

1572 10/2/21 100/-"archasor's Name S. S. Builden & Dovelopen Iddrass Angal More A ICX KI WARD CHANNE Agent Cas AJOY KUMAR CHAND STAMP VENDER A. D. S. R. Office, Romitani Lic. No. 1 of 1919 Parchased On

from Asanaul Trensury

0 2 FEB 2021

Mita Karak Mandal



SS, BUILDERS AND DEVELOPERS Mita Karrak Mandal

Partner



SS BUILDERS AND DEVELOPERS

Tanin Kasax

Partner

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Kanyanj, Paschim Bardhemar 1 0 FEB 2021



পশ্চিমৰঙ্গা पश्चिम बंगाल WEST BENGAL

Z 955285

THIS DEED OF PARTNERSHIP is made at A.D.S.R. Office, Raniganj Dist.-Paschim Bardhaman on 10th day of February in the year Two Thousand Twenty One A.D. between

15 73 10/2/21 50/-4. NO Parchasor's Name S. S. Builders & Dereb Per Iddress Avgal Mare Aprila ump Vender's Sign AJOY KUMAR CHAND STAMP VENDER A. D. S. R. Office, Raniganj Lic. No. 1 of 1989 Purchased On from Asansol Treasury

6 2 FEB 2021



 Mrs. Mita Karak Mondal, Daughter of Mr. Kalo Baran Mondal W/o Mr. Tarun Karak, aged about 38 years, by Caste- Hindu, by Nationality- Indian, by occupation - Business, residing Andal More, Po & Ps. – Andal, Dist – Paschim Bardhaman, Pin – 713321, At Present -Dwargeria, P.O.- Satbankura, P.S.- Garbeta, Dist.- Paschim Midnapur, PIN -721253, in the state of West Bengal hereinafter referred to as the 'Party of the First Part;

AND

 Mr. Tarun Karak, Son of Kali Pada Karak age about 45 years, by Caste- Hindu, by Nationality- Indian, by occupation- Business, residing Dwargeria, P.O.- Satbankura, P.S.-Garbeta, Dist.- Paschim Midnapur, PIN -721253, in the state of West Bengal hereinafter referred to as the- party of the Second Part;

WHEREAS the above named parties tends to commence and carry on jointly a common partnership business under the name and style of **S.S. BUILDERS AND DEVELOPERS** having its head office at Andal More, Andal-713321, Dist- Paschim Bardhaman carrying on the business in the nature of Construction of Residential and Commercial complex, apartments, flat, shops and other business which the partners may from time mutually decide.

AND WHEREAS it is considered necessary and wise to set in writing the terms and conditions in a formal Deed of Partnership so as to avoid any possible ambiguity, uncertainty or dispute in future.

THEREFORE THESE PRESENTS WITNESS and it is agreed and settled as follows:

TERMS AND CONVENANTS

- This is an agreement of "Partnership at will". It deemed to have commenced on and form 1st Day of September, 2020 and will continue until and unless terminated by mutual agreement of all the partners.
- The name and style of the partnership firm will be "S.S. BUILDERS AND DEVELOPERS"
- 3. The head office of the Partnership shall be situated at Andal More, Andal-713321, in the District of Paschim Bardhaman within the state of West Bengal. The Parties may open branches at such other places as they may agree upon from time to time.
- 4. The main business of the partnership shall consist Construction of Residential and

Commercial complex, apartments, flat, shops and other business which the partner may form time mutually decide.

- 5. The Parties have decided to contribute a minimum sum of Rs. 50,000/- (Rupees Fifty Thousand) each towards the initial capital of the Firm and they agree to contribute such further capital in such amounts and in such ratio as the partners may from lime to time decided to meet the requirements of the business of the firm and such capital contributions of the partners will be recorded in the books and statement of accounts of the Firm. The Firm will allow interest at the rate of 12% per annum or at such rate as may be allowed to that respect under the regulations and provisions of various direct tax acts prevailing in India at the time, on the Partners credit capital balance stands as on the first day of the financial year and on fresh capital contributions, if any on time basis and the same shall be credited to their respective capital accounts. However the Partners may agree mutually to accept a lower rate of Interest or no interest on their capital balances in that particular year or years depending on the financial situation of the firm in- that particular year or years.
- 6. Loans may be taken by the Firm when necessary for the purpose of the business of the Firm either from any outsiders or from any Financial Institutions at suitable rate of interest or from the Partners in which case such Loan (from a Partner) will qualify for interest in the same manner as capital contributions of the partner.
- (a) It is agreed that all the Parties (i.e. Partners) shall act as 'Working Partners' who shall engaged themselves actively in conducting the affairs of the Partnership business.

