

Serial No A. 199 /2025



Notarial Certificate

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, TAPAN KUMAR DEY, Advocate Alipore Court dully 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, herein after called the "paper Writings "A" are presented before me by the Executants (s).

' SUPPLEMENTARY AGREEMENT of
1) Mrs. Leela Gangul e/o Late Krishno Brata Gangul.
2) Kshatrabrata Gangul & Kama Brata Gangul and
3) Mrs. Mandira Gangul e/o Late Krishno Brata Gangul.
4) Kshatrabrata Gangul & Kama Brata Gangul and
W/s Nelly / Executants Private Limited.

hereinafter referred to as the "executant(s)" on this, the 19th day of September Two Thousand and Twenty Five.

The "executant (S)" having admitted the execution of the "Paper Writings" '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).

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

IN FAITH & TESTIMONY WHEREOF, I the said Notary, have hereunto set and subscribed my hand and affixed my Notarial Seal on this the 19th day of September 2025.



Notarial Stamp

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

Resi : Amulya Bhavan
10, Seventh Street, Modern Park
Santoshpur, Kolkata - 700 075

Ph. : 2416 1861

8777590687 / 9830314080 (T. K. Dey)

9831109694 (Sujit)

TAPAN KUMAR DEY

Notary
Govt. of India
Alipore Judges & Criminal Court
Kolkata - 700 027
Regn. No. 1537/2000
Dist. 24 Pgs. (S)

TAPAN KUMAR DEY

Notary
Alipore Judges / Police Court
Kolkata - 700 027
Regn. No. 1537/2000

19 SEP 2025

Serial No. A.

192

2025

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA
ALIPORE POLICE COURT



12AC 939674

SUPPLEMENTARY AGREEMENT

THIS SUPPLEMENTARY AGREEMENT is made on this the **19th** day of **September**, Two Thousand Twenty Five (**2025**) A.D.,

BETWEEN

1) MRS. SONA SANYAL, having PAN: BGRPS0749G, D.O.B: 10.01.1954, Aadhaar No. 2923 6922 1190, wife of Late Krishna Brata Sanyal @ Krishnabrata Sanyal @ Krisna Brata Sanyal, by faith - Hindu, by Nationality - Indian, by Occupation - Housewife, residing at 43, Kalitala Park, Post Office - Bansdrone, Police Station - Previously Regent Park now Bansdrone, Kolkata - 700070, District - South 24 Parganas and **2)**

वन्दिता सन्याल

TOLLY CREATIONS PVT. LTD.

Bino & Shalika

Director

TOLLY CREATIONS PVT. LTD.

Sukanta Saha

Director

Nandita Sanyal

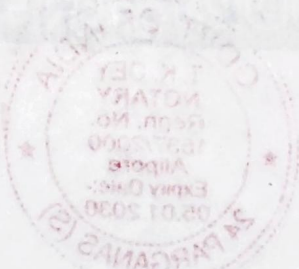
19 SEP 2025

Stamp: 11 SEP 2025

MRS. N. A.

No. 8701
Date 11 SEP 2025
Sold to Tolly Creations on LKO
of 99 serial balls K-70
Rupees to

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27



BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA
ALIPORE POLICE COURT

SUPPLEMENTARY AGREEMENT

THIS SUPPLEMENTARY AGREEMENT is made on this the 11th day of September, Two Thousand Twenty Five (2025) A.D.

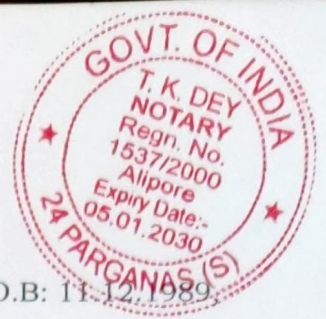
BETWEEN

1) MRS. SONA BANERJEE, having PAN: BCRPS0749D, D.O.B: 10.04.1954, residing at No. 1002, 6022, 1100, wife of Late Krishna Bhatia Banerjee @ Krishnabhatia Banerjee & Krishna Bhatia Banerjee, by faith - Hindu, by occupation - Homemaker, residing at 43, Kallista Road, Office - Bandstand Police Station - Previously Rajaraj Park Police Station - South 24 Parganas and 2)



