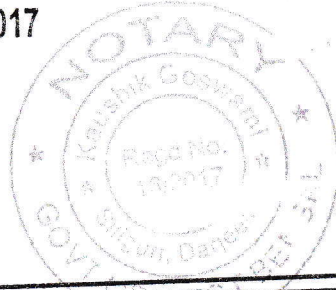


Kaushik Goswami

Notary, Registration No. 16/2017
GOVT. OF WEST BENGAL

Old Bus Stand,
Court More, Siliguri
Cell- 98320-63887 / 94762-93677
Email: kaushikgoswami9@gmail.com



Serial No. *7*

Date *29 APR 2023*

NOTARIAL CERTIFICATE

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

TO ALL TO WHOM THESE PRESENTS Shall come, I, Sri KAUSHIK GOSWAMI duly authorised by the Government of West Bengal to practice as a Notary do hereby verify, authenticate, certify, and 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 Mr./Mrs. Miss. *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:

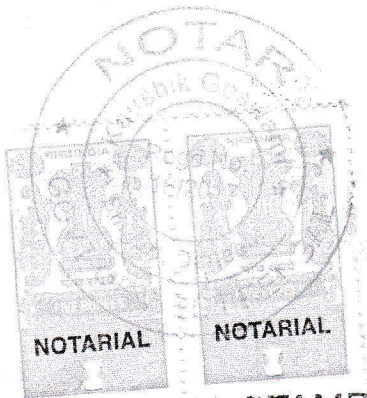
Deed of Partnership

PRIMA FACIE the annexed instrument 'A' appears to be usual procedure to serve 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..... day of *29th* the year of Christ 20 *23*.

The executants is / are identified by me :

[Signature]
Advocate

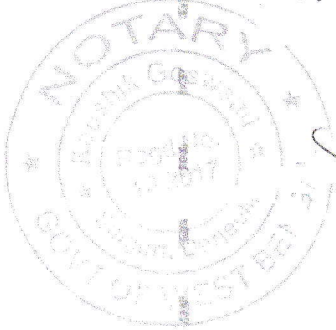


29 APR 2023
KAUSHIK GOSWAMI
Bengal



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 968433



[Handwritten signatures]

[Handwritten signature]

[Handwritten signature]

SUPPLEMENTARY DEED OF PARTNERSHIP

[Handwritten mark]

[Handwritten mark]

