No.

A

MY SEAL

TAPAN KUMAR DEY

Ad...te
N...ary Public
...of India
...Judges Court, Barasat
... 24 Parganas, Kolkata - 700 124
W... Bengal, INDIA

Office / Residence :
Shantinication,
Nowapara, Kalibari Road
P.O. + P.S.- Barasat
Dist.- North 24 Parganas
Kolkata - 700 124

S...o.- 54 26

Date : 11 JUN 2026

NOTARIAL CERTIFICATE

(Persuant to Section 8 of the Notifies Act 1952)

...now all men by these Present that, I Tapan Kumar Dey, Advocate duly appointed by ...nment of India as a NOTARY being authorised to practice as subject to the ...of the Notaries Act, 53 of 1952 and the Notaries Rules, 1956 made thereunder in ...out the District of North 24 Parganas, Barasat in the State of West Bengal within ...of India, do hereby verify, authenticate, certify and attest as under the execution of ...ment annexed hereto collectively marked 'A' on its being executed, admitted and ...ed by the respective signatories as to the matters contained therein, ***presented before me.***

According to that this is to certify, authenticate & attest that the annexed Instrument marked 'A' is executed by- Balaram Chakraborty S/O. H.K. Chakraborty. — 1st Party.
AND
Mrs. Ratna Chakraborty W/O. B. Chakraborty — 2nd Party.

PRIMAFACIE the annaxed Instrument 'A' appears to be in the usual procedure to service and avail as needs 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 Barasat on this the 11th day of June 2026

Page Count.

ATTESTED
T.K. DEY
Reg. No.- 21431/20
Govt. of India
Barasat Judge's Court
North 24 Pgs. West Bengal

TAPAN KUMAR DEY
NOTARY PUBLIC
GOVT. OF INDIA
REGISTRATION NO. : 21431/20

NOTARIAL NOTARIAL

11 JUN 2026

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

AW 590197

TAPAN KUMAR DEY (NOTARY) Reg. No. 2143/W/20 Barasat 24 Pgs. (N) GOVT. OF INDIA

A

BEFORE THE NOTARY PUBLIC
Govt. Of India Barasat Judge's Court
North 24 Parganas

MY SEAL

PARTNERSHIP DEED

This **DEED OF PARTNERSHIP** is executed on the **19th of April,2026** at **Kolkata, West Bengal** by and between

1 JUN 2026

1) **Sri Balaram Chakraborty (PAN: BCHPC3548P), S/o Sri Hari Kinkar Chakraborty, aged about 57years, by faith Hindu, by occupation Business, residing at 295/1, Masunda Chanditala, New Barrackpore, Kolkata-700131, North 24 Parganas, West Bengal, hereinafter referred to as the "First Partner"(which expression shall, unless otherwise excluded by or repugnant to the provisions hereof mean and include her legal heirs, assigns and nominees).**

TAPAN KUMAR DEY (NOTARY) Reg. No. 21431/20 Barasat 24 Pgs. (N) GOVT. OF INDIA

Balaram chakraborty Ratna chakraborty

1 JUN 2026

भारतीय गैर न्यायिक

भारत

पचास रुपये रु.50

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL AR 384982

TAPAN KUMAR DEY (NOTARY) Reg. No. 21431/20 Barasat 24 Pgs. (N) GOVT. OF INDIA

2) **Mrs. Ratna Chakraborty (PAN: BCHPC3549N),** W/o Sri Balaram Chakraborty aged about 59years, by faith Hindu, by occupation Business, residing at 295/1, Masunda Chanditala, New Barrackpore, Kolkata-700131, North 24 Parganas, West Bengal, hereinafter referred to as the **"Second Partner"**(which expression shall, unless otherwise excluded by or repugnant to the provisions hereof mean and include her legal heirs, assigns and nominees).

