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W-54/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted for Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Registrar-II
Alipore, South 24-Parganas

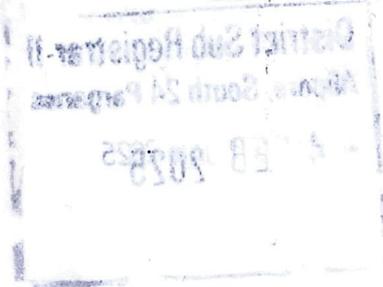
4 FEB 2025

THIS DEED OF PARTNERSHIP is made on this 24th day of

January 2025

BETWEEN

- ① Prem Kumar
- ② Ramesh Tharani
- ③ Ankit Das
- ④ Saha Tharani





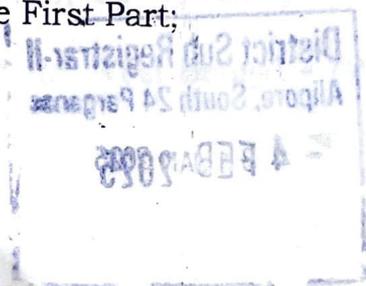
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

6618 3856 7500 & AM 354953

1. PREM JHURANI [AADHAAR : 5541 1823 1296 & PAN: AQBPJ8454A] son of Shri Ramesh Jhurani residing at BL – PGH, 2nd Floor Flat-C, 1476, Upen Banerjee Road, Parnasree Pally, P.S. – Parnasree, Kolkata, West Bengal – 700060 [hereinafter referred to as the First Party, which expression, unless repugnant to the context, shall include, his legal heirs, executors, administrators and assigns] of the First Part;

① Ramesh Jhurani

② Prem Jhurani
③ Aniket Ghosh
④ Salma Jhurani



2. RAMESH JHURANI [AADHAAR : 3178 5554 3091 & PAN: AEEPJ2732C] son of Late Vasumal Jhurani residing at BL – PGH, 2nd Floor Flat-C, 1476, Upen Banerjee Road, Parnasree Pally, P.S. – Parnasree, Kolkata, West Bengal – 700060 [hereinafter referred to as the Second Party, which expression, unless repugnant to the context, shall include, her legal heirs, executors, administrators and assigns] of the Second Part;

3. ANKITA SHAW [AADHAAR : 6618 3856 7500 & PAN: EVRPS6431M] wife of Prem Jhurani, residing at BL – PGH, 2nd Floor Flat-C, 1476, Upen Banerjee Road, Parnasree Pally, P.S. – Parnasree, Kolkata, West Bengal – 700060 [hereinafter referred to as the Third Party, which expression, unless repugnant to the context, shall include, her legal heirs, executors, administrators and assigns] of the Third Part;

AND

4. SAPNA JHURANI [AADHAAR : 4665 2116 0379 & PAN: AEEPJ2729M] wife of Ramesh Jhurani, residing at BL – PGH, 2nd Floor Flat-C, 1476, Upen Banerjee Road, Parnasree Pally, P.S. – Parnasree, Kolkata, West Bengal – 700060 [hereinafter referred to

① Prem Jhurani

② Ramesh Jhurani

③ Ankita shaw.

④ Sapna Jhurani

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as the Fourth Party, which expression, unless repugnant to the context, shall include, her legal heirs, executors, administrators and assigns] of the Fourth Part;

NOW THIS DEED WITNESSETH and the parties hereby agree as follows:

WHEREAS the parties hereto shall at present constitute and become partners of a new partnership firm "JHURANI REALTORS" subject to the terms hereunder contained subject to such modification in its constitution or object clauses as may hereafter be agreed.

AND WHEREAS the name of the firm shall, at present be, "JHURANI REALTORS", and the objects of the partnership shall include but would not be limited to dealing and transactions in properties of immovable nature, building and development works on contractual basis and otherwise, property broking, renting out properties, granting of lease for consideration of lease rent/ license fee, design and architectural works of buildings/ immovable properties, sale and purchase of properties, and other works, tasks, engagements,

① Premkumar

② Ramesh Thureni

③ Ankit Sharma

④ Sapna Thureni

ventures related to immovable properties and/or real estate sector. The partners shall enter into engagements on behalf of the firm in the firm's name only. The said name and the objects may be altered hereafter if so unanimously decided by all the partners then constituting the firm.

AND WHEREAS the business of the partnership shall be carried on at 11/a, Rangalal Street, 1st floor, P.S. - Watgunge, Post Office-Khidderpore, Kolkata - 700023, or at such other place or places as the partners shall from time to time determine.

