

Form IIA
Certificate of Enrolment
[See rule 4 / 6A]

No. 194001222869

Date: 14-07-2025

This is to certify that BNK REALTOR

engaged in the profession/trade/calling known BNK REALTOR

located at 5D SHREE GANAPATI APARTMENT JHIL BAGAN HATIARA PS NEW TOWN

has been enrolled under the West Bengal State Tax on Professions, Trades, Callings and Employments Act, 1979 (West Ben. Act VI of 1979).

The holder of this certificate shall pay tax under Serial No. **4(a)** of the West Bengal State Tax on Professions, Trades, Callings and Employments Act, 1979 on or before the 31st July of every year in the manner prescribed in rule 15 of the West Bengal State Tax on Professions, Trades, Callings and Employments Rules, 1979.

Payment of Profession Tax against this Enrolment No. has been made for the

Year: 2025 - 2026

The Profession Tax for the year **2026 - 2027** is payable on or before
31st day of July **2026**

Name of the office:

Prescribed Authority
KOLKATA EAST RANGE

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This is a computer generated certificate. No signature is required.

SL No. 242 Dated 24/06/2025

NOTARIAL CERTIFICATE

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

TO ALL MEN BY THESE PRESENTS SHALL COME, I KAZI KHALEKUJJAMAN, Advocate & Notary practicing as a NOTARY in Alipore Judges' Court & Alipore Police Court within the District of KOLKATA of the State of West Bengal within the Union of India, do hereby declare that the Paper Writings collectively marked "A" marked herein hereinafter called the "Paper Writings A", are presented before me by the executant (s).

Shibashish Dhar, s/o. Mantu Dhar,
residing at 5D, Shree Ganapati Apartment,
Jhil Bagan, Haliara, P.S. New Town,
Kolkata - 700157.

Hereinafter referred to as the "executant (s)" on
this, the day of two thousand
and

24 JUN 2025

The "executant (s)" having admitted the execution of the "Paper Writings A" in
his/her hand (s), in the presence of the witness (es), who as such, subscribe (s)
thereon (s), thereon and being satisfied as to the identity of the executant (s) and the
execution of the "Paper Writings A" and testify that the said execution is in the
hand (s) of the executant (s).

IN WITNESS WHEREOF Being required of a Notary I have granted THESE
as my NOTARIAL CERTIFICATE to serve and avail as need and
shall or may require.

IN FAITH AND TESTIMONY WHEREOF I,
KAZI KHALEKUJJAMAN, the said
Notary, have hereunto set and subscribed my
hand and affixed my Notarial Seal of Office at
Alipore Judges' Court & Alipore Police
Court, Kolkata - 700 027, in the District of
Kolkata on this the day of 20

24 JUN 2025

Kazi Khalekujaman
KAZI KHALEKUJJAMAN

Notary

Govt. of West Bengal
Regn. No. 07 / 2016
Kolkata

24 JUN 2025

SI No. 242 Date 24 JUN 2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 374650



BEFORE THE NOTARY
KOLKATA-700 007

PARTNERSHIP DEED

THIS DEED OF PARTNERSHIP is executed in Kolkata, Wb on this date the 23rd day of June, 2025, by and between:

1. SRI SHIBASHISH DHAR, holding PAN No. BBJPD2716B, aged about 40 years, son of Sri Mantu Dhar, by faith Hindu, by occupation Business, by nationality Indian, residing at 5D, Shree Ganapati Apartment, Jhil Bagan, Hatiara, P.S. New Town, Kolkata - 700157, hereinafter referred to as the **FIRST PARTY** (which expression shall, unless repugnant to the context, include his heirs, legal representatives, executors, administrators, and assigns).

AND

2. SRI AMAN SINGH, holding PAN No. HDBPS0933M, aged about 32 years, son of Sri Bablu Singh, by faith Hindu, by occupation Business, by nationality Indian, residing at Ananda Nagar, bhiringi more, Durgapur, near Ellora timber, West Bengal- 713213, hereinafter referred to as the **SECOND PARTY** (which expression shall, unless repugnant to the context, include his heirs, legal representatives, executors, administrators, and assigns).



BNK REALTOR
Shitanshu K.
Partner

24 JUN 2025

BNK REALTOR
Amant Singh
Partner

20 JUN 2025

4691
NO. DATE RS. 100/-
NAME
ADDRESS
ALIPORE JUDGES COURT
A. K. SAMAPATA
VENDOR SIGNATURE

RAJ CHATTERJEE

Advocate
Alipore Judges Court Kol-27
Encl-38/1862/2018

4691 - 100/-
4692 - 50/-

150/-

भारतीय गैर न्यायिक

WHEREAS the above parties have decided to carry on a partnership business under the terms and conditions hereinafter appearing;

1. NAME OF THE PARTNERSHIP FIRM

The name and style under which the business shall be carried on is "BNK REALTOR" or any other name as may be mutually agreed upon and registered with the appropriate authority.

