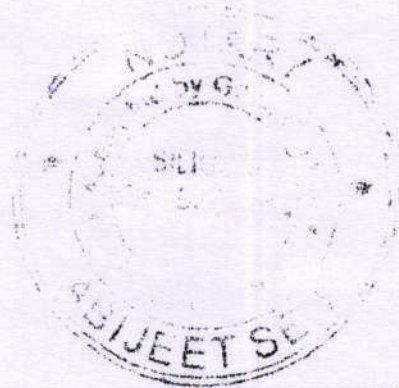


ABIJEET SEN

BA (Law), LL.B., Advocate
NOTARY

(Appointed by Govt. of India)



Residence:
P.O. New Rangia (Via NBU)
Dist. Darjeeling, PIN-734013
Ph: 0353-2580850/2580358

Chamber:
N.C. Complex, Shivmandir
P.O. Kadamtala, Dist. Darjeeling
West Bengal, PIN-734011
Ph: 0353-2580358/
+919832095927

Serial No.

Date 15.3.2014

NOTARIAL CERTIFICATE

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

To all whom these presents shall come I, Sri Abijeet Sen duly authorised by the Government of India to practice as 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 Sri/Smt. S. Rave Advocate, as to the matters contained therein presented before me.

Accordingly to that is to certify, authenticate and attest that the annexed instrument "A" is the



Original Partnership Deed

Prima Facie The annexed instrument 'A' appears to be usual procedure to serve and avail as needs or occasions shall or may require for the same.

In faith and testimony whereof 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 15th day of March in the year of 2014



ABIJEET SEN
NOTARY

(Regd. No. 6804)

The Executant(s) is/are identified by me:

ADVOCATE

NOTARIAL STAMP

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

M 210236

Anu Agarwal

Neelam Agarwal

Manu

P.K. Dhanu

Husham Lal Agarwala

PARTNERSHIP DEED

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Notary Public
West Bengal

भारतीय गणराज्यायक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

Am Agrawal
Nandini Agrawal
Nandini
Praduman
Prithwan Lal Agrawal

K 48109

: 2 : -

THIS DEED OF PARTNERSHIP IS MADE ON THIS THE 15th DAY

OF March 2012

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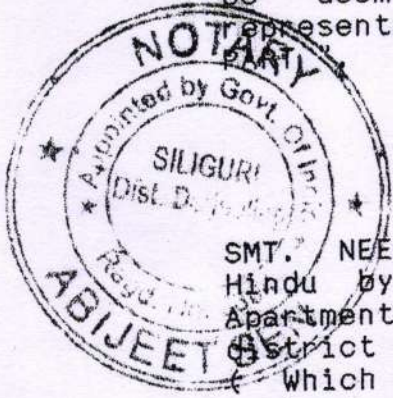
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ABJEET SEN
Notary Public
District of Orissa

Ann Agarwala
Neelam Agarwala
N. K. J. J.
P. K. J. J.
Shikha Lal Agarwala

: 3 :

BETWEEN

SRI ARUN AGARWALA, son of Late Biswanath Agarwala, Hindu by faith, business by occupation, residing at Ganga Apartment, Khalpara, Siliguri, P.O. & P.S. Siliguri, in the district of Darjeeling, hereinafter called the " FIRST PARTY " (Which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns) of the " FIRST



A N D

SMT. NEELAM DEVI AGARWALA, wife of Sri Arun Kumar Agarwala, Hindu by faith, business by occupation, residing at Ganga Apartment, Khalpara, Siliguri, P.O. & P.S. Siliguri, in the District of Darjeeling, hereinafter called the " SECOND PARTY " (Which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, successors, representatives, administrators and assigns) of the " SECOND PART ".

A N D

SRI RAJENDRA PRASAD MUNDHRA, son of Late Bajrang Lal Mundhra, Hindu by faith, business by occupation, residing at Maple House, Vidyasagar Road, Khalpara, Siliguri, P.O. & P.S. Siliguri, in the district of Darjeeling, hereinafter called the " THIRD PARTY " (Which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns) of the " THIRD PART ".

