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রোমট্রোলনের পর কয়েক বে কের
নিবন পরিবর্তন হও এর নিবনের মধ্যে
বিধি কর্মের মত পথে কি সহ (নববে)
কর্তা দেওয়া আ.ইনজ: বাধ্যতা দৃশক।

No.

Memorandum.

The Registrar of Firms, West Bengal, hereby acknowledges receipt of the undermentioned document and intimates that it has been filed/recorded/registered pursuant to the Indian Partnership Act, 1932 (Act IX of 1932).

~~Document required for registration~~
Date: 15/9/14

'Elixir'

Regn. No. - 279950



KOLKATA,

Dated 21/11/14 20

(Signature)
(Registrar of Firms, West Bengal.)

To 'Elixir'

No-20, Mahendra Road,
Kolkata - 700025

For ELIXIR

(Signature)
Authorised Signatory

Notarial Certificate

(PURSUANT TO SECTION 13 OF THE NOTARIES ACT, 1952)



TO ALL MEN THESE PRESENTS SHALL COME: I, PRODIP KUMAR BASU, Advocate & Notary Practising in the Alipore Police Court having my ordinary Professional address to be 7/2, Ramnarayan Jangaratna Road, Vill & P.O. Harinavi, P. S. Sonarpur, Pin-746355 within Sub Division—Alipore Sadar Dist. South 24 Parganas of the State of West Bengal within Union of India, do hereby declare that the paper writings collectively marked "A" annexed hereto, hereinafter called the "Paper writings A" are presented before me by the Executant(s).

(Deed of Partnership)

between Sublim (Developed from the office of Irons, Noida, Meerut)

and Bhowanipore, Police Station

Kot-25 and other.

herein referred to as the executant(s) and the
 the *09th day of September*
 Two thousand *Five*

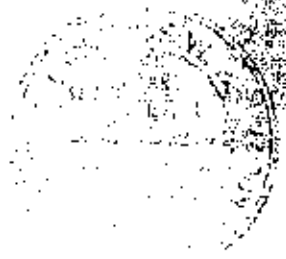
The executant(s) having admitted the execution of the said paper writings A in the presence of the witness(es), and the said witness(es) being satisfied as to the identity of the executant(s) and the genuineness of the signatures of the executant(s), I have viewed, authenticated and attested the execution of the paper writings A in the presence of the executant(s).

As per the requirements of the law, I have granted THESE PRESENTS NOTARIAL CERTIFICATE to serve as evidence in all courts of law and in all proceedings in law.

IN WITNESS AND TESTIMONY WHEREOF, I, the undersigned, have hereunto set and subscribed my hand and utilized my Notary Seal on this *09th day of September* 20*15*.

(Signature)

PRODIP KUMAR BASU
 Notary
 7/2, Ramnarayan Jangaratna Road,
 Vill & P.O. Harinavi



For ELIXIR

(Signature)
 Authorised Signatory

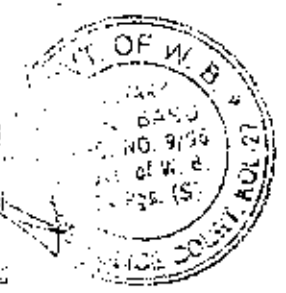
भारतीय गैर न्यायिक
भारत INDIA

₹. 500 FIVE HUNDRED RUPEES
पाँच सौ रुपये RS. 500
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



THIS DEED OF PARTNERSHIP made this 1st day of September
in the year of Christ, Two thousand fourteen B.K. 1401
SUHANA DEVELOPERS PRIVATE LIMITED
(U/S05150), a company duly incorporated under the Companies
Act, 1956, having its Registered Office at premises No. 30
Mahendra Road, under Bhawanipore Police Station in the town of
Kolkata - 700 025, hereinafter referred to as the party hereto of
the First Part (which expression shall, unless excluded by