AND WHEREAS any partner may retire from the partnership at the end of 03 years, from the date of execution of this deed, on giving to the other partners not less than 03 calendar months' previous notice in writing of his/her intention to do so, and at the expiration of such notice the partnership shall, as regards the partner giving such notice, stand dissolved; and the partner retiring during the continuance of the partnership shall not, during the remainder of the partnership term, carry on or be interested directly or indirectly in any other business competing or in way interfering with the

① Prem Khurasi
② Ramesh Thureni

③ Anil Khurasi
④ Sapna Thureni

business of the partnership, within a radius of 20 miles from the site of the firm's premises.

AND WHEREAS the retirement or death or insolvency of any partner shall not have the effect of dissolving the partnership between the partners; and the share of such retiring or deceased partner shall be purchased by one or more of the remaining partners at a price to be arrived at by the Auditor of the firm on the basis of last Balance Sheet and the working result upto the date of retirement and such sum will be paid to the retiring partner or the heirs of the deceased partner in four half-yearly installments.

AND WHEREAS every partner shall have a right to sell or mortgage his share or interest, but such partner, before selling or mortgaging it to a stranger, shall make the offer by registered letter to the other partners who shall have the first option to purchase the share at a valuation to be made. The Auditor shall value the share of the partner concerned on the basis of the Balance Sheet of the firm and in the event the outgoing partner does not agree to such valuation then he may get the share valued and he should be paid the average

① Prem Tharani

② Ramesh Tharani

③ Ankit Sharma

④ Saina Tharani

of the two valuations and such payment would be made in four half yearly installments.

AND WHEREAS every partner shall attend diligently to the business of the partnership and carry on the same for the greatest advantage of the partners; and no partner shall be directly or indirectly engaged or interested in any other trade or business except that of the partnership.

AND WHEREAS no partner shall without the written consent of the other partners do any of the following things, namely, dispose of, or encumber any of the assets of the firm, borrow any money or incur any liability on behalf of the firm or stop operation of any banking account or cancel any transaction entered into by the firm. No partner shall without the written consent of the other partners keep the business place closed or prevent any partner from entering the business premises of the firm. In these respects the decision of the majority of the partners will be treated as the consent of the partners and/or the firm.

① *Prakashurani*

②. *Ramesh Thureni*

③ *Ankit Thureni*

④ *Sapna Thureni*

AND WHEREAS any partner may be expelled from the partnership after giving him opportunity to explain his conduct or allegations against him as regards fraudulent conduct misappropriation manipulation of accounts making secret profits or carrying on some other business competitive to the business of the firm or utilising the know-how and particulars of customers of the firm.

AND WHEREAS the capital of the partnership business shall be the sum of Rs. 10,00,000/ (Rupees Ten Lakh Only) made up and raised equally by all the partners abovenamed, i.e., Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only), each, by the parties of the first, second, third and fourth part respectively, as indicated hereinbelow:

<u>Sl. No.</u>	<u>Name of the Partner</u>	<u>Amount of capital contribution</u>
1.	Prem Jhurani (Party of the first part)	Rs. 2,50,000/-
2.	Ramesh Jhurani (Party of the Second part)	Rs. 2,50,000/-
3.	Arkita Shaw (Party of the Third Part)	Rs. 2,50,000/-
4.	Sapna Jhurani (Party of the Fourth part)	Rs. 2,50,000/-
TOTAL		Rs. 10,00,000/-

① Prem Jhurani

② Ramesh Jhurani

③

Arkita Shaw.

④

Sapna Jhurani

And any further capital which may be required hereafter shall be contributed by the partners in the proportions in which they shall for the time being be entitled to the net profits of the business.

AND WHEREAS the partners shall be entitled to share the net profit of the business as reflected by the audited accounts and shall share the losses reflected by the audited accounts of the firm IN EQUAL PROPORTIONS, as provided hereinbelow:

<u>SL. NO.</u>	<u>NAME OF THE PARTNER</u>	<u>SHARE IN PROFITS AND LOSSES OF THE FIRM</u>
1.	Prem Jhurani (Party of the first part)	25%
2.	Ramesh Jhurani (Party of the Second part)	25%
3.	Ankita Shaw (Party of the Third Part)	25%
4.	Sapna Jhurani (Party of the Fourth part)	25%
TOTAL		100%

AND WHEREAS all cutgoings and expenses of the partnership and all losses including interest and capital, shall be payable, first out of the profits, next, out of capital and in the case of further deficiency, by the partners in the proportion in which they are entitled to share in the net profits of the business.