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Ann Agarwal
Neelam Agarwal

N. K. Jha

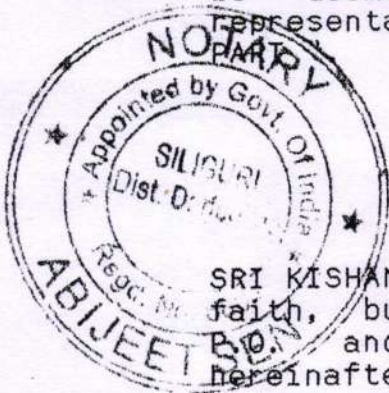
P. K. Jha

Kishan Lal Agarwala

: 4 :

A N D

SRI PRAVEEN KUMAR JHAWAR, son of Late Puran Chand Jhavar, Hindu by faith, business by occupation, residing at Nehru Road, Khalpara, Siliguri, P.O. and P.S.-Siliguri, in the District of Darjeeling, hereinafter called the "FOURTH PARTY" (Which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns) of the "FOURTH



A N D

SRI KISHAN LAL AGARWALA, son of Late Sohan Lal Agarwala, Hindu by faith, business by occupation, residing at Nayabazar, Siliguri, and P.S.-Siliguri, in the District of Darjeeling, hereinafter called the "FIFTH PARTY" (Which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns) of the "FIFTH PART".

WHEREAS the parties hereto of the FIRST to FIFTH parts have decided to carry on business of constructing multi-storied building, promotership, property dealers, property sale/purchase/lease/let-out, civil constructions, multiplexes and real estate developers, in partnership under the same Trade Name and style of "ELEGANT DEVELOPERS".

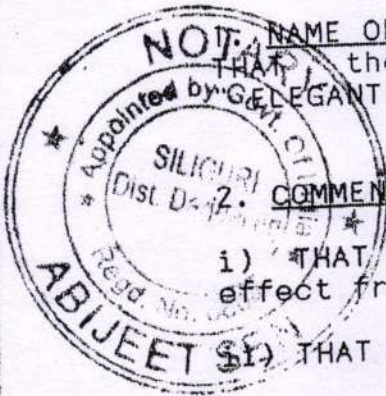
AND WHEREAS to avoid future disputes, differences, complications, misunderstandings etc., the aforesaid parties have decided to reduce into writing the terms and conditions of their Partnership and to have a DEED OF PARTNERSHIP.

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Ann Aggarwal
Neelam Aggarwal
Nirmala
P.K. Dhanraj
Shikhar Lal Aggarwal

: 5 :

NOW THEREFORE, THIS DEED OF PARTNERSHIP WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES :



NAME OF THE FIRM:

THAT the name and style of the Partnership shall be "ELEGANT DEVELOPERS".

COMMENCEMENT DURATION AND OFFICE:

i) THAT the partnership shall be deemed to have commenced with effect from 01.04.2012.

ii) THAT the Partnership shall be one " AT WILL ".

iii) THAT the principal place of business of Partnership shall be at Vidyasagar Road, Khalpara, Siliguri, P.O. and P.S. - Siliguri, in the District of Darjeeling. The Partners shall mutually open/close branch office/s, and/or other office/s, and shall also mutually shift the principal place of business from time to time.

3. BUSINESS:

THAT the business of the Partnership shall be that of constructing multi-storied building, promotership, property dealers, property sale/purchase/lease/let-out, civil constructions, multiplexes and real estate developers. The partners mutually agreeing may embark upon new line of business/es.

Abijeet Singh
Notary Public
Siliguri, Dist. Darjeeling

Am Asanwal

Sheela Agrawal

Narain

P.K. Jha

Shrikan Lal Agrawal

: 6 :

4. CAPITAL AND FUNDS:

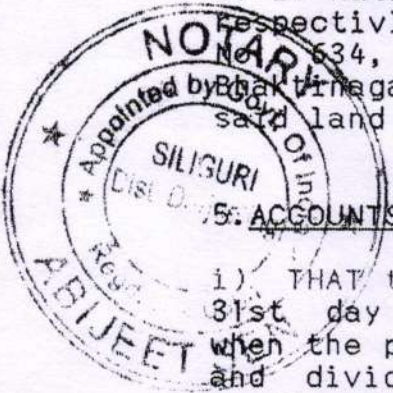
- i) THAT the capital of the partnership business shall be contributed by the partners as and when necessary.
- ii) THAT the partners hereto may by mutual consent raise loans for the purpose of Partnership business from any Bank, Financial Institution, Central or State Government and/or Private Party with or without any securities.
- iii) That the First Party and the Second Party being the owners of 27 Kathas 15 Chattaks of land and 9 Kathas 5 Chattak of land, respectively, forming part of Plot No. 25, recorded in Khatian No. 534, situated within Mouza Dabgram, Sheet No. 4, P.S. - Bank Nagar, in the District of Jalpaiguri, have contributed the said land in firm as their capital.

