

পশ্চিম্বঙ্গ पश्चिम बंगाल WEST BENGAL

AC 933015

Certified that the document is admitted to registrate. The signature sheat/s and the endorsement sheets attached with this document are the part of this document.

Additional District Sub-Registrar, Garia South 24 Parganes

0 5 DEC 2019

Surveyed most of Abus worker Smriti Podder

DEED OF PARTNERSHIP

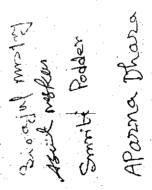
THIS DEED OF PARTNERSHIP is made on this the 05 to day of December, 2019 (Two Thousand Nineteen).

BETWEEN



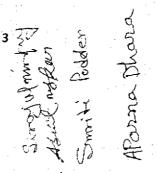
পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

7 756785



SIRAJUL MISTRY[PAN-ASSPM5890N], (AADHAAR NO. 7473 0072 1829) son of Late Golam Bari Mistry, by faith-Muslim, by occupation-Business, residing at Boalia, Post Office- Garia, Former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas, hereinafter referred to as the FIRST PARTNER (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, representatives administrators, executor and assigns) of the FIRST PART;

AND



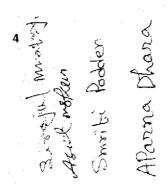
ABHIJIT NASKAR, (PAN-ACKPN3854D), (AADHAAR NO.4842 6349 8382), Son of Manik Chandra Naskar, by faith- Hindu, by Occupation-Business, by Nationality- Indian, residing at- Boalia, Post Office- Garia, Former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata-700 084, Dist. South 24-Parganas, hereinafter referred to as the SECOND PARTNER (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, representatives administrators, executor and assigns) of the SECOND PART;

AND

SMRITI PODDER, (PAN-ARNPP7972J), (AADHAAR NO. 2383 8782 4214) wife of Ratan Kumar Podder, by faith-Hindu, by occupation-Service, by Nationality-Indian, residing at Boalia, Post Office- Garia, Former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas, hereinafter referred to as the THIRD PARTNER (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, representatives administrators, executor and assigns) of the THIRD PART;

AND

APARNA DHARA.(AVGPD0470Q)(AADHAAR NO.2633 8858 2492) wife of Prabir Kumar Dhara, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at Tentulberia, Post Office- Garia, Former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas, hereinafter referred to as the FOURTH PARTNER (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, representatives administrators, executor and assigns) of the FOURTH PART;



WHEREAS the parties hereto have proposed and Fervently decided to give a through to such ideas on their part of finding out a propitious start to their future.

AND WHEREAS both the parties to this Deed having considered it profitable to engage themselves in the business of construction of buildings/apartments, builders and developers, development of plot and to sell it out in partnership basis for the mutual benefit of all under the name and style of "SASA CONSTRUCTION" by contributing the required finance.

AND WHEREAS it is considered expedient to reduce the terms and conditions governing the partnership into writing in order to avoid any misunderstandings in future. Hence, it is witnessed and it is hereby mutually agreed as under:

NOW THEREFORE THESE PRESENTS WITNESSETH AS FOLLOWS

1. NAME OF THE FIRM:

The partnership Business shall be carried on it the firm Name & Style' of "SASA CONSTRUCTION" & in any such name and/ or names as all the partners may agree from time to time.

2. DATE OF COMMENCEMENT OF BUSINESS:

The partnership shall be deemed to be effective from 15th day of December, 2019.

3. NATURE OF BUSINESS:

a. To carry on in India the business of builders, contractors, designers! Architects / decorators, furniture consultants, constructors, brokers of all types of buildings and structures such as houses, flats, apartments, shopping-cum-residential complexes and to develop, erect, install, alter, improve, add, establish, removate, recondition, protect, participate, enlarge, repair, demolish, remove, replace, maintain, manage, buy, sell lease, let on hire, commercialize, turn to account, fabricate handle and control, all such buildings and structures, including land plotting business.

- b. To carry on in India, either alone or jointly with one or another firm, government, local or other bodies, the business to construct, build, alter, acquire, convert, improve, design, erect, establish, equip, develop, dismantle, pull down, turn to account, furnish, level, decorate, fabricate, install, finish, repair, maintain, search, survey, examine, inspect, locate modify, operate, protect, promote, provide, participate, reconstruct, grout, dig, excavate, renovate, remodel, rebuild, undertake, contribute, assist and to act as civil decorators. architectural engineers, interior engineers, consultants/advisors, agents, brokers, supervisors, administrators, contractors, subcontractors, turnkey contractors and managers of all types of constructions and developmental activities in all its branches such as multistoried, colonies, complexes, housing projects, supply of materials for construction of multi storied or high rise building etc.
- c. To deal in real estate business, purchase of lands both for agriculture and conversion into house sites, acquiring commercial and other lands, construction of apartments of all types, selling/leasing them, transact all types of housing and real estate activity.

