

Serial No. 3

Notarial Certificate

ALL TO WHOM THESE PRESENTS SHALL COME I, ASIS KUMAR SEN, Advocate of City Civil Court duly appointed by the Central Government and practicing as a NOTARY in the district of Kolkata of the State of West Bengal within the Union of India, do hereby declare and certify that the Paper Writings collectively marked 'A' annexed hereto, hereinafter, called "Paper Writings A" are presented before me by the executants (s).

This Deed of Partnership is made by and between Sri Yashwant Goenka, Of 6 No., Abdul Rasool Avenue, Col. - 26, W.B.

AND Smt. Neha Goenka of the same address.

Hereafter referred to as the "executants (s)" on this the day of Two Thousand

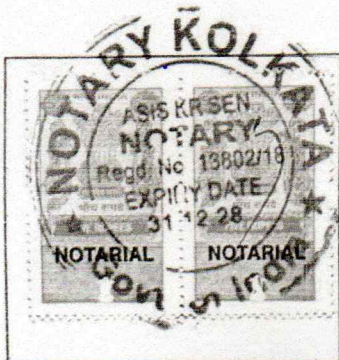
13 FEB 2026

..... executants(s)" having admitted the execution of the "Paper Writing" in their respective hand(s) in the presence of the witness (es), who as such, have signed their signature (s) thereon, and being satisfied as to the identity of the executant (s), and the said execution, I have authenticated verified the execution of the "Paper Writings A" and testify that the same are in the respective hand(s) of the executants(s).

WHEREOF being required of a Notary, I have granted THESE as my NOTARIAL CERTIFICATE to serve and avail as need on any occasion shall or may require.

IN FAITH AND TESTIMONY WHEREOF I, the said Notary, have hereunto set and subscribed my hand and affixed my Notarial seal on this the day of 20

13 FEB 2026



Notarial Stamp

ASIS KUMAR SEN

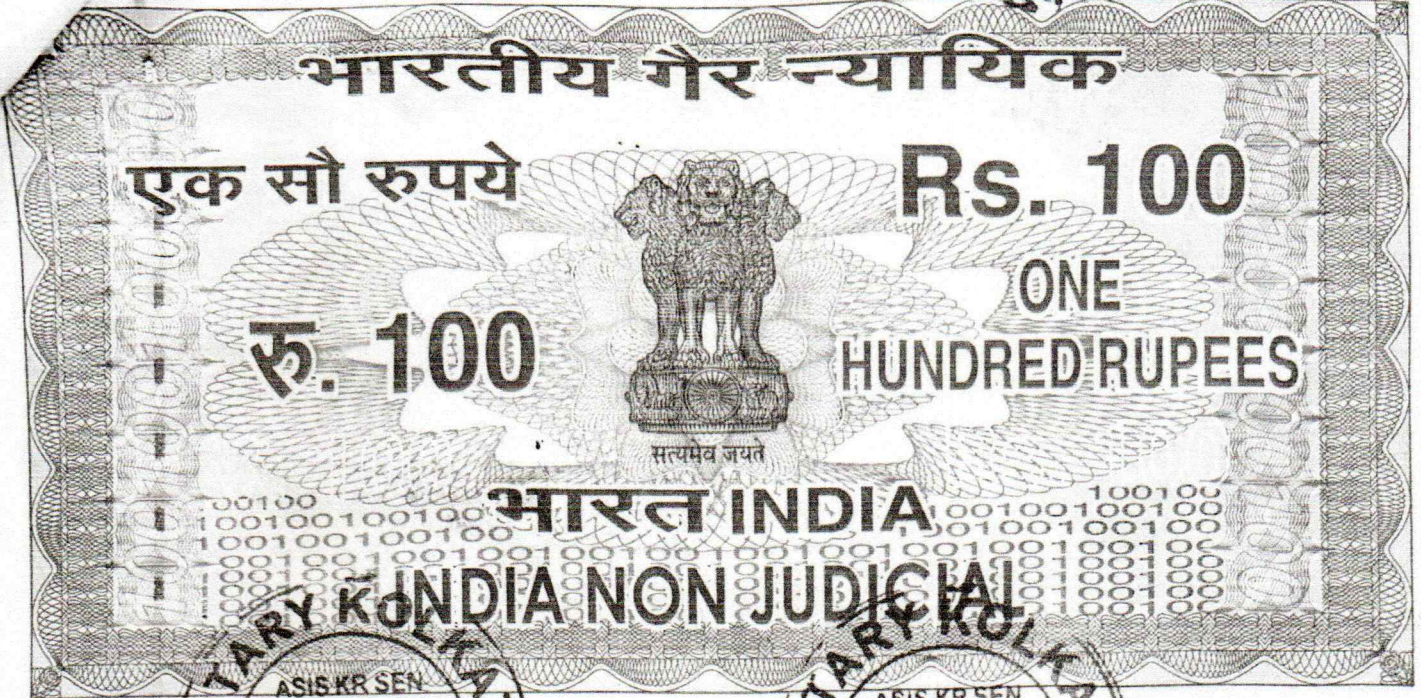
Notary, Govt. of India
City Civil Court, Calcutta - 700 001
Regd. No. 13802/2018
Mob. : 9830469404 / 8584830116

