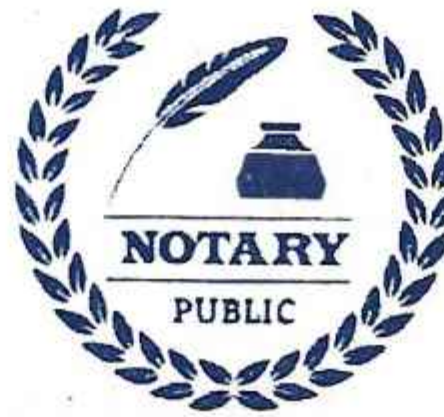


No 737/San/Notary/2026

Notarial Certificate

[Pursuant to section 8 of the Notaries Act, 1952]



ANNEXURE -A

Govt . of India

TO ALL TO WHOM THESE PRESENTS SHALL COME, I Sri Sanjoy Kumar Guha Advocate, duly authorised by the Central Government to practice as NOTARY do hereby verify, authenticate, certify, attest as under the execution of the instrument annexed hereto collectively marked "A" on its being executed, admitted, whose name is signed to the accompanying paper and identified by the respective signatories as to the matters contained therein present before me.

According to that this is to Certify, authenticate and attest and that Annexed instrument "A" is the original executed by

.....
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 Notary Public, I Shri Sanjoy Kumar Guha, Notary Public, Govt. of India, hereunto caused my hand and to be affixed the seal of my office in Durgapur on this the day and year first above written.

23 JAN 2026


SANJOY KUMAR GUHA
Notary Public, Govt. of India



42, Kanishka Road (North), Durgapur - 713204
West Bengal, India And Durgapur Court
983.219.7204 (Off), 947.539.7304 (Resi)



पश्चिम बंगाल WEST BENGAL

AZ 098995



Before The Notary Public
SANJOY KR. GUHA
Durgapur, Paschim Bardhaman

ANNEXURE -A

PROJECT-SPECIFIC PARTNERSHIP DEED

(For "RUPNARAYANPUR PROJECT" Only)

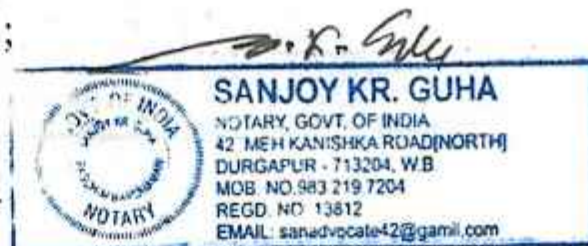
This PROJECT-SPECIFIC PARTNERSHIP DEED ("Project Deed") is made and executed at Durgapur, District Paschim Bardhaman, West Bengal, on this 21st day of January, 2026.

BY AND AMONG

1. Mr. Santosh Kumar Agarwal, son of Mr. Matadin Agarwal, aged about 57 (fifty-seven) years, holding PAN No. AENPA6072K and Aadhaar No. 2231-5137-2511, residing at Patwari Bhawan, Annapurna Nagar, Benachity, within the jurisdiction of Durgapur Municipal Corporation, District Paschim Bardhaman, West Bengal - 713213, (hereinafter referred to as the "First Partner");

23 JAN 2026

1



Sl No..... 1672 Date..... 21/01/26
Sold to..... Kapista Housing
Address..... DAP-13
Value of Stamp..... 100/-
Date of Purchase of the Stamp..... 30 DEC 2025
Paper from Treasury.....
Name of the Treasury from where
Purchase:-Durgapur

Ram Prasad Banerjee
Stamp Vender
A.D.S.R. Office, Durgapur-16
Licence No-1/93

STATE TREASURY
DURGAPUR
WEST BENGAL

GOVT. OF WEST BENGAL
DURGAPUR
OFFICE OF THE
TREASURY OFFICER
DURGAPUR

STATE TREASURY
DURGAPUR
WEST BENGAL

30 DEC 2025

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AS 266229

2. Mr. Arun Agarwal, son of Mr. Matadin Agarwal, aged about 50 (fifty) years, holding PAN No. AHYPA6797M and Aadhaar No. 7082-3659-4652, residing at Patwari Bhawan, Sani Mandir Gali, Benachity, within the jurisdiction of Durgapur Municipal Corporation, District Paschim Bardhaman, West Bengal – 713213, (hereinafter referred to as the “Second Partner”);
3. Mr. Anil Kumar Gupta, son of Mr. Hiralal Gupta, aged about 61 (sixty-one) years, holding PAN No. AGUPG9129N and Aadhaar No. 5650-3672-2293, residing at 16/5, Annapurna Nagar, Benachity, within the jurisdiction of Durgapur Municipal Corporation, District Paschim Bardhaman, West Bengal – 713213, (hereinafter referred to as the “Third Partner”); and



Sl No.....1673 Date.....21/01/26
Sold to.....Kapista Housing
Address.....DGP-13
Value of Stamp.....50p
Date of Purchase of the Stamp.....04 DEC 2025
Paper from Treasury.....
Name of the Treasury from where
Purchase:-Durgapur.