① Prem Jhurani

② Ramesh Jhurani

③ Ankita Shaw

④ Sapna Jhurani

AND WHEREAS an account of the partnership business shall be taken every six months, or at such times as the partners shall determine, and the net profits shall be divided between the partners.

AND WHEREAS all moneys and securities for money belonging to the partnership (except moneys required for current expenses) shall be paid into and deposited with ICICI Bank, Alipore Branch or such other banks as the partners shall from time to time determine. Cheques drawn on partnership accounts shall be signed by the authorised signatory of the firm, being Prem Jhurani, the party of the first part mentioned hereinabove.

AND WHEREAS the partners shall keep proper books of account which shall be kept at the place of business for the time being of the partnership, and each partner shall have access to and power to take copies of the same.

AND WHEREAS the partners shall get the accounts audited by a qualified auditor and such accounts to be finalised and copies of Profit and Loss Account and Balance Sheet to be furnished to each

① Prem Jhurani
② Ramesh Jhurani

③ Aniket Jhurani
④ Sapna Jhurani

partner within six months of the closing of the Accounting Year which will end on 31st March every year.

AND WHEREAS if on the determination of the partnership otherwise than by death or retirement, there shall be two or more partners still living, an account shall be taken of the assets and the liabilities and transactions of the partnership and the assets as soon as they may be realized shall be applied first in the payment of the cost of realization, secondly in discharge of the liabilities of the firm; thirdly in payment of any unpaid profits or interest on capital due to any partner, fourthly in payment to each partner of the sums subscribed by each towards the capital; and lastly, the balance shall be divided among the partners for the time being in the shares, in which they shall then be entitled to the net profits of the partnership.

AND WHEREAS all the other matters, for which no provision is made in this deed, shall be decided by the majority of the partners.

AND WHEREAS all notices to be given either to partner or by a partner to the firm hereunder shall be deemed to be duly served if

① Pem/Kurani

② Ramesh Thurani

③ Ankit Shrivastava

④ Sapna Thurani

addressed to such firm or the partner at the address given hereinabove and sent by registered post.

AND WHEREAS any dispute or difference which may arise between the partners or their heirs and representatives or between the firm and a partner with regard to the construction meaning and effect of this Deed or respecting accounts profits or losses of the business of the firm or the rights or liabilities of the partners hereunder or the dissolution or winding up of the business or any other matter relating to the firm shall be referred to arbitration and this clause shall be deemed to be the submission and/or reference to the Arbitrator or the procedure for appointment of the Arbitrator within the meaning of the Arbitration and Conciliation Act 1996 including any statutory modification thereof.

① Prakashurani
② Ramesh Thurani

③ Ankit Shrivastava
④ Salma Thurani

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above-written.

SIGNED, SEALED AND DELIVERED by the **PARTIES OF THE FIRST, SECOND, THIRD AND THE FOURTH PART** at Kolkata in the presence of:

1. *Priyanshu Kothari*
s/o Sxi Manmohan
Kothari
4A, Council House Street
Kolkata - 700001.

2. *Raj Kumar Bahuguna*
s/o Raja Ram Bahuguna
646, Dr. A. K. Paul Rd, Kal
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Drafted and prepared by me

Priyanshu Kothari

[PRIYANSHU KOTHARI]

High Court, Calcutta

Enrolment No. F/2093/1923/2021.

Prem Jhurani

PREM JHURANI

(Party of the First Part)

Ramesh Jhurani

RAMESH JHURANI

(Party of the Second Part)

Ankita Shaw

ANKITA SHAW

(Party of the Third Part)

Sapna Jhurani

SAPNA JHURANI

(Party of the Fourth Part)

Signature of the
Executants/presentants

SPECIMEN FORM FOR THE FINGER PRINTS



<i>Pran Kumar</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>Ramesh Tharani</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>Anita Shaw</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>Safna Tharani</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

DATED THE DAY OF JANUARY, 2025

BETWEEN

- 1. PREM JHURANI**
- 2. RAMESH JHURANI**
- 3. ANKITA SHAW**
- 4. SAPNA JHURANI**

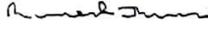
DEED OF PARTNERSHIP

PRIYANSHU KOTHARI
ADVOCATE
4A, COUNCIL HOUSE STREET
'MMS CHAMBERS', ROOM NO. A-3
1ST FLOOR, KOLKATA-700001

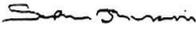
Major Information of the Deed

Deed No :	IV-1602-00054/2025	Date of Registration	04/02/2025
Query No / Year	1602-3000219103/2025	Office where deed is registered	
Query Date	22/01/2025 6:16:57 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRIYANSHU KOTHARI Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9821068454, Status :Advocate		
Transaction	Additional Transaction		
[4201] Partnersip, Partnership			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 150/- (Article:46A)	Rs. 7/- (Article:E)		
Remarks			

