



Serial No. A...../2024



Notarial Certificate

TO ALL TO WHOM THESE PRESENTS SHALL COME I, TAPANKUMAR DEY, Advocate Alipore Court duly appointed by the Central Government and practising as a NOTARY in the district of 24 Parganas of the State of West Bengal within the Union of India, do hereby declare and certify that the Paper Writings collectively marked 'A' annexed hereto, hereinafter, called the "Paper Writings A" are presented before me by the executants

"SUPPLEMENTARY AGREEMENT" of
2nd Mr. Amitansu Guha S/o Late Parash Nath Guha
of 15/1A, Abrahampura, Road P.S. Tadaupur, Kolkata.
700032 and M/s T & A Sankar of
9/24A, Bijaygarh, Kolkata-700032.

hereinafter referred to as the "executant (s)" on this the day of Two thousand.

the "executant (s)" having admitted the execution of the "Paper Writing A" in respective hand(s), in the presence of the witness (es), who as such, subscribe (s) signature (s) thereon, and being satisfied as to the identity of the executant (s), and the said execution, I have authenticated verified and attested the execution of the "Paper Writings A" and testify that the said execution is in the respective hand(s) of the executant(s).

IN ACT WHEREOF being required of a Notary, I have granted THESE PRESENTS as a NOTARIAL CERTIFICATE to serve and avail as need and occasion shall or may require.

IN FAITH AND TESTIMONY WHEREOF I, the said Notary, have hereunto set and subscribed my hand and affixed my Notarial seal on this the day of 2024.



Notarial Stamp

Off. : Alipore Criminal Court
Bar Association (1st Floor)
Kolkata- 700 027
Ph. : 2479 1068

Resi.: Amulya Bhavan
10, Seventh Street, Modem Park 18 JUN 2024

TAPAN KUMAR DEY

Notary
Govt. of India
Alipore Judges & Criminal Court
Kolkata - 700 027
Regn. 1537 / 2000
Dist. - 24 Parganas

TAPAN KR. DEY

Serial No. A/

18024

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TEN
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Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

96AB 542666



BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA
ALIPORE POLICE COURT



SUPPLEMENTARY AGREEMENT AFTER DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY AGREEMENT made on this 18th day of June, 2024
(Two Thousand Twenty Four) with reference to the DEVELOPMENT AGREEMENT dated



BY and BETWEEN

Anil Kumar Guha

T & A DEVELOPERS
Anima Das
Partner

T & A DEVELOPERS
Tara Das
Partner



18 JUN 2024

- 7 MAY 2024

033051

Name..... S. S. Ali, Advocate
Address..... ALIPORE POLICE COURT, KOL-27
Vendor.....
I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata-700 001



BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA
ALIPORE POLICE COURT



T & A DEVELOPERS
Partner
T & A DEVELOPERS
Partner

18 JUN 2024



18 JUN 2024



SRI AMITAVA GUHA (PAN ADPPG6963L) (AADHAAR 5491 1996 1371) son of Late Paresh Nath Guha, by religion: Hindu, by occupation: Retired Person, residing at 15/1A, Ibrahimpur Road, P.O Jadavpur University, P.S:- Jadavpur, Kolkata – 700032, District: South 24 Parganas, West Bengal, hereinafter called and referred to as the **'OWNER'** ((which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective legal heirs, successors, legal representatives, executors, administrators and / or assigns)) of the **FIRST PART;**

AND

M/S. "T & A DEVELOPER" a partnership firm having its registered office at 9/24A, Bijaygarh, P.O. Jadavpur University, Kolkata - 700032, District – South 24 Parganas, represented by its partners namely (1) **SMT. ANIMA DAS (PAN EDYPS8554L) (AADHAAR No. 8359 0792 8290)** wife of Dipankar Das, by faith: Hindu by Occupation: Business, Resident of 9/25, Bijaygarh, P.O. Jadavpur University, Kolkata - 700032, District – South 24 Parganas, in the state of West Bengal, (2) **SMT. TARA DAS (PAN AHNPD2724L) (AADHAAR No. 7373 8646 3152)** wife of Tapan Das by faith: Hindu by Occupation: Business, Resident of 48, Raja S.C. Mullick Road, P.O. Jadavpur University, Kolkata - 700032, District – South 24 Parganas, hereinafter called and referred to as the **'DEVELOPER'** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, assigns, nominees, executors, administrators and change in office) of the **SECOND PART.**

WHEREAS The Owner of the First Part and the Developer of the Second Part herein entered into a Development Agreement dated _____ (hereinafter referred to as the 'said Development Agreement') for constructing a G plus Four Storied building on a piece and parcel of land as mentioned in the schedule hereunder.