TOLLY CREATIONS PVT. LTD.
Director
TOLLY CREATIONS PVT. LTD.
Director

11 SEP 2025



MRS. NANDITA SANYAL, having PAN: JGDPS1580K, D.O.B: 11-12-1989, Aadhaar No. 9647 0872 6131, daughter of Late Krishna Brata Sanyal @ Krishnabrata Sanyal @ Krisna Brata Sanyal, by faith - Hindu, by Nationality - Indian, by Occupation - Self Employed, residing at 43, Kalitala Park, Post Office - Bansdrone, Police Station - Previously Regent Park now Bansdrone, Kolkata - 700070, District - South 24 Parganas, hereinafter called and referred to as the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context to the meaning thereof be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**;

AND

M/S. TOLLY CREATIONS PRIVATE LIMITED, having PAN: AAJCT4797P, CIN: U45201WB2022PTC254908, a Company incorporated under the Companies Act, 1956 and as amended in the year 2013, having its registered Office at 99, Sarat Pally, Post Office - Bansdrone, Police Station - Previously Regent Park now Bansdrone, Kolkata - 700070, represented by its Directors - **1) MR. BINOD CHOWDHURY**, having PAN: ALEPC9848D, D.O.B: 25.09.1973, Aadhaar No. 4090 7313 4100, son of Late Dasharath Chowdhury, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Sarat Pally, Post Office - Bansdrone, Police Station - Previously Regent Park now Bansdrone, Kolkata - 700070 and **2) MR. SUKANTA SAHA**, PAN: BCLPS1697H, D.O.B: 20.01.1981, Aadhaar No. 8536 0062 9294, son of Mr. Nitai Chand Saha, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 88D, N. S. C Bose Road, Post Office - Regent Park, Police Station - formerly Jadavpur now Golf Green, Kolkata - 700040,



TOLLY CREATIONS PVT. LTD.

Binod Chowdhury

Director

Nandita Sanyal

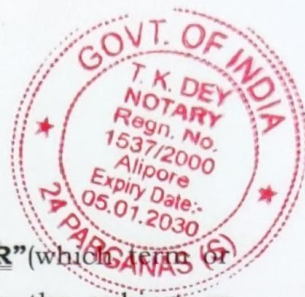
Nandita Sanyal

TOLLY CREATIONS PVT. LTD.

Sukanta Saha

Director

19 SEP 2025



hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context to the meaning thereof be deemed to mean and include its representatives, heirs, successors, successor-in-office, nominees and assigns) of the **OTHER PART**;

WHEREAS Mrs. Sona Sanyal and Mrs. Nandita Sanyal are the joint owners and seized and possessed of and sufficiently entitled to **ALL THAT** piece and parcel of the Bsstu land measuring 4(four) Cattahs 4(four) Chittacks, out of which 2 Cattahs 10 Chittacks land situates in R.S. & L.R. Dag No. 1270 under R.S. Khatian No. 276 & L.R. Khatian Nos. 4846 and 4847 and 1 Cattah 10 Chittacks land situates in R.S. & L.R. Dag No. 1273 under R.S. Khatian No. 276 & L.R. Khatian Nos. 4846 and 4847 both of Mouza - Bansdroni, J.L No. - 45, Pargana - Magura, Touzi No. 63 & 64, along with 850 square Feet structure standing thereon, being K.M.C. Premises No. 280, Kalitala Park, Police Station - Regent Park now Bansdroni, Kolkata - 700070, within the Kolkata Municipal Corporation under Assessee No. 311131202809, in its Ward No. 113;

AND WHEREAS the Owners being desirous to raise a multi-storied building upon the said property entered into a Development Agreement on 29.08.2024 for construction of a ground plus three storied building upon aforesaid premises, the terms and conditions mentioned therein. The said Development Agreement was registered in the office of Additional District Sub-Registrar at Alipore, South 24 Parganas and entered in Book No. I, Volume No. 1605-2024, Pages 64827 to 64867, Being No. 160501473 for the year 2024;

TOLLY CREATIONS PVT. LTD.