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For ELIXIR

Authorized Signatory

... to the subject or context hereof, be deemed to include its successor or successors-in-interest and/or assigns) A N D (2) **ASPIRATIONS HIRISE PRIVATE LIMITED** (PAN - AAHCA669P), a company duly incorporated under the Companies Act, 1956, having its Registered Office at premises No. 2C, Mahendra Road, under Bhawanipore Police Station, in the town of Kolkata - 700 025, hereinafter referred to as the party hereto of the **Second Part** (which expression shall, unless excluded by or repugnant to the subject or context hereof, be deemed to mean and include its successor or successors-in-interest and/or assigns) A N D (3) **ASPIRATIONS PROPERTIES PRIVATE LIMITED** (PAN - AAHCA2670C), a company duly incorporated under the Companies Act, 1956, having its Registered Office at premises No. 2C, Mahendra Road, under Bhawanipore Police Station, in the town of Kolkata - 700 025, hereinafter referred to as the party hereto of the **Third Part** (which expression shall, unless excluded by or repugnant to the subject or context hereof, be deemed to mean and include its successor or successors-in-interest and/or assigns) A N D (4) **ASPIRATIONS DEVELOPERS PRIVATE LIMITED** (PAN - AAHCA2665B), a company duly incorporated under the Companies Act, 1956, having its Registered Office at premises No. 2C, Mahendra Road, under Bhawanipore Police Station, in the town of Kolkata - 700 025, hereinafter referred to as the party hereto of the **Fourth Part** (which expression shall, unless excluded by or repugnant to the subject or context hereof, be deemed to mean and include its successor or successors-in-interest and/or assigns) A N D (5) **EMERALD ENCLAVE PRIVATE LIMITED** (PAN - AABCE6196R), a company duly incorporated under the Companies Act, 1956, having its Registered Office at premises No. 2-C, Mahendra Road, under Bhawanipore Police Station, in the town of Kolkata - 700 025, hereinafter referred to as the party hereto of the **Fifth Part** (which expression shall, unless excluded by



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For ELIXIR

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repugnant to the subject or context hereof, be deemed to mean and include its successor or successors-in-interest and/or assigns)

A N D (6) **NILRATAN VINCOM PRIVATE LIMITED** (PAN - AADCN199D), a company duly incorporated under the Companies Act, 1956, having its Registered Office at premises No. 12C, Chakraberia Road, Kolkata - 700 020, under Ballygunge Police Station, in the town of Kolkata - 700 020, hereinafter referred to as the party hereto of the **Sixth Part** (which expression shall, unless excluded by or repugnant to the subject or context hereof, be deemed to mean and include its successor or successors-in-interest and/or assigns)

A N D (7) **GOLD MINE VINCOM PRIVATE LIMITED** (PAN - AADCG5912B), a company duly incorporated under the Companies Act, 1956, having its Registered Office at premises No. 12C, Chakraberia Road, under Ballygunge Police Station, in the town of Kolkata - 700 020, hereinafter referred to as the party hereto of the **Seventh Part** (which expression shall, unless excluded by or repugnant to the subject or context hereof, be deemed to mean and include its successor or successors-in-interest and/or assigns)

A N D (8) **PS GROUP REALTY LIMITED** (PAN - AABCP5390E), a company duly incorporated under the Companies Act, 1956, having its Registered Office at premises No. 83, Topsia Road, under Topsia Police Station, in the town of Kolkata - 700 040, hereinafter referred to as the party hereto of the **Eighth Part** (which expression shall, unless excluded by or repugnant to the subject or context hereof, be deemed to mean and include its successor or successors-in-interest and/or assigns)

A N D (9) **SURENDRA KUMAR DUGAR** (PAN - ACUP D 1317 K), son of Late G. M. Dugar, by religion Hindu, by occupation business, presently residing at 52/4/1, Ballygunge Circular Road, under Ballygunge Police Station, in the town of Kolkata - 700 019, hereinafter referred to as the party hereto of the **Ninth Part** (which expression shall, unless excluded by or repugnant to the subject or



