

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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& the embassement sheet/sheets attached with this document are the part of this document.

Additional District Sub-Ragistrar
Rejarnet, New Town, North 24-Pas
Rejarnet, New Town, North 24-Pas

Convey/26098

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DEED OF PARTNERSHIP

THIS DEED OF PARTNERSHIP made on this Line day of Late Kamal Krishna Majumder, having Income Tax Permanent Account No. (PAN) "AANCS1443F", having its registered office at 18/A, Pubpara, Post Office and Police Station – Belgoria, Kolkata – 700 056, represented by its Signatory Authority (1) MR. DEBABRATA MAJUMDER son of Late Kamal Krishna Majumder, having Income Tax Permanent Account No. (PAN) "AEUPM8356F", by faith – Hindu, by occupation – Business, residing at 18/A, Pubpara, Post Office and Police Station – Belgoria, Kolkata – 700 056, Indian Citizen, (2) MR. ARDHENDU BAGCHI son of Late Amar Bagchi, having

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Additional District Sub-Registrar Rajarhar, New Tewy, North 24-, 25

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Income Tax Permanent Account No. (PAN) "AISPB3414H", by faith – Hindu, by occupation – Business, residing at 164/1, Pubpara, Post Office and Police Station – Belgoria, Kolkata – 700 056, Indian Citizen, hereinafter called the FIRST PARTY (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors and assigns) of the ONE PART.

## AND

MR. KISHOR KUNDU son of Sri Ganesh Kundu, having Income Tax Permanent Account No. (PAN) "ATLPK3203B", by faith – Hindu, by occupation – Business, residing at E/70/SPL, Adarshanagar, Post Office and Police Station – Belghoria, Kolkata – 700 056, Indian Citizen, hereinafter called the SECOND PARTY (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrator, successors legal representatives and assigns) of the SECOND PART.

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Additional District Sub-Registrat
Rejarhat, New Town, North 24-Pgs

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# AND

MR. ISWAR KUNDU son of Sri Ganesh Kundu, having Income Tax Permanent Account No. (PAN) "BJPPK4187B", by faith – Hindu, by occupation – Business, residing at E/70/SPL, Adarshanagar, Post Office and Police Station – Belghoria, Kolkata – 700 056, Indian Citizen, hereinafter called the THIRD PARTY (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrator, successors legal representatives and assigns) of the THIRD PART.

## AND

MRS. POLY RANI KUNDU daughter of Sri Subhas Chandra Saha, wife of Mr. Kishore Kundu, having Income Tax Permanent Account No. (PAN) "BJPPK4188Q", by faith – Hindu, by occupation – Business, residing at E/70/SPL, Adarshanagar, Post Office and Police Station – Belghoria, Kolkata – 700 056, Indian Citizen, hereinafter called the FOURTH PARTY (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrator, successors legal representatives and assigns) of the FOURTH PART.

#### AND

MRS. RINA KUNDU daughter of Sri Bijoy Krishna Paul, wife of Mr. Ganesh Kundu, having Income Tax Permanent Account No. (PAN) "AGMPK5806G", by faith – Hindu, by occupation – Business, residing at E/70/SPL, Adarshanagar, Post Office and Police Station – Belghoria, Kolkata – 700 056, Indian Citizen, hereinafter called the FIFTH PARTY (which



Additional District Sub-Registral Rajarhet, New Town, North 24-Pgs

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expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrator, successors legal representatives and assigns) of the FIFTH PART.

WHEREAS the partners herein are carrying on business under the name and style of "RAI CONSTRUCTION", a partnership firm, having its Office at 164/A, Belghoria, Pubpara, Post Office and Police Station – Belghoria, Kolkata – 700 056.

AND WHEREAS all the partners have expressed their desires to work as working partners of the firm.

