

Mrs. Atabi Banerjee

B A., L.L.B.

Notary, GOVT. OF WEST BENGAL
Durgapur, Burdwan

Professional Address :

Durgapur Court
Durgapur, Burdwan
Pin - 713 216

Notarial Certificate

(Pursuant to section 8 of The Notaries Act. 1952)

TO ALL TO WHOM THESE PRESENTS shall come,
I, Mrs. Atabi Banerjee, duly authorised by the Government of West Bengal to practise as a NOTARY 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 therein, presented before me.

According to that this is to certify, authenticate and attest that the annexed instrument "A" is the *Original Deed of Partnership executed by 1. Sri Vijay Agarwal 2. Sri Chandra Prakash Mishra and 3. Sri Rana Avijit Singh on identification by Ld. Advocate.*

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



IN FAITH AND TESTIMONY WHERE OF being required of a NOTARY, I the said notary do hereby subscribe my hand and affix my seal of office at Durgapur on this the *22nd* day of *December* in the year of Christ 20*25*



Atabi Banerjee
Mrs. Atabi Banerjee Notary
Durgapur, Burdwan, W.B.
Regn. No. 40/2007 Govt. of W.B.
NOTARY

22 DEC 2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Before the Notary
Govt. of West Bengal
Burdwan District
Durgapur
AZ 096382

ANNEXURE-"A"

PARTNERSHIP DEED

This Partnership Deed is made on this 22nd day of December, 2025 at Durgapur in the state of West Bengal.

BETWEEN

1. **Sri Vijay Agarwal**

PAN : ACIPA3420C, Aadhar: XXXX XXXX 3560

S/o Sri Prahalad Rai Agarwal,

Address: 16 No. Punjabi Gali, Subhas Pally, Benachity, Durgapur-713213,

Dist. – Paschim Barddhaman in the state of West Bengal

(Hereinafter called the "First Partner")

2. **Sri Chandra Prakash Mishra**

PAN: FQSPM1846K, Aadhar : XXXX XXXX 4250

S/o Sri Anup Kumar Mishra,

Address: 54FT Natural Heights Block-3, Flat No- 13B, Durgapur – 713213,

Dist. – Paschim Barddhaman in the state of West Bengal,

(Hereinafter called the "Second Partner")

3. **Sri Rana Avijit Singh**

PAN : JNBPS9459G, Aadhar : XXXX XXXX 1778

S/o Sri Rana Parmindar Singh,

Address: 1/6 Netaji Vidyalaya Road, Benachity Subhas Pally, Durgapur – 713213,

Dist. – Paschim Barddhaman in the state of West Bengal

(Hereinafter called the "Third Partner")

The above parties are collectively referred to as "Partners."

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AZ 096383

1. Name of the Firm

The Partnership business/profession shall be carried on under the name and style of "M/s SAANVI DEVELOPERS"

2. Nature of Business

The main business of the said partnership firm (hereinafter referred to as the "Firm") will be Promoter And Developer in nature. The firm also engage itself in various other kinds of developing & construction business including Real Estate Development, Construction of Residential, Commercial, or mixed –use projects, buying, selling, leasing, development of land and buildings, Any allied or incidental activities as agreed by the partners.

3. Place of Business

The principal place of business shall be at: RD 53 Benachity, Nabapally, Durgapur, Ward No-15, District- Paschim Barddhaman, West Bengal-713213. Furthermore, the firm may open a branch or branches, warehouses, site offices, etc. at such other place or places within West Bengal or outside the state of West Bengal as they may agree upon from time to time.

4. Commencement of Business

The partnership shall come into operation with effect from 22/12/2025 for the purpose of carrying on business as a partnership firm and for ascertaining the profits and losses in business for division between the partners.



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Page 2 of 5

12 2 DEC 2025

5. Capital Contribution

The capital required for the business shall be contributed by the partners at their conveniences. Such capital shall be recorded in the books of account immediately. In case, the capital contributed by the partners is not sufficient to meet the business requirements, such additional capital may be invested by the partners at their option or it may be borrowed from others for interest at market rates. The amount so borrowed shall be recorded in the books of accounts immediately; otherwise they do not bind the firm. _____

6. Capital Withdrawal

Capital may only withdraw from the Firm: —

- In accordance with this Deed, or
- If all partners provide their express consent to such withdrawal, or
- As otherwise required by law. _____

7. Profit & Loss Sharing Ratio

The share of the parties hereto in the net profits and losses of the business shall be as follows namely:-

Partners	Share %
First Partner	50% —
Second Partner	30% —
Third Partner	20% —

8. Duties & Responsibilities

- All partners shall actively participate in business operations and shall Act as a working partners who shall engage themselves actively in conducting the affairs of Partnership Business and all major decisions shall be taken jointly.
- Each partner shall act in good faith for the firm's benefit
- No partner shall engage in competing business without consent of this Firm.
- No partner shall have right to transfer, sell, mortgage or encumber in any manner, his right, title or interest in the partnership business or its assets and shall not to do or cause to be done such thing or act whereby his interest in partnership business may, in any manner be encumbered. _____