WHEREAS all the above said parties (the **"Partners"**) have decided to enter a Partnership through this Deed of Partnership. The parties hereto have agreed to commence business in partnership and it is expedient to have written instrument of partnership. Now this partnership deed witnesses as follows with the terms & conditions:

TAPAN KUMAR DEY (NOTARY) Reg. No. 21431/20 Barasat 24 Pgs. (N) GOVT. OF INDIA

Balaram Chakraborty Ratna Chakraborty

11 JUN 2026

...OW THIS DEED OF PARTNERSHIP WITNESSETH AS FOLLOWS:

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1. ***NAME OF THE PARTNERSHIP:***

That the name of the Partnership shall be "LIVINCH" having its office at 289/1, Masunda Chanditala, New Barrackpore, Kolkata – 700 131, North 24 Parganas, West Bengal, India (the "Firm").

2. ***BUSINESS ACTIVITY/ NATURE OFBUSINESS:***

The parties here to have mutually agreed to carry on the business of "**Real Estate-residential, commercial, industrial and land properties, development of properties, buying & selling of properties including brokerage service, real estate consultation, marketing, advertisement and all others related to real estate**" in anywhere in India and outside of India.

3. ***TENURE:***

TAPAN KUMAR DEY (NOTARY) Reg. No. 21431/20 Barasat 24 Pgs. (N) GOVT. OF INDIA

The Firm shall remain in existence and any dissolution shall not take effect, till the time all the Partners of the Firm after mutual consent pass the resolution to this effect.

4. ***PLACE OF BUSINESS:***

The Partnership shall commence on the 19th day of April,2026 and the business of Firm shall be carried on at - 289/1, Masunda Chanditala, New Barrackpore, Kolkata – 700 131, North 24 Parganas, West Bengal, India or at such other place as may be decided by the partners' mutually.

Balaram Chakraborty Ratna Chakraborty

11 JUN 2026

AUTHORISED SIGNATORIES & BANK ACCOUNTS:

That Bank Account(s) of the Firm should be open in the name of the Firm with any scheduled bank(s) in the name of the Firm. Partners shall be at liberty to open more bank accounts as may be necessary for the smooth operation of the business. All cheques, bills and other writings, pledging the credit effecting the assets of the Firm including any documents of Govt. & Private Departments and others related to the business shall be signed by **_ANY ONE OF THE PARTNER._**

6. **_CAPITAL & SHARES:_**

The initial capital of the Partnership shall be Rupees Two Lakh (the "**Capital**") which shall be subscribed by the partners' of the Firm in the ratio set out herein below:

50% of Balaram Chakraborty (capital invested Rs. One lakh only)
50% of Ratna Chakraborty (capital invested Rs. One lakh only)

TAPAN KUMAR DEY (NOTARY) Reg. No. 47/31/2D Barasat 24 Pgs. (N) GOVT. OF INDIA

The Partners shall be entitled to Interest on Capital @ 12.00% per annum on their Capital Balance at the beginning of the year. This rate can change later as mutually decided by partners. However any capital introduced by the partners during the year shall also carry the same rate of interest on pro-rata basis.

7. **_REMUNERATION:_**

The Partners will enjoy remuneration as per mutual consent, strictly adhering to relevant Indian Income Tax Act, 1961. If on the close of the accounts of each year it appears that the partners shall be entitled to more remuneration in accordance with the provision of the Income Tax Act, the said excess amount shall be credited to the account of the partners in Profit Sharing ratio.

Balaram Chakraborty Ratna Chakraborty

11 JUN 2026

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AUTHORISED SIGNATORIES & BANK ACCOUNTS:

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6. ***CAPITAL & SHARES:***

The initial capital of the Partnership shall be Rupees Two Lakh (the "**Capital**") which shall be subscribed by the partners' of the Firm in the ratio set out herein below:

50% of Balaram Chakraborty (capital invested Rs. One lakh only)
50% of Ratna Chakraborty (capital invested Rs. One lakh only)

TAPAN KUMAR DEY (NOTARY) GOVT. OF INDIA Reg. No. 21431/20 Barasat 24 Pgs. (N)

The Partners shall be entitled to Interest on Capital @ 12.00% per annum on their Capital Balance at the beginning of the year. This rate can change later as mutually decided by partners. However any capital introduced by the partners during the year shall also carry the same rate of interest on pro-rata basis.