Birad Choudhury

Director

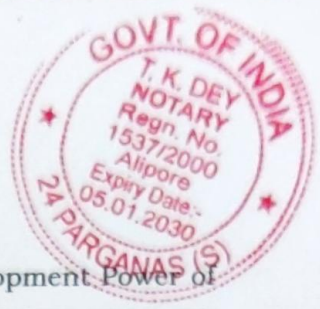
TOLLY CREATIONS PVT. LTD.

Sukanta Saha

Director

Nandita Sanyal

19 SEP 2025



AND WHEREAS the Owners executed a registered Development Power of Attorney on 29.08.2024 in favour of **M/S. TOLLY CREATIONS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 and as amended in the year 2013, having its registered at Office at 99, Sarat Pally, Post Office - Bansdrani, Police Station - Previously Regent Park now Bansdrani, Kolkata - 700070, represented by its Directors - **1) MR. BINOD CHOWDHURY**, son of Late Dasharath Chowdhury, residing at Sarat Pally, Post Office - Bansdrani, Police Station - Previously Regent Park now Bansdrani, Kolkata - 700070 and **2) MR. SUKANTA SAHA**, son of Sri Nitai Chand Saha, residing at 88D, N. S. C Bose Road, Post Office - Regent Park, Police Station- formerly Jadavpur now Golf Green, Kolkata - 700040, as true and lawful Attorney on behalf of the Owners for smooth progress of the construction work and/or development project upon the aforesaid premises and sell out the Developer's allocation to the intending buyer and/or buyers. The said Development Power of Attorney was registered in the office of Additional District Sub-Registrar at Alipore, South 24 Parganas and entered in Book No. I, Volume No. 1605-2024, Pages 64689 to 64709, Being No. 160501476 for the year 2024;

AND WHEREAS after obtaining sanctioned building plan in the name of the Owners, demolishing the existing structure the Developer shall start construction of ground plus three storied building upon the aforesaid premises in conformity with the sanctioned building plan approved by the authority of Kolkata Municipal Corporation, being Plan No. 2025110098 dated 03.07.2025, hereinafter called the "**Said Building**" which is described in the **FIRST SCHEDULE** hereunder and hereinafter referred to as the "**Said Premises**".



TOLLY CREATIONS PVT. LTD.
Binod Chowdhury
Director

23/08/2024
Nandini Sen

19 SEP 2025

TOLLY CREATIONS PVT. LTD.
Sukanta Saha
Director



AND WHEREAS according to Development Agreement Being No. 160501473 dated 29.08.2024, on completion of the said building in all respect by the Developer at its own cost and expenses, the developer shall allocate and handover 50% total constructed residential flat area consisting of 5 self contained flats and 50% of total car parking and shop area if sanctioned by the KMC on the ground floor of the ground plus three storied building together with the undivided proportionate share of the land underneath of the building along with all easement rights over the common areas facilities attached to the building to the Owners and a sum of Rs. 7,00,000/- (Rupees Seven Lac) only to the owners as down money;

AND WHEREAS all the parties hereto have agreed to enter into this Supplementary Agreement to identify in details the owners' allocation and Developer's allocation to avoid any future litigation by and between the parties;

NOW THIS AGREEMENT WITNESSETH THAT IN PURSUANCE OF THE AFORESAID AGREEMENT MENTIONED HEREIN ABOVE, THE PARTIES HERETO DOTH HEREBY AGREE TO AND BIND THEMSELVES AND COVENANT UNTO EACH OTHER AS FOLLOWS:-

It is agreed between the parties that the developer hereto shall construct a ground plus three storied building over the premises mentioned in **FIRST SCHEDULE** as per the sanctioned plan being Plan No. 2025110098 dated 03.07.2025 approved by the Kolkata Municipal Corporation;

2. On completion of the proposed building by the Developer at its own cost and expenses, the Developer shall allocate and handover 50% total constructed residential flat area consisting of 5 self contained

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Birab Choudhury

Director

TOLLY CREATIONS PVT. LTD.