# NOW THIS INDENTURE WITHNESSETH AS FOLLOWS: -

- 1. That the name and style of the partnership firm shall be continued to "RAI CONSTRUCTION", a partnership firm, having its Office at 164/A, Belghoria, Pubpara, Post Office and Police Station Belghoria, Kolkata 700 056, however that the partners shall have the option to change the address and or to open and close any branch or branches as and when they mutually so decide.
- That the nature of the partnership business shall be that of promoters, developers, contractors and other allied works and by consent of the parties may embark upon any other business or business.
- 3. That the partnership is a partnership at will.



Additional District Suh-Registrat Rajarhat, New Town, North 24-Pgs

4. That the capital of the partnership business consists of **Rs. 10,00,000/-** (Rupees Ten Lac) only paid by the parties in the following manner:

a) First Party

Rs. 5,00,000/-

b) Second Party

Rs. 1,25,000/-

c) Third Party

- Rs. 1,25,000/-

d) Fourth Party

- Rs. 1,25,000/-

e) Fifth Party

Rs. 1,25,000/-

5(a). That the interest on capital at the rate of 12% per annum or as may be prescribed under section 30(b) (iv) of the Income Tax Act, 1961 or any other applicable provision as may be in force in the Income Tax assessment of the partnership firm for the relevant accounting period shall be payable to the partners on the amount standing to the credits of the account of the partners.

- (b) However in case of loss of lower income, rate of interest can be lower that 18% as may be agreed to by and between the partners from time to time.
- 6(a) That all the partners have agreed to render whole time services needed to be performed as working partners of the firm.

The services included any day-to-day affairs of the firm.

(b) That remuneration payable to the working partners shall be calculated at the percentage of the income for each accounting period in the following manner: -



' Additional District Sub-Registration Rejarnat, New Town, north 24-12gs

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a) First Party

50% share.

b) Second Party

12.5% share.

c) Third Party

12.5% share.

d) Fourth Party

12.5% share.

e) Fifth Party

12.5% share.

c) For purpose of above calculation "income" other than capital gain or long terms capital assets shall be computed as defined in explanation 3 to section 40(b) of Income Tax act, 1961 or any other applicable provision as may enforce to the Income tax Assessment of the partnership firm for the relevant according period.

(d) The said working partners shall be entitled to draw remuneration in the accounting period which the partnership firm has suffered loss on the basis of the "income" as computed under the provision of Income Tax Act, 1961, referred to (b) above;

(e) The remuneration payable to the above working partners shall be credited to their respective account of the close of the accounting period when final account of the partnership will be computed and the amount of remuneration shall fall due to them as determined in the above manner;

7. The said working partners shall be entitled to draw the above remuneration only of First Party Rs. 20,000/- per month and Second Party, Third Party, Fourth party Fifth Party Rs. 5,000/- each per month after the end of the every month. However, nothing herein contained shall preclude



Additional District Sub-Registrat
Rejarhat, New Yown, Morth 24-Pgs

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any of the said partners from withdrawing any amount from the partnership firm against the amount standing to the capital or current loan account for or the partners may decide his share of profit for the relevant accounting year in such manner as by natural consent.

- i) The partners shall be entitled to increase or reduce the above remuneration and may agree to pay remuneration to other working partners. The parties hereto any also agree to by and between partners from time to time.
- 8. That the Bank accounts of the partnership firm shall be operated by signature of First Party and Third Party jointly and also they will also sign in all Agreement for Sale, Deed of Conveyance and other documents for registration on behalf of the Firm.
- 9. That the accounting year of the partnership business shall be as it 1st day of April to 31st day of March.
- 10. That the usual Books of accounts shall maintained and the same shall be keeping in the business place and wherein entered transaction relating to the partnership business, at the end of the year books of accounts shall be closed and adjusted according to mercantile system of accountancy and profit and loss account and balance sheet shall be drawn up within the stipulated time in each and every year permitted under the law.
- 11. That the partners hereof shall profit and sustain loss in the following proportion: -



' Additional District Sub-Registrat Rajarhat, New Tewyl, North 24-Pgs

1 4 MAR 2017

a) First Party

50% share.

b) Second Party

- 12.5% share.

c) Third Party

- 12.5% share.

d) Fourth Party

12.5% share.

e) Fifth Party

12.5% share.