9. Managing Partner

Sri Vijay Agarwal shall be the Managing partner and authorized by the other partners to perform daily affairs of the firm and to do all the Acts, Deeds and things of such other tasks as deemed fit by him on behalf of the Firm and in the beneficial interest of the Firm. _____

10. Bank Accounts

- A bank account shall be opened in the firm's name —
- It shall be operated by any two partners jointly / authorized partner(s)

11. Borrowing Powers

The firm may borrow money for business purposes either from any outsiders or from any Financial Institutions or any Bank with mutual consent of all partners. If necessary, the Firm also take a loan from the partners in which case such Loan (Partner Loan) will qualify for interest in the same manner as Capital contribution of the partner. _____



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22 DEC 2025

12. Books of Accounts

At the end of each accounting year, an account of the business carried on in that year will be made and a statement of accounts, namely, a Balance Sheet and Profit & Loss Account will be prepared and signed by any two of the Partners. Accounts shall be closed on 31st March every year. If necessary or required by law the accounts shall be done audited by a Chartered Accountant /s.

13. Remuneration & Drawings

Partners may draw monthly remuneration/drawings as mutually agreed or the working partners may opt for a remuneration to be derived out by application of different method as described (and specified in Income Tax Act to that effect) hereinafter for a particular year or years and may get remuneration of the following amounts.

[i] On the First Rs. 3, 00,000/- of the Book Profit

Rs. 1, 50,000/- or at the rate of 90 % of the Book profit whichever is more.

[ii] On the balance of Book Profit

at the rate of 60 %

For the purpose of this clause "Book Profit" means the net profit as shown in the Profit & Loss Account for the relevant previous year computed in the manner laid down in the chapter (IV)D of the Income Tax Act, 1961 as increased by the aggregate amount of remuneration payable to both the Partners of the Firm if such amount has been deducted while computing net profit.

14. Admission of New Partner

No new partner shall be admitted without **written consent of the partners**. If it ever becomes necessary to admit a new partner into this partnership firm, it will depend on the voting majority of the existing partners. Any new partner's agrees to be bound by all the covenants, terms and conditions of this Deed, inclusive of all current and future amendments. Further, a new partner will execute such documents as are needed to effect the admission of the new partner. Any new partner will receive such business interest in the Firm as determined by a unanimous decision of the other partners.

15. Retirement / Death of Partner

If any partner wishes to retire from this partnership Firm, they must give written notice at least 06 months' in advance. And in such case an account will be made of the assets and profit or losses of the Firm since the end of the last accounting year till the date of retirement of the said Partner and his/her share therein will be ascertained in and the same will be paid to him/her in lump sum or in such installments as may be agreed upon or in the absence of agreement the majority may decide.

That in the event of death of any one of the Partners, the Partnership business shall be continued by the other remaining partners and the legal heirs or successor of the deceased partner may be admitted into partnership in place of the deceased Partner as per mutual consent of existing partner.



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22 DEC 2025

16. Dissolution

The firm may be dissolved by mutual consent of all partners and/or by operation of law. Upon dissolution, assets and liabilities shall be settled proportionately.

17. Dispute Resolution

Any dispute, difference or claim arising between the partners or and the firm, whether during the continuance of the partnership or after its dissolution, in connection with the interpretation of this Deed, the business of the firm, or the rights, duties or liabilities of the partners, shall be referred to and finally resolved by arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

The arbitral tribunal shall consist of a sole arbitrator mutually appointed by the partners. In case the partners fail to agree on the appointment of the arbitrator within 30 days, the arbitrator shall be appointed in accordance with the provisions of the said Act.

The seat and venue of arbitration shall be at West Bengal only. The arbitration proceedings shall be conducted in the English language. The award of the arbitrator shall be final and binding on all the partners."

18. Governing Law

This deed shall be governed by the laws of **India**. The firm shall be registered under the Indian Partnership Act.

IN WITNESS WHEREOF

The partners have signed this deed on the day, month, and year first written above.

SIGNATURES

Partners

First Partner

Vijay Agarwal (VIJAY AGARWAL)

Second Partner

Chandra Parash Mishra (CHANDRA PARASH MISHRA)

Third Partner

Rana Avijit Singh (RANA AVIJIT SINGH)

WITNESS

1. Name: SUJOY ADHIKARY

Signature: Sujay Adhikary

2. Name : SOMESH DAS

Signature : Somesh Das



Signature and Seal of the Notary

Arun Kumar Banerjee
Arun Kumar Banerjee, Notary
Durgapur Burdwan, W.B.
Regd. No. 402804 Govt. of W.B.

IDENTIFIED BY ME

Apri
ADVOCATE