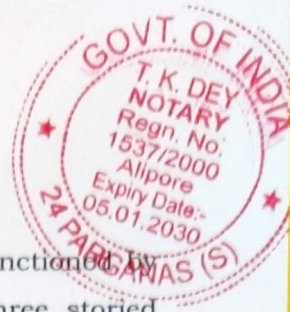
Sukanta Saha

Director

19 SEP 2025

Sundeeb Sen

25/08/2025



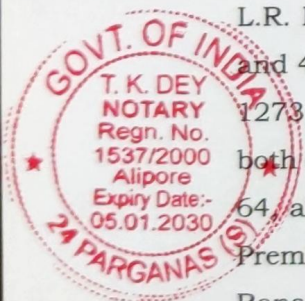
flats and 50% of total car parking and shop area if sanctioned by the KMC on the ground floor of the ground plus three storied building together with the undivided proportionate share of the land underneath of the building alongwith all easement rights over the common areas facilities attached to the building and a sum of Rs. 7,00,000/- (Rupees Seven Lac) only to the owners as down Money, specifically mentioned in **SECOND SCHEDULE** hereunder written;

3. Excluding the Owners' Allocation, the Developer is entitled to get the remaining 50% portion of the total constructed area of the building, specifically mentioned in **THIRD SCHEDULE** hereunder written;
4. All other terms and conditions of the said Development Agreement, Being No. 160501473 dated 29.08.2024, are same and remain unchanged.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the said premises)

ALL THAT piece and parcel of the land measuring 4(four) Cattahs 4(four) Chittacks, out of which 2 Cattahs 10 Chittacks land situates in R.S. & L.R. Dag No. 1270 under R.S. Khatian No. 276 & L.R. Khatian Nos. 4846 and 4847 and 1 Cattah 10 Chittacks land situates in R.S. & L.R. Dag No. 1273 under R.S. Khatian No. 276 & L.R. Khatian Nos. 4846 and 4847 both of Mouza - Bansdroni, J.L No. 45, Pargana - Magura, Touzi No. 63 & 64, along with 850 square Feet structure standing thereon, being K.M.C. Premises No. 280, Kalitala Park, Police Station - Regent Park now Bansdroni, Kolkata - 700070, within the Kolkata Municipal Corporation under Assessee No. 311131202809, in its Ward No. 113, together with



TOLLY CREATIONS PVT. LTD.

23/09/2025

Wined Zhanghera

Director

Nandita Banerjee

19 SEP 2025

TOLLY CREATIONS PVT. LTD.

Sukanta Saha

Director



rights of easements facilities and amenities attached thereto which is butted and bounded as follows :-

ON THE NORTH : By 8 Feet wide K.M.C Road;

ON THE SOUTH : By House of Sri Bhabotosh Halder;

ON THE EAST : By 20 Feet wide K.M.C Road;

ON THE WEST : By House of Sri Bimal Saha;

THE SECOND SCHEDULE ABOVE REFERRED TO

(Owners' Allocation)

- i. 1(one) 2BHK flat being Flat No. A, on ground floor, at Western side, of the building;
- ii. 1(one) 2BHK flat, being **Flat No. C-1**, on first floor at South-Eastern side of the building;
- iii) 1(one) 2BHK flat, being **Flat No. B-2**, on second floor at Western side of the building;
- iv) 1(one) 2BHK flat, being **Flat No. D-3**, on third floor at North-Eastern side of the building;
- v) 1(one) 2BHK flat, being **Flat No. B-3**, on third floor at Western side of the building;
- vi) One shop, being No. **S-1**, on the ground floor at the North-Eastern corner of the building;
- vii) One car parking space, being No. **P-2** on the ground floor at the South-Eastern corner side of the building;

All the above allocations of Owners' mentioned in **(Point Nos. i to vii) of Second SCHEDULE** are more particularly and specifically marked and delineated with "Red" colour in the



TOLLY CREATIONS PVT. LTD.

Dinod Choudhury

Director

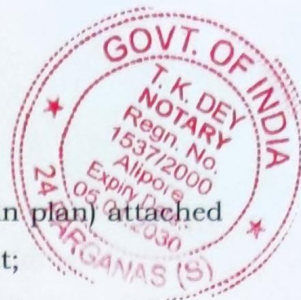
TOLLY CREATIONS PVT. LTD.

