

Rajesh Kumar Bajpai

Notary, Govt. of India

Regn. No. 13780/2018

Sl. No.32.....of 2023

Professional Address :

C.M.M.S.' Court Compound

2&3, Bankshall Street,

Calcutta - 700 001

Mob.: 9331067547

8820367547

E-mail : rajeshbajpai11@yahoo.com

NOTARIAL CERTIFICATE

(Pursuant to Section 8 of the Notaries Act 1952)

To ALL TO WHOM THESE PRESENTS shall come, I Rajesh Kumar Bajpai duly authorised by the Government of India to practice as a NOTARY Regn. No. 13780/2018 do hereby verify, authenticate, certify, attest as under the execution of the instrument annexed hereto collectively marked "A" on its being executed, admitted and identified by the respective signatories as to the matters contained there in, presented before me.

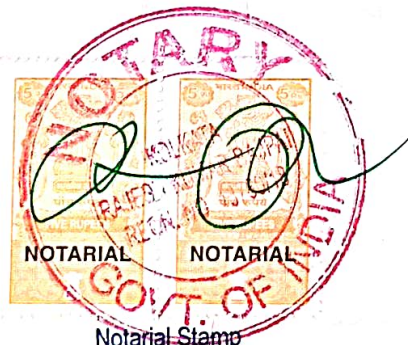
According to that this is to certify, authenticate and attest that the annexed instrument "A" is the

ORIGINAL PARTNERSHIP DEED

EXECUTED BY Bipin Kumar Verma
AND OTHER AND AS PER THE SAME

PRIMA FACIE the annexed instrument "A" appears to be in the usual procedure to serve and avail as need or occasions shall or may require for the same.

IN FAITH AND TESTIMONY WHERE OF being required of a NOTARY the said notary do hereby subscribe my hand and affix my seal of the office at Kolkata on this the 12th day of Dec in the year of Christ 2023



Notarial Stamp

Rajesh Kumar Bajpai
Notary

12 DEC 2023

8 DEC 2023

No. 64638
Name. Chandra Kumar Varna
Address. 338 Main Gate to 402
Co. PARTHA SARATHI CHOWDHURY
Apparar Anandam
F-7 Chatterjee Square
Kolkata-69
Date. 16/11/2023 Stamp Varna

SHANTI PROPERTIES

SHANTI PROPERTIES

Partner

Partner

AND WHEREAS all the parties referred to above hereby desire that the terms and conditions be reduced in writing to do away any avoidable disputes and misunderstanding that may arise in future.

NOW THEREFORE THIS PARTNERSHIP DEED WITNESSETH AS UNDER -

1. That the partnership business shall be carried on under the name and style of **SHANVI PROPERTIES**.
2. That the business of the partnership firm shall be to carry on trading, finance, real estate activities, real estate related services, contractual activities, intermediary and incidental activities (Business object) etc. or any other business as may be decided from time to time mutually by all the partners to this Deed.
3. That Head Office of the partnership firm will be at P -41, Princep Street, 6th Floor, Room No – 610, Kolkata- 700072. The principal place of business may be shifted to such other place or places as the partners may unanimously decide from time to time.
4. That any branch may be opened under any name and style at such place or places as the partners may decide from time to time.
5. That the terms and conditions of the partnership shall be deemed to have been commenced with effect from the **8TH day of December, 2023**
6. That the capital required for the partnership shall be contributed by the partners as mutually agreed upon amongst the partners.
7. That the regular books of accounts of the partnership shall be maintained at the place of business which shall be closed on **31st day of March** each year and each partner shall have access to and power to have copies of the same. All the transactions entered into by them on behalf of the firm shall be faithfully recorded therein.
8. That at the end of each accounting year, the firm's accounts shall be drawn up and the Profit & Loss Account and the Balance Sheet of the firm prepared and the Profit and/or losses falling to the share of each partner shall be credited or debited to the respective accounts.
9. That the Profit and Loss Account and the Balance Sheet shall be duly signed by any two partners and upon signing the same shall be binding and final.
10. That the Profits and Losses as per Profit and Loss Account of the partnership business shall be divided amongst the partners as under.

