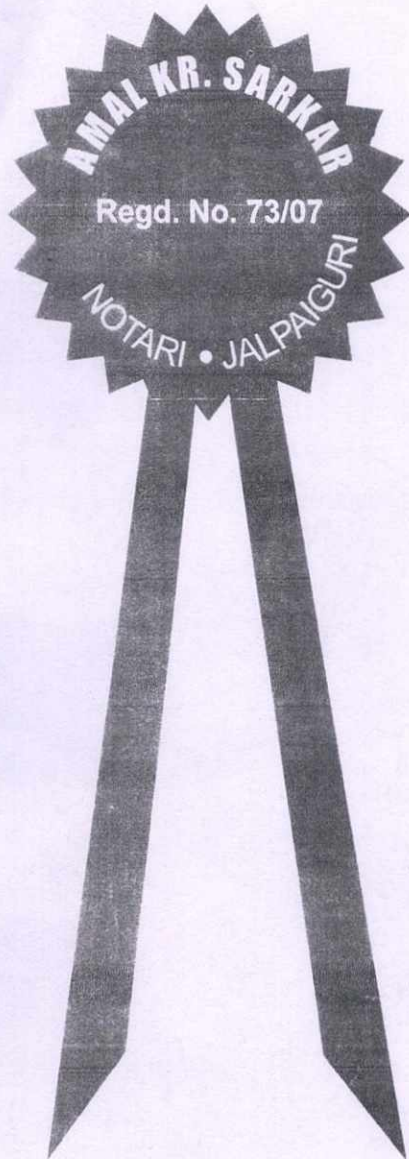


SL No. 1828. 15/1/2024

AMAL KUMAR. SARKAR

B.Com. LL.B.(ADVOCATE) &
NOTARY (GOVT. OF W. B.)
DEBNAGAR, JALPAIGURI
Ph. : 276003, Mob, 98002-25972



NOTARIAL CERTIFICATE

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

TO ALL TO WHOM THESE PRESENTS shall come, SRI AMAL KR. SARKAR duly authorised by the Government of West Bengal to practice as a NOTARY in the District of Jalpaiguri Sadar Sub. Div. of the State of West Bengal within the Union of India, do hereby verify authenticate, certify attest as under the execution of the admitted and identified the respective signatories as to the matters contained therein presented before me. According to that is to certify, authenticate and attest that the annexed instrument "A" is the original.

ORIGINAL DEED OF PARTNERSHIP Executed by and Between

Sri. Gautam Pal, PAN: AGPPP4324B, Aadhaar No: 668853755030, Son of Nimai Pal, hindu by religion, business by occupation, resident of Raikat Para, Baraf Caler Math, P.O- Jalpaiguri, P.S-Kotowali, Sub-Division: Sadar, Dist: Jalpaiguri. PIN-735101

AND

Smt. Chandrani Pal, PAN: AHRPP8462H, Aadhaar No: 858742156161, Son of Ranjit Kumar Majumder, wife of Sri Gautam Pal, hindu by religion, business by occupation, resident of Raikat Para, Baraf Caler Math, P.O -Jalpaiguri, P.S: Kotowali, Sub-Division: Sadar, Dist: Jalpaiguri., PIN-735101

*An Act where of being requested of a Notary,
I have granted this presents my Notarial
Certificate to serve and avail as needs
or occasion shall or may require.*

IN FAITH AND TESTIMONY WHERE OF I, the said Notary hereunto do subscribe my hand and affix my Notarial Seal of Office at Jalpaiguri on this the 15th Day of January 2024

