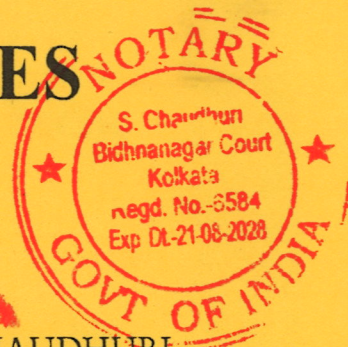


NOTARIAL CERTIFICATES

S. No. 502 2026

23 JUL 2026



TO ALL MEN THESE PRESENTS SHALL COME, I S. CHAUDHURI
duly appointed and authorised by the Govt. of India to practice as a Notary
throughout the District of North 24 Parganas in the state of West Bengal do
hereby certify that the paper writings collectively marked "A" annexed hereto
(hereinafter called the paper writings "A") are presented before me by the
executant(s).

Raunak Properties Private Limited.

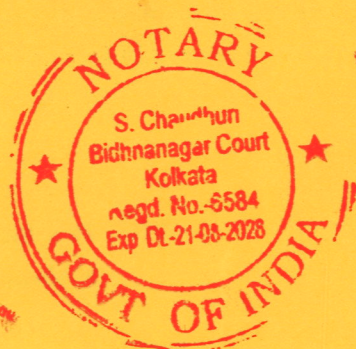
Supplementary Development Agreement.

hereinafter referred as
the executant(s) on this 23rd Day of July Two thousand Twenty Six

Under the execution of the paper writings 'A' on its being admitted by the
respective signatories as the matters contained therein and being satisfied as
to the identity of the executant(s) I have attested the execution.

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

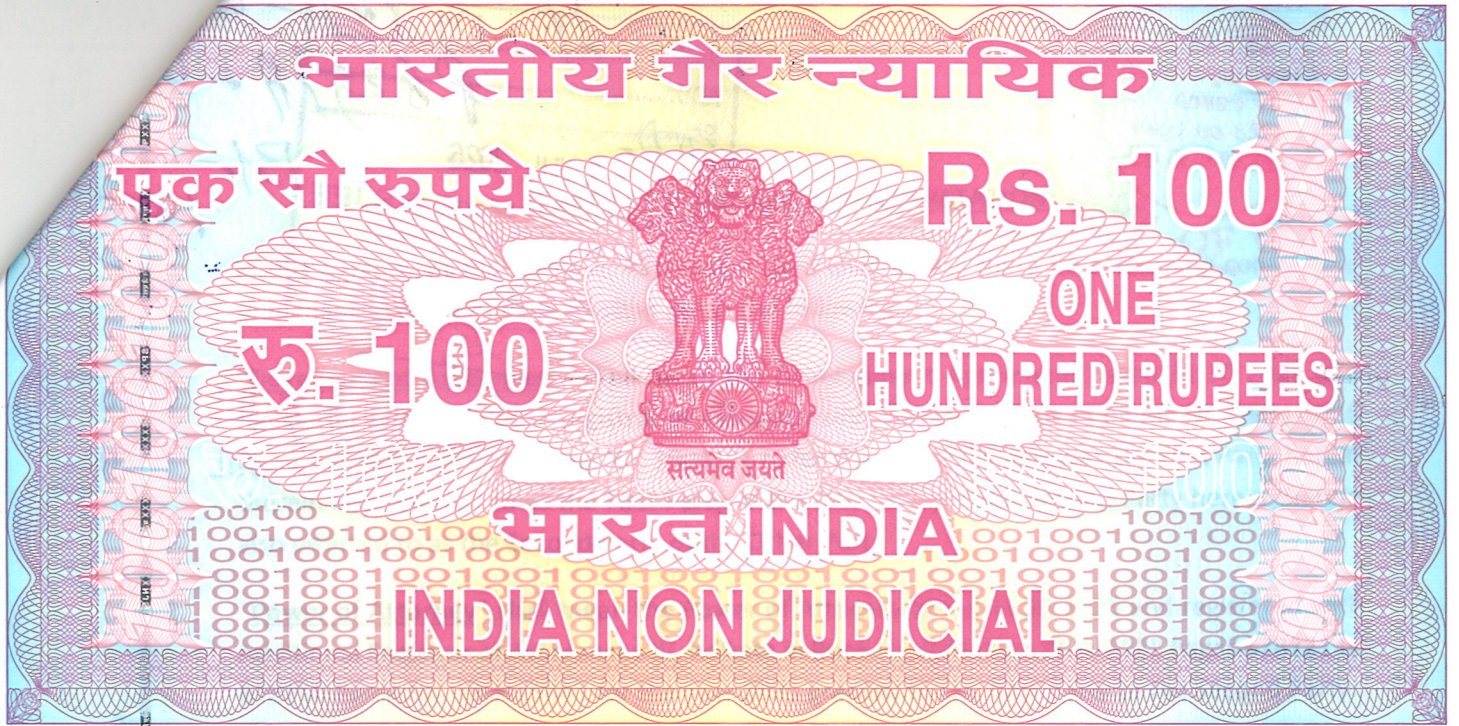
IN FAITH AND TESTIMONY WHEREOF, I the said Notary have
hereunto set and subscribed my name and affixed my seal of office on
this 23 day of July 2026