SHANVI PROPERTIES

Signature of Partner

Partner

SHANVI PROPERTIES

Neha Verma

Partner

RAJESH KUMAR BAJPAL

NOTARY GOVT. OF INDIA

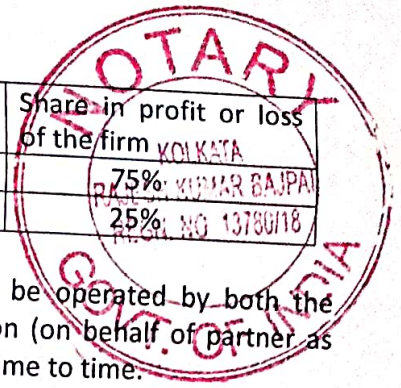
Reg. No. 13780/18

C.M.M.S' Court

2 & 3 Bankshall Street
Kolkata-700 001

12 DEC 2023

	Name	Share in profit or loss of the firm
First Party	Bipin Kumar Verma	75%
Second Party	Neha Verma	25%



11. That the bank account(s) of the partnership shall be operated by both the partner to this deed or any other authorized person (on behalf of partner as proposed by him) as may be mutually decided from time to time.
12. No partner, without the written consent of the all the other partners shall do or abet in doing any of the following acts:-
 - (i) Sell, mortgage, assign or otherwise transfer his share or interest in the partnership business or property.
 - (ii) Charge, mortgage, hypothecate, assign or otherwise transfer the business, property or rights of this partnership firm.
13. That the partnership is "AT WILL" and can be dissolved at any time with the mutual consent of all the parties to this deed.
14. That all the parties to this deed shall work diligently and faithfully to the common advantages of the firm and shall render true and correct information to each other.
15. That any consent or difference which may arise between the partners or their legal heirs, successors or representatives with regard to the construction, meaning and effect to this deed and/or any part thereof or in respect of the accounts, profits or losses of the business of the said firm or any other matter relating to the firm shall be referred to **arbitration under the Indian Arbitration Act, 1940**.
16. That the provisions of the **Indian Partnership Act, 1932** shall apply as regards matters not expressly provided for hereinbefore in this partnership deed.
17. That any of the above terms, conditions and stipulations may be altered, varied or added to by mutually taking the consent of all the partners in writing.
18. That all business expenses shall be borne by the Partnership Firm.
19. The powers and duties of the Partners, which shall be exercised at their sole discretion with mutual consent (written/verbal) from partners, shall include but not be limited to the below:
 - To convert this partnership Firm in LLP or Pvt. Ltd. or Ltd. Company as and when Partner opts to do so.

RAJESH KUMAR BAJPAI
 NOTARY GOVT. OF INDIA
 Reg. No. 13780/18
 C.M.M.S' Court
 2 & 3 Bankshall Street
 Kolkata-700 001

SHANVI PROPERTIES

Bipin Kumar Verma

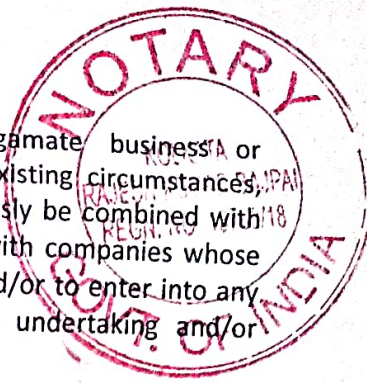
Partner

SHANVI PROPERTIES

Neha verma

Partner

12 DEC 2023

- 
- To acquire, purchase, takeover and /or amalgamate business or undertakings of companies or firms which under existing circumstances, from time to time, may conveniently or advantageously be combined with the business of the firm, to amalgamate or merge with companies whose business are so acquired, purchased or taken over and/or to enter into any agreement with the object of acquisition of such undertaking and/or business.
 - To go into acquisition, purchase, takeover and/or amalgamate of other entities or vice versa as and when Partner opts to do so.
 - To sell, mortgage, assign or lease and in any other manner feel with or dispose off the firm or properties of the firm or any part thereof, whether movable or immovable for such consideration as the Partners of the firm may think fit.
 - To sell, mortgage, assign, lease or dispose off the properties/assets of the firm (including movable and immovable) to any person, company or other entity at mutually agreed prices by the partners.

