

RAMESH KR. AGARWAL
NOTARY
(Appointed by the Govt. of India)

Professional Address :
P.N.B. Building
Hill Cart Road
P.O. SILIGURI- 734401
Dist, DARJEELING
Phone 9434006884, 9832619444



Serial No 03/15-12-2025

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

TO ALL TO WHOM THESE PRESENTS shall come, I, Sri Ramesh Kr. Agarwal duly authorised by the Government of India to practice 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 and as also by Sri Advocate, as to the matters contained therein, Presented before me.

Accordingly to that this is to certify authenticate and Attest that the annexed instrument 'A' as is the :

Partnership Deed of Admission,

PRIMA FACIE the annexed instrument 'A' appears to be the usual procedure serve and avail as needs or occasion 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 Siliguri on this the 15th Day of Dec, in the year of Christ 2025.

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal

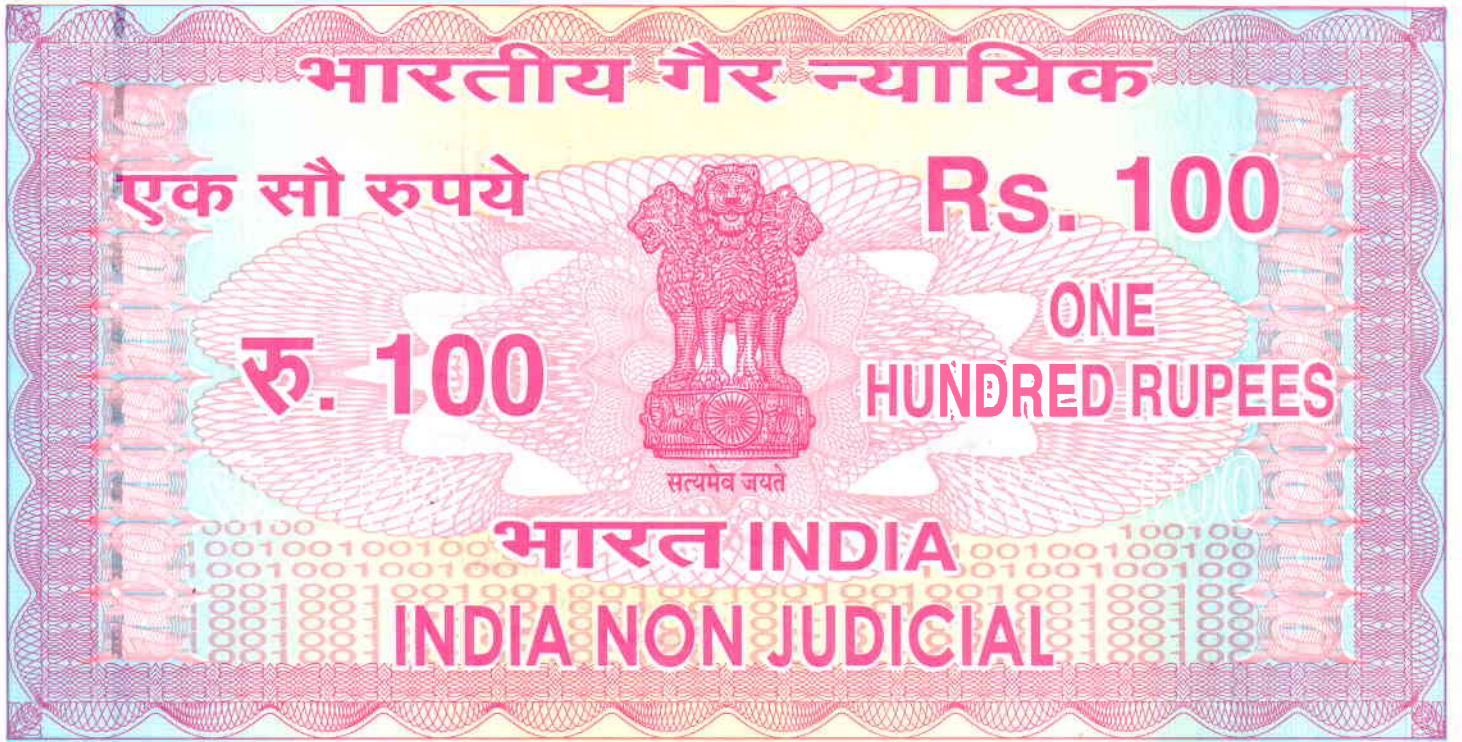
RAMESH KR. AGARWAL
NOTARY
SILIGURI

Regd. No. 929 /1997

The executent/s is/are identified by me :