23 JUL 2026

[Signature]
S. Chaudhuri
M.COM, LL.B
NOTARY

(Govt. of India)
Regn. No. 6584/08
Mayukh Bhaban
Ground Floor
Bidhannagar Court
Kolkata - 700 091
W.B. (India)



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.-NORTH 24 PARGANAS

SUPPLEMENTARY DEVELOPMENT AGREEMENT



THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT made this 05th day of July Two Thousand and Twenty Six BETWEEN RAUNAK PROPERTIES PRIVATE LIMITED (CIN:U72100WB1999PTC089838 and PAN: AABCR8161K), a Company incorporated under the Companies Act, 1956 having its Registered Office at P-829/A, Lake Town, Block – A, Post Office and Police Station Lake Town, Kolkata, Pin Code - 700089, represented by its Director Raunak Jhunjunwala (Aadhaar No. 2329 8128 4549 and PAN: AEYPJ0495G) son of Sushil Kumar Jhunjunwala of 829/A, Lake Town, Post Office and Police Station Lake Town, Kolkata - 700089, hereinafter referred to as "the **FIRST PARTY**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or assigns) of the **ONE PART AND HIMANGA MERCANTILES PRIVATE LIMITED** (CIN: U51909WB1994PTC066866 and PAN: AAACH6340K), a Company incorporated under the Companies Act, 1956 having its Registered Office at P-829/A, Lake Town, Block – A, Post Office and Police Station Lake Town, Kolkata, Pin Code - 700089, represented by its Director Saurabh Sushil Jhunjunwala (Aadhaar No.2227 8380 2096 and PAN: AGLPJ5449H) son of Sushil Kumar Jhunjunwala of 829/A, Lake Town, Post Office and Police Station Lake Town, Kolkata - 700089, hereinafter referred to as "the **SECOND PARTY**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or assigns) of the **OTHER PART**:

Raunak Properties Pvt. Ltd.

Raunak Jhunjunwala

Director

Himanga Mercantiles Pvt. Ltd.

Saurabh SS

Director

23 JUL 2026

382993

NAME H. M. Pat
ADD. P829/10-1
Rs. 100/-
- 2 JUL 2026
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kolt
[Signature]

- 2 JUL 2026
- 2 JUL 2026



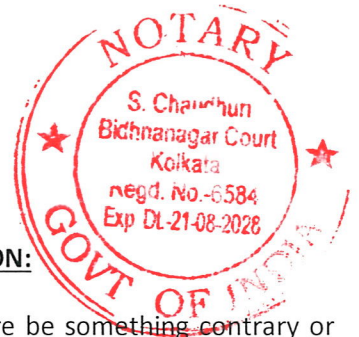
SUPPLEMENTARY DEVELOPMENT AT BISHNANAGAR
DIST. NORTH 24 PARGANAS

Director, Municipal Corporation, Kolkata

Director, Municipal Corporation, Kolkata

Director

Director



PART-I # DEFINITIONS & INTERPRETATION:

1. In this Agreement the terms or expression used shall unless there be something contrary or repugnant to the subject or context mean the following:
 - 1.1 **"Development Agreement"** shall mean the Development Agreement dated 31.10 2025 and registered with Additional Registrar of Assurances-IV, Kolkata in Book I Volume No. 1904-2025 Pages 676303 to 676340 Being No. 190415670 for the year 2025 between the First Party herein therein also referred to as the First Party of the One Part and the Second Party herein therein also referred to as the Second Party of the Other Part.
 - 1.2 **"Power of Attorney"** shall mean the Power of Attorney dated 31.10.2025 and registered with Additional Registrar of Assurances-IV, Kolkata in Book I Volume No. 1904-2025 Pages 678721 to 678750 Being No. 190415681 for the year 2025 granted by the First Party to the Second Party.
 - 1.3 **"Development Contracts"** shall mean the Development Agreement and the Power of Attorney and this Agreement and all other related documents in writing between the parties.
 - 1.4 **"Subject Property"** shall mean **ALL THAT** shall mean immovable property with a land area of 2.25 Acre or 225 satak more or less situate lying at and being the entire L. R. Dag Nos. 466, 465, 464, 463 and divided and demarcated portion of L.R Dag No.454 all recorded in L.R. Khatian Nos.4038, 4039, 4040 and 4041 (formerly R.S. Dag Nos. 150, 151, 152, 153 and 201 (Part) recorded in R.S. Khatian Nos.86, 107, 184, 176/1 and 222 respectively) in Mouza Ghola, J. L. No.77, being Municipal Holding/Premises No.97 (formerly Holding/Premises No.88 and prior thereto Nos. 35, 56 and 57) Ghola Kachari Road under Ward No. 23 of the Barasat Municipality under Police Station Barasat in the District of North 24 Parganas morefully and particularly mentioned and described in the **SCHEDULE** hereunder written.
 - 1.5 All other expressions used herein shall unless there be something contrary or repugnant
 - 1.6 to the subject or context have the same meaning as assigned to them in the Development Agreement.

PART-II # RECITALS AND REPRESENTATIONS:

WHEREAS by the said Development Agreement, the Second Party was appointed the sole and exclusive developer of the Subject Property with rights to Transfer the Transferable Areas and other properties benefits and rights as morefully contained therein and the First Party hereto recorded into writing the terms and conditions in respect of the development of the Subject Property as morefully contained therein.

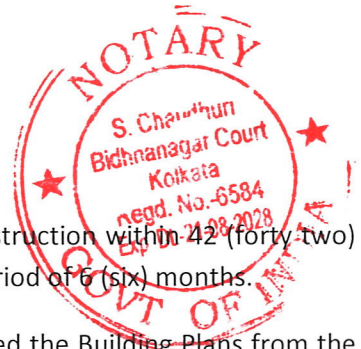
AND WHEREAS by the Power of Attorney the First Party granted certain powers and authorities to the Second Party and/or its authorized signatories named therein in respect of the Subject Property.

AND WHEREAS under the said Development Agreement, it was inter alia agreed that subject to force majeure and subject to the First Party not being in default in compliance of its obligations under

Damini Singhwale

Sauvabh SS

23 JUL 2026



the Development Agreement, the Second Party shall complete the construction within 42 (forty-two) months from the date of sanction of Building Plans with an extension period of 6 (six) months.

AND WHEREAS the Second Party has since caused to be obtained the Building Plans from the Barasat Municipality vide plan No. SWS-OBPAS/2105/2024/0739 dated 6th May 2026 (hereinafter referred to as "the sanctioned building plans" which expression shall include all sanctions, vertical/horizontal extensions, modifications, integrations, revalidations and revisions made thereto).

AND WHEREAS by mutual consent, the time for completion as mentioned in clause 11.1 of the Development Agreement shall stand extended by an additional 18 months to 60 months from the date of sanction of sanctioned building plans with an extended period of 6 (six) months instead of the earlier agreed time mentioned in the said clause 11.1 of the Development Agreement and the parties are hereby recording the same and related terms and conditions as hereinafter contained.

PART-III # WITNESSETH:

NOW THIS SUPPLEMENTARY AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:-

1. By mutual agreement, the parties hereto do hereby record and declare as follows:
 - (a) Notwithstanding anything to the contrary contained in the Development Agreement, the Time for Construction as appearing in clause 11.1 of the Development Agreement dated 31.10.2025 shall be amended and substituted by the following clause:-

"11.1. Subject to force majeure and subject to the First Party not being in default in compliance of their obligations hereunder, the Second Party shall complete the construction within 60 (sixty) months from the date of sanction of Building Plans with an extension period of 6 (six) months".
 - (b) The Development Contracts and all acts done by the parties in respect thereof under or pursuant to the execution thereof shall continue to bind them respectively in the same manner as they would have been bound but for the change of time for construction as recorded herein.
2. This supplementary agreement shall be and form an integral part of the Development Contracts and save as modified by these presents all the terms and conditions of the Development Agreement shall apply mutatis mutandis between the parties hereto.

