

SWAPAN KUMAR DE

LL.B

Advocate, Notary Public

SL. NO. 45/25-2022

Before the Notary Public
Barasat, North 24 Pgs

Professional Address :

Barasat Court

P.O. & P.S. : Barasat

Dist.: North 24 Parganas

NOTARIAL CERTIFICATE

(Pursuant to Section 8 of the Notaries Act 1952)

Know all men by these Present that, I Sri S. K. De, Advocate duly appointed by the West Bengal Government as a Notary being authorised to practice as subject to the provisions of the Notaries Act, 53 of 1952 and the Notaries Rules, 1956 made thereunder in and through Barasat Sub-Division in the State of West Bengal within the Union of India, do hereby verify, authenticate, certify and attest as under the execution of the instrument annexed hereto collectively marked 'A' on its being presented, admitted and identified by the respective signatories as matters contained therein, presented before me.

According to that this to certify, authenticate & attest that the annexed Instrument marked 'A' is executed by-

1. Smt Shreyasi Saha Ray D/o Smt Deb Banhar Ghosh
2. Smt Rudradeep Saha Ray D/o Smt. Krishnagar Saha Ray
3. Smt. Tanay Ghosh Chaudhary D/o Memla Ghosh Chaudhary

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

IN FAITH AND TESTIMONY WHEREOF being required of a **NOTARY**, the said Notary do hereby subscribe my hand and affix my seal of office at Barasat on this the 17th day of April 2025

Office & Residential Address :

Vill. - Purba Dhania, P.O. - Masunda
P.S. - Amdanga, North 24 Parganas,
Pin - 743711

S. K. De

NOTARY PUBLIC
GOVT. OF WEST BENGAL
REGISTRATION NO.-06/2002

17 APR 2025

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

AL 049446



Before The Notary Public
Barasat, North 24 Pgs

AMENDED DEED OF PARTNERSHIP

THIS AMENDED DEED OF PARTNERSHIP is made on this th.

17th day of the April Two Thousand Twenty Five (2025A.D.) of Christian Era.

BETWEEN



Page -1 to 8

Signature of Sarang K. De
Tanya Anshu Choudhary

1139

16/04/2025

08600

Reality

How Burroughs

11/13

কক-
নাম ও তারিখ-
প্রাপ্তির নাম-
তারিখ-
প্রাপ্তি স্থান-
উত্তর দী-

বারাসাত কোর্ট
উত্তর ২৪ পরগনা

বি. ডি. নং-

03 APR 2025

প্রাপ্তি প্রাপ্তির তারিখ-

676900

কোর্ট প্রাপ্তির স্থান-

প্রাপ্তির অফিস-বারাসাত

উত্তর দী তাপস কুমার দাশ

[[2]]

SMT. SHREYASI SAHA ROY (PAN AUIPG4616J), AADHAAR CARD NO. 9547 8290 1519, VOTER IDENTITY CARD NO. XVM0036467, D/o. Sri Deb Sankar Ghosh, by faith- Hindu, by Nationality-Indian, by occupation - Business, residing at 312, Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131 West Bengal, hereinafter called the **PARTNER OF THE FIRST PART** (which expression shall unless excluded by or repugnant to the context be deemed shall mean and include his/her/their legal heirs, executors, administrators, representatives and/or assigns) of the **FIRST PART**.

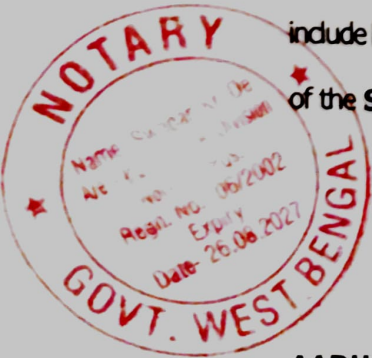
AND

SRI RUDRADEEP SAHA ROY, (PAN AYLPR4222J), AADHAAR CARD NO. 7505 8337 5011, VOTER IDENTITY CARD NO. CDK2522951, S/o. Sri Krishna Gopal Saha Roy, by faith- Hindu, by Nationality-Indian, by occupation - Business, residing at 312, Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131 West Bengal, hereinafter called the **PARTNER OF THE SECOND PART** (which expression shall unless excluded by or repugnant to the context be deemed shall mean and include his/her/their legal heirs, executors, administrators, representatives and/or assigns) of the **SECOND PART**.