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For ELIXIR

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...hereof, be deemed to mean and include his legal heirs, successors and/or assigns) A N D (10) **SANTOSH KUMAR DUGAR** (PAN - AGRP D 3021 D), son of Late J. M. Dugar, by religion Hindu, by occupation business, presently residing at 52/4/1, Ballygunge Circular Road, under Ballygunge Police Station, in the town of Kolkata - 700 019 ; hereinafter referred to as the party hereto of the **Tenth Part** (which expression shall, unless excluded by or repugnant to the subject or context hereof, be deemed to mean and include his legal heirs, successors and/or assigns) (11) **PRADIP KUMAR CHOPRA** (PAN - ACAP C 9922 B), son of Late Motilal Chopra, by religion Hindu, by occupation business, presently residing at 52/4/1, Ballygunge Circular Road, under Ballygunge Police Station, in the town of Kolkata - 700 019 ; hereinafter referred to as the party hereto of the **Eleventh Part** (which expression shall, unless excluded by or repugnant to the subject or context hereof, be deemed to mean and include his legal heirs, successors and/or assigns) A N D (12) **WELLSIDE PROPERTIES PRIVATE LTD.** (PAN - AAACW5584A), a company duly incorporated under the Companies Act, 1956, having its Registered Office in premises No. 12, Pretoria Street, under Shakespeare Sarani Police Station, in the town of Kolkata - 700 071; hereinafter referred to as the party hereto of the **Twelfth Part** (which expression shall, unless excluded by or repugnant to the subject or context hereof, be deemed to mean and include its successor or successors in interest and/or assigns)

WHEREAS :

a. The parties hereto, of the First Part to Eighth Part are the companies having objects of, and/or engaged in, the business of development of real properties or estates and construction of multi-storied buildings of various types and descriptions with or without modern amenities or facilities ;



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(B)

Pradip

Contract No. 11

For **ELIXIR**

Authorised Signatory

B. By an Indenture dated 23rd December, 2009, registered on 29th December, 2009 with the Additional Registrar of Assurance - I, Kolkata, and recorded in his Book No. 1, CD Volume No. 32, Pages from 4283 to 4304, Being No.14111 for the year 2009, the parties hereto of the First Part to Eighth Part (both inclusive), in their mutual interest, jointly purchased ALL THAT the piece and parcel of land and hereditaments and premises containing an area of 55 Cottahs, more or less, situate lying at and being premises No. 6-A, Rameshwar Shaw Road, in Municipal Ward No. 59 within the jurisdiction of Beniapur Police Station in the town of Kolkata - 700 014, for or at a total consideration of Rs 2,75,00,000/- (Rupees Two crore Seventy five lac only) equally contributed by all the said eight parties :

C. By another Indenture of even date, that is 23rd December, 2009, registered on 30th December, 2009 with the Additional Registrar of Assurance - I, Kolkata, and recorded in his Book No. 1, CD Volume No. 32, Pages from 4261 to 4282, Being No.14110 for the year 2009, the parties hereto of the First Part to Eighth Part (both inclusive), in their mutual interest, jointly purchased ALL THAT the piece and parcel of land and hereditaments and premises containing an area of 1 Cottah, 13 Chittacks, 37.29 Sq. Ft. more or less, situate lying at and being portion of the same premises No. 6-A, Rameshwar Shaw Road, in Municipal Ward No. 59 within the jurisdiction of Beniapur Police Station in the town of Kolkata - 700 014, for or at a total consideration of Rs. 9,30,000. - (Rupees Nine lac Thirty thousand only) equally contributed by all the said eight parties :

D. The parties hereto of the First Part to Eighth Part (both inclusive), all engaged in the same line of business activities as mentioned hereinabove, joined hands in purchasing the aforesaid immovable properties, all having equal shares therein as evidenced by the Indentures for purchases of the respective properties referred to hereinabove :



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Contract dated 23.12.09

For ELIXIR

Authorised Signer

E. The parties hereto of the First Part to Eighth Part mutually agreed that both the aforesaid immovable properties, jointly purchased by them, should be used and/or exploited for their respective business purposes, and, therefore, it was further agreed by the parties hereto of the First Part to Eighth Part (both inclusive) that they should constitute a partnership for carrying on the aforesaid business and also such other similar business or businesses in co-partnership amongst themselves with such other person or persons on such terms and conditions as may be mutually agreed by and between them;

F. It has been represented by the aforesaid parties that carrying on the business of developers of immovable properties and/or real estates in co-partnership is in conformity with the Memorandum of Association of the respective companies, and further that any relation brought into existence by an Agreement in writing between the companies is nothing but a relationship between the partners,