5. ACCOUNTS:

- i) THAT the accounts of the firm shall be adjusted annually on 31st day of March each year or on any other interval or period, when the profit or loss, as the case may be, shall be ascertained and divided amongst the partners according to their share mentioned elsewhere in this Deed.
- ii) THAT the books of account together with all other papers and documents shall be kept at the place or places of business of the firm and all the partners shall at all reasonable time be entitled to inspect or take copies or extracts thereof.

6. BANK ACCOUNTS:

THAT the bank account or accounts of the Partnership shall be opened with any bank or banks and such account or accounts shall be operated under the Signature of any one of the party of these present.



Anu Agarwal
 Neelam Agarwal
 P.K. Jhawan
 Shikhar Lal Agarwal

: 7 :

7. SALE/PURCHASE OF IMMOVABLE PROPERTIES:-

THAT the sale/transfer/lease/let-out of the land and other properties of the partnership business shall be made under the Signature of any one of the party of these present.

8. INTEREST /REMUNARATION TO PARTNERS:-

1. INTEREST TO THE PARTNERS:-

THAT the partners shall be entitled to get interest on their capital at a rate to be mutually decided by the partners to maximum rate of 12% P.A. However in case of loss or insufficient the partners can forego the interest with mutual consent.

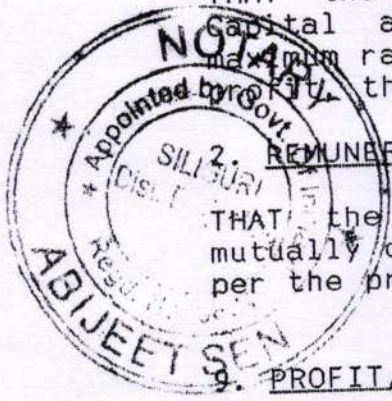
2. REMUNERATION TO PARTNERS:-

THAT the salary and/or remuneration to the partners shall be mutually decided between the parties hereto from time to time as per the provision of the Income-tax Act/Rule.

9. PROFIT/LOSS OF THE FIRM:

THAT the profit or loss determined at the end of every year shall belong to and be borne by the partners in the following ratio,

FIRST PARTY	30%
SECOND PARTY	10%
THIRD PARTY	24%
FOURTH PARTY	12%
FIFTH PARTY	24%



[Handwritten signature]

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Amu Agarwal
Neelam Agarwal
Nirmala
P.K. Dharwar
Shishu Lal Agarwal

: 8 :

10. DRAWINGS OF PARTNERS

That each partner may draw out money for personal expenses, which shall be debited to his account and duly accounted for.

11. RIGHT CLAUSE/FORBIDDEN CLAUSE :

THAT the parties shall be entitled :



a) To carry on the partnership business and to do and execute all acts and deeds on behalf of the partnership.

b) To employ, dismiss, degrade or promote any employee or agent of the firm.

c) To submit any dispute relating to the business of the firm to arbitration.

d) To represent the firm before the Export and Import Authorities, Excise Authorities, Income-Tax/Sales Tax Authorities and any other Central or State Govt. Authorities and to appoint Advocates, Agents and Attorneys, to fix their remuneration and to sign and execute agreements and other papers and documents necessary to carry on the business of the firm, to collect payments on behalf of the firm from any government or other departments and/or private party, and give valid receipts thereof.

e) To apply for all licences, permits, tender papers/documents, to sign and submit them, to negotiate/settle rates, to execute work, to receive payments and to do all incidental matters in connection with above with any Central Govt. State Govt. or any other Authority and/or Private Party on firm's behalf.

1971

Anu Agrawal
Neelam Agrawal

N. G. ...

P. K. ...

Hishan Lal Agrawal

: 9 :

f) To compromise or settle any debt due to the Partnership and grant discharge thereof.