Sukanta Saha

Director

Handwritten signature: Bhabotosh Halder
Handwritten signature: Handi Sen Sanyal

19 SEP 2025

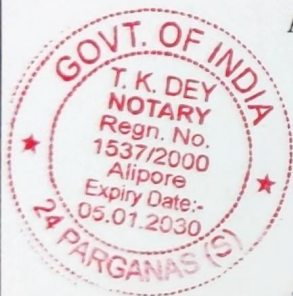


miniature of plan (which is the part of the main plan) attached hereto as part of this Supplementary Agreement;

- viii) 50% share of a car parking space being No. **P-3** on the ground floor at the Southern side (behind of P-2) of the building;
- ix) 50% share of a shop being No. **S-3** on the ground floor at the Northern side of the building;

The remaining allocations of the Owners' mentioned in **(Point Nos. viii & ix) Second SCHEDULE** are more particularly and specifically marked and delineated with "**Yellow**" colour in the miniature of plan (which is the part of the main plan) attached hereto as part of this Supplementary Agreement;

In addition to the Developer has paid a sum of Rs. 7,00,000/(Rupees seven Lac) only to the owners as non refundable and forfeited down Money on the date and before of execution of the Development Agreement;



THE THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

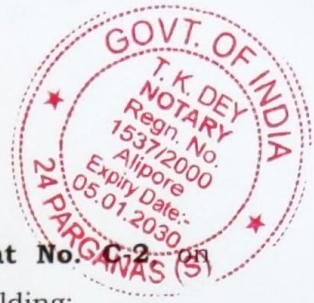
- i. 1(one) self-contained 2BHK flat, being **Flat No. D-1**, on first floor at North- Eastern side of the building;
- ii. 1(one) self-contained 2BHK flat, being **Flat No. B-1**, on first floor at Western side of the building;

TOLLY CREATIONS PVT. LTD.
Binit Choudhary
 Director

TOLLY CREATIONS PVT. LTD.
Sankar Saha
 Director

23/09/2022
Nandita Nayak

19 SEP 2025



- iii. 1(one) self-contained 2BHK flat, being **Flat No. C-2**, on second floor at South-Eastern side of the building;
- iv. 1(one) self-contained 2BHK flat, being **Flat No. D-2**, on second floor at North- Eastern side of the building;
- v. 1(one) self-contained 2BHK flat, being **Flat No. C-3**, on third floor at South- Eastern side of the building;
- vi. One shop, being No. **S-2** on the ground floor at the Eastern side of the building;
- vii. One car parking space, being no **P-1** on the ground floor at the Eastern side of the building;

All the above Developer's allocations mentioned in **(Point Nos. i to vii) of THIRD SCHEDULE** are more particularly and specifically marked and delineated with "**Green**" colour in the miniature of plan (which is the part of the main plan) attached hereto as part of this Supplementary Agreement;

- Viii. 50% share of a shop, being No. **S-3** on the ground floor at the Northern side of the building;
- ix. 50% share of a car parking space being No. **P-3** on the ground floor at the Southern side (behind of P-2) of the building;

The remaining allocations of Developer's mentioned in **(Point Nos. viii & ix) of THIRD SCHEDULE** are more particularly and specifically marked and delineated with "**Yellow**" colour in the miniature of plan (which is the part of the main plan) attached hereto as part of this Supplementary Agreement;

TOLLY CREATIONS PVT. LTD.

Binod Choudhary

Director

TOLLY CREATIONS PVT. LTD.