Chamber & Residence :
56, Purbayan Chingrighata
Canal South Road, Kolkata - 700105

PREMIERE REALTY
Neha Goenka
Partner

PREMIERE REALTY
Partner

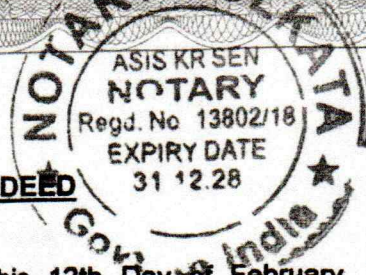
Annexure "A5"



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



PARTNERSHIP DEED



AW 371812

THIS DEED OF PARTNERSHIP made this 12th Day of February, Two Thousand Twenty Six

BETWEEN

SRI YASHWANT GOENKA, Son of Arun Kumar Goenka, by caste Hindu, at present residing at 6, **ABDUL RASUL AVENUE, KOLKATA-700026, WEST BENGAL**, Indian National hereafter referred to as the **FIRST PARTY**, having **PAN:- ADTPG6231H, AADHAAR:- 3063 5820 1269** (Which expression unless excluded or repugnant to the subject or context shall be deemed to mean and include his heirs, executors, administrators, legal representatives, assigns and agents) of the first part.

AND

SMT NEHA GOENKA, Wife of Yashwant Goenka, by caste Hindu, at present residing at 6, **ABDUL RASUL AVENUE, KOLKATA-700026, WEST BENGAL**, Indian National hereafter referred to as the **SECOND PARTY**, having **PAN:- AFWPD0255M, AADHAAR:- 7699 0903 2908** (Which expression unless excluded or repugnant to the subject or context shall be deemed to mean and include his heirs, executors, administrators, legal representatives, assigns and agents) of the second part.

PREMIERE REALTY

Neha Goenka
Partner

PREMIERE REALTY

Yashwant
Partner

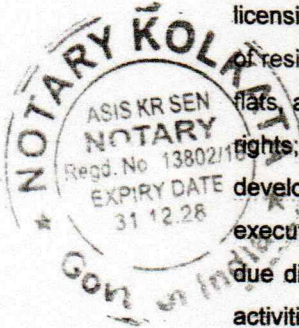
M. N.

NOW THIS DEED WITNESSETH that the parties have mutually agreed to carry on PREMIERE REALTY in partnership on the terms and conditions mentioned here :-

1) That the business is to be carried on under the name and style of PREMIERE REALTY, shall be continued by the parties w.e.f. 12th February, 2026 in the same name or any other name as may be mutually agreed upon between the parties.

2) That the principal place of the business of the firm shall be FMC FORTUNA, 234/3A, ACHARYA JAGADISH BOSE ROAD, 3RD FLOOR, SUITE-B2, KOLKATA-700020, and the said firm shall be at liberty to open a Branch or Branches and/or shift its principal place of business to such other place or places as partners shall from time time mutually agree for the benefit of the firm.

3) That the business of the said firm shall be to carry on the profession and activities of real estate consultants, property advisors and real estate investment advisors and to provide consultancy, facilitation, representation and advisory services in relation to the purchase, sale, resale, leasing, licensing, renting, marketing, negotiation, evaluation, acquisition and disposal of residential, commercial, industrial and other immovable properties including flats, apartments, buildings, plots, land, offices, warehouses and development rights, and to act as intermediaries or facilitators between buyers, sellers, developers, landlords, tenants and investors and to assist in structuring and executing real estate transactions and documentation including coordination of due diligence and other brokerage services together with allied or incidental activities as may be mutually agreed upon between the partners from time to time for the benefit of the firm.



4) That the partnership hereby constituted shall be at will and shall continue until determined as hereafter provided.

5) That the parties shall be at liberty to add/alter/change business of any other kind as may be mutually agreed amongst the partners.

6) That the capital as and when required shall be contributed by the parties hereof in the manner and proportion as may be decided between the partners from time to time.

7) That the profits and losses of the firm shall be determined at the end of each accounting year in accordance with the provisions of the Income Tax Act, 1961 and any statutory modification thereof for the time being in force, and shall be appropriated in the following manner:

PREMIERE REALTY

N.M. N.M.
Partner

PREMIERE REALTY

N.M. N.M.
Partner

N.M. N.M.