29 APR 2023
KAUSIK GOSWAMI
Notary, Govt of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp. Dt. 04/06/2027

JUDICIAL STAMP

27/15

Date 24.02.2013

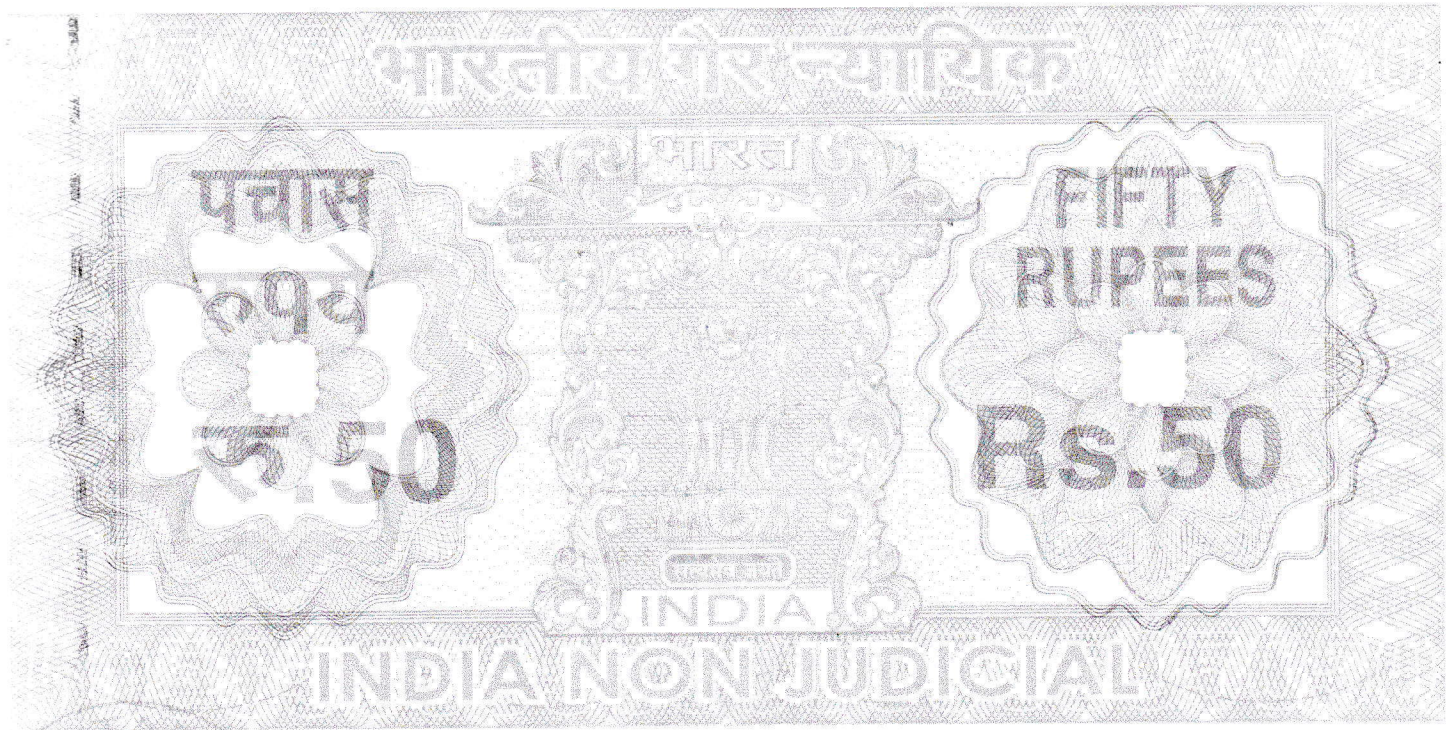
Neer Construction

Mirik

Value Rs 1000

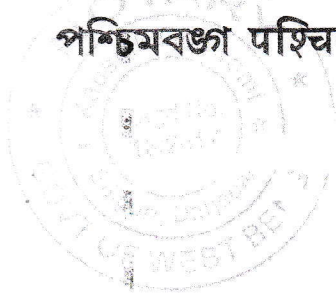
Tammoj Noy

Govt. Stamp Vendor
Bagdogra
Licence No- 546/RSS
07 / Darjeeling



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 418459



[Handwritten signatures and initials]

SUPPLEMENTARY DEED OF PARTNERSHIP

This Supplementary Deed of Partnership is made at SALTIGURI on this 24th day of February, 2023.

23
9 APR 2023
KAUSHIK GOSWAMI,
Notary, Govt of West Bengal
Siliguri, Darjeeling
Reg. No. : 16/2017
Exp. Dt.: 04/06/2027

STAMP

27/6

24.02.2023

Neer Construction
Minik

for	Amundoy Noy
Stamp Vendor	
Angdoga	
Dist. No- 546/RM	
Darjeeling	

BETWEEN

(1) SRI JAGJIT SINGH BINDRA, son of Late Surjeet Singh, Sikh by religion, Indian by Nationality, Business by Occupation, residing at Krishnanagar, Mirik, PIN Code-734214, Dist: Darjeeling, in the state of West Bengal, hereinafter called the **FIRTPARTY** or party hereto of the **FIRST PART**. (I.T. PAN: AKWPS4590D)

AND

(2) SRI MANJEET SINGH, son of Late Surjeet Singh, Sikh by religion, Indian by Nationality, Business by Occupation, residing at Krishnanagar, Mirik, PIN Code-734214, Dist: Darjeeling, in the state of West Bengal, hereinafter called the **SECONDPARTY** or party hereto of the **SECOND PART**. (I.T. PAN: AUEPS8333E)