Sankanta Saha

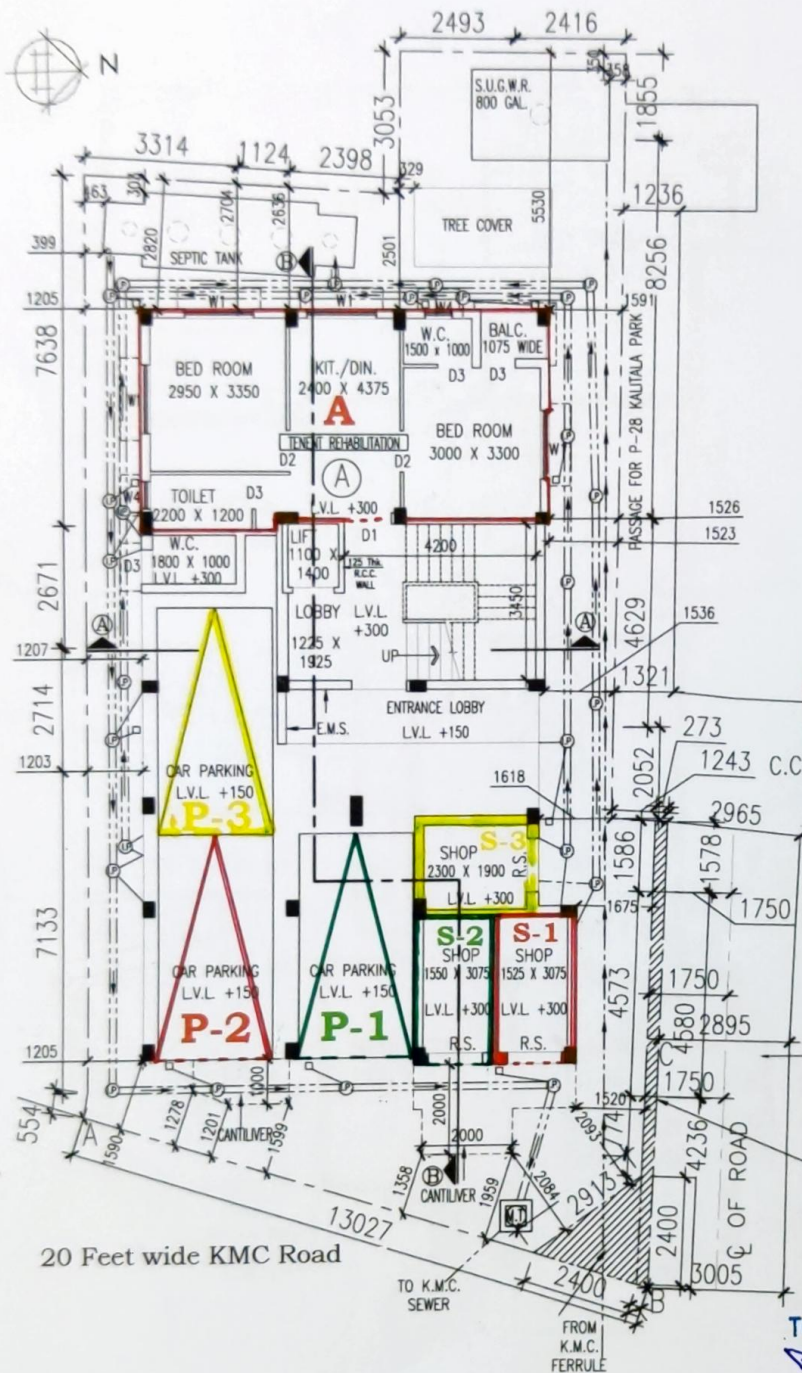
Director

Handwritten signature: Anandita Sengupta

19 SEP 2025



Ground Floor Plan of proposed G+III building in R.S. & L.R.
 Dag No. 1270 & 1273 under R.S. Khatian No. 276 & L.R.
 Khatian Nos. 4846 and 4847 of Mouza - Bansdroni, J.L No. 45,
 Pargana - Magura, being K.M.C. Premises No. 280, Kalitala
 Park, Police Station - Bansdroni, Kolkata - 700070, within the
 Kolkata Municipal Corporation under Assessee No.
 311131202809, in its Ward No. 113, Borough No. XI;