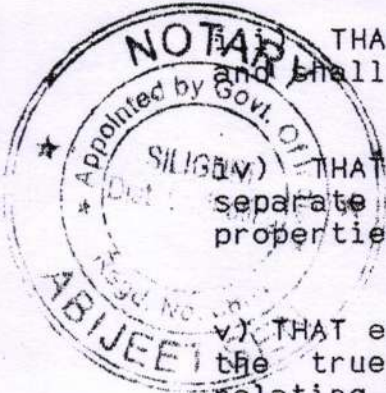
ii) THAT it is hereby agreed upon that the partners will be free to carry on business of similar nature either as proprietorship concern or in partnership with others or in such other manner as they deem fit without any objection from each other.

THAT the partners shall be just and faithful to each other and shall work for the best interest of the Partnership business.

THAT each partner shall punctually pay and discharge his separate debts and liabilities and shall keep the firm and its properties effectually indemnified against the same.

THAT each partner shall at all time give to the other partners the true information and faithful explanation of all matters relating to the partnership business.

vi) That no partner without the consent of the other partners shall enter into any bond or become bail or surety or security with or for any person or do or knowingly cause or suffer to be done any thing whereby the partnership property or any part thereof may be seized, attached or taken into execution.



Solemnly Affirmed & Declared
before me on Identification

[Handwritten signature]
15/11/2017

Anu Agarwal

Neelesh Agarwal

11/11/2022

P.K. Sharma

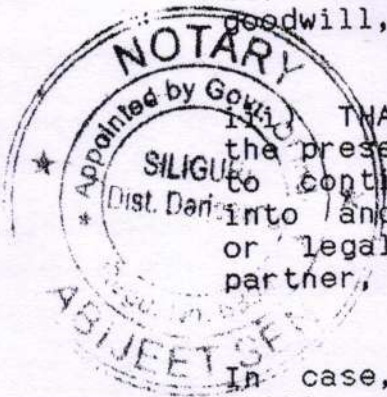
Shishu Lal Agarwal

: 10 :

12. RETIREMENT/DISSOLUTION:

i) THAT if any partner is willing to retire from the firm, he may do so by giving two months notice in writing to the other partners by transferring his share in the firm to the remaining partners of the firm and in such event the remaining partners shall be entitled to carry on the business by reconstituting the firm in any manner, they like, by or without admitting any new partner/s.

ii) THAT on retirement, no partner will be entitled to claim any goodwill, credintial etc. of the firm.



iii) THAT on the death of any partner during the continuance of the present partnership, the surviving partners shall be entitled to continue the business of the firm in partnership by taking into and/or by admitting to the benefits of partnership heir/s or legal representative or representatives of the deceased partner, as a partner.

In case, the legal heir/s, representative/s is/are not so willing, the surviving partners shall be entitled to carry on the business of the firm by reconstituting the same in any manner, they like.

13. OTHER GENERAL CLAUSE:

i) THAT any of the clauses as referred to hereinabove may be altered and/or amended with mutual consent of all the partners.

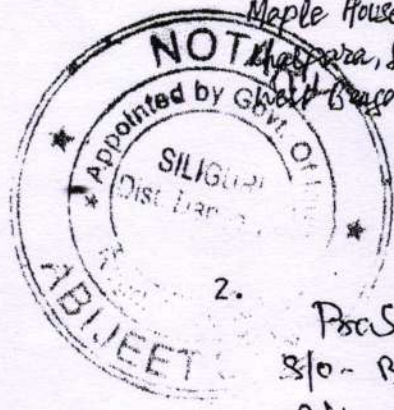
ii) Save as aforesaid, the provisions of the Indian Partnership Act, 1932 as it stands amended, revised, modified from time to time shall govern this partnership.

19/11/2022

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THESE PRESENT IN GOOD HEALTH AND CONSCIOUS MIND ON THE DAY, MONTH & YEAR FIRST ABOVE MENTIONED.

WITNESSES :

1. Rohit Mundhra
(ROHIT MUNDHRA)
Maple House, Vidyasagar Road,
Khatra, Siliguri - 734005,
West Bengal



2. Prasjit Sarkar
S/o - Biswajit Sarkar
Add - Sakti garh
P.S. Siliguri Bazar
Siliguri

1. Anun Agarwal
FIRST PARTY

2. Heelan Aggarwal
SECOND PARTY

3. [Signature]
THIRD PARTY

4. P.K. Jha
FOURTH PARTY

5. Hishan Lal Agarwal
FIFTH PARTY

Drafted, readover, explained and typed in the office of

Sheela Rani Adhoni

[Signature]
13/11/2024