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Balaram Chakraborty Ratna Chakraborty

11 JUN 2026

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AUTHORISED SIGNATORIES & BANK ACCOUNTS:

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6. ***CAPITAL & SHARES:***

The initial capital of the Partnership shall be Rupees Two Lakh (the "**Capital**") which shall be subscribed by the partners' of the Firm in the ratio set out herein below:

50% of Balaram Chakraborty (capital invested Rs. One lakh only)

50% of Ratna Chakraborty (capital invested Rs. One lakh only)

TARAN KUMAR DEY (NOTARY) Reg. No. 21431/20 Barasat 24 Pgs. (N) GOVT. OF INDIA

The Partners shall be entitled to Interest on Capital @ 12.00% per annum on their Capital Balance at the beginning of the year. This rate can change later as mutually decided by partners. However any capital introduced by the partners during the year shall also carry the same rate of interest on pro-rata basis.

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The Partners will enjoy remuneration as per mutual consent, strictly adhering to relevant Indian Income Tax Act, 1961. If on the close of the accounts of each year it appears that the partners shall be entitled to more remuneration in accordance with the provision of the Income Tax Act, the said excess amount shall be credited to the account of the partners in Profit Sharing ratio.

Balaram Chakraborty Ratna Chakraborty

11 JUN 2026

8. ***PROFIT SHARING:***

The profits and losses of the Firm shall be shared by the Partners in the following proportions:

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- **The First Party is @50%** (fifty percent)
- **The Second Party is @50%**(fifty percent)

Profits payable to the partners shall be at the sole discretion of the Partners' either credited into the capital account of the Firm or paid by cheque to the accounts of respective Partners.

9. ***BORROWING:***

The written consent of all Partners will be required for the partnership to avail credit facilities from any financial institution.

10. ***ACCOUNTS:***

The firms shall regularly maintain in the ordinary course of business, true and correct accounts of all its transactions and also of all its assets and liabilities, the property books of account, which shall ordinarily be kept at the firm's place of business. The accounting year shall be the financial year from 1st April onwards and the balance sheet shall be properly audited and the same shall be signed by all the Partners. Every Partner shall have access to the books and the right to verify their correctness.

TAPAN KUMAR DEY (NOTARY) Reg. No. 2143/20 Barasat 24 Pgs. (N) GOVT. OF INDIA

11. ***RETIREMENT:***

If any partner shall at any time during the subsistence of the partnership, be desirous of retiring from the firm, it shall be competent from his to do so, provided he shall give at least one calendar month notice of his intention of

Balaram Chakraborty Ratna Chakraborty

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doing so. The remaining partner shall pay to the retiring partner or his legal representatives of the deceased partner, the purchase money of his share in the assets of the firm.

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12. **DEATH OF PARTNER:**

In the event of the death of any partners, one of the legal representatives of the deceased partner shall become the partner of the firm and in the event the legal representative show their denial to point the firm, they shall be paid the part of the part of the purchase amount calculated as on the date of the death of the partner.

13. **JOINING OF NEWPARTNER:**

The Firm may decide to take in any new investor as one of the partner after he/she/it remits the requisite funds as per the Firm's requirements and in the intervening period simple interest will be payable by the Firm on the investment/deposits made by such new investor as per saving bank account rate of interest of nationalized bank.