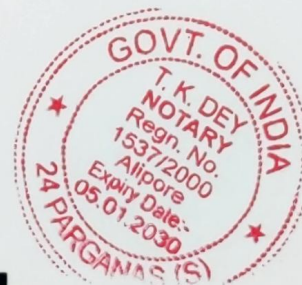
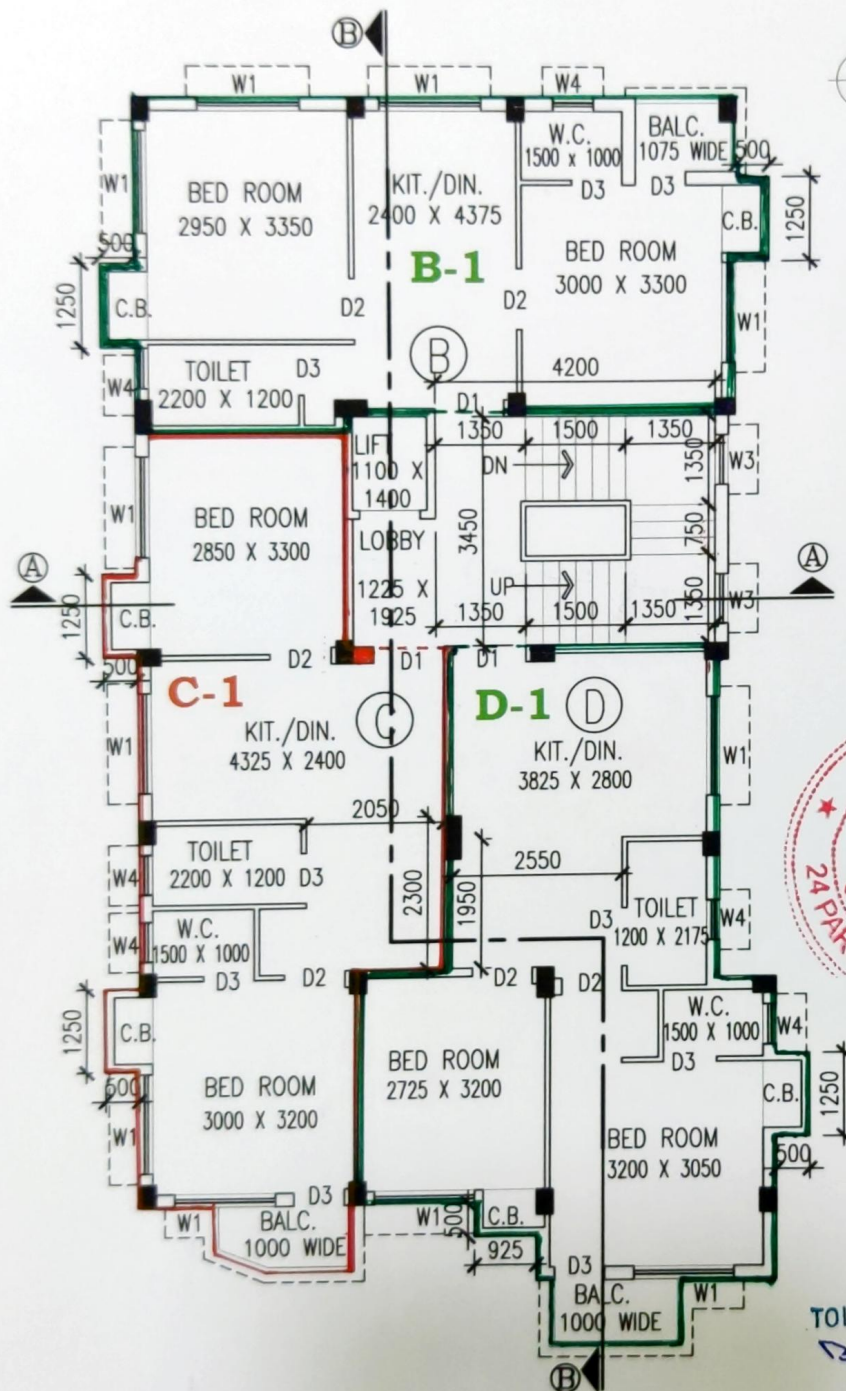


Handwritten signatures of owners
 Signatures of Owners

19 SEP 2025

TOLLY CREATIONS PVT. LTD.
Bino Choudhury
 Director
 TOLLY CREATIONS PVT. LTD.
Sukanta Saha
 Director
 Signature of Developer

First Floor Plan of proposed G+III building in R.S. & L.R. Dag No. 1270 & 1273 under R.S. Khatian No. 276 & L.R. Khatian Nos. 4846 and 4847 of Mouza - Bansdroni, J.L No. 45, Pargana - Magura, being K.M.C. Premises No. 280, Kalitala Park, Police Station - Bansdroni, Kolkata - 700070, within the Kolkata Municipal Corporation under Assessee No. 311131202809, in its Ward No. 113, Borough No. XI;