4 REGISTERED OFFICE:

The principal place of the business of the partnership shall be at -Boalia, Post Office- Garia, Former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas, and such other place or places as may be decided by the partners from time to time.

5 DURATION OF THE FIRM:

The partnership shall be terminable at the WILL of the partners. However, any partner may retire from the partnership business after giving three months Notice, of his/her intention to do so in advance, to other partners, in that case other existing partners will carry their business and continue with the above named Partnership firm.

Death, retirement or insolvency of any of the partner shall not have the effect of dissolving of the partnership and the business of the Firm shall continue to be carried on by admitting new partner in the vacancy caused or legal heirs of the deceased partner shall be added as new partner.

6. CAPITAL OF THE FIRM :

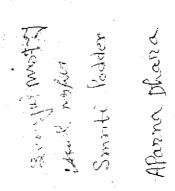
The investment made by all the partners a total sum of Rs.16,00,000/- (Rupees Sixteen Lacs) only and the investment is in equal share i.e. Rs.4,00,000/-(Rupees Four Lacs) only each partner. The Capital of the Partnership has been brought by the partner in equal proportion and all agreed to bring the capital in equal proportion in the said partnership firm as and when order to develop the said business run under this partnership.

7. FURTHER CAPITAL :

Further Capital for the Partnership Business, as and when required, shall be contributed by all the partners in equal shares.

8. SHARE IN PROFIT & LOSS:

That, the Net Profit or Losses of the said partnership business after the payment of all expenses and other the capital profits and/or losses if any after making partners interest and capital profits



remuneration shall be divided, between the parties in the following proportion :

Sl. No.	Name of the Partners	Extent of Shares Profit		
1.	First partner	25%		
2.	Second partner	25%		
3.	Third partner	25%		
4	Fourth partner	25%		

SHARE IN ASSETS & LIABILITES : 9.

That the respective shares of the partners in the Assets & Liabilities of the Partnership Business shall also be in the same proportion as specified in Clause No. 8 above.

ACCOUNTS: 10.

That, the Profit & Loss account shall be prepared after charging all expenses incurred in connection with the business and the Said profit and loss account shall be final and binding upon all the partners.

BANKERS & BANK OPERATION : 11.

The Account in the Firm name shall be opened in a Cooperative/ Nationalized Bank or any Government or Government undertaking Bank and the same shall be operated by the partner/ partners as may be specifically decided mutually between partners by passing special 🜙 Resolution thereof or by their decision.

DUTIES OF PARTNERS: 12.

(a) Work whole heartedly to the greatest advantages and for the benefit of the partnership and be just, faithfully and honest to the other sul when

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Aparna Dhara

partner. Each partner shall be diligently and intelligently in the interest of firm.

- (b) Give and render true, proper and satisfactory account and Explanation to the other partners and also of all the dealings and transactions in respect of the partnership business and affairs thereof and.
- (c) Deposit forthwith all money, cheques, negotiable instruments etc. received by him/her on firms accounts in the Bank of the firm.
- (d) It is very specifically stated that if one or more than one partner/s wish to appoint another partner as their legal representative, who will act any kind of legal work on behalf of them, like sale of any property which is under the allocation of the said firm or transfer of any shares of the Firm named herein above as SASA CONSTRUCTION, then they will have to prepare, execute and register a Power of Attorney to give effect on that and the said Attorney will do all the acts on behalf of the above named partners.

13. PRIVATE DEBTS, COSTS, and ACTIONS ETC.

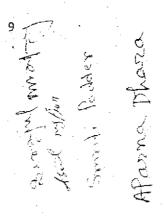
Each partner shall pay and discharge his/her private debts and Engagements, whether present of future and keep indemnified the firm from all actions, costs, claims and demands in respect thereof, partnership property and other partner his estates and effects. These parties hereto also declare and affirm that insofar as the firm is concerned, all the transaction shall be in the name of firm alone, and any private dealing, if indulged in to by anyone of them, shall be at the costs and risk of the said individual in his private capacity, and the firm shall neither be liable nor has it any concern with any illegal and unauthorized commitment.

14. PERSONAL LIABILITIES:

No partners shall be liable for any personal liabilities of the Partners and the partnership properties and the firm shall not be liable for personal debts of any partners.

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15. MAINTAINANCE OF FIRM ACCOUNTS :

The firm shall regularly maintain in the ordinary course of the business, an account of all its incomings and outgoings and also of its assets and liabilities, in proper books of account which shall be kept at the principal place' of the business and each partners shall at all times, have free access to them and shall be at liberty to make such extract there from as and when he/ she may think fit and proper.

16. IT IS EXPRESSELY AGREED BY THE PARTNERS HEREIN THAT :

No partner shall be directly or indirectly engaged or interested in any other trade or business or the business which may be allied or similar to the business of the partnership except with the written consent of other partner.

