

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 : 9434006684, 9832619444

Serial No 3/1-01-2025

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 Abhishek Agarwal 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 :

" SUPPLEMENTARY PARTNERSHIP DEED "

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 1st Day of January in the year of Christ 2025

**SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION**

[Signature]
Ramesh Kr. Agarwal
NOTARY

RAMESH KR. AGARWAL
NOTARY

Regd. No. 929 /1997

The executent/s is/are identified by me :



Notarial Stamp

1 JAN 2025

[Signature]
Advocate



पश्चिम बंगाल WEST BENGAL

AS 954720



Abhishek Kumar

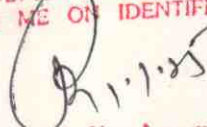
Sanjosh Kumar

Rashmi Kumar

Dilip Kumar

SUPPLEMENTARY PARTNERSHIP DEED

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION


Ramesh Kr. Agarwal
NOTARY
SILIGURI

1 JAN 2025

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 614697



✓ Ashok Kumar

✓ Santosh Kumar Gupta

✓ Pradip Kumar Gupta

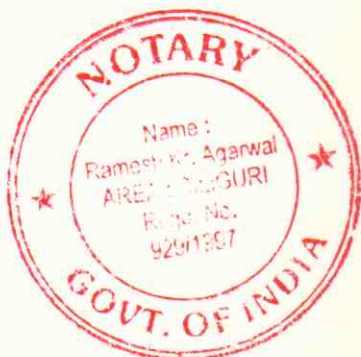
✓ Dipankar Kumar

THIS AMENDMENT TO M/S KESSO REALTY LLP "LIMITED LIABILITY PARTNERSHIP" DEED is made at Siliguri on this 1st day of January, 2025 (hereinafter referred to as a "**First Deed of Amendment**")

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal
NOTARY
SILIGURI

1 JAN 2025



Ashok Kumar Gupta

Santosh Kumar Gupta

Pradip Kumar Gupta

Dilip Kumar Gupta

BY AND BETWEEN

1. ASHOK KUMAR GUPTA (DPIN-10133124) son of Lt. Niranjan Singh Gupta residing at S.P. Mukherjee Road, Siliguri, Khalpara, Darjeeling-734005 West Bengal, which expression shall, unless it be repugnant to the subject or context -thereof, include their legal heirs, successors, nominees and permitted assignees and hereinafter called the **FIRST PARTY**,

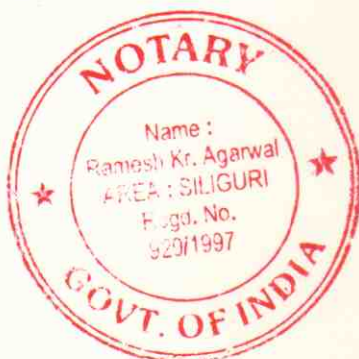
AND

2. SANTOSH KUMAR GUPTA (DPIN-10133125) son of Lt. Niranjan Singh Gupta residing at Computer Palace S.P. Mukherjee Road, Siliguri, Darjiling - 734005 West Bengal which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and hereinafter called the **SECOND PARTY**,

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal
NOTARY
SILIGURI

- 1 JAN 2025



AND

[Handwritten signatures and marks]

3. **PRADIP KUMAR GUPTA** (DPIN- 10133123) son of Lt. Niranjan Singh Gupta residing at S.P. Mukherjee Road Khalpara, Siliguri, Darjiling – 734005 which expressions shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and hereinafter called the **THIRD PARTY**,

AND

4. **DILIP KUMAR GUPTA** (DPIN-10133122), S/o Lt. Niranjan Singh Gupta residing at Computer Palace S P Mukherjee Road, Siliguri, Darjiling – 734005, which expression shall, unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees and permitted assignees and hereinafter called the **FOURTH PARTY**

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

[Signature]
Ramesh Kr. Agarwal
NOTARY
SILIGURI

- 1 JAN 2025



WHEREAS

The Parties have entered into a Limited Liability Partnership Deed dated 16th day of May, 2023 (LLP Deed) under the Limited Liability Partnership Act, 2008 with the LLP identity No. ACA-7758 providing, among other things, for the governance of the Limited Liability Partnership and the mutual rights and duties of each the partners.

NOW, THEREFORE, in consideration of the premises and mutual agreements hereinafter set out and of other consideration (the receipt and sufficiency of which are acknowledged), the partners agree as follow:

In accordance with the provisions of sub clause of the LLP Deed, the partners hereby amend the LLP Deed so as to record their understanding in writing.

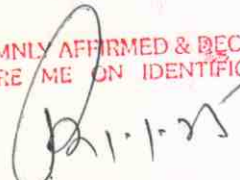
AND WHEREAS the parties have been agreed that the Deed of partnership executed to and between the parties hereto on 16th of May, 2023 shall be varied in the manner and to the extent hereinafter appearing: -

NOW, THEREFORE, in consideration of the terms and mutual agreements hereinafter set out the Parties agree as follows:

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. That the existing articles of the partnership embodied in the deed of partnership dated 16th day of May, 2023 shall be fully binding on all the parties hereto as well as their heirs, executors and legal representative, excepting insofar as the same shall be necessarily modified or affected by this agreement.
2. That it is hereby agreed to and between the parties hereto that **CLAUSES** in respect of change in designated partners, capital contribution and profits and losses of the deed of partnership executed to and between the parties hereto 16th day of May, 2023 is hereby amended as under: -