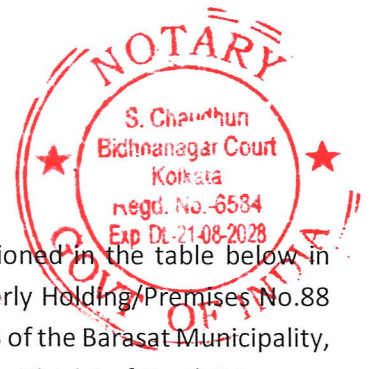
THE SCHEDULE ABOVE REFERRED TO: SUBJECT PROPERTY

ALL THAT piece or parcel of land containing an area of 2.25 Acre or 225 satak more or less situate lying at and being the entire L. R. Dag Nos. 466 (79 Satak), 465 (2 Satak), 464 (81 Satak), 463 (35 Satak) and divided and demarcated portion of L.R Dag No.454 (28 Satak) all recorded in L.R. Khatian Nos.4038, 4039, 4040 and 4041 (formerly R.S. Dag Nos. 150, 151, 152, 153 and 201 (Part) recorded in

Adulai Singh

Sourabh S

23 JUL 2026



R.S. Khatian Nos.86, 107, 184, 176/1 and 222 respectively) as also mentioned in the table below in Mouza Ghola, J. L. No.77, being Municipal Holding/Premises No.97 (formerly Holding/Premises No.88 and prior thereto Nos. 35, 56 and 57) Ghola Kachari Road under Ward No. 23 of the Barasat Municipality, Additional District Sub-Registrar, Barasat under Police Station Barasat in the District of North 24 Parganas:

The Said Premises is butted and bounded as follows:

On the **North** : By Ghola Kachari Road and partly by R.S Dag Nos.145 and 199;
 On the **South** : Partly By R.S Dag Nos.201,145, 197 and 199;
 On the **East** : By R.S Dag Nos.145, 147 148 and 149 and
 On the **West** : By R.S Dag Nos.154, 197, 199 and 200.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated called known numbered described or distinguished.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the withinnamed **FIRST PARTY** at Kolkata in the presence of:

Raunak Properties Pvt. Ltd.
Ramni Singhwani
Director

SIGNED SEALED AND DELIVERED by the withinnamed **SECOND PARTY** at Kolkata in the presence of:

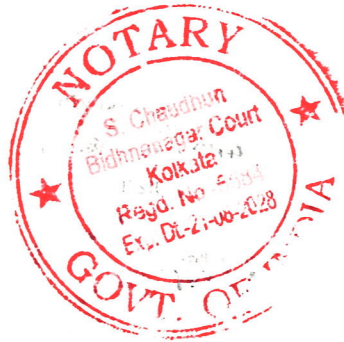
Himanga Mercantiles Pvt. Ltd.
Saurabh S S
Director

AO
ATTESTED
S. CHAUDHURI
NOTARY
GOVT. OF INDIA
 Regd. No. 6584/08
 Bidhannagar Court
 Dist -North 24 Pgs

Identified by me
S. Halder
 23/07/21
Advocate
HALDER
Advocate
 F. No. 119/21
 Bidhannagar Court
 Kolkata-700091
HALDER
Advocate
 F. No.: 119/21
 Bidhannagar Court
 Kolkata-700091

23 JUL 2021

DATED THIS 5th DAY OF July 202



BETWEEN

**RAUNAK PROPERTIES PRIVATE LIMITED
....FIRST PARTY**

AND

**HIMANGA MERCANTILES PRIVATE LIMITED
...SECOND PARTY**

**SUPPLEMENTARY DEVELOPMENT
AGREEMENT**

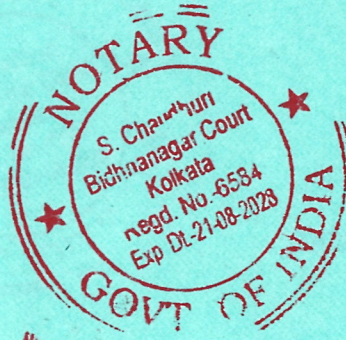
**DSP LAW ASSOCIATES
ADVOCATES
4D NICCO HOUSE
1B & 2 HARE STREET
KOLKATA -700001**

23 JUL 2026

Date

Day of

20



23 JUL 2026



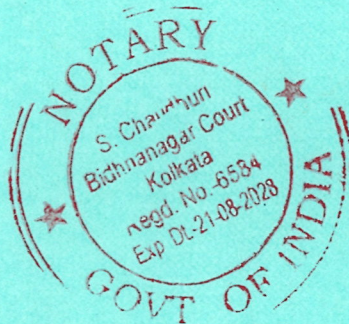
In the Matter of :

Instrument 'A'

and

In the Matter of

NOTARIAL CERTIFICATE



23 JUL 2026

S. Chaudhuri

M.COM, LL.B

NOTARY

(Govt. of India)

Regn. No. 6584/08

Mayukh Bhaban

Ground Floor

Bidhannagar Court

Kolkata - 700 091

W.B. (India)

Mob. : 9330934653