AMAL KR. SARKAR
NOTARY

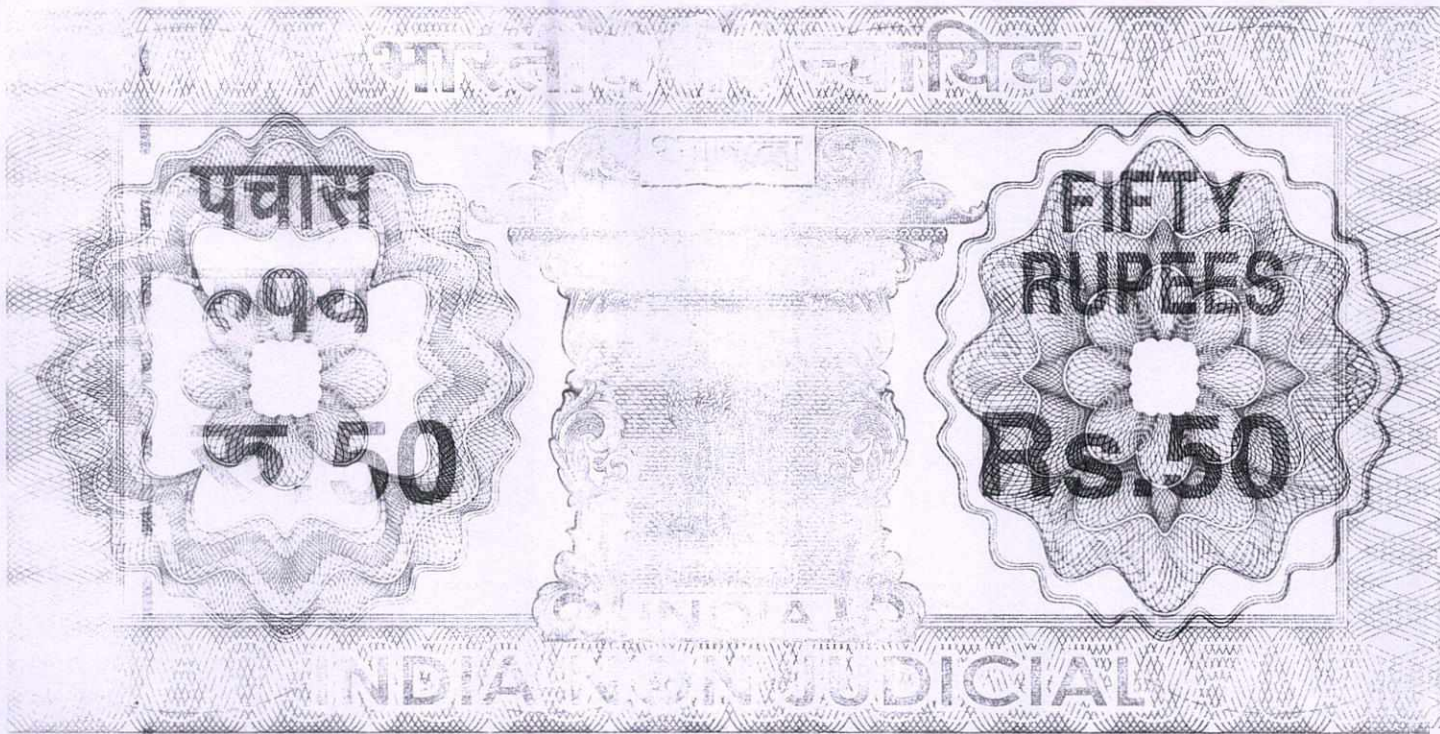
Regd. No. 73/07

Appointed by Govt. of West Bengal
Executant(s) are /is identified by me

Kandam Singh
Advocate, Jalpaiguri

NOTARIAL NOTARIAL

15/1/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 231976

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THE DEED OF PARTNERSHIP IS MADE ON THIS 15th DAY OF JANUARY
TWO THOUSAND TWENTY-FOUR
BETWEEN

Handwritten signature
Chaudhary Pat.

Contd. to Page-3

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Sri. Gautam Pal, PAN: AGPPP4324B, Aadhaar No: 668853755030, Son of Nimai Pal, hindu by religion, business by occupation, resident of Raikat Para, Baraf Caler Math, P.O-Jalpaiguri, P.S-Kotowali, Sub-Division: Sadar, Dist: Jalpaiguri. PIN-735101, hereinafter called the FIRST PARTY (Which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, executors, representatives, administrators and assigns) of the One Part;

