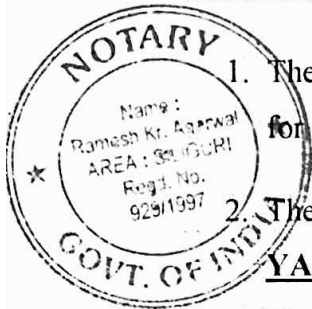
Ramesh Kr. Agarwal
NOTARY
SILIGURI

3. Darshika Agarwal, daughter of Shri Rajesh Kumar Agarwal, Hindu by religion, aged about 27 years residing at **Narayani Bhawan, 27 Sevoke Road, Siliguri-734001**, hereinafter referred to as the "Party of the Third Part",

4. Tanisha Agarwal, Daughter of Shri Rajesh Kumar Agarwal, Hindu by religion, aged about 18 years residing at **Narayani Bhawan, 27 Sevoke Road, Siliguri-734001, West Bengal** hereinafter referred to as the "Party of the Forth Part",

THAT ALL the parties hereto being the parties of the First Part, Second Part Third Part and Forth Part have agreed to carry the business of construction and sale of residential and commercial project; Sale of land and Renting of property as mutually decided in Partnership with each other on the terms and conditions contained herein, and the parties hereto have desired to put in writing the terms and conditions of their said partnership.

NOW THIS INDENTURE WITNESSETH and it is hereby covenanted and finalised by and between the parties as follows:



1. The Partnership shall come into effect from 15th March, 2021 and shall be for an indefinite period unless it is determined.

2. The Partnership business shall be carried on under the name and style of **YASH SHREE DEVELOPERS** presently from **C/o Saroj Agarwal, Dipti Apartment, Haren Mukherjee Road, Hakim Para Siliguri-734001, West Bengal** as the Head Office of the Firm and/or at any other place/s as will be decided mutually by the parties hereto and/or to open its branches at any other place or places

3. The Net Profit or Loss of the Partnership profession as arrived at after adjustment of salary/remuneration, bonus, commission and interest to the partners, shall be divided between the parties as follows:

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal
Ramesh Kr. Agarwal
NOTARY
SILIGURI

16 MAR 2021

Tanisha Agarwal

Darshika Agarwal

Saroj

Beyant Agarwal

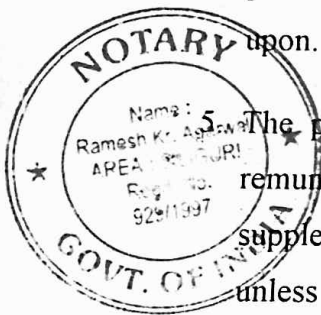
- a) Bejendra Agarwal: 30%
- b) Rajesh Kumar Agarwal: 30%
- c) Darshika Agarwal: 20%
- d) Tanisha Agarwal: 20%

The partners shall be entitled to increase or reduce the above profit sharing ratio as may be mutually agreed upon

4. All Partners shall devote their whole time and attention to the interests of the business and shall be the working partners. They shall be entitled to remuneration as may be mutually decided in the manner laid down under section 40(b) of the Income-tax Act, 1961. The remuneration so computed shall be worked out and credited in the books of account, at the close of the accounting year period. The parties hereto may also agree to revise the mode of calculating the remuneration and decide to pay salary and grant the benefit of house rent allowance, medical expenses, accident and/or Life Insurance Policy Premium, Provident fund, gratuity, bonus, commission and/or other benefits to the above and/or the other partner or partners either on monthly or yearly basis as they may mutually agree upon.

5. The partners shall be entitled to modify the above terms relating to remuneration, interest etc., payable to the partners by executing a supplementary deed, and any such deed when executed shall have effect, unless otherwise provided, from the first day of the accounting period in which such supplementary deed is executed and the same shall form part of this deed of partnership.

6. The accounting year of the Partnership shall be the year ending on the last day of March every year. The Final Accounts as will be drawn up at the



SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh K. Agarwal

Ramesh K. Agarwal
NOTARY
SILIGURI

16 MAR 2021

Tanisha Agarwal

Agarwal

Agarwal

Byranch Agarwal

close of the year shall be countersigned by all the parties hereto as a token of acceptance.

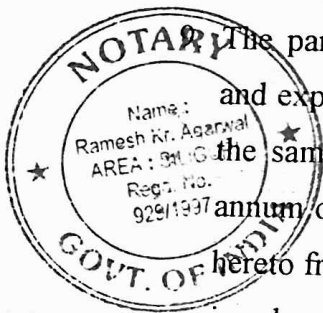
7. Bank Account or Accounts shall be opened in the name of the Partnership Firm, jointly by partners or by such partner/ partners as may be specifically decided mutually between parties. All moneys or negotiable instruments received from and on behalf and/or on account of the Partnership shall be paid/deposited into such banking account or accounts in the name of the Partnership Firm. The bank account of the firm shall be operated upon by any partner
8. Proper books of accounts shall be maintained by the Parties hereto in which all the transactions relating to the partnership business shall be entered into and recorded and such books together with all documents, letters, vouchers of and belonging to the partnership shall be kept at the place of business of the partnership or at such other place or places as the parties hereto may from time to time mutually decide in writing. Each partner shall have full and free right and liberty to inspect such books of accounts, documents, letters, vouchers and of making extracts or copies therefrom.