(b) While the Partners are conscious of the facts that dedicated efforts and attention to the business by the working partners is crucial and foremost for providing continued vigor to the business by that reckoning such Partners deserve adequate incentive and handsome compensation. Yet considering the restrictive provisions of section 40 (b) of the Income Tax Act, 1961 and to relieve the Firm of the financial burden they have agreed to make the disbursement of reward for services varying with the level of earning by the partnership business from year to year.

(c) The remuneration payable to First Party & Second Party, as Working Partners shall be in the following manner:

First Party	(Mita Karak Mondal)	=	Rs. 60000/- per annum
Second Party	(Tarun Karak)	=	Rs. 60000/- per annum

Also provided that the working partners may opt for a remuneration to be derived out by application of different method as described (and specified in Income Tax Act to that effect) hereinafter for a particular year or years and may get remuneration in equal proportion of the following amounts.

[i] If the Book Profit is negative	Rs, 1,50,000/-
[ii] In case Book Profit is positive :	
a) In first Rs. 3 lakh of book profit	Rs. 1,50,000/- or 90% of the book profit whichever is higher
b) On the balance of book profit	60% of book profit

For the purpose of this clause "Book Profit" means the net profit as shown in the Profit & Loss Accounts for the relevant previous year computed in the manner laid down in the chapter IVD of the Income Tax Act. 1961 as increased by the aggregate amount of remuneration payable to all the Partners of the Firm if such amount has been deducted while computing net profit.

(d) However the remuneration payable to the Working Partners will limited to the profit in a case where the remuneration payable as per clause (c) exceeds profit.

(e) Though principally the interest and remuneration due to each partner will accrue day to day with the commencement of the accounting year, yet it is agreed that ordinarily the interest and remuneration due to each Partner will be calculated and paid or credited to his account only once on ascertainment of 'Book Profit' after the close of the financial year except earlier in the event of the retirement / death of a Partner or change in the constitution or dissolution of Partnership. The Partners shall however have the option to make interim withdrawals towards interest and / or remuneration as the case may be, at such intervals as may be deemed expedient and the sum so paid on this account shall be adjusted against the final figure determined on the finalization of accounts after the close of the accounting period.

(f) However the Partners may for any particular year or years agree to get lower amount

of remuneration as compared to that as to be calculated as per clause (c) above in equal ratio (i.e. 1:1) depending on the financial situation of the Firm for that particular year or years.

8. The net profits and losses of the Firm will be shared by the Partners hereto in equal shares or proportion. Net Profits will means the Gross Profits earned in such year less the expenses of the management of the business including rate of the premises of the Firm, if any, the outgoing in respect of the salaries and wages to the staff, commission paid to others, and all other expenses incurred in connection of the business allowable as deduction under the Income Tax Act (including partner's remuneration and interest on partner's capital whether paid or credited to their respective amount).

		Share of Profit / Loss	
Mita Karak Mondal (First Party)	100	50% (1/2)	
Tarun Karak (Second Party)	-	50% (1/2)	

- The Accounting year of the Firm will be from 1st April to 31st March of each Christian Calendar year.
- 10. At the end of each accounting year, an account of the business carried on in that year will be made and a statement of accounts, namely, a Balance Sheet and Profit & Loss Account will be prepared and signed by the Partners. If necessary or required by law the accounts will be got audited by a Chartered Accountant/s.
- 11. Each of the Partner will have the power (i) to execute any documents on behalf of the Firm in respect of any transactions agreed upon by the Partners, hereto (ii) to represent the Firm while dealing with outsiders, (iii) to represents the Firm in any Court and legal matters and for that purpose to sign and declare pleadings, affidavits and other papers, to appoint advocates or to issue Letter of Authorization to any other able person and to do all other things required to be done in that behalf, (iv) to purchase and sell articles and things in which the Firm would be dealing for its business and, (v) to do all acts and things required for the business of the Firm except those which are required to be done with the consent of the other Partners under these presents.
- 12. The Books of Accounts and all other record of the Firm will always be kept at the office of the Firm and will be open for inspection by any of the Partners hereto at any time and

the above said books of accounts and all other relevant records will not be taken out, tampered with or destroyed except by mutual consent of the Partners.