[Signature]
Advocate



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AS 931667



Ramesh Kr. Agarwal

Ritesh Saha

PARTNERSHIP DEED OF ADMISSION

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal

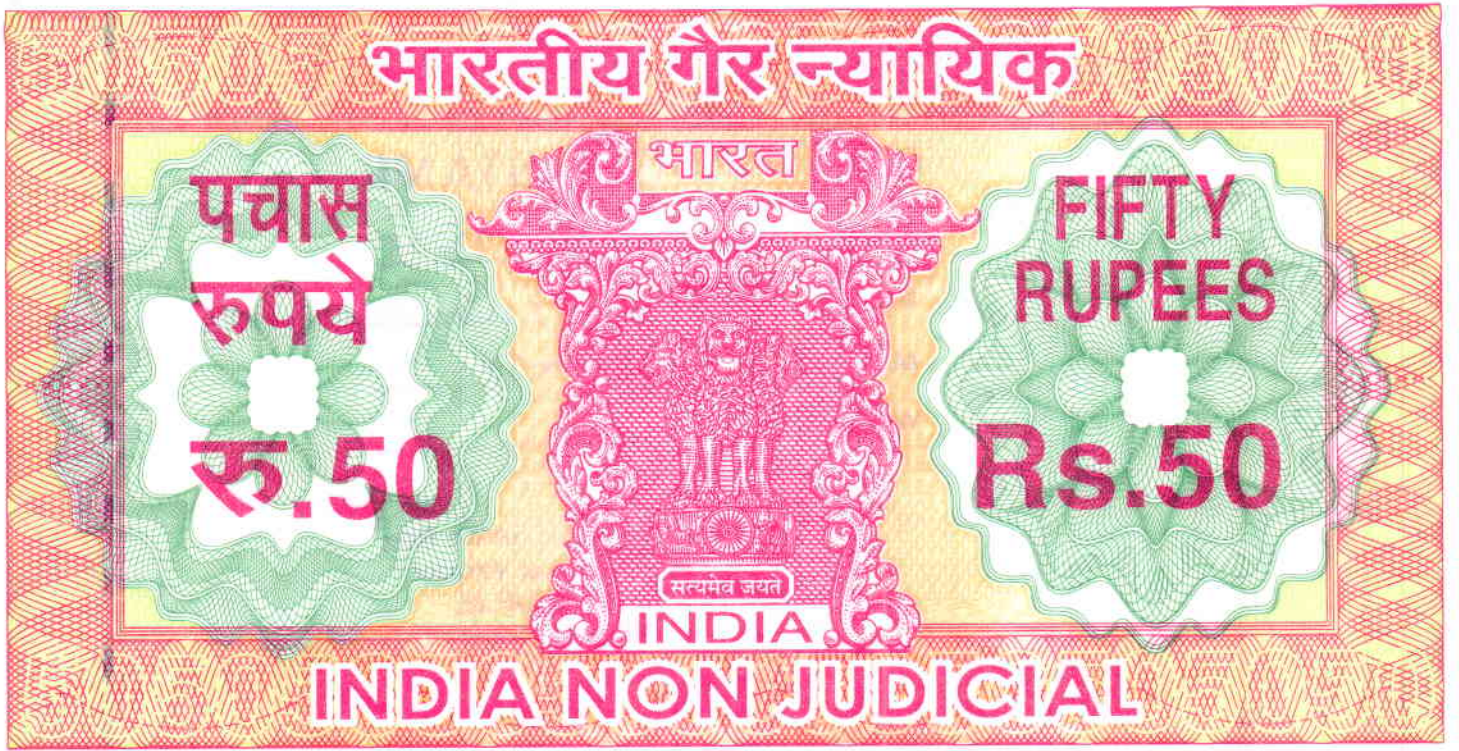
Ramesh Kr. Agarwal
NOTARY
SILIGURI

Ritesh Saha

15 DEC 2025

Ritesh Saha

Gita Majumdar



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AN 711942



Ramesh Kr. Agarwal
Ramesh Kr. Agarwal

**THIS DEED OF ADMISSION MADE ON
THIS 02nd DAY OF DECEMBER, IN THE YEAR 2025.**

Basirani
Ramesh Kr. Agarwal

Gitymajumdar

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal
Ramesh Kr. Agarwal
NOTARY
SILIGURI

15 DEC 2025

BETWEEN

Name :
Ramesh Kr. Agarwal

SRI. SAURABH EIRAN (PAN - AAYPE6083B), son of Suresh Agarwal, by religion Hindu, by occupation Business, resident of - J2 Block C, Shyam Vatika, Shyam Mandir Lane, Sky View Hotel, Siliguri, Dist. Jalpaiguri - 734001 in the state of West Bengal, party of the First Part hereinafter called the **FIRST PARTY OR CONTINUING PARTNER** (which expression shall mean & include unless otherwise excluded by or repugnant to the context his heirs, executors, administrators, successors, representatives and assigns).