Tanisha Agarwal

Danshika Agarwal

Rudra

Bhargh Agarwal



The partners may contribute capital as and when considered necessary and expedient for the purpose of carrying on the business/profession and the same shall carry interest not more than 12% (Twelve Percent) per annum or such other rate as may mutually be agreed upon by the parties hereto from time to time. The partners hereto shall be entitled to draw out in advance, against their drawing accounts of such sums from time to time as may be mutually agreed upon and on taking account for the year, the excess, if any, drawn by any partner over his/her share of the profits shall be refunded to the firm within a period of three months or be treated as loan to him which shall carry interest at 12% (Twelve Percent) per annum or any other rate mutually agreed upon.

SOLEMNLY AFFIRMED & DECLARED BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal
NOTARY
SILIGURI

16 MAR 2021

10. THAT THE PARTNERSHIP shall be AT WILL.

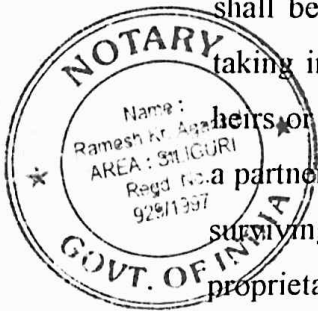
11. IF ANY partner is desirous of retiring from the said Partnership he/she shall be entitled to do so by giving one months' notice in writing to the other Partners of his/her intention to retire and on expiration of one month from the date of such notice, he/she shall cease to be a partner and his/her interest in the Partnership shall cease on and from that date. Immediately on receipt of the aforesaid notice his/her accounts shall be drawn upon and settled forthwith.

12. The retiring partner will hand over the property of the Partnership under his/her possession and/or any other books/documents etc. belonging to the Partnership or any of its clients to the remaining Partners upon due receipt forthwith and the Partnership Firm shall also issue to the retiring Partner a "no claim receipt" to this effect. On retirement, a retiring Partner shall not in any way interfere with the business of the Partnership.

13. In the event of death of any of the partner (which may God forbid), during the continuance of the present partnership, the surviving partner shall be entitled to continue the business of the firm in partnership by taking into and/or by admitting to the benefits of partnership the heir or heirs, or legal representative or representatives of the deceased partner as a partner. In case, the legal heir(s) or representative is/are not willing, the surviving partner shall be entitled to carry on the business as his/her proprietary concern or reconstitute the firm in any manner he/she likes

14. Each partner shall be entitled to draw against his/her share of profit the amount agreed to between the partners.

15. The parties hereto may admit a new partner or partners only with the consent of all the existing partners in writing and on such terms and conditions as may be mutually agreed upon.



SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal
NOTARY
SILIGURI

16 MAR 2021

Tanvira Agarwal

Dushite Agarwal

Rajendra

Bijendra Agarwal

16. No partner or the Partnership firm shall be liable and/or responsible for the personal debt and/or liabilities of any other partner or partners.

17. Any partner as mutually decided can represent the Partnership Firm in any legal matters, before any authority, tribunal or Government department.

18. Each Partner shall :

18.1. Punctually pay his/her personal and separate debts and indemnify the other partners and the assets of the partnership against the same and pay all expenses on account thereof;

18.2. Forthwith pay all moneys, cheques, negotiable instruments received by him on account of the Partnership into the Partnership Bank Account or Accounts;

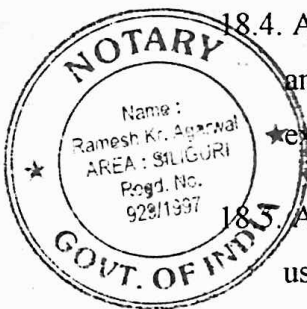
18.3. Be just and faithful to others and at all times give to each other full information and truthful explanations of all transactions relating to the Partnership business;

18.4. At all times give to the others a just and faithful account of the same and also upon every reasonable request furnish a full and correct explanation thereof;

18.5. Afford every assistance and co-operation in his/her power and to use his/her best skill and endeavor in the conduct, promotion and execution of the Partnership profession for their mutual advantage and benefit; and,

18.6. No partner shall divulge any information of the partnership or of its clients to any outsiders.

19. In respect of matters not specifically provided herein, shall be decided by the majority of the partners for the time being of the partnership.



SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh Kt. Agarwal
NOTARY
SILIGURI

18 MAR 2021

Tanish Agarwal

Agarwal

By Agard

20. No partner shall, without the previous consent of all the existing Partners in writing, become a partner of any other firm and/or person or persons carrying on a similar and/or competitive business/profession.

21. Any dispute or difference arising between the parties hereto in relation to the affairs of the Partnership Firm or in regard to construction of any clause hereof in relation to the rights, duties and obligations of the parties hereto shall be referred to the arbitration to an arbitrator who shall enter upon the reference and decide the matter and award given by such arbitrator shall be final and binding on the parties hereto subject to the provisions of the Arbitration and Conciliation Act 1996.

IN WITNESSETH WHERE OF the parties to the above presents have hereunto set and subscribed their respective signatures on the 15th Day of March 2021 first herein above written.

WITNESSES:

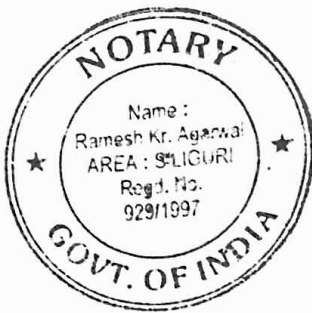
1. Name: YASH AGARWAL
S/o Bejendra Agarwal
Siliguri
Signature: _____

1. Bejendra Agarwal
(BEJENDRA AGARWAL)

2. Rajesh Kr Agarwal
(RAJESH KR AGARWAL)

3. Darshika Agarwal
(DARSHIKA AGARWAL)

4. Tanisha Agarwal
(TANISHA AGARWAL)



SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal
NOTARY
SILIGURI

Identified by me:

Advocate / Siliguri

16 MAR 2021