- 13. Each of the Partners hereto, subject to what is herein otherwise provided, shall -
 - Participate and attend to the business of the Firm to the greatest common advantage of the Firm,
 - b) Be just and faithful to each other.
 - c) Render true accounts and full information of all moneys affecting the Firm to the other indemnity the Firm for any loss caused to it by willful negligence or fraud in the conduct of the business.
 - d) Not carry on any business similar to the business of the Firm anywhere without the consent of the Partners.
 - e) Attend to the business of the Firm diligently and actively.
 - f) Not withdraw any amount for his own benefit or use as remuneration of otherwise without the consent of the other, except to the extent hereinbefore provided.
 - g) Be entitled to be indemnified by the Firm in respect of payment made and liabilities incurred by him - (i) in the usual and proper course of business of the Firm, and (ii) in doing any act for protecting the Firm from loss in emergency.
- Every Partner shall account for the profit earned from any transaction of the Firm or from use of the property in any business transaction of the Firm.
- 15. Subject to what is herein otherwise provided, any Party hereto shall not, without the consent of the other :
 - Submit any dispute with any other person to arbitration or compromise or relinquish the claim.
 - (ii) Withdraw any suit or legal proceeding filed by the Firm.
 - (iii) Admit any liability of the Firm.
 - (iv) Acquire or dispose of any immovable or moveable property except the stocks in the ordinary courses of business.
 - (v) Assign or transfer his share or any interest of the Firm.
 - (vi) Admit any person as a Partner of the Finn.

- (vii) Borrow any moneys for or in the name of the Firm, or create any security of charge on the assets of the Firm.
- (viii) Stand as a guarantor or surety for any person in the name of the Firm or for and on behalf of the Firm.
- (ix) Generally not in a way prejudicially effecting the business or interest of the Firm.
- (x) Enter into any legal proceedings in the name of the Firm,
- (xi) Enter into any partnership in the name of the Firm.
- 16. The Partners will open in the name of the Firm one or more accounts either current, overdraft or cash credit with one or more banks as may be agreed upon by the Partners and such account or accounts will be operate by any one or both partners of the Firm.
- 17. That in the event of death of any one of the Partners the Partnership shall not be necessary terminated but the Partnership business may be contained by taking the legal heir or successor of the deceased into partnership in place of the deceased Partner.
- 18. If any Partner hereto desires to retire from the Firm he shall give to the others at least one month's previous notice to that effect and on the expiration of the notice period he shall be deemed to have retired from the Partnership.
- 19. If any Partner retires from the Partnership, an account will be made of the assets and profit or losses of the Firm since the end of the last accounting year till the date of retirement of the said Partners and his share therein will be ascertained in cash and the same will be paid to him in lump or in such installments as may be agreed upon or in the absence of agreement the majority may decide.
- 20. If any dispute or difference shall arise between the Parties hereto regarding the business of the Firm or interpretation of any provision hereof or otherwise, howsoever relating to the Firm and its business, the same shall be referred to arbitration of an arbitrator if agreed upon, failing which to two or more arbitrator one to be appointed by each Party to the dispute and the arbitration shall be governed by the Arbitration Act for the time being in force.
- That in all respects not covered by the foregoing clauses of this deed, the provisions of the Indian Partnership Act will apply.

In witness whereof the parties have freely put their respective hands in the presence of witness on that date, month, and year first herein above written.

Witnesses :

Signature of the Partners

1. Prule How dal. go whe Topan Mandoli Andal Mare. Por 15. Andal. Pin- 713321

SS BUILDERS AND DEVELOPERS mita Kartak Mandal Partner

[MITA KARAK MANDAL]

2. Bubhady Nordal ANDAL MORE, Po. - ANDAL DINT - PASCHEH BARCHANAN Pin - 713321

SS BUILDERS AND DEVELOPERS

[TARUN KARAK] Partner

Drafted & Prepared by me:

Jashore Kermar Thanken Advocate Emresonant No: F. 750 \$80 \$95

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खान द्याज Right Hand	۹			0	(30)	yun Keirax

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Signatura.