Annexure "A3"

a) Interest on capital shall be allowed to the partners at the rate of 12% (twelve percent) per annum or such other rate as may be permissible under the provisions of the Income Tax Act, 1961 and any statutory modification thereof or under any other applicable law for the time being in force, and in the event of loss or inadequacy of profits, such interest shall be reduced or shall not be payable to the extent so required.

b) Subject to the provisions of Section 40(b) of the Income Tax Act, 1961, the working partners shall be entitled to remuneration by way of incentive commission out of the book profits of the firm in the following proportion:

1. SRI YASHWANT GOENKA – 50%
2. SMT NEHA GOENKA – 50%

and in case of inadequacy of profits, such remuneration shall be restricted to the amount of available profits and in case of loss no remuneration shall be payable.

c) The balance profit or loss remaining thereafter shall be divided between the partners in the following ratio:

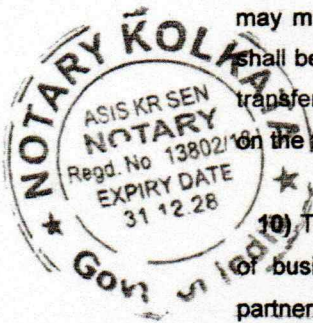
1. SRI YASHWANT GOENKA – 50%
2. SMT NEHA GOENKA – 50%

8) That each partner shall contribute a sum of Rs. 1,00,000/- (Rupees One Lakh only) as the initial fixed capital of the firm and the capital of the firm may be increased from time to time by mutual agreement of the partners.

9) That the bankers of the firm shall be such bank or banks as the partners may mutually agree from time to time and the banking accounts of the firm shall be operated by any partner singly, and all acts, withdrawals, payments, transfers, cheques or instructions issued by any one partner shall be binding on the firm and on the other partner.

10) That proper books of account shall be maintained at the principal place of business of the firm and shall record all transactions relating to the partnership, and each partner shall have the right to inspect and take copies thereof at all reasonable times.

11) That the first accounting year of the firm shall close on the 31st day of March, 2026 and each subsequent accounting year shall close on the 31st day of March or such other date as may be applicable in accordance with the provisions of the Income Tax Act, 1961, and upon such closing the Profit and Loss Account, Balance Sheet and other relevant accounts of the firm shall be prepared and drawn up for the business of the partnership.



PREMIERE REALTY

Neha Goenka
Partner

PREMIERE REALTY

Yashwant
Partner

M. N. /

Annexure "A"

12) That a new partner or partners may be admitted into the partnership, or the benefits of partnership may be extended to any person, with or without capital contribution, with the consent of all the partners, and the profit-sharing ratio and other rights of the partners shall be varied accordingly by mutual agreement.

13) That every partner shall act as principal as well as agent of the firm and of the other partners for the purpose of the business of the partnership and shall be entitled, in the ordinary course of business, to operate bank accounts, endorse cheques, execute instruments, enter into contracts, purchase and sell property or goods, receive payments and grant valid receipts and to do all such lawful acts as may be necessary for carrying on the business of the firm.

14) That each partner shall be responsible for his or her personal debts and liabilities and shall indemnify and keep indemnified the firm and the other partners against any loss, claim or expense arising therefrom.

15) That each partner shall act honestly and faithfully towards the other partners in all matters relating to the partnership and shall at all reasonable times render true and proper accounts and furnish full information relating to the affairs of the firm whenever required by the other partners.

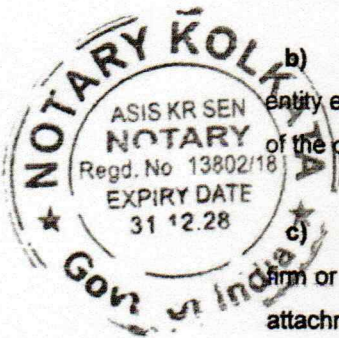
16) That none of the parties hereto shall without the consent of the parties in writing :-

a) Employ the money, goods, assets or credit of the partnership for any purpose other than the ordinary course of the firm's business and for the benefit of the partnership, nor shall any partner pledge the credit of the firm or incur any liability in its name except in the usual course of business and with the knowledge of the other partners.

b) Enter into any bond or stand as guarantor or surety for any person or entity except in the ordinary course of the firm's business and with the consent of the other partners.

c) Knowingly permit to be done any act or thing which may prejudice the firm or whereby the property or assets of the firm may be exposed to seizure, attachment or execution in any legal proceedings.

d) Assign, transfer, mortgage or otherwise create any charge over his or her share or interest in the partnership or any part thereof, nor introduce any other person as a partner in respect of such share, without the consent of the other partners.



PREMIERE REALTY
Partner
NMA Koenig

PREMIERE REALTY
Partner
S. K. S.