- 12. That the partners shall be just and faithful to each other and shall render true and correct account and full information of all things or matter relating to or affecting the firm.
- 13. That no partner shall without the consent in writing of the other partners.
- (a) Assigns, transfer or mortgage his share or interest in the respect of the partnership business to any other person.
- (b) Lend money or give credit to or have any dealing on behalf of the partnership firm with any person or company with whom the other partner shall provisiously for-bidden him to trust.
- (c) Shall construct any debt on account of the partnership or comply any minies thereof or in ay manner pledge the credit thereof except in the usual course of business.
- 14. That any mutual consent of agreement in writing the parties hereto any may change, modify and/or amend any of the terms and conditions thereof whenever necessary for the



Additional District Sup-Registrar Rejarhat, New Town, Worth 24-Pgs

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purpose of the partnership Business hereof and may enter into any separate agreement for conduct of the affairs of the Business include appointment or workers/staff and therein disciplinary matters and such other matter or matters as may be considered necessary.

- 15. That the partnership business shall be continuing one and in case of any partner dies, his legal heirs or heiress may join the business with serving partner and may carry on the business with such terms and conditions they may agree upon.
- 16. That any partner may not retire from the partnership business until the project is completed in all respect.
- 17. That the partnership business hereof shall be continuing on and in case of any partners retire from the business of the partnership and the remaining partners shall continue the partnership business with the admission of new partner and or partners or any convert the partnership Business a proprietorship business as the partners may think and proper.
- 18. That any dispute and difference which may arise during the continuance of the partnership business hereof between the partners hereto and such dispute of difference shall be settled by the arbitrator and such arbitration shall be governed by the Indian arbitration Act 1940.
- 19. That any other terms and conditions not mentioned herein specifically shall be governed by the Indian partnership Act, 1932 or any other statutory modification there under.



Additional District Sub-Registrar Rejarkat, New Town, Nyith 24-PGS

1 4 MAR 2017

IN WITNESSETH WHEREOF' the Parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED At Kolkata in presence of: -

1. Right Ordonnele De 134 vondram form P. O APSI Comant Do'- 200 124

SWEET DREAMHOUSE DEVELOPERS Delaberte negurida.

AUTHORISED SIGNATURES
EMEET DREAM HOUSE DEVELOPERS P.V.T. L.T.D

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SIGNATURE OF THE SECOND PARTY

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SIGNATURE OF THE THIRD PARTY

Poly Rossi Kasadu. SIGNATURE OF THE FOURTH PARTY

Ringkunde SIGNATURE OF THE FIFTH PARTY

Drafted by: -

un hm

MR. ARUN KUMAR BHAUMIK (ADVOCATE) Calcutta High Court, Reg. No. WB-905/1983 63/21, Dum Dum Road, Surer Math, P.O. - Motijheel, P.S. - Dum Dum Kolkata - 700 074, Dial - 9830038790, e-mail ID – arun\_bhoumik@yahoo.com