Tarren

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উপরের ছবি ও টিপগুলি আমার ছারা প্রত্যায়িত হুইল।

Pass port size photograph & Finger print of both hands attested by me

থাদর

উপরের ছবি ও টিপণ্ডলি আমার দ্বারা প্রত্যায়িত হইল। - 🔧 🛶

Pass port size photograph & Finger print of both hands attested by me Signature File Kanok Mandal

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শ্বাক্ষর Signature

Pass port size photograph & Finger print of both hands attested by me

সাকর

উপরের ছবি ও টিপণ্ডলি আমার ম্বারা প্রত্যান্ত্রিত হইল।

Pass port size photograph & Finger print of both hands attested by me

Signature_____





mita Kanak Mandal



Govt. of West Bengal Directorate of Registration & Stamp Revenue GRIPS eChallan

Mobile: 8918756863 Depositor Status: Seller/Executants Query No: 2000307058 On Behalf Of: Mr P Mondal Identification No: 2000307058/2/2021 Remarks: Sale, Development Agreement or Construction agreement Payment Details Head of A/C	GRN: GRN Date: BRN : Gateway Ref ID: Payment Status:	192020210224197588 10/02/2021 09:26:42 0796256775831 0041771354 Successful	Payment Mode: Bank/Gateway: BRN Date: Method: Payment Ref. No;	Online Paymer SBIePay Paym 10/02/2021 09: ICICI Bank - C 2000307058/2/ [Query No th /Query Ya	ent Gateway 02:13 forporate NB 2021		
Address: ANDAL Mobile: 8918756863 Depositor Status: Seller/Executants Query No: 2000307058 On Behalf Of: Mr P Mondal Identification No: 2000307058/2/2021 Remarks: Sale, Development Agreement or Construction agreement Payment Details Head of A/C Sl. No. Payment ID Head of A/C Amount (₹ 1 2000307058/2/2021 Property Registration-Stamp duty 0030-02-103-003-02 4010	Depositor Details						
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IN WORDS: FOUR THOUSAND TWENTY FOUR ONLY.

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Government of West Bengal

Directorate of Registration & Stamp Revenue

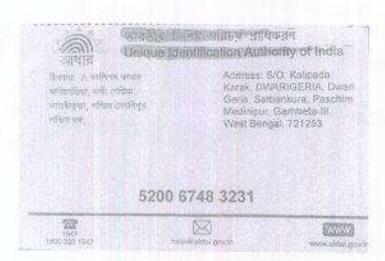
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	2304000058/2021	Date of Application	10/02/2021		
Query No / Year	23043000310128/2021				
Transaction	[4201] Partnersip. Partner	shp			
Applicant Name of QueryNo	Mr. P. Mondal				
Stampduty Payable	Rs 150/-				
Registration Fees Payable	Rs.7/-	Rs.7/-			
Applicant Name of the Visit Commission	Mr. Pinku Mondat				
Applicant Address	andalmore p.s andal				
Place of Commission	Andal More, P.O Andal, P.S Andal, District:-Paschim Bardhaman, West Bengal, India, PIN - 713321				
Expected Date and Time of Commission	10/02/2021 8:30 PM				
Fee Details	J1: 250/-, J2: 240/-, PTA-J(2): 60/-, Total Fees Paid: 550/-				
Remarks		ar an i rolan oda Paid. 550			

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Tarun Karak



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue OFFICE OF THE A.D.S.R. RANIGANJ, District Name :Paschim Bardhaman Signature / LTI Sheet of Query No/Year 23043000310128/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

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SI No	THE ST HIS LACLE	lant Category	Photo	Finger Print	Signature with
Ť	Mrs Mita Karak Mand Andal More, P.O An P.S Andal, District Paschim Bardhaman, West Bengal, India, P - 713321	dal, stive of Partner [S S	9	9	date date
SI No.	Name of the Executa	ant Category	Photo	Finger Print	Signature with date
2	Mr Tarun Karak Dwarigeria, P.O Satbankura, P.S Garbeta, District:- Paschim Midnapore, West Bengal, India, Pil - 721253	Represent ative of Partner [S S Builders N And Developer s]			Paren have
SI Io.	Name and Address of identifier	Identifier	of Ph		Signature with date
S A A D B B	Mr Pinku Mondal M ion of Tapan Mondal Ka indal More, P.O indal, P.S Andal, istrict -Paschim ardhaman, West engal, India, PIN - 13321	rs Mita Karak Mand arak	al Mr Tarun		ofozlazi

(AVIJIT SIKDAR) ADDITIONAL DISTRICT SUB-REGISTRAR

Query Nu: 23043001310128/2021, 10/02/2021 04:48:46 PMF RANIGANJ (A.D.S.R.)

