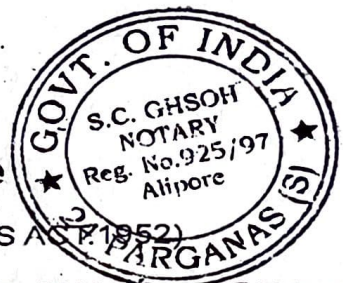




N/C-417/26

Notarial Certificate

(PURSUANT TO SECTION 8 OF THE NOTARIES ACT, 1952)



KNOW ALL MEN BY THESE PRESENTS I, SUKUMAR CHANDRA GHOSH Advocate & Notary Practitioner in the Alipore Police Court having my ordinary professional Address at Village-Putkhali, P.O.-Daulatpur, P.S.-Maheshtala, District-South 24 Parganas with Sub-Division-Alipore Sadar, District-South 24 Parganas in the State of West Bengal within union of India do hereby declare that the paper writings & documents annexed hereto and collectively marked with the Letter 'A' hereinafter called the paper writings 'A' as presented before me by the Executor(s)/Executant(s).

Agreement

Bijan Kumar Ghosh S/O Late Gopal
Krishna Ghosh

P.O.- Baghajatin, P.S.-Patuli, KOI-700086

And

Lokenath Enterprise Represented By
Deepak Saha

P.O.- Baghajatin, P.S.-Patuli, KOI-700086

Hereinafter called to as Executor(s)/Executant(s) on this the Twenty Second

Day of July

two thousand and twenty Six

The executors(s) /executant(s) having admitted the "Paper Writings" 'A' in respective hand(s) in the presence of the witness(es) who as such subscribe(s) signature(s) thereon and satisfied as to the identity of the of the executant(s) and the said execution of the paper writings 'A'

I verify, Authenticate and Attest the Execution of the Paper Writings 'A' in the Respective hand(s) of the executors(s) / Executant(s).

AN ACT WHERE OF being Required of a Notary and I have granted THESE PRESENTS as my NOTARIAL CERTIFICATE to serve and avail of as needs or occasions shall or may arise for the same.



IN FAITH AND TESTIMONY WHEREOF I, the said Notary, have hereunto set and subscribed my hand and affixed my Notarial Seal of Office

on this the 22nd day of July 2028

Sukumar Chandra Ghosh
SUKUMAR CHANDRA GHOSH

Notary

Govt. of India, Regn. No.-925/97

Mobile : 94332 37084

70031 30930

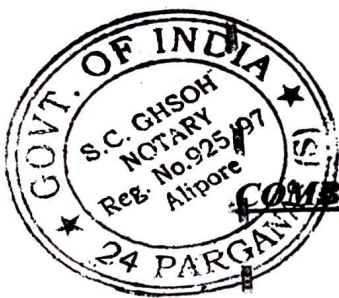
S. C. GHOSH
NOTARY
GOVT. OF INDIA
Reg. No. 925/97

22 JUL 2026



अभिचरक पश्चिम बंगाल WEST BENGAL

29AC 649999



**COMBINED SUPPLYMENTARY JOINT VENTURE AGREEMENT
FOR DEVELOPMENT**

(Agreement between Land Owner and Developer)

**THIS SUPPLYMENTARY JOINT VENTURE AGREEMENT FOR
DEVELOPMENT** made this the 22nd day of July, **TWO THOUSAND
TWENTY SIX(2026)**;

- BETWEEN -

22 JUL 2026

Page No. 1

Proprietor
Deepak Saha
LOKENATH ENTERPRISE

Bijan Kumar Ghosh

SRI BIJAN KUMAR GHOSH (PAN - ADEPG2992C, Aadhaar No. 7240 6709 8795) Son of Late Gopal Krishna Ghosh, by occupation of Retired Person, by faith - Hindu, by Nationality - Indian, residing at 86/4, Biplabi Ullaskar Dutta Road, Post Office - Baghajatin, Police Station - previously Jadavpur now Patuli, Kolkata - 700086, hereinafter called and referred to as the **"OWNER/FIRST PARTY"** (Which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs/successors/executors/administrators/legal representatives and assigns) of the **ONE PART**;