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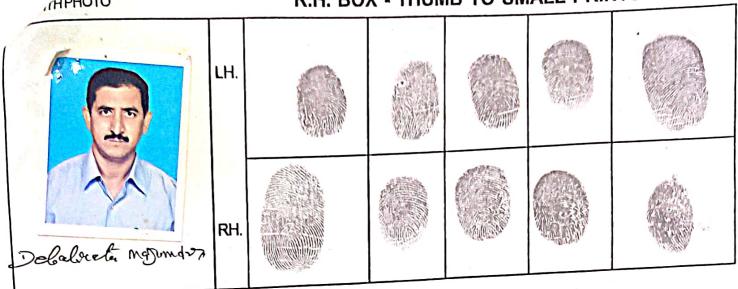
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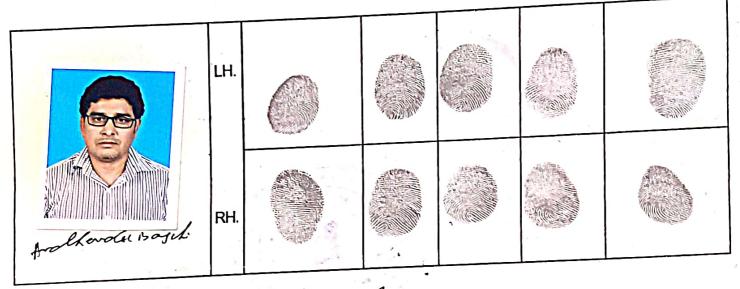
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# UNDER RULE 44A OF THE I.R. ACT 1908

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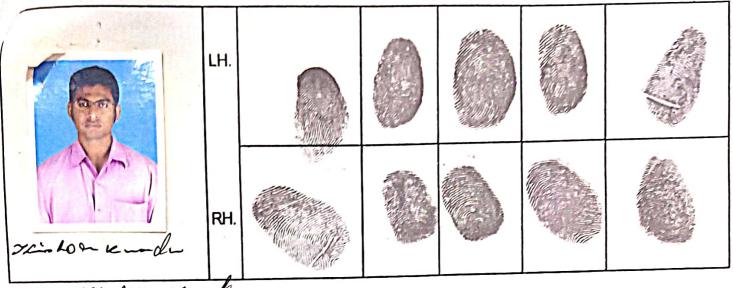
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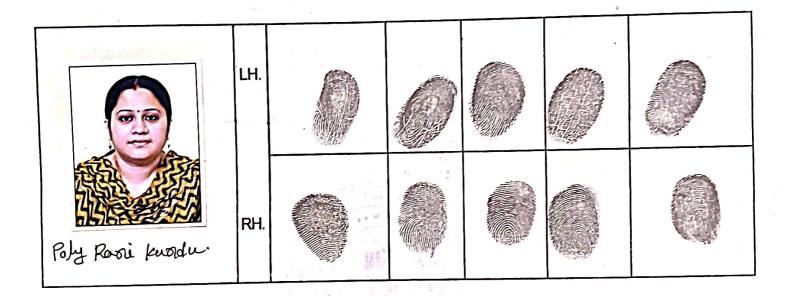
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# UNDER RULE 44A OF THE I.R. ACT 1908

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\* Additional District Sub-Registrar Rajarhat, New Town, North 24-Pgs

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# Major Information of the Deed

Deed No:	IV-1523-00208/2017	Date of Registration	21/03/2017
Query No / Year	1523-1000077657/2017	Office where deed is r	egistered
Query Date	08/03/2017 6:20:26 PM	A.D.S.R. RAJARHAT, [	District: North 24-Parganas
Applicant Name, Address & Other Details	A K BHAUMIK DUM DUM SURER MATH,Thana BENGAL, Mobile No. : 98300387	a : Dum Dum, District : North 2 '90, Status :Advocate	4-Parganas, WEST
Transaction	A RECORD TO THE RESTORATION OF THE PERSON OF	Additional Transaction	
[4201] Partnersip, Partners	hip		A temporal field a com-
Set Forth value	1.1	Market Value	
Stampduty Paid(SD)	angertain on a	Registration Fee Paid	
Rs. 150/- (Article:46A)		Rs. 7/- (Article:E)	
Remarks			