17. ASSETS ETC :

All the Tangible and intangible assets of the firm including the goodwill, stock-in-trade, benefit of contracts entered etc. will belong to the partners in equal shares and the property of the firm shall be used by the parties exclusive for the business of the firm.

18. FINACIAL YEAR:

The Accounting year of the Partnership Business shall be the Financial Year that is to any, commencing from 1st April and ending with the 31st March, every year.

19. DISSOLUTION:

That in the event of dissolution, the books of account shall be Made upto date and including the date of dissolution and all the Partners shall realize the assets of the firm and apply the Proceeds thereof to

payoff the liabilities, of the firm as on the date of dissolution, the surplus remaining after such settlement of liabilities shall be distributed among the partners in the proportion mentioned in the proportion mentioned in Clause. 8 above.

20. FIRM NOT NE DISSOLVED ON DEATH OF ANY PARTNER:

That, NOTWITHSTANDING anything contained in the Indian Partnership Act it is herby mutually agreed to by and between the parties that in case of death of anyone or more partner the firm shall not be dissolved but shall continue to be carried on by and between the surviving partners and legal heirs and/or representatives of the deceased partner, can join the firm, a continuing concern, on the same terms and conditions as incorporated in this deed on such terms and conditions as may be agreed in this Deed or on such terms from time to time. It is hereby further clarified that it shall be deemed as change in constitution and not succession.

21. ARBITRATION - IN CASE OF DISPUTES:

All Disputes and questions whatsoever which shall either during the Partnership of after wards arise between the partners, their respective representatives, touching these presents or the construction or application thereof or any clause or thing herein contained or any other in any way relating to the partnership business shall be referred to arbitration in accordance with and subject to the provisions of the Arbitration Act, 1996, or any statutory modification and reenactment.

22. Unless repugnant to the context or contrary to the meaning thereof, the expression all partners shall be deemed to mean and include their respective legal heirs, legal representatives, executors, administrators, successor - in - interest, till the last survivor and permitted assigns.

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

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		PARTNER
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SIGNATURE OF THE THIRD PARTNER

AParna Dhara

SIGNATURE OF THE FOURTH PARTNER

Drafted and prepared by me:

Salim Mhomed Hoskon

SALIM AHAMED LASKAR

Advocate

High Court at Calcutta,

Kolkata-700 001.

En. No. - F/1753/1252 g RN1.

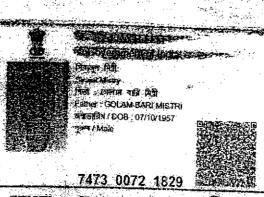


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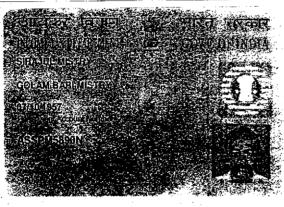
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अस्रात - माधात्र गान्सत् व्यक्तित



আধার – সাধারণ মানুষের অধিকার

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अडिजिर नम्रत Abhijit Naskar ব্রন্থভারিখ/ DOB: 12/11/1975 मूक्तर / MALE



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Address:

এস/ও: मानिक চন্দ্র নশ্বর, পূর্ব S/O: Manik Chandra Naskar, PURBA BOALM, Rajpur বেমালিয়া, মাজপুর সোলারসুর Sonarpur (M), South 24 Parganas, West Bengal - 700084

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स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACKPN3854D



THE NAME ABHIJIT NASKAR

पिता का नाम /FATHERS NAME MAN!K CHANDRA NASKAR

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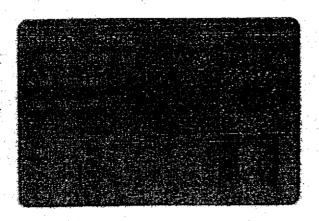
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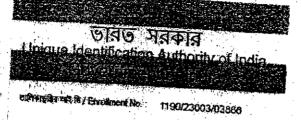
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আধার – সাধারণ মানুবের অধিকার



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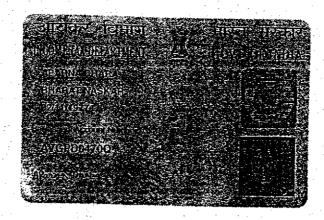
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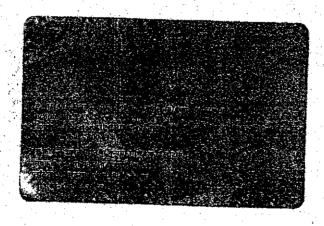
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আধার – সাধারণ মান্সের অধিকার

Smriti Podder





AParna Dhara



<u>≠ভারত</u>+মরকার Government of India

অপর্বানমূর Aparna Naskar শিতা: ভরত নশ্বর Father: BHARAT NASKAR জন্মভারিখ / DOB : 02/11/1977 মহিলা / Female