Ram Prasad Benerjee
Ram Prasad Benerjee
Stamp Vender
A.D.S.R. Office, Durgapur-10
Licence No-1/93



भारतीय गैर न्यायिक



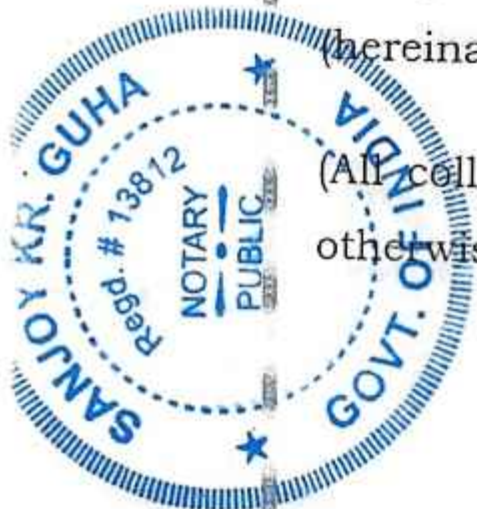
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

97AB 046681

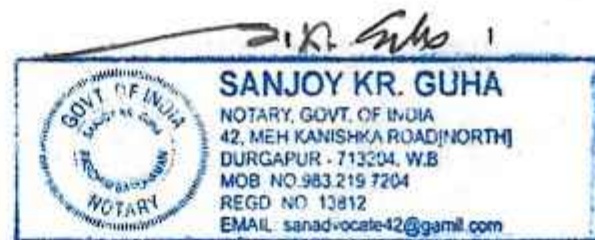
4. Mr. Ajit Garai, son of Mr. Manik Garai, aged about 36 (thirty-six) years, holding PAN No. ARMPG3639G and Aadhaar No. 3004-7495-2754, residing at Dhunura Plot, Pragati Sangha Football Maidan, within the jurisdiction of Durgapur Municipal Corporation, District Paschim Bardhaman, West Bengal – 713213, (hereinafter referred to as the “Fourth Partner”).
5. Mr. Fushraj Choudhary, son of Mr. Ganesh Choudhary, aged about 46 years, holding PAN: AFPPC4396D, and Aadhaar No. 6978-1639-0047, residing at 1B, Netaji Subhas Road, A-Zone, Durgapur – 713204 (hereinafter referred to as the “Project Partner”).

(All collectively referred to as “Project Partners”, unless the context otherwise requires.)



23 JAN 2026

3



Sl No..... 1674 Date 21/01/26
Sold to..... Kapita Housing
Address..... DGP 13
Value of Stamp..... 10p
Date of Purchase of the Stamp
Paper from Treasury.....
Name of the Treasury from where
Purchase:-Durgapur

09 JAN 2026

Ram Prasad Banerjee
Stamp Vender
A.D.S.R. Office, Durgapur-18
Licence No-1/93



23 JAN 2026

RECITALS

A. The First, Second, Third and Fourth Partners are the continuing and existing partners of a partnership firm carrying on business under the name and style of "KAPIST HOUSING", a partnership firm duly constituted, registered and validly subsisting under the provisions of the Indian Partnership Act, 1932, and engaged, inter alia, in the business of construction, development, promotion and real estate activities.

B. The said Partners, in furtherance of the business of the firm and by mutual consent, have decided to undertake and execute a specific and independent real estate development project, hereinafter referred to as the "Rupnarayanpur Project", situate, lying and being at: Mouza - Benagorya, Gram Panchayat - Rupnarayanpur, Police Station - Salanpur, District - Paschim Bardhaman, J.L. No. - 37, PIN - 713364, within the State of West Bengal.

C. For the limited and exclusive purpose of development, execution and completion of the said Rupnarayanpur Project, the existing Partners have, by mutual agreement and commercial understanding, decided to associate Mr. Fushraj Choudhary as a project-specific partner, it being expressly understood and agreed that such association is restricted solely to the said Project and shall not result in any reconstitution, alteration or modification of the existing partnership firm, its constitution, ownership, or profit-sharing structure.