2. PLACE OF BUSINESS

The Registered Office and principal place of business of the firm shall be located at

5D, Shree Ganapati Apartment, Jhil Bagan, Hatiara, P.S. New Town, Kolkata - 700157.

The additional/branch address is 328, PS ABACUS, NH12, Action Area IIE, Newtown, New Town, West Bengal 700157

The partners may, by mutual consent, open branches or shift the business premises to other locations in India as necessary for the growth and convenience of the firm.

3. COMMENCEMENT OF BUSINESS

The partnership shall be deemed to have commenced its business operations from 23rd June, 2025, irrespective of the date of registration of the deed or commencement of commercial activity.

4. NATURE OF BUSINESS

The firm shall be engaged in the real estate business, including but not limited to property dealing, land development, construction of residential and commercial premises, buying and selling of immovable

BNK REALTOR

Shashank K.
Partner

24 JUN 2025

BNK REALTOR

Shashank K.
Partner

20 JUN 2025

4692

NO. _____ DATE _____ RS. 50/-
NAME _____
ADDRESS _____

ALIPORE JUDGES COURT
A. K. SAMAPATH


VENDOR SIGNATURE

RAJ CHATTERJEE

Advocate
Alipore Judges Court Kol-27
F2038/1862/2018

WHERE
b...

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BNK REALTOR
Shobhit Ph...
Partner

BNK REALTOR
A...
Partner

24 JUN 2025

properties, acting as brokers or developers, joint venture arrangements, and other activities incidental or conducive to the realty sector.

5. CAPITAL CONTRIBUTION

The initial capital of the partnership firm shall be ₹10,00,000/- (Rupees Ten Lakhs only), contributed as follows:

- SRI SHIBASHISH DHAR - ₹7,50,000/-
- SRI AMAN SINGH - ₹2,50,000/-

The capital contribution ratio may be revised from time to time as may be mutually agreed upon in writing by the parties. Any additional capital, if required, may be introduced by mutual consent.

6. PROFIT AND LOSS SHARING RATIO

The net profits or losses of the firm arising from its operations shall be shared and borne by the partners in the following ratio:

- SRI SHIBASHISH DHAR - 75%
- SRI AMAN SINGH - 25%

This ratio shall apply unless revised in writing by all the partners.

7. BANKING OPERATIONS

The firm shall maintain one or more bank accounts in the name of the firm with any scheduled bank. Such account(s) shall be operated singly or jointly by either of the partners or as may be decided mutually in writing. The authority for signing cheques and effecting online banking transactions shall be determined mutually.

8. REMUNERATION TO PARTNERS



BNK REALTOR

Shibashish Dhar
Partner

BNK REALTOR

Aman Singh
Partner

24 JUN 2025

- The partners, being working partners, shall be entitled to receive remuneration for rendering services to the firm. Such remuneration shall be within the permissible limits of the Income Tax Act, 1961, and shall be decided mutually on an annual basis. The same shall be deductible expense for the purpose of computing the firm's taxable income.

9. INTEREST ON CAPITAL

Interest on capital contributions shall be payable to the partners at the rate of **12% per annum** or as mutually decided, subject to the provisions of Section 40(b) of the Income Tax Act, 1961.

10. ACCOUNTS AND FINANCIAL YEAR

The firm shall maintain proper books of accounts in accordance with applicable laws. The financial year of the firm shall commence on **1st April** and end on **31st March** of the subsequent year. A balance sheet and profit & loss account shall be drawn at the end of each financial year.

11. INSPECTION RIGHTS

Each partner shall have the right to inspect, verify, and examine all books of accounts, vouchers, records, and documents of the firm at any time during working hours. The books of accounts shall be maintained at the registered office of the firm.

12. DUTIES AND POWERS OF PARTNERS

Each partner shall diligently perform his duties and responsibilities and shall promote the interest of the firm. No partner shall, without the written consent of the other, borrow money, mortgage assets, or enter into binding contracts on behalf of the firm exceeding the limit set by the firm.



BNK REALTOR

[Signature]
Partner

BNK REALTOR

[Signature]
Partner

24 JUN 2025

13. INDEMNITY AND LIABILITY

Every partner shall be liable for the acts done by him in the name of the firm. If any partner causes loss to the firm by fraudulent or unauthorized acts, he shall indemnify the firm and the other partner(s) for such loss or damage.

14. ADMISSION OF NEW PARTNER

No new partner shall be admitted into the firm without the mutual written consent of all existing partners. The terms and conditions of admission shall be recorded in a supplementary deed.

15. RETIREMENT OF PARTNER

Any partner may retire from the firm by giving not less than three months' prior written notice to the other partner(s). The retiring partner's capital and dues shall be settled upon the finalization of accounts.