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION


Ramesh Kr. Agarwal
NOTARY
SILIGURI

- 1 JAN 2025



Ashok Kumar Gupta

Santosh Kumar Gupta

Pradip Kumar Gupta

Dilip Kumar Gupta

3. That it is hereby agreed to and between the parties hereto that **Contribution - Clause 6 & 7** of the deed of partnership executed to and between the parties hereto 16th day of May, 2023 is hereby amended as under: -

The Initial Capital Contribution of the LLP shall be Rs. 8,00,000/- (Rupees Eight Lakhs only) which shall be contributed by the partners in the following proportion: First Party-25% i.e. Rs 2,00,000/- (Rupees Two Lakh only), Second Party 25% i.e. Rs 2,00,000/- (Rupees Two Lakh only), Third Party 25% i.e. Rs 2,00,000/- (Rupees Two Lakh only) and Fourth Party -25% i.e. Rs 2,00,000/- (Rupees Two Lakh only).

In addition to the initial Contributions, First Part, Second Part, Third Part and Fourth Part will bring Non-Monetary Capital Contribution in form of Land, valued at Rs 1,55,00,000 each in the name of Ashok Kumar Gupta, Santosh Kumar Gupta, Pradip Kumar Gupta and Dilip Kumar Gupta. The land is morefully described in Schedule A hereunder written.

4. That it is hereby agreed to and between the parties hereto that **Profits - Clause 15** of the deed of partnership executed to and between the parties hereto 16th day of May, 2023 is hereby amended as under: -

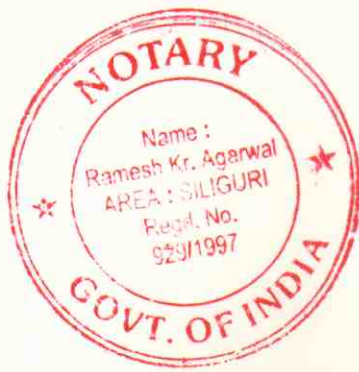
Profits: The net profits of the LLP shall be divided in the following proportions:

- To the said First Party - 14.5%
- To the said Second Party - 28.5%
- To the said Third Party - 26.5%
- To the said Fourth Party - 30.5%

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal
NOTARY
SILIGURI

- 1 JAN 2025



[Signature]

[Signature]

[Signature]

[Signature]

5. That it is hereby agreed to and between the parties hereto that **Losses** - **Clause 15** of the deed of partnership executed to and between the parties hereto 16th day of May, 2023 is hereby amended as under: -

Losses: The losses of the LLP including loss of capital, if any, shall be borne and paid by the partners in the following proportions:

- To the said First Party - 14.5%
- To the said Second Party - 28.5%
- To the said Third Party - 26.5%
- To the said Fourth Party - 30.5%

6. The change in the Constitution of the said Partnership hereby effected will be notified to the Registrar of Companies and the Income Tax Department within the prescribed time.

Words and Expressions defined in the LLP Deed shall have the same meaning in the First deed of Amendment.

Save and except as aforesaid all the terms and condition contained in the LLP Deed shall be deemed to be incorporated herein and shall form part of these presents.

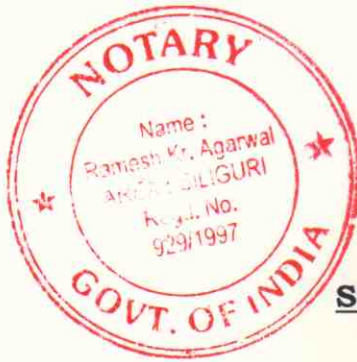
The First Deed of Amendment has been signed by all parties as token of their acceptance of the terms and conditions of the First Deed of Amendment.

The First Deed of Amendment shall always be kept attached to the said LLP Deed dated- 16th Day of May, 2023.

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

[Signature]
Ramesh Kr. Agarwal
NOTARY
SILIGURI

- 1 JAN 2025



✓ Ramesh Kr. Agarwal

✓ Santosh Kumar

✓ Pradip Kumar

✓ Dilip Kumar

SCHEDULE A OF THE LAND

All that piece and parcel of the undivided share of the land measuring 59 kathas 8 Chattaks 28 sq ft. and a warehouse standing thereon, being plot nos. 401, 403, 404, 405, 916, 917 and 1105, recorded in Khatian no 450, within Mouza - Dabgram, Pargana - Baikunthapur, Police Station Bhaktinagar, District - Jalpaiguri, Sheet No. 8.

The said land is bound and butted as follows: -

By the North - Lalit Kumar Gupta & Brothers & Sidhi Green Apartment

By the South - M/s Him Coach & Laxmi Maya Nepali High School

By the East - Road

By the West - Road

IN WITNESS WHEREOF this Deed of Amendment has been executed as a Deed on the date first stated above:

SIGNED as amended deed by

KESSO REALTY LLP

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal
NOTARY
SILIGURI

- 1 JAN 2025



Signed Delivered and sealed in
The presence of Witness

Ashok Kumar Gupta

(1) Signature of the First Part

i. _____

Santosh Kumar Gupta

(2) Signature of the Second Part

Pradip Kumar Gupta

(3) Signature of the Third Part

ii. _____

Dilip Kumar Gupta

(4) Signature of the Fourth Part

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal
NOTARY
SILIGURI

- 1 JAN 2025

Identified by me:

Advocate / Siliguri