24/11/24

e) Compromise, compound, release or discharge any debt or claim due to the firm except upon receipt of the full amount thereof or with the consent of the other partners.

f) Commit or knowingly permit any breach of the provisions of this Deed.

g) Commit any act of bankruptcy or insolvency or do anything whereby he or she may be adjudged insolvent.

h) Commit or be convicted of any criminal offence involving moral turpitude which may adversely affect the reputation or business of the firm.

i) Knowingly permit any act or thing which may constitute a ground for dissolution of the partnership by a court of law.

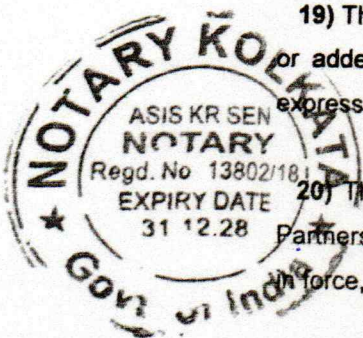
17) That the death or retirement of any partner shall not dissolve the partnership and the firm shall be continued by the surviving partner or partners together with the heir and/or legal representative of the deceased partner; and in the event such heir or legal representative does not agree to join the partnership, the share of the deceased or retiring partner shall be determined on the basis of the books of account of the firm as on the date of such death or retirement after taking into account all assets and liabilities including receivables, work-in-progress and goodwill of the firm, and the amount so determined shall be paid to such heir or legal representative within a reasonable time.

18) That all disputes and differences arising between the partners in relation to the partnership or its affairs shall be referred to arbitration in accordance with the provisions of the Arbitration and Conciliation Act for the time being in force.

19) That any of the terms and conditions of this Deed may be varied, altered or added to with the mutual consent of the partners, such consent to be expressed in writing or implied from the conduct of the partners.

20) That the partnership shall be governed by the provisions of the Indian Partnership Act, 1932 and any statutory modification thereof for the time being in force, save as otherwise expressly provided herein.

21) That any partner committing a breach of the foregoing stipulations shall indemnify the other partners against all losses and expenses arising therefrom, and in the event a partner acts in a manner detrimental to the interests of the firm, the other partners shall be entitled to expel such partner from the partnership in accordance with the provisions of this Deed.



PREMIERE REALTY
Newa Kulkarni
Partner

PREMIERE REALTY
[Signature]
Partner

[Handwritten initials]

IN WITNESS WHEREOF the said partners have hereinto set and subscribed their respective hands and seal the day, month and year first above written.

SIGNED & DELIVERED by the
FIRST PART at Kolkata in presence of :-

Yashwant Goenka
YASHWANT GOENKA

SIGNED & DELIVERED by the
SECOND PART at Kolkata in presence of:-

Neha Goenka
NEHA GOENKA

WITNESS

1. Name: Anchit Dhawan

Address: 61B, Palm Avenue, Flat No. 2D, 2nd Floor, Kolkata-700019

Anchit Dhawan

2. Name: Ashish Juneja

Address: 299/1, Brahmapur, Kolkata-700096

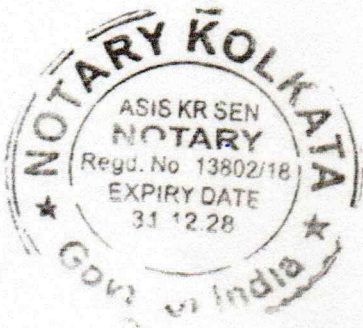
Ashish Juneja

Identified by
Akshay Naurani
Advocate
High Court Calcutta
F/2377/2190/2023

L.T.I.(S) Signature (S) of the
Executant attested by me on identification

ASIS 2000. *Sen*
ASIS KUMAR SEN
City Civil Court
Kolkata
Reg. No. 13802/18 Govt. of India

13 FEB 2026



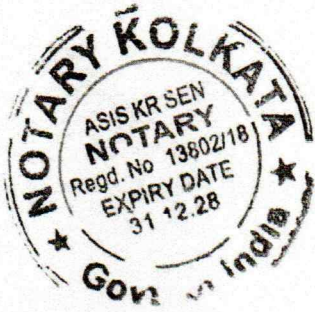
PREMIERE REALTY
Neha Goenka
Partner

PREMIERE REALTY
Yashwant Goenka
Partner



13 FEB 2026

THE DAY OF 20



**Paper Writings 'A'
&
The Relative Notarial
Certificate**

AKS

**ASIS KUMAR SEN
Advocate
CITY CIVIL COURT CALCUTTA**

**N O T A R Y
Govt. of India
Regd. No. / 13802 / 2018**

-:: ADDRESS ::-

Chamber & Residence :

56, Purbayan Chingrighata
Canal South Road,
Kolkata - 700105

Mob. : 9830469404
8584830116