AND

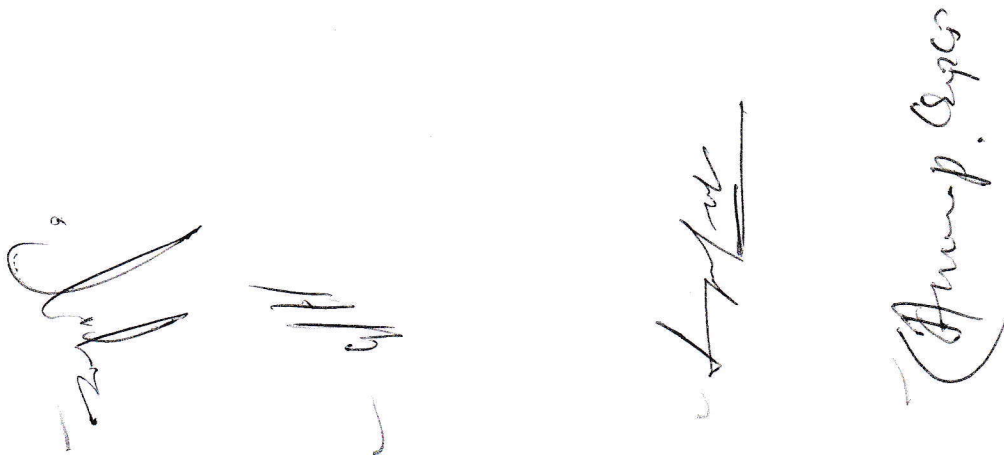
(3) SRI ANUPAM GUPTA, son of Late Ram Avtar Gupta, Hindu by religion, Indian by Nationality, Business by Occupation, residing at 59, Hill Cart Road, Kurseong, PIN Code-734203, Dist: Darjeeling, in the state of West Bengal, hereinafter called the **THIRD PARTY** or party hereto of the **THIRD PART**. (I.T. PAN: ADPPG6300F)

AND

(4) SRI ANURAG GUPTA, son of Late Ram Avtar Gupta, Hindu by religion, Indian by Nationality, Business by Occupation, residing at 59, Hill Cart Road, Kurseong, PIN Code-734203, Dist: Darjeeling, in the state of West Bengal, hereinafter called the **FOURTH PARTY** or party hereto of the **FOURTH PART**. (I.T. PAN: ADPPG4628L)

(The above expressions shall unless excluded by or repugnant to the context be deemed to include the heirs, executors, administrators, successors, assigns and representatives of the respective parties).

29 APR 2023
KAUSHIK GOSWAMI
Notary, Govt of West Bengal
Siliguri, Darjeeling
Reg. No.: 16/2017
Exp. Dt.: 04/06/2027


WHEREAS the parties hereto of the First to Fourth Parts have been carrying on the business of Real Estate Development and Construction along with other allied works in partnership under the name and style of **M/S NEEV CONSTRUCTION** having its principal place of business at Krishnanagar, Mirik, PIN Code-734214, Dist: Darjeeling, in the state of West Bengal in terms of Deed of Partnership dated **05.09.2020** and as modified by Supplementary Deed of Partnership dated **08.02.2023**.

AND WHEREAS in Page Nos. 5 and 6 Point No. 2. **CAPITAL/FUNDS:** of the said Supplementary Deed of Partnership dated 08.02.2023 provides that the partners have to contribute capital in the firm from time to time according to the needs and necessity of the firm and shall be credited in the respective capital accounts of the partners in the books of accounts of the firm. The partners shall have the liberty either to contribute further capital towards the partnership business and/or to raise loans and/or accept deposits and/or advances with or without security for the purpose of the business from any source available.

That the parties hereto of the First Part being **SRI JAGJIT SINGH BINDRA**, and of the Second Part being **SRI MANJEET SINGH** have contributed the following land as their Capital in the said Partnership Firm:

- i. Vacant Land area measuring 5 decimals Khatian No.2102, corresponding to L.R. Khatian No. 1926, included in Plot No. R.S. 1571, L.R. 1926, situated within Mouza-Mirik Khasmahal, J.L. No. 6, Touzi No. 95, Post Office and Police Station Mirik, within Mirik Municipal Area, Deosy Dara Road, Road Zone-Mirik Court to Monastery, Sub-Registry Office at Kurseong, District Darjeeling, in the state of West Bengal, PIN-734214. Classification of land in ROR is Sukhakhhet/2 and proposed to be used as Sukhakhhet/2.

