

AW 562487

BEFORE THE NOTARY PUBLIC
24 PARGANAS (NORTH)

DEED OF PARTNERSHIP

THIS DEED OF PARTNERSHIP made this 30/10, Two thousand Twenty Five BETWEEN RAJIB SARKAR, Pan-BTQPS9211R, Aadhaar no- 4008 7817 9430, residing at JANAPHUL NORTH 24 PARGANAS KOLKATA - 743263 by religion Hindu, by Nationality- Indian by occupation -Business, herein after called the FIRST PARTY(Which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns)

of the FIRST PART :



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Sangita Ray

Rajib Sarkar

তাং: 17/10/21

নম্বর: 1531

ক্রোতার নাম:

Search Gure
Newton Apex Area 2

ঠিকানা:

মূল্য: 100

ভেডার:-

হাবরা এ.ডি.এস.আর অফিস

জেলা: উত্তর ২৪ পরগনা।

খরিদ তাং:

01.09.2025

মোট স্ট্যাম্প খরিদ:-

200000

ট্রেজারী বারাসাত

ভেডার:- শ্রী সুদীপ ঘোষ

Vendor - Sudip Ghosh





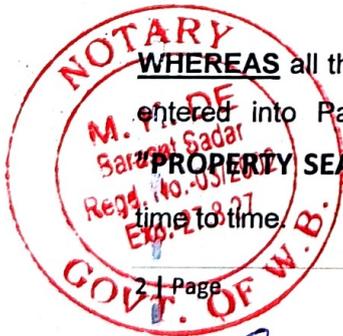
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 990336

AND

SANGITA ROY, PAN NO- CNZPR9636P , Aadhaar no- 7719 9120 2823 , residing at PAIKPARA, MOTIGANJ, BONGAON NORTH 24 PARGANAS, KOLKATA – 743235 by religion HINDU , by Nationality- Indian by occupation -Business, herein after called the SECOND PARTY(Which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the SECOND PART:

31 OCT 2025



WHEREAS all the parties of the all Part do here by agree to become Partners and entered into Partnership at their own free will and carrying on Business of "PROPERTY SEARCH GURU " as the aforesaid parties may decide mutually from time to time.

2 | Page

Sangita Roy

Ranjib Senkar

time terms Over the further interest.

C.) That the partners also entitled to raise fund for their aforesaid business by taking loan from any Financial Institute or from any Nationalised Bank, Co-Operative Bank or

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Sangita Roy

Ranjib Senkar

তাং: 17/10/21

নম্বর: 1532

ক্রোতার নাম:

ঠিকানা:

মূল্য: 50

ভেডার:-

হাবরা এ.ডি.এস.আর অফিস

জেলা: উত্তর ২৪ পরগনা।

খরিদ তাং: 22.08.2025

মোট স্ট্যাম্প খরিদ:- 200000

ট্রেজারী বারাসাত

ভেডার:- শ্রী সুদীপ ঘোষ

Vendor - Sudip Ghosh

Search Over

Nuh Axa Area 2

তার ট্রেজারী ও ভেডার এর কাছে
স্বাক্ষর রাখার দরকার

100X1-100X

50X1-50X

শ্রী সুদীপ ঘোষ

10f - Sudip Ghosh

আর অফিস

150



AND WHEREAS the parties hereto have entered into this Agreement for carrying on the business as Partnership of each other as aforesaid and hereby they produce in written the terms and condition agreed by and between them and which are recorded hereinafter.

NOW THIS INDENTURE WITNESSETH as it is agreed and covenanted with each other between them as follows :-

1. **FIRM NAME AND OFFICE:** That the Partnership Business shall be carried on under the name and style of " **PROPERTY SEARCH GURU**" "having its office at **Street no- 0195, Premises no -10-0195 , Plot no- CB198 Action area -I , P.O+P.S – NEW TOWN NORTH 24 PARGANAS, KOLKATA- 700156** under West Bengal. and its Branch Office shall be on such other place as the parties will decided by mutual consent and may consider suitable for this Partnership.

2. **COMMENCEMENT & DURATION :** That the Partnership here by constitute (hereinafter referred to as the firm) shall be deemed to have commence Business on and from the 20th day of **OCTOBER , 2025** .Partnership shall be **AT WILL** i.e. shall be constitute for any of time as the parties may decide upon.