AND WHEREAS after entering into the said Development Agreement, the Owners of the First Part obtained a Building Sanction Plan dated _____ bearing number _____ (hereinafter referred to as 'the said Sanctioned Plan') from the competent Authority i.e. Kolkata Municipal Corporation.

AND WHEREAS since the said Development Agreement was executed prior to sanction of the new building plan the specific allocation of the Owner and the Developer is not incorporated on the said Development Agreement and now both the parties herein with their own capacity, jurisdiction and limitation mutually decided to amend the said Development Agreement executed by and between them and further to the said Development Agreement, by entering this



Amitava Guha

T & A DEVELOPERS

Anima Das

Partner

T & A DEVELOPERS

Tara Das

Partner

18 JUN 2024



'Supplementary Agreement after Development Agreement' both the parties herein now agreed to specify their part of allocation on the new building more precisely as per the aforesaid Sanctioned Plan, which is described as under.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1) Owners' Allocation means:

The Owners shall have exclusive right title interest and entitlement of the following Flats/units of newly constructed the G+4 storied building erected on the below schedule land.

- 1.1 One flat situated on the East side of the First Floor of the newly constructed building.
- 1.2 Entire Second Floor of the newly constructed building.
- 1.3 One flat situated on the West side of the Fourth Floor of the newly constructed building.
- 1.4 Four numbers of Car Parking space on the Ground Floor.

2) Developer's Allocation means:

The Developer shall have exclusive right title interest and entitlement of the following Flats/units of newly constructed the G+4 storied building erected on the below schedule land.

- 1.1 One flat situated on the West side of the First Floor of the newly constructed building.
- 1.2 Entire Third Floor of the newly constructed building.
- 1.3 One flat situated on the East side of the Fourth Floor of the newly constructed building.
- 1.4 Four numbers of Car Parking space on the Ground Floor.

The remaining terms and conditions shall be the same as described in the said Development Agreement.

FIRST SCHEDULE REFERRED TO ABOVE
(The said property)

ALL THAT piece and parcel of land measuring about 06 Cottahs land together with two storied structure standing thereon situated at Mouza: Ibrahimpur, Touzi No. 239, J.L. No. 36, R.S. No. 10, comprised partly in Plot No. 255 of Khatian No. 98 and partly in Plot No. 256 of Khatian No. 111, which is now known and numbered as Kolkata Municipal Corporation Premises No. 15/1A, Ibrahimpur Road, Kolkata – 700032, Ward No. 96, ASSESSEE No. 210960202790.

The entire property is butted and bounded as follows:

- | | | |
|----------|---|---|
| By North | : | Formerly by the land of Harendra Nath Das Gupta and at present by the lands of Smt. Sushima Mukherjee and Kalyan Kumar Dasgupta.; |
| By South | : | Partly by the land of Smt. Jogamaya Guha and |



Jogamaya Guha

T & A DEVELOPERS
Anima Das
Partner

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18 JUN 2024



partly by the land of Jitendra Nath Ghosh;

By East : Partly by the common pathway and partly by the land of Anil Roy Choudhury;

By West : By the lands of Smt Bidhumukhi Das Gupta and others;

IN WITNESS WHEREOF the parties above named have hereunto set and subscribed their seal and sign on the day month and year first above written.

SIGNED SEALED AND DELIVERED BY
THE OWNER ABOVENAMED

Anilam Guha
SIGNATURE OF THE OWNER

SIGNED SEALED AND DELIVERED BY
THE DEVELOPER ABOVENAMED

T & A DEVELOPERS

Anima Das

Partner

T & A DEVELOPERS

Tara Das

Partner

SIGNATURE OF THE DEVELOPER

Witnesses:



Identified by me

Nabakumar Mukhopadhyay
Advocate

Alipore Police Court
Enrl. No.- WB/2037/1999

Advocate

18 JUN 2024

Drafted by me as per instructions provided by the parties above

(Sudip Kumar Bhaumik)

Advocate,

City Seasons & Metropolitan Magistrates' Court, Calcutta
Mobile No. 7003968892

Signature Attested
on Identification

T. K. Dey
T. K. Dey, Notary
Alipore Judges'/Police Court, Cal-27
Reg. No. 1537/2000, Govt. of India

18 JUN 2024



18 JUN 2024

THE **18 JUN 2024** DAY OF.....

**Paper Writings 'A'
&
The Relative Notarial
Certificate**



18 JUN 2024

Tapan Kumar Dey

Advocate
ALIPORE JUDGES & CRIMINAL COURT

NOTARY

Govt. of India
Regd. No. 1537/2000

ADDRESSES

Chamber:

"HEMANTABHA APARTMENT"
63, Santoshpur Avenue
Kolkata- 700 075
Mob. : 8777590687 / 9830314080
(T.K. Dey)
9831109694 (Sujit)

Office:

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Kolkata- 700 027
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Residence:

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10, Seventh Street, Modern Park