G. The parties hereto of the First Part to Eighth Part jointly own, in equal shares, two plots of land and hereditaments measuring about (a) 55 Cottahs, and (b) 1 Cottah, 13 Chittacks 37.29 Sq.ft. respectively, as fully described in paragraphs B & C hereinabove. The said parties have unanimously decided that all of them, that is to say, the parties hereto of the First Part to Eighth Part, having agreed to become partners in the Firm hereto constituted, should offer the said two plots of land towards their respective capital contributions in the Firm;

H. It has been represented by them that if the aforesaid two plots of land are agreed to be brought into the Firm as their respective shares of capital contributions, then no Conveyance or Sale Deed shall be required to be executed by them as the transferor and the transferee, for the purpose of Transfer of



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For ELIXIR
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Property Act, 1882, are the same, and therefore, no Deed of Transfer can be made or executed which would be registered under the Indian Registration Act, 1908.

In view of the aforesaid settled position of law, the parties hereto of the First Part to Eighth Part, unanimously offered the said two plots of land owned by them to the Firm at such price as had been incurred by them for acquiring the said two properties, and protecting the same from unlawful encroachment. And if their such offers are accepted by the Firm, then the Capital Accounts of each of the partners being parties hereto of the First Part to Eighth Part should be credited by such amounts, the details of which are given elsewhere in this document;

All the parties hereto of the First Part to Eighth Part admit that they have no spareable liquid funds for investment in the present partnership-firm for further providing and/or augmenting its circulating capital which would be necessary for construction on the plot or plots of land as referred to hereinbefore;

It has also been admitted by the aforesaid parties hereto of the First Part to Eighth Part, that the business of the Firm cannot be further advanced unless substantial liquid monies are brought into the Firm either as its capital, or as advance loan, as the situation may permit;

The parties hereto of the Ninth Part to Twelfth Part have the experience of planning, supervising and executing the projects of construction of multistoried building, residential and/or commercial complex with all modern amenities and/or facilities. And they have at their disposal, sufficient liquid monies which they are willing to invest in the present partnership-firm, it admitted and is



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partnership on such terms and conditions as may be mutually agreed upon by all the parties hereto ;

M. In the above premises the parties hereto of the First Part to Eighth Part have invited the parties hereto of the Ninth Part to Twelfth Part to become partners of the Firm on such terms and conditions as may be mutually agreed upon ;

N. The parties hereto of the Ninth Part to Twelfth Part have accepted the offer made by the parties hereto of the First Part to Eighth Part for becoming partners of the Firm on such terms and conditions as agreed by and between the parties hereto ;

O. With reference to what has been stated in paragraph T hereinbefore, it has been agreed between the parties hereto of the First Part to Eighth Part on one hand, and the parties hereto of the Ninth Part to Twelfth Part on the other, that the offer made by the parties hereto of the First Part to Eighth Part to the Firm for bringing their two plots of land and hereditaments at such price as referred to in paragraph T, should be accepted by the Firm and the total Capital Accounts of all the parties hereto of the First Part to Eighth Part should be credited by an amount totalling to Rs. 14,53,35,308.23 ; Rupees Fourteen Crore fifty three lakhs thirty five thousand three hundred and eight and paise twenty three Only ;

P. All the parties hereto of the First Part to the Twelfth Part have, therefore, decided to constitute a partnership-firm under the name and style of " E L I X I R " (hereinbefore or hereinafter referred to as the " Firm ") for carrying on the aforesaid business as a partnership with retrospective effect from 01.04.2014, on such terms and conditions as mutually agreed by all of them, and reduced to writing hereinafter.



Comd.

For ELIXIR
Authorised Signatory

NOW, THEREFORE, THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED TO AND DECLARED AND CONFIRMED UNANIMOUSLY BY each of THE PARTIES HEREOF as follows

1. That the name and style of the firm is, and shall be "ELIXIR" (hereinafter called the "Firm");

2. That the business of the Firm shall be carried on at or from the premises No. 2C, Mahendra Road Kolkata - 700 025, and/or from such other place or places as the partners may mutually decide.

3. That the business of the Firm shall be that of acting as developers of real properties or estates and construction of multi-storied buildings of various types and descriptions with or without modern amenities or facilities, and/or to carry on such other business or businesses as the partners may by mutual consent decide.

4. That the Firm shall be deemed to have been constituted with effect from 1st April, 2014 and shall continue to exist until the death of the partners.