AND

Smt. Chandrani Pal, PAN: AHRPP8462H, Aadhaar No: 858742156161, Son of Ranjit Kumar Majumder, wife of Sri Gautam Pal, hindu by religion, business by occupation, resident of Raikat Para, Baraf Caler Math, P.O -Jalpaiguri, P.S: Kotowali, Sub-Division: Sadar, Dist: Jalpaiguri., PIN-735101, hereinafter called the SECOND PARTY (Which expression shall mean and include unless excluded by or repugnant to the context her heirs, successors, executors, representatives, administrators and assigns) of the Second Part;

AND

WHEREAS the Parties of First and Second Parts of this Deed have agreed and wanted to take up some assignment of building construction and real estate developments in various land and premises situated at Jalpaiguri Municipality. Jalpaiguri and with that end in view, they pooled their resources and joined each other as partners to carry on the said business in partnership under the name and style of **"PAL BUILDCON"**

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AND

WHEREAS in order to avoid future disputes and misunderstandings the parties of the First and Second Parts hereto deemed it necessary as well as advisable to have a proper and duly executed Deed of Partnership containing all the terms and conditions and stipulations actually agreed upon between themselves in relation to the aforesaid partnership business.

NOW THIS INDENTURE WITNESSETH THAT the parties of the First, and Second Parts hereto have mutually with each other agreed to become partners and have become and shall continue to be partners upon and subject to the terms and conditions and stipulations expressed in the ARTICLES here under.

ARTICLES

1. That the name of the partnership firm shall be **"PAL BUILDCON"** and its principal place of business shall be at house of Gautam Pal, Raikat Para, Baraf Caler Math, P.O-Jalpaiguri, P.S: Kotwali, Sub-Division: Sadar, Dist: Jalpaiguri. PIN: 735101. The place of business may be shifted to any other place or places by mutual consent.
2. That the business of the partnership firm shall mainly be that of Real Estate Developing, Promoting, Building and Construction work. The parties hereto shall always be competent to extend their business in any other line or limit the scope of business as may be agreed upon from time to time between them.

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Chaudhary P. S.

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3. That the partnership hereby constituted shall be deemed to have commenced on and from the 15th day of January, 2024 and shall continue until determined by at least one month notice in writing by a party to the other.

4. That the profits & losses of the partnership firm after deducting all expenses relating to the partnership business as well as interest and remuneration payable to the partners in accordance with this deed shall be divided between and borne by the parties in the following manners.

FIRST PARTY	50%
SECOND PARTY	50%

5. (i) Necessary capital as well as funds required for the purpose of business may be contributed or arranged by the partners in such manner as may be mutually agreed upon by and between the partners from time to time. Interest at the rate of 12 percent per annum or as may be prescribed under section 40(b)(iv) of the Income Tax Act, 1961, or any other applicable provisions 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 credit of the account of the partners. Such interest shall be calculated and credited to the account of each partner at the close of the accounting year.

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5. (ii) Partners may waive the interest in any year or charge lower interest than 12 percent as may be agreed to by and between the partners from time to time. Interest charged at such lower rate in any ear in the books of accounts of the partnership firm or in the statement of account filed with the return of Income shall be deemed to have been mutually agreed to by and between the partners and shall also be deemed to have been authorized by this Deed.

6. (i) That all the parties hereto have agreed to keep themselves actively engaged in conducting the affairs of the business of the partnership firm as working partners. It is hereby agreed that in consideration of the parties working in the partnership they shall be entitled to remuneration.

6. (ii) The remuneration payable to working partners shall be computed on the book profit as defined in explanation 3 to section 40(b) of the Income Tax Act, 1961 or any other applicable provision as may be in force in the following manner:-

On the first Rs. 3,00,000.00 of the Book Profit	Rs,. 1,50,000.00 or at the rate of 90% of the Book Profit whichever is more
On the Balance of Book Profit	At the rate of 60%

Provided that if there is any amendment in the method of computation as laid down in above section, the same shall also stand substituted

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accordingly in the Deed of Partnership with effect from the date of amendment, unless and until otherwise decided by the Parties hereto.

Such amount shall be distributed between the working partners in the following ratio: -

FIRST PARTY	50%
SECOND PARTY	50%

Provided that in case of loss payment of remuneration to the working partners shall be NIL. If the book profit in less than Rs.1, 50,000/- then the amount of such Book Profit shall be taken to be the total remuneration to be distributed between the working partners in the above ratio.