SI No	Name,Address,Photo,Finger			
1	M/S SWEET DREAM HOUS 18/A PUBPARA, P.O:- BELGH/ 700056 PAN No.:AANCS1443F	ARIA PS∵-Belgha	ria. District:-North	24-Parganas, West Bengal, India, PIN - Representative
2	Name Name	Photo	Fringerprint	Signature
-	Shri KISHOR KUNDU Son of Shri GANESH KUNDU Executed by: Self, Date of Execution: 14/03/2017 , Admitted by: Self, Date of Admission: 14/03/2017 ,Place : Office			Thishoo Kudu
	. Office			
		14/03/2017	LTI 14/03/2017	14/03/2017
	Bengal India, PIN - 700056	, P.O:- BELGHAF Sex: Male, By C	14/03/2017 TA PS:- Belah	aria, District:-North 24-Parganas, West cupation: Business, Citizen of: India,
3	E/70/SPL, ADARSHA NAGAR Bengal, India, PIN - 700056 PAN No.:ATLPK3203BStatus Name	, P.O:- BELGHAF Sex: Male, By C	14/03/2017 TA PS:- Belah	 aria. District:-North 24-Parganas, West
3	Bengal, India, PIN - 700056 PAN No.:ATLPK3203BStatus  Name  Shri ISWAR KUNDU Son of Shri GANESH KUNDU Executed by: Self, Date of Execution: 14/03/2017 , Admitted by: Self, Date of Admission: 14/03/2017 ,Place	, P.O:- BELGHAF Sex: Male, By C :Individual	14/03/2017 LIA, P.S:- Belgh aste: Hindu, Oc	aria, District:-North 24-Parganas, West cupation: Business, Citizen of: India,
3	Bengal, India, PIN - 700056 PAN No.:ATLPK3203BStatus  Name  Shri ISWAR KUNDU Son of Shri GANESH KUNDU Executed by: Self, Date of Execution: 14/03/2017 Admitted by: Self, Date of	, P.O:- BELGHAF Sex: Male, By C :Individual	14/03/2017 LIA, P.S:- Belgh aste: Hindu, Oc	aria, District:-North 24-Parganas, West cupation: Business, Citizen of: India, Signature



Name Photo Smt POLY RANI KUNDU Fringerprint Signature Wife of Shri KISHORE KUNDU Executed by: Self, Date of Execution: 14/03/2017 , Admitted by: Self, Date of Admission: 14/03/2017 ,Place : Office 14/03/2017 E/70/SPL, ADARSHANAGAR, P.O:- BELGHARIA, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:BJPPK4188QStatus :Individual Name Photo Fringerprint Signature Smt RINA KUNDU Wife of Shri GANESH KUNDU Executed by: Self, Date of Rinding Execution: 14/03/2017 , Admitted by: Self, Date of Admission: 14/03/2017 ,Place : Office 14032017 LTI 14/03/2017 E/70/SPL, ADARSHANAGAR, P.O:- BELGHARIA, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AGMPK5806GStatus: Individual

### Representative Details:

-	Name	Photo	Finger Print	Signature
The second secon	Shri DEBABRATA MAJUMDER Son of Late KAMAL KRISHNA MAJUMDER Date of Execution - 14/03/2017, Admitted by: Self, Date of Admission: 14/03/2017, Place of Admission of Execution: Office			Fribustante Instrump
of some	Names of English of English	Mar 14 2017 1:35PM	LTI 14/03/2017	14052917
			gharia, District:-N	
2	PIN - 700056, Sex: Male, By C No.:AEUPM8356F Status : Re DEVELOPER PVT LTD (as At	Caste: Hindu, Occ presentative, Re UTHORIZED SIG	gharia, District:-I cupation: Busine: presentative of : NATORY)	ss, Citizen of: India, PAN M/S SWEET DREAM HOUSE
2	PIN - 700056, Sex: Male, By C No.:AEUPM8356F Status : Re DEVELOPER PVT LTD (as Al Name	Caste: Hindu, Occ presentative, Re	gharia, District:-I supation: Busines presentative of :	North 24-Parganas, West Bengal, Indi ss, Citizen of: India, PAN M/S SWEET DREAM HOUSE Signature
2	PIN - 700056, Sex: Male, By C No.:AEUPM8356F Status : Re DEVELOPER PVT LTD (as At	Caste: Hindu, Occ presentative, Re UTHORIZED SIG	gharia, District:-I cupation: Busine: presentative of : NATORY)	ss, Citizen of: India, PAN M/S SWEET DREAM HOUSE