– সাধারণ মানুষের অধিকার আধার

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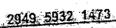
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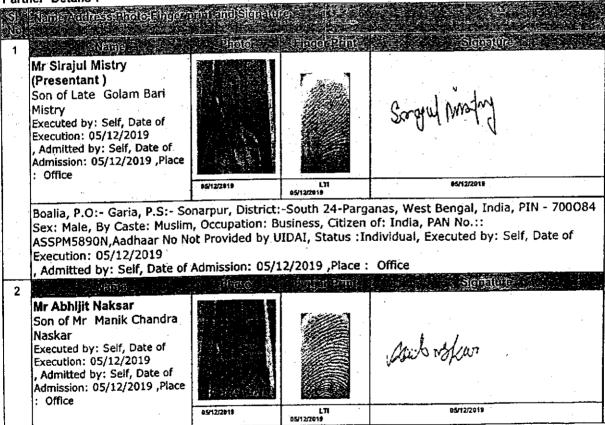
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Major Information of the Deed

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	25/11/2019 1:17:45 PM	A.D.S.R. GARIA, District: South 24-Parganas
Applicant Name, Address & Other Details	Salim Ahamed Laskar High Court,Thana : Hare Street, D 9830672779, Status :Advocate	istrict : Kolkata, WEST BENGAL, Mobile No. :
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Rs. 150/- (Article:46A)		Rs. 7/- (Article:E)
Remarks		

Partner Details :



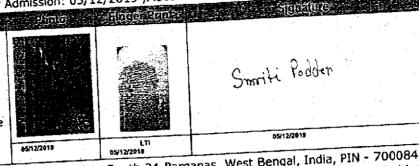
Boalia, P.O:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Carle Hadu, Occupation: Business, Citizen of: India, PAN No.:: ACKPN3854D, 8382, Status : Individual, Executed by: Self, Date of Execution:

Admitted by: Self, Date of Admission: 05/12/2019 ,Place: Office 05/12/2019

odder Wife of Hr Ratan Kumar Podder

Executed by: Self, Date of Execution: 05/12/2019 , Admitted by: Self, Date of Admission: 05/12/2019 ,Place

: Office



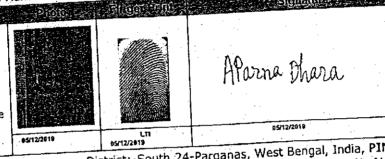
Boalia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI, Status : Individual, Executed by: Self, Date of Execution: 05/12/2019 , Admitted by: Self, Date of Admission: 05/12/2019 ,Place: Office

Mrs Aparna Dhara Wife of Mr Prabir Kumar

Dhara Executed by: Self, Date of

Execution: 05/12/2019 , Admitted by: Self, Date of Admission: 05/12/2019 ,Place

: Office



Tentulberia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN -700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/12/2019

Admitted by: Self, Date of Admission: 05/12/2019 ,Place: Office

Identifier Details:

Mr Sajahan Laskar Son of Late Abu Obeda Laskar Boalia, P.O .- Garia, P.S .- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084



Samue & Saidan Jolker

05/12/2019 ldentifier Of Mr Sirajul Mistry, Mr Abhijit Naksar, Mrs Smriti Podder, Mrs Aparna Dhara Endorsement For Deed Number: IV - 162900744 / 2019

RIDES VEDERATE LA TOTAL ROCK SURVE

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

TO STATION SEASTINGTER ASSESSMENT AND ADMINISTRA

Presented for registration at 11:53 hrs. on 05-12-2019, at the Office of the A.D.S.R. GARIA by Mr. Sirajul Mistry , one of the Executants.

and a committee of the control of th Execution is admitted on 05/12/2019 by 1. Mr Sirajul Mistry, Son of Late Golam Bari Mistry, Boalia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by Profession Business, 2. Mr Abhijit Naksar, Son of Mr Manik Chandra Naskar, Boalia, P.O. Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 3. Mrs Smriti Podder, Wife of Mr Ratan Kumar Podder, Boalia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 4. Mrs Apama Dhara, Wife of Mr Prabir Kumar Dhara, Tentulberia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business Indetified by Mr Sajahan Laskar, , , Son of Late Abu Obeda Laskar, Boalia, P.O. Garia, Thana: Sonarpur, , South 24-

Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by profession Business

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

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

1. Stamp: Type: Impressed, Serial no 1728, Amount: Rs.100/-, Date of Purchase: 04/12/2019, Vendor name: Samiran

2. Stamp: Type: Impressed, Serial no 1729, Amount: Rs.50/-, Date of Purchase: 04/12/2019, Vendor name: Samiran Das

Slan

Debasish Dhar ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. GARIA

South 24-Parganas, West Bengal