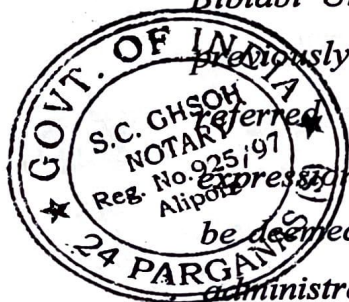
- **AND** -

LOKENATH ENTERPRISE a proprietorship firm, having its office at 86/4, Biplabi Ullaskar Dutta Road, Post Office - Baghajatin, Police Station - previously Jadavpur now Patuli, Kolkata - 700 086, represented by its proprietor namely **SRI DEEPAK SAHA** (PAN NO. AWRPS 9218F, Aadhaar No. 987714323386) Son of Late Dilip Kumar Saha, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 86/4, Biplabi Ullaskar Dutta Road, Post Office - Baghajatin, Police Station - previously Jadavpur now Patuli, Kolkata - 700086, hereinafter called and referred to as **"DEVELOPER/SECOND PARTY"** (Which term or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, successors, executors, successors, administrators, legal representatives, succession-in-office and assigns) of the **OTHER PART**;

WHEREAS the Owner herein entered into an Agreement for Development/ Joint Venture Agreement executed on 13.08.2021 which was duly registered in the Office of the District Sub-Registrar-II at Alipore, District South 24-Parganas and recorded in Book No. I, Volume No. 1602-2021, Pages from 270064 to 270126, Being No. 160206211 for the year 2021 and also

22 JUL 2026

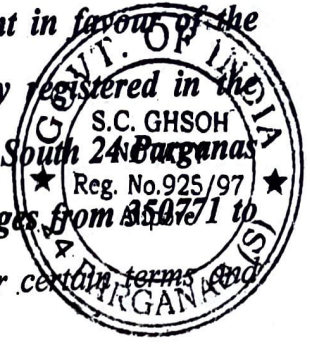
Page No. 2



LOKENATH ENTERPRISE
Proprietor
Deepak Saha

Bijan Kumar Ghosh

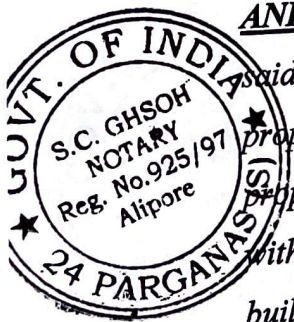
executed a registrar Power of Attorney for Development in favour of the Developer executed on 22.07.2022 which was one duly registered in the Office of the District Sub-Registrar-II at Alipore, District South 24 Parganas and recorded in Book No. I, Volume No. 1602-2022, Pages from 350771 to 350796, Being No. 160209685 for the year 2022 under certain terms and conditions contained therein.



AND WHEREAS since then the Developer demolished the exiting old building and after demolishing of the said building, the Owner applied before the Kolkata Municipal Corporation for a sanction of building plan for proposed G+III storied building in favour of him at the Developer's own cost and expenses.

AND WHEREAS after entering into the aforesaid Development Agreement dated 13.08.2021, the Owner herein obtained a sanctioned building plan for proposed G+III storied building upon the said Bastu net Land measuring more or less 2(Two) Cottahs 6(Six) Chittaks 43(Forty Three) Sq.ft. more or less after deducting Strip of land portion vide building permit No. 2022120556 issued on 18-03-2023, Borough XII, Ward No. 101 in favour of him at the Developer's own cost and expenses.

AND WHEREAS after getting the said building sanctioned plan herein, the said Developer herein had been starting the construction works of the said proposed Multi storied building thereon together with undivided proportionate share and interest upon the land underneath of the said property with common areas and facilities according to sanctioned building plan vide building permit No. 2022120556 issued on 18-03-2023, Borough XII, Ward No. 101 of the authorised concern of K.M.C. in favour of the Owner/Vendor at the above mentioned K.M.C. known as Premises No. 170, Baghajatin Place,, Assessee No. 31-101-10-0170-5 corresponding to postal/mailling address is 77, Biplabi Ullaskar Dutta Road, P.O. – Baghajatin, Kolkata – 700 086, fully mentioned in the Schedule hereunder written.

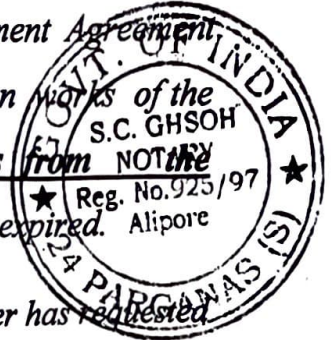


LOKENATH ENTERPRISE
Proprietor
Deepak s/o

Biyan Kumar Ghosh

22 JUL 2026

AND WHEREAS in the aforesaid Joint Venture/Development Agreement executed on 13.08.2021, the date of completion the construction works of the said building mentioned has within 24(Twenty Four) months from the date of signing of this agreement, now the time has been expired.