20. Interest at the rate of 12 percent per annum or as may be prescribed under Section 40(b)(iv) of the Income-Tax Act, 1961 or any other applicable provision as may be in force in Income-Tax assessment of the partnership firm for the relevant accounting period shall be payable to the Partners on the amount standing to the credit of the account of the respective party hereto of the First and Second Parts. Such interest shall be calculated and credited to the account of such partner at the close of the accounting year. However, the rate of interest can be Nil or lower than 12 percent as may be agreed to by and between the Partners from time to time.
21. That any partner may draw salary, remuneration and or commission for working in the partnership firm as agreed upon between the partners.
22. That the books of accounts and other documents belonging to the firm shall be kept at the place of business only and shall at all reasonable times, be open for inspection by any of the parties or his authorized agent.
23. That the firm may, with the consent of the Partners, borrow funds from firms, banks, companies, Individuals, financial institutions etc for the business of the firm against firm's credit and other moveable and immovable properties.
24. That the matters for which no provisions have been made in this deed may be decided upon by mutual consent of the parties in writing.
25. That unless provided hereinbefore, the provisions of the Indian Partnership Act, 1932 shall apply.

SHANVI PROPERTIES

Rajesh Kumar Bajpai
Partner

SHANVI PROPERTIES

Neha Verma
Partner

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 1/780/18
C.M.M.S. Court
2 & 3 Bankshall Street
Kolkata-700 001

12 DEC 2023

IN WITNESS WHEREOF the parties hereto have set and subscribed their hands on the day, month and year first mentioned above.

WITNESSES :

1. Jagjit Singh
76A, Kes hab Ch. Sen street
Kolkata-700009

2. Rama Prasad Chakraborty
39A, J.L. Nehru Road
Kolkata - 71

EXECUTANTS
SHANVI PROPERTIES

Bipin Kumar Verma
BIPIN KUMAR VERMA **Partner**

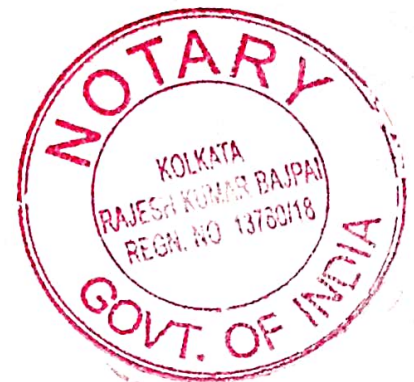
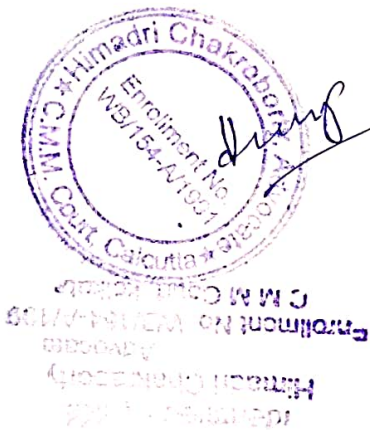
(Party of the First part)

SHANVI PROPERTIES
Neha verma

Partner

NEHA VERMA

(Party of the Second Part)



RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 13780/18
C.M.M. Court
2 & 3 Bankshall Street
Kolkata-700 001

Signature Attested
on Identification of Ld. Advocate

Rajesh Kumar Bajpai
RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Regn. No. 13780/18
C.M.M. Court, Kolkata-W.B.

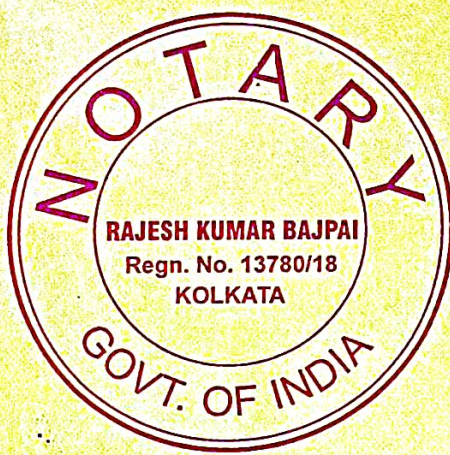
12 DEC 2023

THE DAY OF 20

PAPER WRITINGS 'A'

&

THE RELATED
NOTARIAL CERTIFICATE



Rajesh Kumar Bajpai
ADVOCATE
&
NOTARY

GOVT. OF INDIA
Regn. No. 13780/18

Chief Metropolitan Magistrates' Court
Bar Association, Room No. 6,
2 & 3, Bankshall Street,
Kolkata - 700 001

CHAMBER

1A, Tottee Lane, Kolkata-700 016
(Near Jamuna Banquet)

Mobile : 93310 67547 / 8820367547