AND

SRI TANAY GHOSH CHOWDHURY (PAN ARQPG5599M), AADHAAR CARD NO. 6073 1141 6908, S/o. Hemlal Ghosh Chowdhury by

Shreyasi Saha Roy.
Rudradeep Saha Roy.
Tanay Ghosh Chowdhury



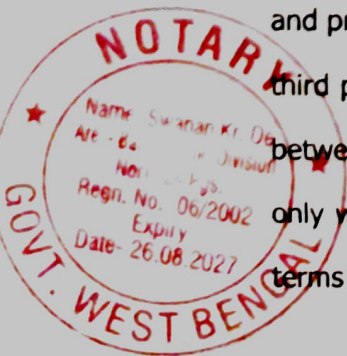
17 APR 2025

faith- Hindu, by occupation - Business, by Nationality - Indian, residing at 245 S.N. Banerjee Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131 West Bengal, hereinafter called the **PARTNER OF THE THIRD PART** (which expression shall unless excluded by or repugnant to the context be deemed shall mean and include his/her/their legal heirs, executors, administrators, representatives and/or assigns) of the **THIRD PART**.

WHEREAS the continuing a business under name of style of **URBAN REALTY** having its office at 312/1, Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, West Bengal, for develop the land by make multi storied building and contractor in the same fashion and to that effect one deed of partnership has been executed and registered between the parties of the first part and second part herein and that has been registered at **DSR-I** North 24 Parganas, at Barasat, recorded in Book no. IV, Volume no. 1501-2024, pages from 130 to 146, being no. 150100010, dated 07.03. 2024.

Shreyani Saha Roy.
Rajendra Saha Roy.
Tanay Ananta Chandra Roy.

AND WHEREAS for the better development of the business in a new project namely **SEN APARTMENT** it is necessary to added another partner and proposed to the third partner for join this business, at the same time the third partner also accept the said proposal and thereafter long bi-lateral talks between all the partners for avoid the future litigation for the aforesaid project only willing to execute this supplementary deed of partnership with following terms and condition as follows:



17 APR 2025

NOW THIS INDENTURE WITNESSETH BETWEEN THE PARTIES as follows :-

1] a. NAME OF THE BUSINESS :

The name and style of the partnership **Urban Realty**

b. NATURE OF BUSINESS :

Developer, Contractor and General Order Suppliers

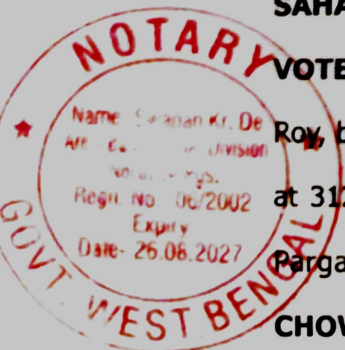
2] PLACE OF BUSINESS :

The place of business will be carrying situated at 312/1, Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131 or any other place or places mutually decided by the parties time to time.

3] NAME OF THE PARTNERS :

SMT. SHREYASI SAHA ROY (PAN AUIPG4616J), AADHAAR CARD NO. 9547 8290 1519, VOTER IDENTITY CARD NO. XVM0036467, D/o. Sri Deb Sankar Ghosh, by faith- Hindu, by Nationality-Indian, by occupation - Business, residing at 312, Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131 West Bengal
SRI RUDRADEEP SAHA ROY, (PAN AYLPR4222J), AADHAAR CARD NO. 7505 8337 5011, VOTER IDENTITY CARD NO. CDK2522951, S/o. Sri Krishna Gopal Saha Roy, by faith- Hindu, by Nationality-Indian, by occupation - Business, residing at 312, Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131 West Bengal, and
SRI TANAY GHOSH CHOWDHURY (PAN ARQPG5599M), AADHAAR CARD NO. 6073 1141

Shreyasi Saha Roy.
Rudradeep Saha Roy.
Tanay Ghosh Chowdhury.



17 APR 2025

[[5]]

6908, S/o. Hemlal Ghosh Chowdhury by faith- Hindu, by occupation - Business,
by Nationality - Indian, residing at 245 S.N. Banerjee Road, P.O. & P.S. New
Barrackpore, District North 24 Parganas, Kolkata - 700 131 West Bengal.

4] DATE OF COMMENCEMENT :

The business is commenced on and from dated 17th April 2025 and to
that effect this Deed of Partnership has been executed.

5] CAPITAL :

That the initial capital of the said partnership business shall be the sum
of Rs. 2,50,000/- (Rupees Two lakh fifty thousand) only which will be contributed
all the partners in the followings manner:-

- (a) **SMT SHREYASI SAHA ROY** Rs. 1,00,000/-
(b) **SRI RUDRADEEP SAHA ROY** Rs. 1,00,000/-
(c) **SRI TANAY GHOSH CHOWDHURY** RS. 50,000/-

That if any further capital which may be required for effeciently carrying
on the business hereafter, shall be contributed by all the partners from time to
time.