AND

SRI. RITESH EIRAN (PAN - AATPE2417N), son of Ramu Agarwal, by religion Hindu, by occupation Business, resident of - Gurung Nagar, Pradhan Nagar, Siliguri - 734003, Dist. Jalpaiguri, Siliguri - 734001 in the state of West Bengal, party of the Second Part hereinafter called the **SECOND PARTY OR CONTINUING PARTNER** (which expression shall mean & include unless otherwise excluded by or repugnant to the context his heirs, executors, administrators, successors, representatives and assigns).

AND

SRI. BHOLA MAJUMDAR (PAN - AJPPM4043F), son of Ramakant Majumdar, by religion Hindu, by occupation Business, resident of - Bhanu Bhakta Sarani, By Lane, Near Jyotirmoy Atheletic Club, Pradhan Nagar, Siliguri - 734003, Dist. Darjeeling in the state of West Bengal,, party of the Third Part hereinafter called the **THIRD PARTY OR CONTINUING PARTNER**(which expression shall mean & include unless otherwise excluded by or repugnant to the context his heirs, executors, administrators, successors, representatives and assigns).

AND

SRI. AMAN AGARWAL (PAN - ARLPA7777Q), son of Surendra Agarwal, by religion Hindu, by occupation Business, resident of - Upper Nivedita Road, Gurung Busty, Pradhan Nagar, Ward No 01, Siliguri - 734003, Dist. Darjeeling in the state of West Bengal,, party of the Third Part hereinafter called the **FOURTH PARTY OR CONTINUING PARTNER** (which expression shall mean & include unless otherwise excluded by or repugnant to the context his heirs, executors, administrators, successors, representatives and assigns).

AND

SMT. GITA MAJUMDAR (PAN - BLIPM1761Q), daughter of Shankar Yadav, by religion Hindu, by occupation Business, resident of - Bhanu Bhakta Sarani, By Lane, Near Jyotirmoy Atheletic Club, Pradhan Nagar, Siliguri - 734003, Dist. Darjeeling in the state of West Bengal, party of the Third Part hereinafter called the **FIFTH PARTY OR INCOMING PARTNER** (which expression shall mean & include unless otherwise excluded by or repugnant to the context her heirs, executors, administrators, successors, representatives and assigns).

WHEREAS the First Party to Fourth Party have been carrying on business of Construction, Development etc and similar other related goods in their partnership under the name and style of "**PRAGATI CONSTRUCTIONS**" at Siliguri, West Bengal in terms of Deed of Partnership dated 21st October, 2024 and further reconstituted vide Partnership Deed Of Admission Cum Retirement dated 01st December 2024.

BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal

NOTARY

SILIGURI

15 DEC 2025

WHEREAS, owing to the increased prospects and growth of the existing partnership business, the Continuing Partner, Sri Bhola Majumdar, has expressed his desire to induct the Fifth Party, Smt. Gita Majumdar (wife of Sri Bhola Majumdar), into the partnership; and, in furtherance of the same, he has offered to transfer 25% out of his existing 30% share in the profits of the firm in favour of the Fifth Party. All the Parties hereto have consented to the said proposal and have agreed to the terms and conditions set forth in this Deed of Admission to Partnership.

AND WHEREAS in order to avoid future differences, doubts and disputes, it is deemed fit to reduce in writing the fresh terms and conditions of the partnership firm arising due to admission cum retirement.

NOW THEREFORE THIS DEED OF ADMISSION WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTNERS AS UNDER: -

1. NAME OF THE FIRM:

THAT the name and style of the partnership firm shall continue to be "**PRAGATI CONSTRUCTIONS**" and or any other name and style as the partners hereto mutually agree and decide from time to time.

2. COMMENCEMENT, DURATION & OFFICE:

- i) THAT the business is in continuance from 21st October, 2024.
- ii) THAT the partnership shall be one "AT WILL" and shall continue till such time as the parties hereto shall agree.
- iii) THAT this admission of the partner shall be effective from 01st December, 2025.
- iv) THAT the registered or principal place of partnership business shall continue to be operated at Siliguri in the state of West Bengal. The partners mutually agreeing may open/close branch(es) and shift the principal place of business from time to time.

