



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



GREENROW DEVELOPERS PVT. LTD. Director 899524

DEED OF PARTNERSHIP

This DEED of PARTNERSHIP is made on 14-04-2016 by and between -

1. M/s. Greenrow Developers Pvt. Ltd. having its Registered Office at Poddar Court, 7<sup>th</sup> Floor, Room No.8, Gate No.4, 18 Rabindra Sarani, Kolkata - 700001, hereinafter called the FIRST PARTY.
2. Shri. Arun Abhishek Gaur Son of Shri. Shyam Sunder Gaur resident at Flat No.7EF, Eastern Block, 3B Ram Mohan Mullick Garden Lane, Kolkata - 700010, hereinafter called the SECOND PARTY.

WHEREAS the aforesaid partners have decided to carry on the business of Real Estate Developers, Contractors, Maintenance Services and Associated Business in Partnership under the name and style of firm Badrinath Developers since and w.e.f 14-04-2016 under the mutually agreed terms and conditions of partnership.

AND WHEREAS to avoid any future dispute or dissension it has also been agreed to reduce into writing the aforesaid mutually agreed terms in a Deed of Partnership.

15 APR 2016



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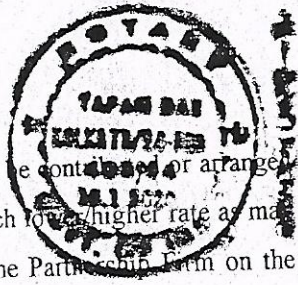
NOW THIS DEED OF PARTNERSHIP WITNESSETH the mutually agreed terms as under:

01. That the partnership business shall be carried on under the name and style of Badrinath Developers.
02. That the principal place of business of the Partnership Firm shall be situated at Poddar Court, 7<sup>th</sup> Floor, Room No.7 & 8, Gate No.4, 18 Rabindra Sarani, Kolkata – 700001, or at any other place or places as the parties hereto may agree from time to time.
03. That this Partnership Business has come into existence on 14-04-2016 and shall always be deemed to have come into existence on and w.e.f 14-04-2016.
04. That the business of the Partnership Firm shall be of Real Estate Developers, Contractors, Maintenance Services and Associated business. But the parties hereof on mutual consent may embark upon any other line or lines of business.

ENROW DEVELOPERS PVT. LTD.

Director

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05. The Funds required for the purpose of the Partnership Business shall be contributed or arranged by the Partners. Simple interest at the rate of 12% per annum or such higher rate as may be agreed considering the profit of the firm shall be payable by the Partnership Firm on the amount standing to the credit of loan account of the Partners.

06. The net profit of the Partnership Business as per the account maintained by the Partnership Firm after deduction of all expenses as well as interest and remuneration payable to the partners in accordance with this Deed of Partnership or any supplementary deed as may be executed by the partners shall be divided and distributed amongst the partners in the following proportion:-

- |                                       |     |
|---------------------------------------|-----|
| 1. M/s. Greenrow Developers Pvt. Ltd. | 50% |
| 2. Shri Arun Abhishek Gaur            | 50% |

The loss if any, including loss of capital suffered in any year shall also be borne/distributed in the above proportion.

07. That the accounting period of this Partnership Firm shall run from 1<sup>st</sup> Day of April to 31<sup>st</sup> Day of March each year. At the close of the accounting period i.e. on 31<sup>st</sup> March each year, the Books of Accounts of the Partnership Firm shall be totaled, balanced and adjusted upto the close of the Accounting period and Trading and Profit & Loss Account shall be prepared.

The resultant profits and losses will then be debited or credited to the respective parties capital/current accounts as the case may be. Balance Sheet thereafter shall be prepared depicting the state of affairs of the Partnership Business as on 31<sup>st</sup> Day of March each year.

08. That usual and customary Books of Accounts of the day to day affairs of Partnership Firm shall be maintained and kept at the principal place of business and shall not be removed therefrom unless mutually agreed or deemed necessary in the interest of the Partnership Business. However, the parties hereof shall be entitled to inspect these Books of Accounts and also to take copies or extract therefrom but only during business hours.

09. That all the parties hereof shall be faithful to and shall act as an attorney of/to each other as also of the Partnership Firm as far as their business affairs are concerned.

10. That bank account or accounts may be opened in any bank or banks and would be operated upon by the parties hereof as agreed between them from time to time.

GREENROW DEVELOPERS PVT. LTD.

  
Director



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11. That new partner or partners may be admitted to this Partnership Business on mutually agreed terms and conditions in between the existing partner or partners and the new partner or partners.
12. That in case of retirement or, God forbid, in case of death of any partner the Partnership Business may not be dissolved and may be carried on in between the remaining partner or partners hereof along with legal heirs/successors of the deceased party under fresh mutually agreed terms.
13. That save in so far as provided here in, the Partnership Firm shall be governed by the provisions of Indian Partnership Act, 1932 as amended from time to time.
14. That in case of dispute between the parties hereof with regard to the terms and conditions of the Partnership Firm and other allied matters, the matter shall be referred to and decided by the Arbitration as per the provisions of Indian Arbitration Act then in force.
15. That the Parties hereof on mutual consent may add to, vary, delete, alter any of the above mentioned terms of this Partnership. The consent may be in writing or be deemed by the Acts of the parties hereof.

IN WITNESS WHEREOF THE PARTIES HEREOF HAVE SIGNED THESE PRESENTS ON  
THE DATE MONTH & YEAR AFORESAID IN  
KOLKATA IN PRESENCE OF WITNESS

WITNESS:

SIGNATURE OF PARTNERS

Identified by me  
*[Signature]*  
Advocate

1) S. V. Saha

1) **GREENROW DEVELOPERS PVT. LTD.**

*[Signature]*  
Director

Signature Attested Only  
In Identification of Ld. Advocate

2) [Signature]

**TAPAN DAS**  
No. 31, Govt. of India  
Kolkata & 24-Pargan

2) [Signature]

**15 APR 2016**

Drafted, read over and explained the contents of this partnership deed to the Executants who found and admitted the same to be true and correct.

Advocate