6] INTEREST/SALARY/REMUNARATION/COMMOSSION ETC

TOPARTNERS :

- a) That the partners and or partner who shall be active and working
partner in carrying on the partnership business shall be paid remuneration and/

Shreyasi Saha Roy.
Rudradeep Saha Roy.
Tanay Ghosh Chowdhury



17 APR 2025

[[6]]

or commission for services rendered to the business at the amount monthly which shall be decided to be as under:

- (i) First Part Rs. 15,000/- as salary per month
- (ii) Second Part Rs. 15,000/- as salary per month
- (iii) Third Part did not receive any salary per month

b) That the profit or loss earned, realized and/or which may accrue or arise each year from the partnership business after making provision for interest and remuneration and commission as hereinbefore provided shall be shared, divided and apportioned between the partners equally.

7] BANK OPERATION:

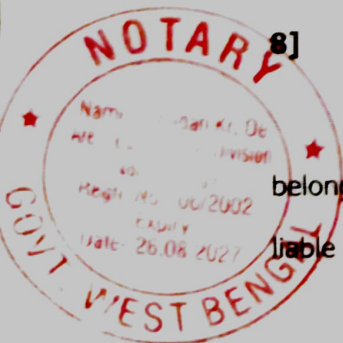
That a Bank Account or Account's in the name of the business will be opened with bank/banks as may be decided by the partners and such bank account shall be operated by the first and second partners or subject to any instruction(s) as any be given to the Bankers from time to time by the parties under the signatures of the parties hereto.

8] RATIO OF PROFIT & LOSS:

The net profits of the business determined as hereafter stated shall belong to the said partners in the followings share and they shall also be liable for the losses in the same shares:

- (a) **SMT. SHREYASI SAHA ROY** 45%
- (b) **SRI RUDRADEEP SAHA ROY** 45%

Shreyasi Saha Roy.
Rudradeep Saha Roy.
Tanya Saha Roy.



17 APR 2025

(c) **SRI TANAY GHOSH CHOWDHURY** 10%

9] BOOKS OF ACCOUNT :

The Books of Accounts maintain by the First Partner and second partner namely **SMT. SHREYASI SAHA ROY AND SRI RUDRADEEP SAHA ROY** and proper books of accounts shall be caused to be kept and entries made therein of all such matters, transaction and things as are usually written and entered in the books of account of such business and counter signed by both the partners and all such books together with all securities, letters and other things belonging to and concerning the said partnership business shall be kept at the place of places where the partnership business shall for the time being carried on and each of the said partners shall have free access to inspect, examine and to have copy of the same whenever they shall think fit and proper.

*Shreyasi Saha Roy.
Rudradeep Saha Roy
Tanay Ghosh Chowdhury*

10] OTHERS CONDITIONS :

Except the above mentioned conditions, all other conditions of the previous deed of partnership being no. 150100010 for the year 2024 are still unchanged and binding upon all the partners accordingly. This amended Deed of Partnership is still exists and/or valid till completion of the project namely **Sen Apartment** and after completion of the aforesaid project this amended Deed of Partnership will be not in force and not binding upon the parties and have no claim against each an others by this amended Deed of Partnership.



17 APR 2025

[Handwritten signature]

[[8]]

IN WITNESS WHEREOF the partners hereto have set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED, SEALED & DELEVERED

in presence of the **WITNESSES :**

1. Krishna Gopal Saha Roy
8/10, Lt Jagannath Lal Saha Roy
11, Old Sahas Road
New Barrackpore.
KOL. 700137

Shreyasi Saha Roy.
SIGNATURE OF THE FIRST PART

2.

Rudindip Saha Roy.
SIGNATURE OF THE SECOND PART

Drafted by :

Chiradip Dhar
Chiradip Dhar

Advocate

Barasat Judge's Court.

Printed by :

S. Bhattacharjee
S. Bhattacharjee

Tamay Mohan Chandrahary
SIGNATURE OF THE THIRD PART



ATTESTED
S. K. PAN KUMAR DE
NOTARY (W.B.)
Barasat, North 24 Pgs.
Phone No. 9876543210

17 APR 2025

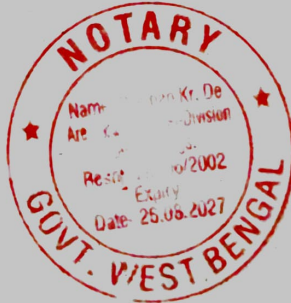
Dated 17th Day of April 2025



17 APR 2025

In the matter of
Instrument 'A'
And

NOTARIAL CERTIFICATE



17 APR 2025

Office :

S. K. De

LL.B

NOTARY PUBLIC

Vill.-Purba Dhania
P.O.-Masunda
P.S.-Amdanga
North 24 Parganas
Pin-743711

Swapan Kumar De

LL.B. Advocate

NOTARY PUBLIC
GOVT. OF WEST BENGAL
P.O. & P.S. : BARASAT
DIST. : NORTH 24 PARGANAS
WEST BENGAL, INDIA
Regn. No.-06/2002