164/1 PUBPARA, P.O:- BELGHARIA, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AISPB3414H Status: Representative, Representative of: M/S SWEET DREAM HOUSE DEVELOPER PVT LTD (as AUTHORIZED SIGNATORY)

#### Identifier Details:

Name & address

Shri RAJIB BHOUMIK

Son of Late R C BHOUMIK

BARASAT BIDHAN PARK, P.O:- BARASAT, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN -700124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri KISHOR KUNDU, Shri ISWAR KUNDU, Smt POLY RANI KUNDU, Smt RINA KUNDU, Shri DEBABRATA MAJUMDER, Shri ARDHENDU **BAGCHI** 

14/03/2017

Right Organite

Endorsement For Deed Number: IV - 152300208 / 2017

### On 14-03-2017

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

Presented for registration at 13:25 hrs on 14-03-2017, at the Office of the A.D.S.R. RAJARHAT by Shri ARDHENDU BAGCHI ..

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

Execution is admitted on 14/03/2017 by 1. Shri KISHOR KUNDU, Son of Shri GANESH KUNDU, E/70/SPL, ADARSHA NAGAR, P.O: BELGHARIA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Business, 2. Shri ISWAR KUNDU, Son of Shri GANESH KUNDU, E/70/SPL, ADARSHANAGAR, P.O: BELGHARIA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Business, 3. Smt POLY RANI KUNDU, Wife of Shri KISHORE KUNDU, E/70/SPL ADARSHANAGAR, P.O: BELGHARIA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Business, 4. Smt RINA KUNDU, Wife of Shri GANESH KUNDU, E/70/SPL, ADARSHANAGAR, P.O: BELGHARIA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Business

Indetified by Shri RAJIB BHOUMIK, , , Son of Late R C BHOUMIK, BARASAT BIDHAN PARK, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Business

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

Execution is admitted on 14-03-2017 by Shri DEBABRATA MAJUMDER, AUTHORIZED SIGNATORY, M/S SWEET DREAM HOUSE DEVELOPER PVT LTD, 18/A PUBPARA, P.O:- BELGHARIA, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056

Indetified by Shri RAJIB BHOUMIK, , , Son of Late R C BHOUMIK, BARASAT BIDHAN PARK, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Business



RECUTION IS ADMITTED ON 14-03-2017 by Shri ARDHENDU BAGCHI, AUTHORIZED SIGNATORY, M/S SWEET OR AMDITTED OF THE PROPERT OF THE

Indetified by Shri RAJIB BHOUMIK, , , Son of Late R C BHOUMIK, BARASAT BIDHAN PARK, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Business

### Payment of Fees

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

# Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 3059, Amount: Rs.100/-, Date of Purchase: 14/03/2017, Vendor name: R Pal 2. Stamp: Type: Impressed, Serial no 3060, Amount: Rs.50/-, Date of Purchase: 14/03/2017, Vendor name: R Pal

Shan

Debasish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

On 21-03-2017

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.

Shan

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal





certificate of Registration under section 60 and Rule 69.

Registered in Book - IV Volume number 1523-2017, Page from 3130 to 3149 being No 152300208 for the year 2017.



Digitally signed by DEBASISH DHAR Date: 2017.03.21 14:06:31 +05:30 Reason: Digital Signing of Deed.

Dan

(Debasish Dhar) 2/1-03-2017 14:06:30 ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. RAJARHAT West Bengal.

(This document is digitally signed.)



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