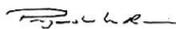
Partner Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr PREM JHURANI (Presentant) Son of Mr RAMESH JHURANI Executed by: Self, Date of Execution: 24/01/2025 , Admitted by: Self, Date of Admission: 04/02/2025 ,Place : Office	 <small>04/02/2025</small>	 Captured <small>LTI 04/02/2025</small>	 <small>04/02/2025</small>
1476, UPEN BANERJEE ROAD, Flat No: C, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , Aadhaar No: 55xxxxxxxx1296, Status :Individual, Executed by: Self, Date of Execution: 24/01/2025 , Admitted by: Self, Date of Admission: 04/02/2025 ,Place : Office				
2	Mr RAMESH JHURANI Son of Late VASUMAL JHURANI Executed by: Self, Date of Execution: 24/01/2025 , Admitted by: Self, Date of Admission: 04/02/2025 ,Place : Office	 <small>04/02/2025</small>	 Captured <small>LTI 04/02/2025</small>	 <small>04/02/2025</small>

1476, UPEN BANERJEE ROAD, Flat No: C, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , Aadhaar No: 31xxxxxxxx3091, Status :Individual, Executed by: Self, Date of Execution: 24/01/2025
 , Admitted by: Self, Date of Admission: 04/02/2025 ,Place : Office

3	Name	Photo	Finger Print	Signature
	ANKITA SHAW Wife of Mr PREM JHURANI Executed by: Self, Date of Execution: 24/01/2025 , Admitted by: Self, Date of Admission: 04/02/2025 ,Place : Office		 Captured	
		04/02/2025	LTI 04/02/2025	04/02/2025
1476, UPEN BANERJEE ROAD, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , Aadhaar No: 66xxxxxxxx7500, Status :Individual, Executed by: Self, Date of Execution: 24/01/2025 , Admitted by: Self, Date of Admission: 04/02/2025 ,Place : Office				
4	Name	Photo	Finger Print	Signature
	SAPNA JHURANI Wife of Mr RAMESH JHURANI Executed by: Self, Date of Execution: 24/01/2025 , Admitted by: Self, Date of Admission: 04/02/2025 ,Place : Office		 Captured	
		04/02/2025	LTI 04/02/2025	04/02/2025
1476, UPEN BANERJEE ROAD, City:- , P.O:- PRANASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , Aadhaar No: 46xxxxxxxx0379, Status :Individual, Executed by: Self, Date of Execution: 24/01/2025 , Admitted by: Self, Date of Admission: 04/02/2025 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRIYANSHU KOTHARI Son of Mr MANMOHAN KOTHARI 4A, COUNCIL HOUSE STREET, City:- , P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	04/02/2025	04/02/2025	04/02/2025
Identifier Of Mr PREM JHURANI , Mr RAMESH JHURANI, ANKITA SHAW, SAPNA JHURANI			

Endorsement For Deed Number : IV - 160200054 / 2025

On 04-02-2025

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 46A of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:45 hrs on 04-02-2025, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr PREM JHURANI , one of the Executants.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 04/02/2025 by 1. Mr PREM JHURANI , Son of Mr RAMESH JHURANI , 1476, UPEN BANERJEE ROAD, Flat No: C, P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business, 2. Mr RAMESH JHURANI, Son of Late VASUMAL JHURANI , 1476, UPEN BANERJEE ROAD, Flat No: C, P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business, 3. ANKITA SHAW, Wife of Mr PREM JHURANI , 1476, UPEN BANERJEE ROAD, P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business, 4. SAPNA JHURANI , Wife of Mr RAMESH JHURANI , 1476, UPEN BANERJEE ROAD, P.O: PRANASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife

Indetified by Mr PRIYANSHU KOTHARI, , Son of Mr MANMOHAN KOTHARI, 4A, COUNCIL HOUSE STREET, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 150/- and Stamp Duty paid by Stamp Rs 150.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 141416, Amount: Rs.100.00/-, Date of Purchase: 22/01/2025, Vendor name: Jayanta Dey
2. Stamp: Type: Impressed, Serial no 354953, Amount: Rs.50.00/-, Date of Purchase: 22/01/2025, Vendor name: Jayanta Dey



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1602-2025, Page from 1106 to 1126

being No 160200054 for the year 2025.



Suman

Digitally signed by SUMAN BASU
Date: 2025.02.10 13:44:53 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 10/02/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS

West Bengal.