14. **OTHERS:**

i) The partners shall take any job from any company establishment time to time.

ii) The partners may appoint some Skilled/Un Skilled and/or Managerial person(s) to look after the day to day business affairs and may delegate such powers as may be required to carry out the affairs of the business and with such remuneration as may be mutually decided

iii) The partners may draw such amounts out of the funds of the Firm as may be mutually decided to be adjust the Capital Balance of the respective partner

Balaram Chakraborty Ratna Chakraborty

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iv) Each partner shall be just and faithful to each other and shall inform the other partners of all letters, accounts and such other things as may come into her hands concerning the affairs of the Firm.

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v) Each Partner shall strictly follow the terms and conditions of using the Brand name of *"LIVINCH"* as per terms entered into for using such Brand Name.

vi) Each partner shall punctually pay and discharge her/his present and future separate debts and shall as all times keep free the other partners and the assets of the partnership against the same and all actions. Proceedings, costs, claims, demand in respect thereto.

vii) If any of the partners knowingly infringes any of the forgoing clauses or acts in contravention of the provision of these presents then the other partners shall have the liberty to terminate the Partnership with him/her, but before such action is taken, the said erring Partner shall be given six months for rectifying his/her conduct.

TAPAN KUMAR DEY (NOTARY) Reg. No. 21431/20 24 PGS GOVT OF INDIA

15. ***ARBITRATION:***

Whenever there by any difference of opinion or any dispute between the partners the partners shall refer the same to an arbitration of one person. The decision of the arbitration so nominated shall be final and binding on all partners, such arbitration proceedings shall be governed by Indian Arbitration Act, which is in force.

16. ***SEVERABILITY:***

This deed constitutes the entire understanding/agreement between the parties taking precedence over and superseding any prior or contemporaneous oral or written understanding. Unless otherwise provided herein, this deed cannot be modified, amended, rescinded or waived, in

Balaram Chakraborty Ratna Chakraborty

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whole or part except by a written instrument signed by all the parties to this deed. The invalidity or unenforceability of any terms or provisions of this deed shall not affect the validity or enforceability of the remaining terms and provisions of this deed, which shall remain in full force and effect.

17. ***COVENANTS:***

No partner shall without the written consent of all other remaining Partners or resolution of the Firm passed by the Partners:-

make any other person/entity a partner with him/her or enter into any contract.

transfer, sell, assign, mortgage or charge his/her shares and/or interest in the Partnership and/or in the assets and/or profit of Firm.

compromise or compound or release or discharge any debt due to the Firm.

draw, accept or endorse on behalf of the Firm any bill of exchange and/or promissory note and/or pledge the credit of the Firm.

enter into any bond or stand bail or surety for any person or knowingly cause or permit anything whereby the Partnership property may be dangered.

dispose of by loan, pledge, sell, transfer any moveable/immoveable property of the Firm/ Partnership on behalf of the Firm/Partnership.

enter into Partnership on behalf of the Firm. Borrow in the name of the Firm.

If any of the partner commits any breach of any of the stipulations contained herein he/she hereby indemnifies the Firm/ all the remaining Partners from all damages, losses and expenses from such breach.

Balaram Chakraborty Ratna Chakraborty

TAPAN KUMAR DEY (NOTARY) Reg. No. 2231/20 Barasat 24 Pgs. (N) GOVT. OF INDIA

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18. **DISSOLUTION:**

That it is specifically agreed by and between the Partners herein that the Firm shall not be dissolved in the event of death/ insolvency of any one of the Partners, but shall continue with the existing Partners. However, no legal representative or heir of the deceased partner, shall be entitled to become a partner and interfere in the management of the affairs of the Firm/Partnership.

Only those legal representative or heir, who would be duly nominated as per the Will (subject to verification of authenticity/validity of said document) of the deceased partner, shall be entitled to inspect the account books and the vouchers in support thereof for the purpose of ascertaining his/her share therein and the profits accruing/due thereon. Such duly nominated legal representative or heir shall not, however be liable for any losses incurred after the demise of the partner unless he is taken as a partner in place of the deceased partner immediately on such demise. In the event any of the Partner dies without leaving any Will or nomination, legal heirs of the said Partner would be entitled to receive the dues of the said Partner as may be payable to him on date of his death only after producing an appropriate order to that effect from the Court of appropriate jurisdiction.