5. That the initial capital of the Firm hereby constituted, shall consist of the following amounts :

6. In the case of the parties hereto of the First Part to the Eighth Part (both inclusive) who have agreed to contribute their two plots of land to the Firm as being more particularly described hereinafter, shall be credited with such amount or amounts as shown against the respective names in the table given herebelow :



P. K. BASU

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Comd. ...

For ELIXIR

Authorised Signatory

Name of owner of land	Amount (Rs.)
(1) Samana Developers Private Ltd., (Party hereto of the First Part)	(1,74,99,121.15)
(2) Aspirations House Private Ltd., (Party hereto of the Second Part)	(1,73,91,252.77)
(3) Aspirations Properties Private Ltd., (Party hereto of the Third Part)	(1,76,87,403.77)
(4) Aspirations Developers Private Ltd., (Party hereto of the Fourth Part)	(1,74,16,236.77)
(5) Emerald Enclave Private Ltd., (Party hereto of the Fifth Part)	(1,75,95,173.77)
(6) Nilratan Vincom Private Ltd., (Party hereto of the Sixth Part)	(1,78,36,123.00)
(7) Gold Mine Vincom Private Ltd., (Party hereto of the Seventh Part)	(2,32,14,221.00)
(8) PS Group Realty Limited, (Party hereto of the Eighth Part)	1,66,95,776.00
TOTAL	14,63,35,308.23

And the aforesaid amounts shall be treated as their respective capital contributions to the Firm.

4) Each of the parties hereto of the Ninth Part to Twelfth Part, both inclusive) shall bring in such amount or amounts of capital from time to time, as may be required for financing the work of construction, or for such other work relating to the projects in hand, or for payment of statutory liabilities of the Firm.

Any further capital required by the Firm from time to time shall be contributed by the parties hereto of the Ninth Part to Twelfth Part in such manner and/or proportion as may be mutually agreed upon by such partners.




For ELIXIR
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Provided, however, that nothing contained in this Clause shall be deemed to restrict or prohibit the right of the partners to borrow funds from market on interest at existing market rates.

10. Each of the parties hereto of the First Part to Twelfth Part (both inclusive) who have incurred expenses on behalf of this partnership firm on and from 01.04.2014 till the execution of this Deed of Partnership on 01.08.2014, shall be treated as the revenue expenses of the Firm, and the actual amount of such expenses incurred by a partner shall be credited to its Current Account.

6. That the Firm may open bank account or accounts with such Scheduled Bank or Banks, as the partners may think fit and proper in the business interest of the Firm, and such account or accounts shall be operated jointly by two partners, as described hereinbelow :

10. Any ONE partner out of the following :

- Surendra Kumar Dugar
- Santosh Kumar Dugar
- Pradip Kumar Chopra

JOINTLY WITH

11. Any person authorised by
Wellside Properties Pvt. Ltd.

AND VICE VERSA .

7. The accounts of the Firm shall, during the continuance of this partnership, be closed on the 31st day of March every year, and thereafter as soon as practicable, a general accounting shall be made and such annual account shall be binding on the partners except for any manifest error which shall forthwith be rectified.



Handwritten signature and stamp: **FOR ELIXIR**
Authorised Signatory

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Each of the partners of the Firm, being parties hereto of the First Part to Twelfth Part shall be entitled to interest @ 12% per annum on the amounts of capital respectively contributed, whether in cash or in kind, or deemed to have been contributed by each of them. Such interest shall be a charge against profit before its allocation and/or division between the partners.

Provided, however that no such interest for the period taking before the date of execution of this Deed of Partnership, i.e. for the period from 01.04.2014 to 31.07.2014 shall be provided in the Books of the Firm and/or credited in the Accounts of the Partners.

All the parties hereto of the First Part to Twelfth Part mutually agree and covenant with each other that the parties hereto of the Ninth Part to Twelfth Part shall have the following rights and/or liabilities, in addition to those rights and/or liabilities of any of the parties hereof under these presents :-

The aforesaid parties hereto of the Ninth Part to Twelfth Part shall have the exclusive right of booking and/or sale of Flats/Apartments/Shops/Car Parking space etc. in any building or buildings which may be constructed by or on behalf of the Firm at its costs and expenses.