3. **NATURE OF BUSINESS :** The Business of the Partnership shall be that '**Real Estate Services** ' . The parties hereto may be mutual consent extend or limit the scope of the Partnership Business.

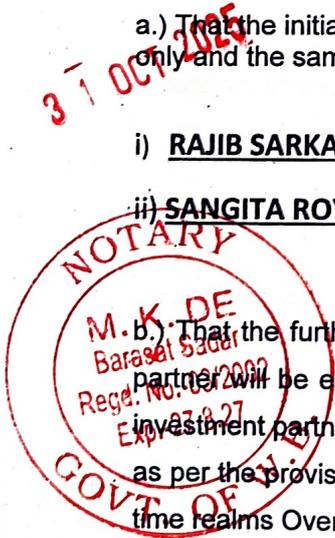
4. **CAPITAL INVESTMENT INTEREST & FUND :**

a.) That the initial capital investment of the firm will be of rs. 100000/- (Rupees One Lac) only and the same will be contributed by the partners in the following manner :-

i) **RAJIB SARKAR** ₹ 51000.00
ii) **SANGITA ROY** ₹ 49000.00

b.) That the further capital of the business if required for the said business then each partner will be entitled to invest their capital out of their own fund and for such further investment partners will be entitled to get interest @ 12% p.m. on such other investment as per the provisions under Section 40 (B) (v) of the Income Tax Act, 1961 from time to time **Over the further interest.**

C.) That the partners also entitled to raise fund for their aforesaid business by taking loan from any Financial Institute or from any Nationalised Bank, Co-Operative Bank or



any other Financial Institute and both the partners mortgage their business in any Bank or institution.

5. **SHARE OF PROFIT & LOSS OF THE FIRM:** That the Profit and Loss of the firm shall be made by Partners in the following manner :-

01. <u>RAJIB SARKAR</u>	1 st Party -	51.00%
02. : <u>SANGITA ROY</u>	2 nd party -	49.00%

That the Net Profit & Loss of the Partnership Business shall be made after adjustment of all expenses, salary, bouns, commission on Capital of the partners if provided or desirous to get as per provisions under Section 40 (B) (v) of the Income Tax Act, 1961

6.) **BOOKS OF ACCOUNTS :**

a.) That the Books of Accounts of the firm shall be kept and maintained in English according to financial year.

b.) That the Balance Sheet, Profit & Loss Account, Capital Account of the Partnership firm shall be made yearly basis and after due audit by an Accountant or by a Chartered Accountant all parties shall put their respective signatures over the same and then will be treated as final.

c.) That all the Books of Account, Bills, Vouchers and all important documents and papers shall be kept in the place of business and both the partners shall have right to inspect the same within working hours and also entitled to take xerox copy of the same.

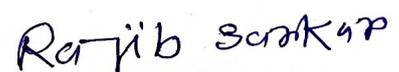
7.) **BANK ACCOUNT :** Bank Account shall be opened in the name of the Firm in any Nationalised Bank or Private Bank or Co-Operative Bank and the same shall be opened by the two partners namely RAJIB SARKAR and SANGITA ROY in future & Account will be operated Jointly by both the partner if the parties desire to change the operation procedure in respect of the Bank Account then a written resolution will be made by the parties and informed the matter to the Bank accordingly.

a.) That the partners also entitled to take new Partner for smooth running of this Partnership business and to that effect valuation of the goodwill and assets will be made and incoming partners amount be treated as Capital and Goodwill accordingly.

8.) **SALARY, COMMISSION & BONUS :**

a.) That each partner entitled to take active part in the business and both the partners will be entitled to get salary @ 9,000/- only p.m. subject to the feasibility of the firm or on such rate as the Partners collectively may fix in accordance with the provision of the Income Tax Act, 1961 and this is guided U/s. 40(b) of the Income Tax Act, 1961 to be enforce in law of the land. The said Partnership business will be under G.S.T.





b. That for betterment of the Business and for better performance of the active partner or partners a lump sum amount will be allowed Bonus and such amount will be decided by the partners.