OFFICE OF THE A.D.S.R. RANIGANJ Paschim Bardhaman, West Bengal

Query No: -23043000310128/2021, 10/92/2021 04:48:46 PM RANIGANJ (A.D.S.R.)

1

Major Information of the Deed

Deed No :	IV-2304-00008/2021	Date of Registration	08/03/2021	
Query No / Year	2304-3000310128/2021	Office where deed is r	egistered	
Query Date	10/02/2021 11:50:15 AM	2304-3000310128/2021		
Applicant Name, Address & Other Details	P Mondal Andal, Thana : Andal, District : Pa 8918756863, Status : Seller/Exec		NGAL, Mobile No. :	
Transaction	1	Additional Transaction		
[4201] Partnersip, Partners	hip			
Set Forth value		Market Value		
Rs. 1.00,000/-				
Stampduty Paid(SD)		Registration Fee Paid		
Rs. 150/- (Article:46A)		Rs. 7/- (Article:E)		
Remarks				

Partner Details :

SI No	Name,Address,Photo,Finger print and Signature
	S S Builders And Developers Andal More, P.O Andal, P.S Andal, District-Paschim Bardhaman, West Bengal, India, PIN - 713321 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Mita Karak Mandal (Presentant) Daughter of Mr. Kalo Baran Mondal Andal More, P.O Andal, P.S Andal, District:-Paschim Bardhaman, West Bengal, India, PIN - 713321, Sex. Female, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S S Builders And Developers (as partner)
2	Mr Tarun Karak Son of Late Kali Pada Karak Dwarigeria, P.O Satbankura, P.S Garbeta, District:-Paschim Midnapore, West Bengal, India, PIN - 721253, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S S Builders And Developers (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pinku Mondal Son of Tapan Mondal Andai More, P.O Andal, P.S Andal, District -Paschim Bardhaman, West Bengal, India, PIN - 713321			
Identifier Of Mrs Mita Karak Mandal,	Mr Tarun Kara	ik	

Endorsement For Deed Number : IV - 230400008 / 2021

On 10-02-2021

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules, 1962)

Presented for registration at 21:05 hrs on 10-02-2021, at the Private residence by Mrs Mita Karak Mandal ,

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 10-02-2021 by Mrs Mita Karak Mandal, partner, S S Builders And Developers (Others), Andal More, P.O.- Andal, P.S.- Andal, District: Paschim Bardhaman, West Bengal, India, PIN - 713321

Indetified by Mr Pinku Mondal, , , Son of Tapan Mondal, Andal More, P.O: Andal, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others

Execution is admitted on 10-02-2021 by Mr Tarun Karak, partner, S S Builders And Developers (Others), Andal More, P.O.- Andal, P.S.- Andal, District-Paschim Bardhaman, West Bengal, India, PIN - 713321

Indetified by Mr Pinku Mondal, . . Son of Tapan Mondal, Andal More, P.O. Andal, Thana: Andal, . Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others

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AVIJIT SIKDAR ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. RANIGANJ

Paschim Bardhaman, West Bengal

On 08-03-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 46A of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 150/- and Stamp Duty paid by Stamp Rs 150/-Description of Stamp

1 Stamp: Type: Impressed, Serial no 1572, Amount: Rs 100/-, Date of Purchase: 10/02/2021, Vendor name: Ajoy Kumar Chand

Stamp: Type: Impressed, Serial no 1573, Amount: Rs.50/-, Date of Purchase: 10/03/2021, Vendor name: Ajoy Kumar Chand

3. Stamp: Type: Court Fees, Amount: Rs.10/-

Aikdus

AVIJIT SIKDAR ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. RANIGANJ Paschim Bardhaman, West Bengal Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 2304-2021, Page from 183 to 204 being No 230400008 for the year 2021.



Digitally signed by MD SHAMSHAD KHAN Date: 2021 04 06 18:15:03 +05:30 Reason: Digital Signing of Deed.

Andref du-

(Shamshad Khan) 2021/04/06 06:15:03 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. RANIGANJ West Bengal.

(This document is digitally signed.)

08/04/2021 Query No.-23043000310128 / 2021 Deed No : IV - 230400008 / 2021, Document is digitally signed.