6. (iii) The partners shall be entitled to increase or reduce the above remuneration and may also agree to revise the mode of calculating the above said remuneration as may be agreed to by and between the partners from time to time. Any such change reflected in the books of accounts or in the statement of account filed with the return of Income shall be deemed to have been mutually agreed upon by and between the partners and shall also be deemed to have been authorized by this Deed.

7. That the accounting year of the partnership business shall be followed according to the English Financial year i.e. April to March.

8. That the Firm may purchase movable and immovable properties in the name of Partners hereto and same shall be treated as the property of the Firm and also shall enter into the books of the accounts of the Firm.

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9. That bank account in the name of the partnership firm shall be opened with any bank as may be selected by the parties hereto and the said account shall be operated under the joint signature of Partners hereto namely, Gautam Pal and Chandrani Pal

10. That the books of accounts shall be maintained as required in such business. The said books of accounts, all papers, files and documents shall be kept at the place of business of the firm and be open for inspection of the parties.

11. That for the benefit and interest of the partnership business any advance or loan may be taken from any person or institution on payment of interest on the said advance or loan as may be mutually agreed to by and between the parties and all the parties shall be jointly liable for payment of such advance or loan.

12. That for any personal loan or liability of any individual party the firm shall not be liable for payment thereof.

13. That this partnership is a partnership-at-will and any partner may retire from the partnership business by giving one calendar month notice in writing to the other partner of his intention to do so and upon such retirement the partnership firm shall dissolved but remaining partner may carry on the business as proprietor under the same trade name and style or reconstitute the firm in any manner remaining partner likes

14. That the partners shall be entitled to draw money from the firm as may be mutually agreed to by and between them from time to time.



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15. That the bill of exchange, tender from, contract from etc. relating to the partnership business may be signed by any one of the partners singly, or by such other person as may be duly authorized by the partners. Similarly, any partner or any other person duly authorized by the partners, may draw or receive any payment by cash or by cheque/draft for and on behalf of the firm from any person including Government, and issue valid receipt thereof.

16. If any partner shall: -

(a) commit any breach of trust or breach of any terms and conditions of these presents, or

(b) commit any act of insolvency, then in such case the other partner may within one month after becoming aware thereof by notice in writing determine the partnership and shall have the option of purchasing the share of the said partner.

17. Neither partner shall without the consent of the other partner: -

(a) except in the ordinary course of business give any security of promise for any payment of money on account of the firm;

(b) assign or charge his share in the assets and profits of the firm.

18. Subject to the terms and conditions as stated hereinabove the partners may for proper functioning of the partnership business execute a General/Special Power of Attorney in favour of any person as may be chosen by the partners giving him such power of powers as may be agreed to by and between the partners.

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19. If any dispute arises between the partners regarding interpretation of this deed or any other matter whatsoever the same shall be referred to an arbitrator and decision of the Arbitrator shall be final and binding upon the parties.

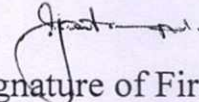
20. That any matter not embodied in this deed shall be governed by the Indian Partnership Act, 1932

IN WITNESS WHEREOF THE parties have hereunto set their respective hands on the day, month and year as abovementioned.

WITNESSES: -

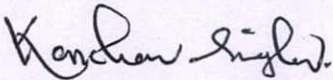
1. Anil Singh
Rundapara, P.O. Dist. Jalpaiguri.

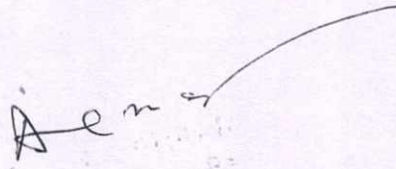
2. Santanu Ganguly
Rundapara, P.O. Dist. Jalpaiguri


Signature of First Party

Chandrani Pal
Signature of Second Party

Drafted and Identified by me and typed in my chamber.


Kanchan Singha
Advocate :: Jalpaiguri


15/1/2024



पश्चिम बंगाल WEST BENGAL

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DEED OF PARTNERSHIP

Signature
Chanderni Pal

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