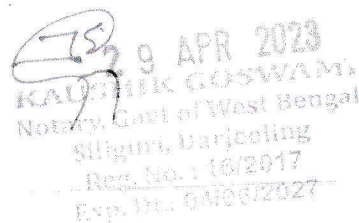
AND

- ii. Vacant Land area measuring 5 decimals Khatian No.2102, corresponding to L.R. Khatian No. 1926, included in Plot No. R.S. 1571, L.R. 1926, situated within Mouza-MirikKhasmahal, J.L. No. 6, Touzi No. 95, Post Office and Police Station Mirik, within Mirik Municipal Area, Deosy Dara Road, Road Zone-Mirik Court to Monastery, Sub-Registry Office at Kurseong, District Darjeeling, in the state of West Bengal, PIN-734214. Classification of land in ROR is Sukhakhhet/2 and proposed to be used as Sukhakhhet/2.

The value of the said land being Rs. 25,90,912 /- has been credited equally in the respective capital accounts as:

SRI JAGJIT SINGH BINDRA – Rs. 12,95,456 /-

SRI MANJEET SINGH - Rs. 12,95,456 /-


9 APR 2023
KADRIK GOSWAMI
Notary, Govt of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp. Dt. 04/06/2027

AND now it has been decided to change the **CAPITAL/FUNDS** clause as:

The partners have to contribute capital in the firm from time to time according to the needs and necessity of the firm and shall be credited in the respective capital accounts of the partners in the books of accounts of the firm. The partners shall have the liberty either to contribute further capital towards the partnership business and/or to raise loans and/or accept deposits and/or advances with or without security for the purpose of the business from any source available.

That the parties hereto of the First Part being **SRI JAGJIT SINGH BINDRA**, and of the Second Part being **SRI MANJEET SINGH** have contributed the following land as their Capital in the said Partnership Firm:

- i. Vacant Land area measuring 5 decimals Khatian No.2102, corresponding to L.R. Khatian No. 1926, included in Plot No. R.S. 1571, L.R. 1926, situated within Mouza-Mirik Khasmahal, J.L. No. 6, Touzi No. 95, Post Office and Police Station Mirik, within Mirik Municipal Area, Deosy Dara Road, Road Zone-Mirik Court to Monastery, Sub-Registry Office at Kurseong, District Darjeeling, in the state of West Bengal, PIN-734214. Classification of land in ROR is Sukhakhhet/2 and proposed to be used as Sukhakhhet/2.

AND

- ii. Vacant Land area measuring 5 decimals Khatian No.2102, corresponding to L.R. Khatian No. 1926, included in Plot No. R.S. 1571, L.R. 1926, situated within Mouza-Mirik Khasmahal, J.L. No. 6, Touzi No. 95, Post Office and Police Station Mirik, within Mirik Municipal Area, Deosy Dara Road, Road Zone-Mirik Court to Monastery, Sub-Registry Office at Kurseong, District Darjeeling, in the state of West Bengal, PIN-734214. Classification of land in ROR is Sukhakhhet/2 and proposed to be used as Sukhakhhet/2.

The value of the said land being Rs. 25,90,912 /- has been credited equally in the respective capital accounts as:

SRI JAGJIT SINGH BINDRA – Rs. 12,95,456 /-

SRI MANJEET SINGH - Rs. 12,95,456 /-

That the parties hereto of the First Part being **SRI JAGJIT SINGH BINDRA**, of the Second Part being **SRI MANJEET SINGH**, of the Third Part being **SRI ANUPAM GUPTA**, and of the Fourth Part being **SRI ANURAG GUPTA** have contributed equally the following land as their Capital in the said Partnership Firm:

- Vacant Land area measuring 16.35 decimals under L.R. Khatian No.507/6, included in Plot No. R.S. 53,54,55,57, 56, L.R. 58, 59, 60, 61, 62, situated within Mouza-Cart Road, Sheet No. 29, Gram Panchayat- Ghayabari-I, J.L. No. 31, Post Office and Police Station Kurseong,, District Darjeeling, in the state of West Bengal.