AND WHEREAS due to unavoidable circumstances, the Developer has requested to the Owner to be extend the said time and the both parties has decided the extension of time upto 31-12-2026 as per both parties mutual consent.

AND WHEREAS after modification of the Registered Joint Venture Agreement, so making a Supplementary Agreement between the parties hereto as follows :-

- 1) The Development Agreement has been valid upto 31st December, 2026 as per Supplementary Development/Joint Venture Agreement.
- 2) This deed shall be supplementary to the main Registered Developer/Joint Venture Agreement and the above clauses shall be deemed to have been included in the original registered Development/Joint Venture Agreements itself and it is treated as a part and parcel of the main Registered Developer/Joint Venture Agreement.



This Supplementary Agreement is the part of the previous Registered Development Agreement & Development Power of Attorney registered on 13.08.2021 and other terms and conditions stated in the said Registered Development Agreement shall be remain same and forceful and/or effective.

- 4) That the terms and conditions contained in the said Principal Agreement for Developer are remain unchanged and unaltered and as before and the same is fully binding upon both the parties hereto and their respective heirs, executors, administrators, legal representatives and assigns.

Sumit Kumar Ghosh

Bigan

22 JUL 2026

LOKENATH ENTERPRISE

Deepak Kumar

Proprietor

- 5) Subject to aforesaid rectification as stated in the supplementary Agreement, all other terms and conditions and other clauses as stated in the said Registered Development Agreement executed on 13.08.2021 shall be remain same and forceful and/or effective.
- 6) This Agreement is one of the parts of the said Joint Venture/Development Agreement executed on 13.08.2021 and the same will be effected from 13.08.2021.
- 7) That this Supplementary Agreement shall be treated as a part of the said Principal Agreement for Development.

THE SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of Bastu land measuring more or less 2(Two) Cottahs 6(Six) Chittaks 43(Forty Three) sq.fts. together with a Ground Plus Three (G+III) storied building standing thereon which is situated and lying at Mouza - Chakmasur, J.L. No. 30, comprised in C.S.Dag No. 53 under C.S.Khatian No. 1 corresponding to R.S. Khatian No. 34 under R.S.Dag No. 62, Touzi No. 151, R.S.No. 21½, Sub-Registration. Office at Alipore, Police Station - previously Jadavpur now Patuli, Pargana - Khashpur, District South 24-Parganas, within the jurisdiction of the Kolkata Municipal Corporation Ward No. 101, known as K.M.C. Premises No. 170, Baghajatin Place, Assessee No. 31-101-10-0170-5 corresponding to postal/mailling address is 77, Biplabi Ullaskar Dutta Road, Post Office - Baghajatin, Kolkata - 700086, which is butted and bounded by :-



ON THE NORTH : Plot of Sri Ranjan Ghosh.
ON THE SOUTH : Property of Smt. Sonamoni Deb Roy.
ON THE EAST : 16'fts. wide K.M.C. Road.
ON THE WEST : Property of Sri Haripada Dasgupta.

LOKENATH ENTERPRISE
Proprietor

Bigyan Kumar Ghosh

IN WITNESSES WHEREOF WE, the said Owner have executed this Development Agreement the day, month and year first above written.

Signed, sealed and delivered by
the within named executor/owner
at Kolkata In the presence of :-



WITNESSES:

1.

Bijan Kumar Ghosh

SIGNATURE OF THE OWNER

2.

LOKENATH ENTERPRISE

Deepak Saha

Proprietor

SIGNATURE OF THE DEVELOPER



Identified by me

Ajay
Advocate

Signature Attested
on Identification

[Signature]
S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Reg. No. 925/97, Govt. of India

22 JUL 2026



22 JUL 2026

THE 22nd DAY OF July 2026

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

Sukumar Ch. Ghosh, Advocate

&

Notary Public

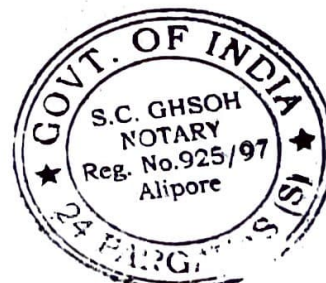
Alipore Police Court, Kolkata-700027



22 JUL 2026

**:RESIDENCE & CHAMBER
Village-PUTKHALUI, P. O.-DAULATPUR
P.S.-MAHESHTALA, 24 PARGANAS
(SOUTH**

M :94332 37084, 70031 30930



22 JUL 2026