Such exclusive right may be exercised by any of the parties hereto of the Ninth Part to Twelfth Part, whether jointly or severally ;

Any such right exercised, whether jointly or severally by the parties hereto of the Ninth Part to Twelfth Part shall be treated and shall always be deemed to have been treated as having exercised on behalf of the Firm which shall be bound to honour any such agreement or commitment entered into or made by or on behalf of the Firm with the Third Parties ;



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For ELIXIR

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(iv) All monies or sale proceeds received and/or realised on such booking or sale of Flats/Apartments/Shops/Car Parking space etc., in the Building or Buildings constructed by the Firm, shall forthwith be deposited in the Bank Account of the Firm which shall be entitled to deal with such monies for its business purposes ;

10. Immediately after the annual accounting as referred to hereinbefore, the net profit or the net loss, as the case may be, of the partnership business, after deduction of all expenses or after making provisions for all outgoings or probable liabilities relating to the business of the Firm and also for depreciation on fixed assets of the Firm and after provision for interest on capital of the partners, as provided in Clause 8 hereinabove shall be divided/distributed between the partners in the following proportions :

- | | | |
|-----|--|--------------------------|
| (a) | Suhana Developers Private Limited ... | 5% of the profit or loss |
| | (Party hereto of the First Part) | |
| (b) | Aspirations Hirise Private Limited ... | 5% of the profit or loss |
| | (Party hereto of the Second Part) | |
| (c) | Aspirations Properties Private Ltd ... | 5% of the profit or loss |
| | (Party hereto of the Third Part) | |
| (d) | Aspiration Developers Private Ltd ... | 5% of the profit or loss |
| | (Party hereto of the Fourth Part) | |
| (e) | Emerald Enclave Private Limited ... | 5% of the profit or loss |
| | (Party hereto of the Fifth Part) | |
| (f) | Nilratan Vincom Private Limited ... | 5% of the profit or loss |
| | (Party hereto of the Sixth Part) | |
| (g) | Gold Mine Vincom Private Limited ... | 5% of the profit or loss |
| | (Party hereto of the Seventh Part) | |
| (h) | PS Group Realty Limited ... | 5% of the profit or loss |
| | (Party hereto of the Eighth Part) | |



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Contract No. ...
For ELIXIR
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Authorised Signatory

- (j) Surendra Kumar Dugar ... 12 % of the profit or loss.
(Party hereto of the Ninth Part)
- (k) Santosh Kumar Dugar ... 6.5 % of the profit or loss.
(Party hereto of the Tenth Part)
- (l) Pradip Kumar Chopra ... 6.5 % of the profit or loss.
(Party hereto of the Eleventh Part)
- (m) Wellside Properties Pvt. Ltd. ... 35 % of the profit or loss.
(Party hereto of the Twelfth Part)

11. Pending drawing of annual accounts, the partners shall be allowed to draw, in anticipation of their shares of profit, such amount or amounts as may be mutually decided by them from time to time.

12. The partners may mutually agree, during continuance of the business, to admit new partner or partners into the Firm, on such terms and conditions as may be mutually decided by them.

13. That the parties to these presents shall regularly and punctually pay and discharge all their personal and/or separate debts and liabilities and for the liability or debt of any one partner, the assets of the Firm or of the other partners shall not be liable to be charged or encumbered.

14. That EACH of the partners shall be entitled to represent the Firm in any bank, court, Revenue Office including income-tax and Commercial-tax, Customs, Central Excise, Municipal Office, Post Office, Railway Office, Registration Office and in the office of any firm, company, corporation or local authority. It is further provided that EACH of the partners shall also be entitled to authorise any other person, including a lawyer, to represent the Firm before any of the aforesaid authorities.



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For ELIXIR

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15. Each partner shall -
- (a) diligently attend to the business of the Firm.
 - (b) forthwith pay all monies, cheques and negotiable instruments received by it on account of the Firm, into the Bank Account of the Firm;
 - (c) be just and faithful to each other and at all times give the other partners full information and truthful explanations of all matters relating to the affairs of the partnership and afford every assistance in its power in carrying on the business for mutual advantage of the partners
16. No partner shall, without the consent of the other partners, :-
- (a) either directly or indirectly engage itself in any other competitive business;
 - (b) take or dismiss any servant of the Firm;
 - (c) lend any of the monies or deliver upon credit any of the goods of the Firm to any person or persons whom the other partner or partners has/have previously in writing forbidden to trust;
 - (d) mortgage or charge its share in the assets or profits of the Firm.