9.) RETIREMENT AND DISSOLUTION: That such partner shall have right to retire from the business at any time but the retiring partner shall have to give written Notice to the other partner at least 3 (three) months before retirement and on expiry of such notice retiring partner will be only entitled to get refund his investment with profit and loss as per Capital Account and Final Account of the firm. Retiring partner or any other partner will not be entitled to sell of his respective share to any Third Party. After retirement and/or at the time of retirement Deed of Retirement shall be executed by the retiring partner. In case of death of any partner, this firm shall not be dissolved only entitled to take legal heirs of the deceased partner will be part on the business. If the legal heirs desires other wise the legal heirs of the deceased partner are entitled to get refund their benefits If the legal heirs of the deceased desires to continue the business then new Deed of Partnership be made by admission of the Nominee of the deceased partner. If the partners desires to dissolve also a Deed of Dissolution their business mutually on that event will be made by and between the parties.

10.) IMPLIED CLAUSE: That both the partners shall be just and faithful to each other in all transaction relating to the business and at all time be responsible to give answer to other partner on just and faithful accounts of the partnership affairs.

11.) RESTRICTION CLAUSE: No partner shall, during the continuance of partnership without the consent of the other partner giving in writing do any of the following things

a.) Lend any money or deliver on credit any goods, belonging too otherwise give credit on behalf of the partnership firm as agreed to speculate in the funds of partnership

b.) Transfer movable or immovable property belonging of the firm

c.) Admit any liability in a suit or proceedings against the firm.

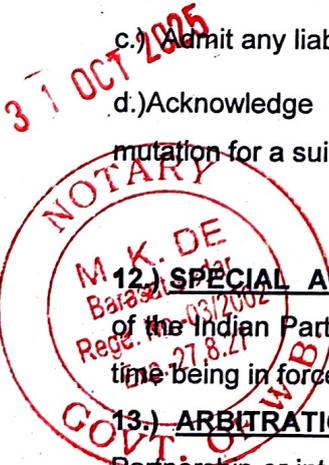
d.) Acknowledge any debts due from the partnership so as to extent the period of mutation for a suitable recovery of such a debt :

12.) SPECIAL AGREEMENT : That the partnership shall be governed by the provision of the Indian Partnership Act, 1932 or any other statutory modification thereof from the time being in force save and except the provisions made hereinabove.

13.) ARBITRATION CLAUSE : That in case of any dispute or difference of this Partnership or interpretation of the contents of this instrument of Partnership then same shall be referred to the Arbitrator of the respective partners which shall be appointed by the Partners according to their choice and the decision of the Arbitrator or Umpire shall be final and parties are bound to accept the same subject to the Indian arbitration and conciliation Act, 1996 or any other law for the time being in force.

Sangita Roy

Rajib SenGupta



INWITNESS WHEREOF the parties hereto have set their respective hands, the day, month and year first above written.

WITNESSES :-

1) Avijit Biswas

Rajib Sarkar

RAJIB SARKAR

2) Arnab Chattopadhyay

Sangita Roy

SANGITA ROY

Draft Prepared by me,



ATTESTED

M. K. DE
Notary (W.B.)
Barasat, North 24 Pgs.
Regd. No.-03/2002

31 OCT 2025

CHECKED BY
NOTARY CLERK

31 OCT 2025

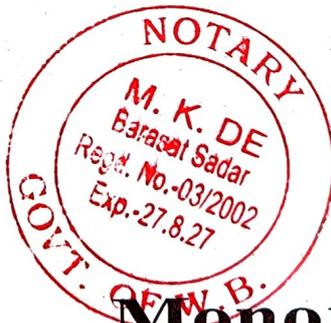
Dated 11th Day of Oct. 20 25



In the matter of
Instrument 'A'
And

31 OCT 2025

NOTARIAL CERTIFICATE



31 OCT 2025

Office :

M. K. De

LL.B

NOTARY PUBLIC

Banamalipur East,
(Near Priya Nath Girl's School),
P.O. & P.S.- Barasat, Kolkata-700 124

Monoj Kanti De

LL.B. Advocate

NOTARY PUBLIC

GOVT. OF WEST BENGAL

BARASAT

P.O. & P.S. : BARASAT

DIST. : NORTH 24 PARGANAS

WEST BENGAL, INDIA

Regn No. - 03/2002