16. DEATH OR INSOLVENCY

In the event of death or insolvency of a partner, the surviving partner may continue the business in the same firm name. The legal heir(s) of the deceased or insolvent partner may be inducted into the firm, if mutually agreed.

17. DISSOLUTION OF THE FIRM

The firm may be dissolved voluntarily with the mutual consent of all partners. Upon dissolution, the books of accounts shall be audited, and assets shall be liquidated to pay outstanding liabilities. The surplus, if



BNK REALTOR
Anish
Partner

BNK REALTOR
Shantanu
Partner

24 JUN 2025

any, shall be distributed according to the capital and profit-sharing ratio.

18. NON-ASSIGNMENT OF SHARE

No partner shall assign, transfer, or mortgage his share or interest in the firm to a third party without the prior written consent of the other partner(s).

19. DISPUTE RESOLUTION

Any dispute arising among the partners relating to the affairs of the firm shall be resolved amicably. If not resolved, the matter shall be referred to a sole arbitrator to be mutually appointed, and the arbitration shall be governed under the Arbitration and Conciliation Act, 1996, as amended.

20. JURISDICTION

This deed and all matters relating thereto shall be governed by the Indian Partnership Act, 1932 and all disputes shall be subject to the jurisdiction of the appropriate courts in Kolkata, West Bengal only.



BNK REALTOR

Shankar & Co.
Partner

BNK REALTOR

Arshad
Partner

24 JUN 2025

IN WITNESS WHEREOF, the parties hereto have signed this deed on the day, month, and year first above written.

WITNESSES:

1.

Sonal Dhar

(Signature)

Name:

SONALI DHAR

Address:

5D, Shree Gyanpati Apt. Theek Begun, Kol- 157

2.

Dhiraj Jain

(Signature)

Name:

DIHRAJ JAIN

Address:

67B, RA II, Newtown, Kol- 161

SIGNATURES OF THE PARTNERS

SRI SHIBASHISH DHAR

(Signature)

BNK REALTOR

Shibashish Dhar
Partner

SRI AMAN SINGH

(Signature)

BNK REALTOR

Aman Singh
Partner

Identified by me

RAJ CHATTERJEE

Raj Chatterjee

Advocate

Advocate

Alipore Judges Court Kol-27
Fr2038/1862/2018



Signature attested
on Identification

[Signature]
Kumar Jitendra Kumar
Kumar, Son of [Name]
Regd. No. 17/2018
Kolkata

12.4 JUN 2025

74 JUN 2025



24 JUN 2025

THE

DAY OF

20

24 JUN 2025

24 JUN 2025



24 JUN 2025

PAPER WRITINGS "A"

&

THE RELATIVE NOTARIAL
CERTIFICATE



24 JUN 2025

KAZI KHALEQUDDIN

NOTARY

Govt. of West Bengal

Regn. No. 07/2016

Alipore Judges' Court &

Police Court

Kolkata

Chamber:

7, Mehar Ali Mondal Street,

Near Momtazpur Junction

Kolkata - 700 027

PERMANENT CERTIFICATE OF ENLISTMENT

**West Bengal Municipal Act, 1993
[See Section 118]**

(Duplicate to be filled up)

Barasat (Municipality)

Barasat Sadar, North 24 Parganas

The Board of Councillors of Barasat (Municipality) hereby grant unto **SHIBASHISH DHAR, AMAN SINGH**, the Partners of **BNK REALTOR** residing and or carrying on or intending to carry on business at Holding No :- 5D, 5D SHREE GANAPATI APARTMENT JHIL BAGAN PS NEW TOWN , P.O:- Hafara SO, P.S:- NEW TOWN, District :- North 24 Parganas, Pincode :- 700157 in ward no. 21 and exercising or intending to exercise the Profession, Trade or Callings of Enterprises dealing with non food items(Category), **COMMISSION AGENT/ BROKER OF / SUB BROKER OF (NON FOOD ITEMS)/ MANAGEMENT SERVICE PROVIDER(Nature of Business) INTERIORS DESIGN REAL ESTATE DEVELOPMENT AND MARKETING** this Permanent Certificate of Enlistment under Section 118 of the West Bengal Municipal Act, 1993 and acknowledge to have received in consideration thereof, a total fee of Rs.1090/- (Rupees: One Thousand Ninety) only.

This Certificate of Enlistment will be in force until the 13-Jul-2026 and to be produced at the time of renewal.

Date of Issuance: 14-Jul-2025



Barasat (Municipality)|COMMISSION AGENT/ BROKER OF / SUB BROKER OF (NON FOOD ITEMS)/ MANAGEMENT SERVICE PROVIDER|0917P04625329331|14-Jul-2025|13-Jul-2026

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