D. The Project Partners are desirous of recording their mutual rights, obligations, responsibilities and understandings in writing, in order to ensure clarity, transparency and smooth execution of the Project, and accordingly have agreed to enter into this Project-Specific Partnership Deed, which is intended to be limited in scope, confined to the Rupnarayanpur Project alone, and operative only for the duration of

23 JAN 2026



the said Project, without creating any continuing or residual rights or liabilities beyond its completion and final settlement of accounts.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. PROJECT-SPECIFIC PARTNERSHIP AND LIMITED NATURE

1.1 The Project Partners hereby mutually agree and declare that they are associating together solely and exclusively for the purpose of planning, development, construction, marketing, sale and completion of the real estate project known as the "Rupnarayanpur Project", and for no other purpose whatsoever. Such association is project-specific, limited and special in nature, and shall not be construed as a general or continuing partnership beyond the said Project.

1.2 It is expressly agreed and declared that this Project-Specific Partnership shall commence from the date of execution of this Deed and shall remain in force only for the duration necessary to complete the Project, including completion of construction, sale, realisation of proceeds and final settlement of accounts, whereupon the partnership constituted herein shall automatically stand concluded and terminated, without requiring any further act or deed by the Project Partners.

2. NO RECONSTITUTION – NO PERMANENT STATUS

2.1 This Project Deed is executed without effecting any reconstitution, alteration or modification of the existing partnership firm carrying on business under the name and style of "KAPIST HOUSING", and shall not be deemed or construed as inducting the Project Partner or any other party as a permanent, continuing or general partner of the said firm.

2.2 The rights, obligations, interests and liabilities arising under this Project Deed are strictly confined to the Rupnarayanpur Project alone



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and shall not extend to, nor create any right, interest, claim or expectancy in respect of any other past, present or future project, business or asset of the existing partnership firm.

3. PROFIT-SHARING RATIO (PROJECT ONLY)

The net profits and losses of the Project shall be shared as follows: First Partner-12.5%, Second Partner 12.5%, Third Partner 25%, Fourth Partner 25%, Project Partner (Fushraj Choudhary) 25%.

4. CAPITAL CONTRIBUTION

4.1 The capital required for the execution and completion of the Rupnarayanpur Project shall be contributed by the Project Partners in such manner, proportion and at such times as may be mutually agreed among them from time to time, and the mere quantum of capital contribution by any Project Partner shall not, by itself, affect or alter the agreed profit-sharing ratio under this Project Deed.

4.2 In the event any Project Partner contributes capital on behalf of or in excess of the contribution of another Project Partner, such excess contribution shall be treated as an adjustable advance or recoverable contribution, to be settled, adjusted or repaid in accordance with a separate written understanding or mutual arrangement between the concerned partners, and the same shall not be construed as conferring any additional ownership, control or profit entitlement upon the contributing partner.

4.2A Specific Capital Contribution on Behalf of First Partner

Notwithstanding anything contained elsewhere in this Deed, it is hereby expressly agreed, declared and recorded that the Second Partner shall contribute and advance the capital attributable to the share of the First Partner for the Rupnarayanpur Project, either in whole or in part, as may be required from time to time, and such



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contribution made by the Second Partner shall be treated as an adjustable and recoverable advance made on behalf of the First Partner.

Such contribution shall not alter the agreed profit-sharing ratio, shall not create any additional ownership or management rights in favour of the Second Partner, and shall be adjusted, settled or repaid between the First Partner and the Second Partner in the manner mutually agreed and recorded separately, without prejudice to the rights of the other Project Partners.

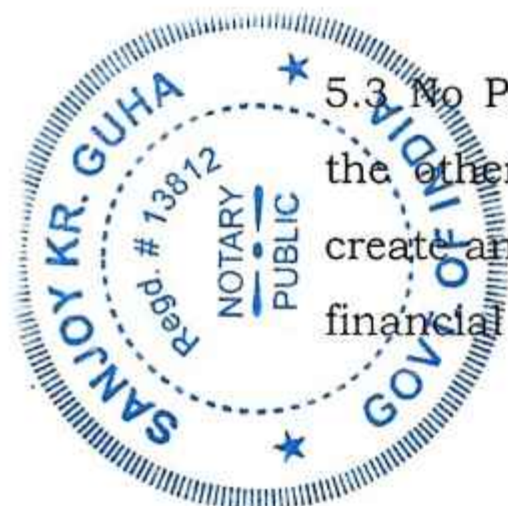
4.3 It is expressly agreed that no Project Partner shall, under any circumstances, claim or assert any additional right, title, interest, ownership or share in the Project, its assets or profits merely by reason of having contributed a higher or disproportionate amount of capital.

5. MANAGEMENT, AUTHORITY AND OPERATION OF ACCOUNT

5.1 The day-to-day management, supervision and execution of the Rupnarayanpur Project shall be carried out jointly by the Project Partners or through such partner or partners as may be authorised by mutual consent, and all material decisions relating to the Project shall be taken collectively.