TAPAN KUMAR DEY Reg. No. 21431/25 Barasat 24 Pgs. (N) GOVT. OF INDIA

That it is agreed between the Partners that in case of retirement/ resignation of any partner(s) from the Firm, the Partnership shall not be dissolved but shall continue with the remaining Partners.

19. **REGISTRATION:**

The Firm shall be registered pursuant to the Indian Partnership Act, 1932 and Firm shall subsequently apply for the requisite licenses/approvals for

Balaram Chakraborty, Ratna Chakraborty

conduction of its business to the appropriate authorities. Any change which may occur in the particulars to be furnished there under shall forthwith be notified to the Registrar of firms in a statement specifying the date and nature of such change signed by all the Partners and /or by the Managing Partner. The emblem/ logo of the Firm shall be printed on the letterheads of the Firm and the said emblem/ logo of the Firm shall be duly applied for registration as a trademark, to the appropriate authority.

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20. ***DETERMINATION OF PARTNERSHIP:***

On the determination of Partnership from whatever cause, the Partnership shall be wound up and the assets, movable as well as immovable, shall be distributed amongst the Partners in the profit sharing ratio mentioned hereinbefore or in any other manner as may be mutually agreed upon between the Partners at the time of dissolution.

21. ***PROVISIONS OF INDIAN PARTNERSHIP ACT,1932:***

That for all other matters not specifically mentioned in this Partnership deed, the provisions of Indian Partnership Act,1932 shall apply.

Balaram Chakraborty Ratna Chakraborty

TAPAN KUMAR DEY NOTARY Reg. No. 24 Pgs (N) GOVT. OF INDIA

11 JUN 2026

IN WITNESS WHEREOF the parties herein have hereunto set their respective signatures on the day, month and year first herein above written.

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WITNESS:

SIGNATURE

1. Shubhratanoy Chakraborty
   C/o Shyamal Chakraborty
   295/1 Masunda Chanditala
   New Barrackpore- 700131

Balaram Chakraborty

Sign. of Balaram Chakraborty

2. Parthib Ghosh
   C/o Pallab Ghosh
   Barasat, Nabapally Boys
   High School road, Kolkata-700126

Ratna Chakraborty

Sign. of Ratna Chakraborty

Tanay Krishna Ghosh
Adv.
Barasat Judges Court

ATTESTED
T.K. DEY
Reg. No.- 21431/20
Govt. of India
Barasat Judges' Court
North 24 Pgs. West Bengal

Checked by
Notary Clerk

11 JUN 2026

11 JUN 2026

SL.No. Date : 11 JUN 2026

Page Count.

TAPAN KUMAR DEY (NOTARY) ★ GOVT. OF INDIA ★ Reg. No. 21431/20 Barasat 24 Pgs. (N)

In the matter of
Intrument 'A'
And

NOTARIAL CERTIFICATE

by

TAPAN KUMAR DEY

Advocate

Notary Public

TAPAN KUMAR DEY (NOTARY) ★ GOVT. OF INDIA ★ Reg. No. 21431/20 Barasat 24 Pgs. (N)

11 JUN 2026

TAPAN KUMAR DEY
Advocate
DIST. JUDGES COURT, BARASAT
DISTRICT BAR ASSOCIATION
'E' Block, Room No-5
&
NOTARY PUBLIC, GOVT. OF INDIA
REGISTRATION NO. : 21431/20
Shantinication, Nowapara, Kalibari Road,
P.O. + P.S.- Barasat, Dist.- North 24 Parganas,
Kolkata - 700 124
Contact No. : 8334816785

TAPAN KUMAR DEY (NOTARY) ★ GOVT. OF INDIA ★ Reg. No. 21431/20 Barasat 24 Pgs. (N)

11 JUN 2026