9 APR 2023
KADRIK GOSWAMI
Notary, Govt of West Bengal
Darjeeling

The value of the said land being Rs. 84,00,000 /- has been credited equally in the respective capital accounts as:

SRI JAGJIT SINGH BINDRA – Rs. 21,00,000 /-

SRI MANJEET SINGH - Rs. 21,00,000 /-

SRIANUPAM GUPTA- Rs. 21,00,000 /-

SRIANURAG GUPTA- Rs. 21,00,000 /-

AND WHEREAS the partnership deed shall be varied in the manner and to the extent hereinafter appearing:

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. This Deed is supplemental to the Deed of Partnership dated **05.09.2020** and Supplementary Deed of Partnership dated **08.02.2023** and made between the said parties.

AND WHEREAS in Page No. 5 and 6 Point No. 2. **CAPITAL/FUNDS:** of the said Supplementary Deed of Partnership dated 08.02.2023 provides that the partners have to contribute capital in the firm from time to time according to the needs and necessity of the firm and shall be credited in the respective capital accounts of the partners in the books of accounts of the firm. The partners shall have the liberty either to contribute further capital towards the partnership business and/or to raise loans and/or accept deposits and/or advances with or without security for the purpose of the business from any source available.

That the parties hereto of the First Part being **SRI JAGJIT SINGH BINDRA**, and of the Second Part being **SRI MANJEET SINGH** have contributed the following land as their Capital in the said Partnership Firm:

- i. Vacant Land area measuring 5 decimals Khatian No.2102, corresponding to L.R. Khatian No. 1926, included in Plot No. R.S. 1571, L.R. 1926, situated within Mouza-Mirik Khasmahal, J.L. No. 6, Touzi No. 95, Post Office and Police Station Mirik, within Mirik Municipal Area, Deosy Dara Road, Road Zone-Mirik Court to Monastery, Sub-Registry Office at Kurseong, District Darjeeling, in the state of West Bengal, PIN-734214. Classification of land in ROR is Sukhaket/2 and proposed to be used as Sukhaket/2.

AND

- ii. Vacant Land area measuring 5 decimals Khatian No.2102, corresponding to L.R. Khatian No. 1926, included in Plot No. R.S. 1571, L.R. 1926, situated within Mouza-Mirik Khasmahal, J.L. No. 6, Touzi No. 95, Post Office and Police Station Mirik, within Mirik Municipal Area, Deosy Dara Road, Road Zone-Mirik Court to Monastery, Sub-Registry Office at Kurseong, District Darjeeling, in the state of West Bengal, PIN-734214. Classification of land in ROR is Sukhaket/2 and proposed to be used as Sukhaket/2.

29 APR 2023
KAUSHIK GOSWAMI
Notary, Govt of West Bengal
Siliguri, Darjeeling
16/2017

The value of the said land being Rs. 25,90,912 /- has been credited equally in the respective capital accounts as:

SRI JAGJIT SINGH BINDRA – Rs. 12,95,456 /-

SRI MANJEET SINGH - Rs. 12,95,456 /-

AND now it has been decided to change the **CAPITAL/FUNDS** clause as:

The partners have to contribute capital in the firm from time to time according to the needs and necessity of the firm and shall be credited in the respective capital accounts of the partners in the books of accounts of the firm. The partners shall have the liberty either to contribute further capital towards the partnership business and/or to raise loans and/or accept deposits and/or advances with or without security for the purpose of the business from any source available.

That the parties hereto of the First Part being **SRI JAGJIT SINGH BINDRA**, and of the Second Part being **SRI MANJEET SINGH** have contributed the following land as their Capital in the said Partnership Firm:

- i. Vacant Land area measuring 5 decimals Khatian No.2102, corresponding to L.R. Khatian No. 1926, included in Plot No. R.S. 1571, L.R. 1926, situated within Mouza-Mirik Khasmahal, J.L. No. 6, Touzi No. 95, Post Office and Police Station Mirik, within Mirik Municipal Area, Deosy Dara Road, Road Zone-Mirik Court to Monastery, Sub-Registry Office at Kurseong, District Darjeeling, in the state of West Bengal, PIN-734214. Classification of land in ROR is Sukhaket/2 and proposed to be used as Sukhaket/2.