5.2 A separate bank account shall be opened and maintained for the purposes of the Project, and the said account shall be operated jointly by any three of the Project Partners, as may be designated from time to time, in accordance with the mandate agreed among the Project Partners.

5.3 No Project Partner shall, without the prior written consent of all the other Project Partners, alienate or encumber any Project asset, create any third-party right or interest, or raise any loan, borrowing or financial liability in the name of or on behalf of the Project



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6. ACCOUNTS AND DISTRIBUTION OF PROFITS

6.1 Proper, true and correct books of accounts shall be regularly maintained in respect of the Rupnarayanpur Project, reflecting all receipts, expenditures, investments, liabilities and transactions relating thereto, and such accounts shall be open for inspection by any of the Project Partners at reasonable times.

6.2 The net profits of the Project shall be ascertained after deduction of all project-related expenses, development and construction costs, statutory dues, taxes, levies and other lawful outgoings incurred in connection with the execution and completion of the Project.

6.3 The net profits so determined shall be distributed strictly in accordance with the profit-sharing ratio agreed under this Project Deed, and in no other manner.

7. STATUS OF PROJECT PARTNER (CRITICAL CLAUSE)

7.1 It is expressly agreed and declared by and among the Project Partners that the association of Mr. Fushraj Choudhary under this Project Deed is strictly limited to the Rupnarayanpur Project, and he shall not be deemed, construed or treated as a permanent, continuing or general partner of the partnership firm carrying on business under the name and style of "KAPIST HOUSING".

7.2 The completion of the Rupnarayanpur Project, whether successful or otherwise, shall not create or confer any right, title, interest, expectation, equity or claim in favour of the Project Partner in respect of the existing partnership firm, its assets, goodwill or business, nor in respect of any other past, present or future project undertaken or to be undertaken by the said firm.

7.3 It is further agreed that any continuation, association or induction of the Project Partner beyond the Rupnarayanpur Project, if at all



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contemplated, shall be subject to a fresh, independent and expressly executed partnership deed, duly agreed upon by all the existing partners, and no such right shall be implied or inferred by conduct, contribution or participation in the present Project.

8. EXIT AND COMPLETION

8.1 Upon completion of the Rupnarayanpur Project, including completion of development activities, sale or disposal of units, realisation of project proceeds and final settlement of accounts among the Project Partners, the project-specific partnership constituted under this Deed shall automatically stand terminated and concluded, without the requirement of any further act, notice or declaration.

8.2 Upon such completion and settlement, the Project Partner shall, as a condition precedent to final closure, execute a Deed of Exit, Release and Indemnity, whereby he shall unequivocally relinquish, release and waive all present and future claims, rights or demands of whatsoever nature against the existing partnership firm and the other partners in relation to the Project or otherwise.

9. INDEMNITY

Each Project Partner hereby agrees to indemnify and keep indemnified the other Project Partners against all losses, damages, liabilities, costs or expenses that may be suffered or incurred by reason of any breach of the terms of this Project Deed, any unauthorised act or omission, or any misrepresentation or concealment of material facts by the indemnifying Project Partner.

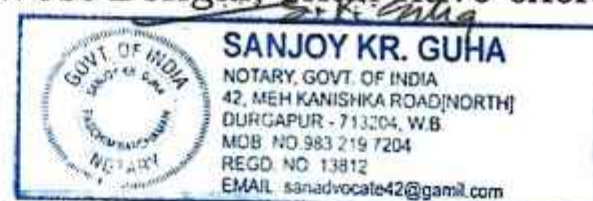
10. GOVERNING LAW AND JURISDICTION

This Project Deed shall be governed by, interpreted and construed in accordance with the laws of India, and the courts having territorial jurisdiction at Paschim Bardhaman, West Bengal, shall have exclusive



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jurisdiction in respect of all matters arising out of or relating to this Deed or the Rupnarayanpur Project.

11. SAVING CLAUSE

In the event that any provision of this Project Deed is held to be invalid, unlawful or unenforceable by any competent court or authority, such invalidity or unenforceability shall not affect the remaining provisions, which shall continue to be valid, binding and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF

The Project Partners have executed this Project-Specific Partnership Deed on the date first written above.

WITNESSES

SIGNATURES

Santosh Kr Agarwal

First Partner:

ARUN

✓ *Arun Agarwal*

Second Partner:

Amit Kumar Gupta

Third Partner:

Ajit gorai

Fourth Partner:

Pankaj Chakraborty

Project Partner:

Drafted by me as per instructions of the Parties hereto

Read over and Explained by me and

Prepared in my office: -

ADVOCATE

Enrollment No:

23 JAN 2026

INSTRUMENT 'A' REFERRED TO
IN THIS NOTARIAL CERTIFICATE