3. BUSINESS:

THAT the principal business of the firm shall be distribution, Real Estate Business i.e. construction, developer and or promotion of flats / buildings / commercial and residential projects, sales and purchase of land, development of land, and similar other related works and/or any other type or line of business, adventure or undertakings which the firm may deem fit from time to time. The firm may continue or discontinue any business which the partners may mutually agree upon themselves from time to time.

4. CAPITAL AND FUND:

a) THAT the capital of the partnership firm for the day to day business shall be the amount outstanding to the credit of the continuing partners and fresh / additional amount contributed by the continuing / new partners(s) from time to time according to the needs and necessity of the firm and shall be credited in the respective capital accounts of the partners in the books of accounts of the said firm. The partners shall have the liberty either to contribute further capital towards the partnership business and / or

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NOTARY

Gita Majumdar

Sri Bhola Majumdar

Smt. Gita Majumdar

Ramesh Kr. Agarwal

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b) To raise loans or from any bank(s), person(s) or any other sources, including from Central or State Government(s) or any other financial institution(s) or any private enterprise (s) or accept deposits and / or advances with or without security for the purpose of the partnership business from any source available.

5. ACCOUNTS:

a) THAT the accounts of the firm shall be adjusted annually on 31st Day of March each year or at any other interval or period, when the profit or loss, as the case may be, shall be ascertained and divided amongst the partners according to their share mentioned elsewhere in this deed.

b) THAT the books of account, if any, together with all other papers and documents shall be kept at the place or places of business of the firm and all the Continuing / admitted partners shall be at reasonable time be entitled to inspect or take copies or extracts thereof.

6. BANK ACCOUNTS:

THAT the Bank Account or Accounts in the name of the Firm shall be opened with such Bank or Banks as may be mutually settled by the partners & such bank account or accounts shall be operated under the joint signatures of the two partners namely Saurabh Eiran and Sri Bhola Majumdar only.

7. PROFIT & LOSS OF THE FIRM:

THAT the profit or loss determined at the end of every year, interval or period, as the case may be, shall belong to and be borne by all the parties in the following ratio:

FIRST PARTY	-	SRI SAURABH EIRAN	= 30%
SECOND PARTY	-	SRI RITESH EIRAN	= 20%
THIRD PARTY	-	SRI BHOLA MAJUMDAR	= 05%
FOURTH PARTY	-	SRI AMAN AGARWAL	= 20%
FIFTH PARTY	-	SMT GITA MAJUMDAR	= 25%

8. DRAWINGS OF PARTNERS:

THAT each partner shall be entitled to withdraw money for personal expenses, which shall be debited, to his ledger account and duly accounted for.

9. REMUNERATION / INTEREST TO PARTNERS:

i) INTEREST TO PARTNERS: THAT the partners shall be entitled to get interest on their Capital at the rate of 12 per cent per annum unless otherwise mutually decided by the partners. The fact of the credit / payment of interest as recorded in the books of account of the firm shall be deemed to be mutual consent of the parties hereto. The partners may by mutual consent decide not to pay any interest on capital in the year when the profits are not sufficient or there is loss.

ii) REMUNERATION & STATUS OF THE PARTNERS: THAT all the partners shall be the working partners of the firm, who have agreed to keep themselves actively engaged in conducting the affairs of the business of the firm and mutually manage the working of the firm. The remuneration payable to the said working partners shall be computed in the manner laid down or deduction under section 40(b)(v), read with Explanation 3 of the

SOLEMNLY AFFIRMED & DECLARED
IN PRESENCE OF IDENTIFICATION

Ramesh Kr. Agarwal
NOTARY

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Gita Majumdar

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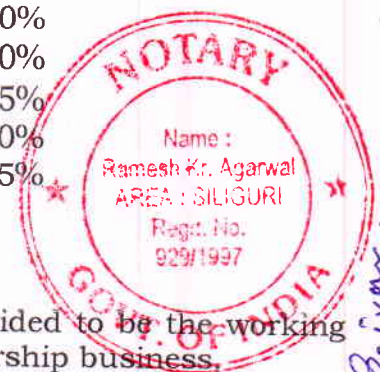
Bhola Majumdar

Ritesh Eiran

Aman Agarwal

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 year. Such amount of remuneration shall be distributed between the said working partners in the following proportion:

FIRST PARTY	-	SRI SAURABH EIRAN	= 30%
SECOND PARTY	-	SRI RITESH EIRAN	= 20%
THIRD PARTY	-	SRI BHOLA MAJUMDAR	= 05%
FOURTH PARTY	-	SRI AMAN AGARWAL	= 20%
FIFTH PARTY	-	SMT GITA MAJUMDAR	= 25%



10. RIGHTS / FORBIDDEN CLAUSE:

- a) That the Continuing and the Incoming Partner hereto have decided to be the working partners and shall look after the day to day operation of the partnership business.
- b) That the working partners shall be entitled to employ, dismiss, degrade or promote any employee with mutual consent.
- c) That partners shall have full authority to institute, prosecute, defend, discontinue, withdraw or compromise any suit or legal proceedings in any civil court or Income Tax, Sales Tax or other authority(s) or any other office or court and sign, verify or present plaint, petition, written statement, return, application for revision or review, memorandum of appeal or any other document and to file tender agreement, quotation etc. and to receive, demand or withdraw and demand and recover any money or dues of the firm from any office, court, person, corporation, bank, Central or State Govt., Societies, railways or any other bodies or individual and to appoint, empower or remove any legal practitioner and to execute all acts and deeds on behalf of the firm and bind all partners in all matters relating to partnership always in good faith and to keep other partner fully informed about them.
- d) That the partners shall be just and faithful to each other and shall work for the best interest of the partnership business.
- e) That each partner shall at all time give to the other partners the true information and faithful explanation of all matters relating to the partnership firm.
- f) That no partner without the consent of the other partners shall:
 - (i) employ any of the money, goods, effects of the partnership or pledge the credit thereof except in the ordinary course of the business and upon the account or for the benefit of the partnership.
 - (ii) Enter into any bond or become bailee or surety, provide security with or for any person or to do or knowingly cause or suffer to be done anything whereby the partnership property or any part thereof may be seized, attached or taken into execution.

11. RETIREMENT / DISSOLUTION:

- i) THAT none of the partners shall be entitled to dissolve the partnership but if he chooses, he may retire from the partnership by giving a notice in writing to the other partner(s) of his intention to do so. In that event the other partners shall be at liberty to continue the business of the partnership and also at liberty to admit such other person or persons to the partnership as may be thought fit and proper by them. The retiring partner shall execute all such deeds and assurance as may be necessary for continuing the partnership and to continue to carry out the engagements of the continuing firm.

ii) THAT on retirement, no partner shall be entitled to claim anything towards goodwill, credential etc. of the firm.

iii) THAT in the case of death of any partner during the continuance of the present partnership business, the firm shall not be dissolved but the same shall be carried on by taking in the legal heir(s) of the deceased partner as partner in his/her place. In case the legal heir(s) is / are not so willing to join the firm, the surviving partners shall be entitled to carry on the business of the partnership by reconstituting the firm in any manner they like.

12. ARBITRATION:

THAT in the event of any dispute, or difference arising amongst the partners during the continuance of the partnership business or afterwards regarding the interpretation of the contents of this instrument of partnership or regarding any other matter or transaction relating to the partnership business, it shall be referred to the arbitrator appointed by mutual consent of the partners and his decision shall be binding upon all the partners.

13. OTHER GENERAL CLAUSES:

i) THAT any of the clauses as referred to hereinabove may be altered and/or amended with the mutual consent of the partners.

ii) Save as aforesaid, the provisions of the Indian Partnership Act, 1932 as it stands amended, revised and modified from time to time shall govern this partnership.

IN WITNESS WHEREOF, ALL the parties have put their respective signatures in the presence of the witnesses on this deed as a token of their assent to this deed.

WITNESSES:

1. Pankaj Singh Yadav
Vijay Shiv Nagar, Slg

2. Ajay Singh
Sevoke Road
Siliguri

Saurabh Eiran

CONTINUING PARTNER OR FIRST PARTY
(SRI SAURABH EIRAN)

Ritesh Eiran

CONTINUING PARTNER OR SECOND PARTY
(SRI RITESH EIRAN)

Bhola Majumdar

CONTINUING PARTNER OR THIRD PARTY
(SRI BHOLA MAJUMDAR)

Amn Agarwal

CONTINUING PARTNER OR FOURTH PARTY
(SRI AMAN AGARWAL)

Gita Majumdar

INCOMING PARTNER OR FIFTH PARTY
(SMT. GITA MAJUMDAR)

15 DEC 2025

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal
NOTARY
SILIGURI

Identified by me:

Advocate / Siliguri