AND

- ii. Vacant Land area measuring 5 decimals Khatian No.2102, corresponding to L.R. Khatian No. 1926, included in Plot No. R.S. 1571, L.R. 1926, situated within Mouza-Mirik Khasmahal, J.L. No. 6, Touzi No. 95, Post Office and Police Station Mirik, within Mirik Municipal Area, Deosy Dara Road, Road Zone-Mirik Court to Monastery, Sub-Registry Office at Kurseong, District Darjeeling, in the state of West Bengal, PIN-734214. Classification of land in ROR is Sukhaket/2 and proposed to be used as Sukhaket/2.

The value of the said land being Rs. 25,90,912 /- has been credited equally in the respective capital accounts as:

SRI JAGJIT SINGH BINDRA – Rs. 12,95,456 /-

SRI MANJEET SINGH - Rs. 12,95,456 /-

29 APR 2023
KANGSHIK GOSWAMI
Notary, Govt of West Bengal
Sikdara, Darjeeling
Reg. No. : 16/2017
En. No. : 0418/2017

That the parties hereto of the First Part being **SRI JAGJIT SINGH BINDRA**, of the Second Part being **SRI MANJEET SINGH**, of the Third Part being **SRI ANUPAM GUPTA**, and of the Fourth Part being **SRI ANURAG GUPTA** have contributed equally the following land as their Capital in the said Partnership Firm:

- Vacant Land area measuring 16.35 decimals under L.R. Khatian No.507/6, included in Plot No. R.S. 53,54,55,57, 56, L.R. 58, 59, 60, 61, 62, situated within Mouza-Cart Road, Sheet No. 29, Gram Panchayat- Ghayabari-I, J.L. No. 31, Post Office and Police Station Kurseong,, District Darjeeling, in the state of West Bengal.

The value of the said land being Rs. 84,00,000 /- has been credited equally in the respective capital accounts as:

SRI JAGJIT SINGH BINDRA – Rs. 21,00,000 /-

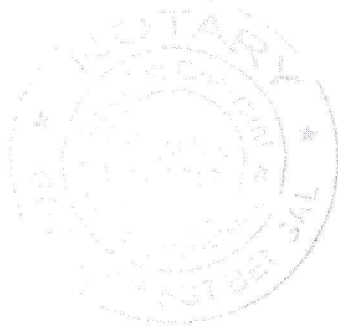
SRI MANJEET SINGH - Rs. 21,00,000 /-

SRIANUPAM GUPTA- Rs. 21,00,000 /-

SRIANURAG GUPTA- Rs. 21,00,000 /-

2. The terms and condition of the Deed of Partnership dated **05.09.2020** and Supplementary Deed of Partnership dated **08.02.2023** shall except in so far as the same are modified by this agreement, continue in full force and effect.

35
29 APR 2023
KAUSHIK GOSWAMI
Notary, Govt of West Bengal
Siliguri, Darjeeling
Reg. No. r 15/2017
P. No. 04/03/2022



In WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respecting hands on the day, month and year first herein above written.

Witnesses:

1. Susan Tamig.


Thane line, Redony. Kalinga (8167410138)

2. Ratan K. Basak

(SKCON Mandi Road, Siliguri. (98326-24216)



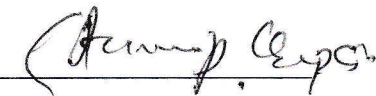
FIRST PARTY



SECOND PARTY




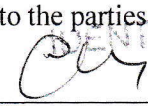
THIRD PARTY



FOURTH PARTY

Drafted by me, Typed in my office and I read over and Explained the contents of this agreement to the parties.


29 APR 2023
KAMOHAR GOSWAMI
Notary, Govt of West Bengal
Siliguri, Darjeeling
Reg. No. : 10/2017
Exp. Dt. : 04/06/2027



ADVOCATE, SILIGURI