Any partner committing any breach of any of the foregoing stipulations shall indemnify the other partners against all losses and expenses on account thereof.



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For ELIXIR

Authorized Signer

17. That any partner shall be entitled to retire or withdraw from the Firm, but it must give in writing one month's notice to the other partners of the Firm.

18. Any dispute or difference over any matter relating to the partnership which cannot be settled amicably by the partners, shall be referred to arbitration of a respectable person to be nominated or appointed by all the partners jointly and the decision or award given by him shall be final and binding on the partners.

19. The partners may add any clause or amend any of the clauses of these presents, with mutual consent, which shall not be inconsistent with the provisions of the Indian Partnership Act, 1932.

20. The provisions of the Indian Partnership Act, 1932 shall apply where no specific provision has been made in these presents.

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands and seals on the day, month and year first abovewritten.

Signed, Sealed and Delivered at
Kolkata by the withinnamed
Ten parties in presence of :

Suhana Developers Private Limited
Shantanu
Prithajit Director
(SUHANA DEVELOPERS PRIVATE LIMITED)

Party hereto of the First Part
Aspirations Herise Private Limited
Shantanu
Prithajit Director
(ASPIRATIONS HERISE PRIVATE LIMITED)
Party hereto of the Second Part.



For ELIXIR Contd.

Authorized Signatory

14/09/2012

ASPIRATIONS PROPERTIES PRIVATE LIMITED

Shantosh Kumar Dugar
(Aspirations)

(ASPIRATIONS PROPERTIES PRIVATE LIMITED)

Party hereto of the Third Part

Shantosh Kumar Dugar

(Aspirations)

(ASPIRATIONS DEVELOPERS PRIVATE LIMITED)

Party hereto of the Fourth Part

Shantosh Kumar Dugar

(Emerald)

(EMERALD ENCLAVES PRIVATE LIMITED)

Party hereto of the Fifth Part

For Nilratan Vincom Pvt. Ltd.

Santosh Kumar Dugar

(NILRATAN VINCOM PRIVATE LIMITED) Director/Authorised Signatory

Party hereto of the Sixth Part

For Goldmine Vincom Pvt. Ltd.

Santosh Kumar Dugar

Director/Authorised Signatory

(GOLD MINE VINCOM PRIVATE LIMITED)

Party hereto of the Seventh Part

PS GROUP REALTY LIMITED

By Santosh Kumar Dugar

(PS GROUP REALTY LIMITED)

Party hereto of the Eighth Part

Surendra Kumar Dugar

(SURENDRA KUMAR DUGAR)

Party hereto of the Ninth Part

Santosh Kumar Dugar

(SANTOSH KUMAR DUGAR)

Party hereto of the Tenth Part



03 SEP 2014

For ELIXIR

Authorised Signatory

Continued on page

Pradip Kumar Chopra

(PRADIP KUMAR CHOPRA,
Party hereto of the Eleventh Part

Wellside Properties Pvt Ltd

Shantanu
Mithun
Director

(WELLSIDE PROPERTIES
PRIVATE LTD.)

Party hereto of the Twelfth Part

Identified by me

Advocate

Signature Attested
on Identification

P. K. BASU Notary
Alipore Police Co. II, Cal 27
Regd. No. 9/96. Juv. of W



03 SEP 2014

For ELIXIR

[Signature]
Authorised Signatory

Notarial Certificate

on this 03 SEP 2014 day of _____

Paper Writings

&

the Relative Notarial Certificates



Prodip Banerjee

&

NOTARY PUBLIC

ALIPORE POLICE STATION

KOLKATA - 700 027

Phone : 2479-1477 Mobile : 99 033 976



PRODIP BANERJEE

NOTARY

Govt. of West Bengal Reg. No. 971956

For ELIXIR

Authorized Signatory

ADDRESS

Residence & Chamber

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W.P.O. No. 1/2014, Kolkata

Contact No. 99 033 976