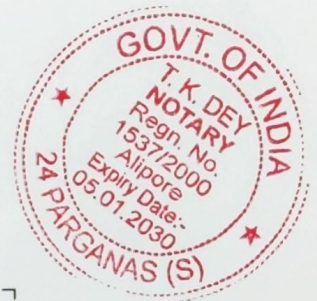
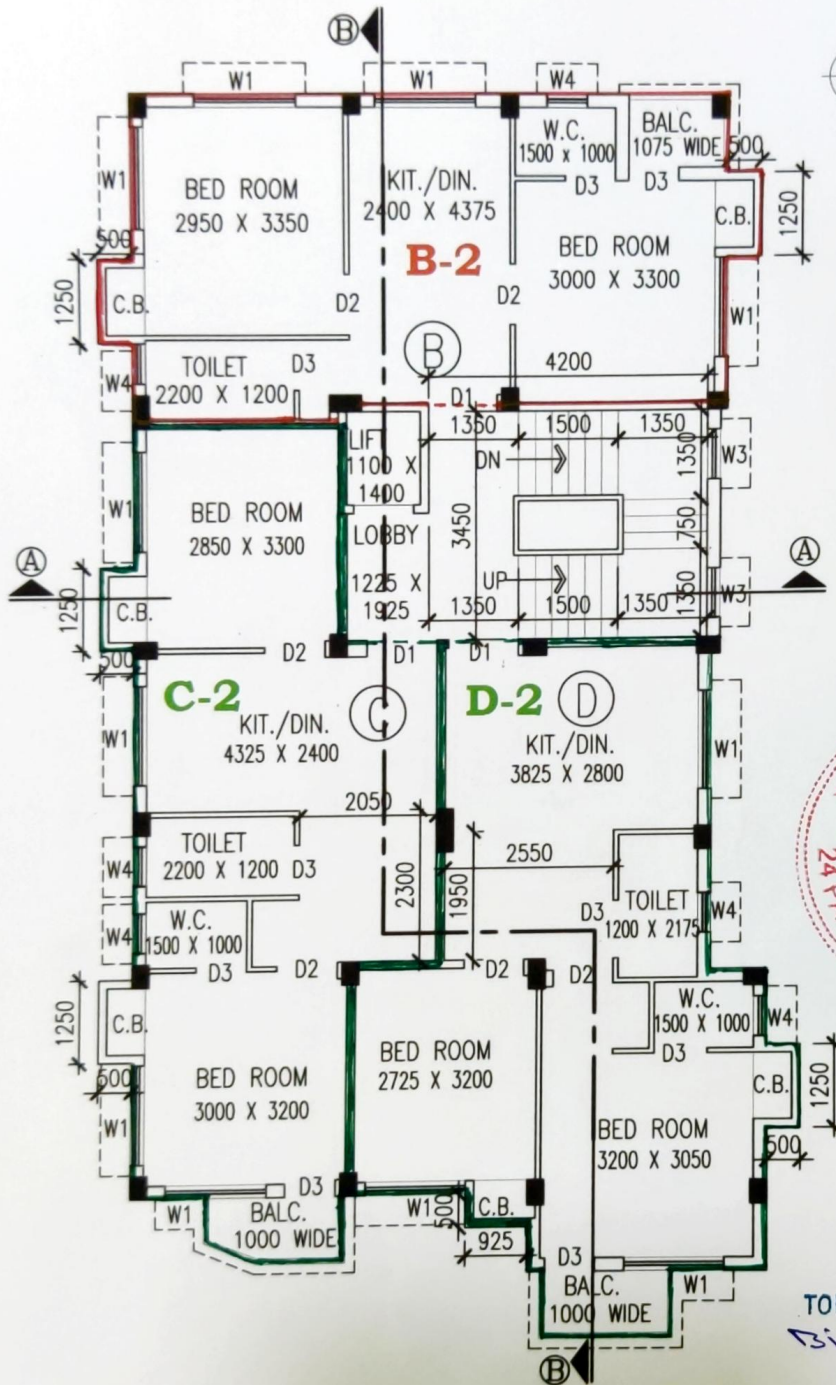
TOLLY CREATIONS PVT. LTD.
Binod Choudhury
Director

Handwritten signature: *Handwritten signature*
Signatures of Owners

19 SEP 2025

TOLLY CREATIONS PVT. LTD.
Sankanta Saha
Director
Signature of Developer

Second Floor Plan of proposed G+III building in R.S. & L.R. Dag No. 1270 & 1273 under R.S. Khatian No. 276 & L.R. Khatian Nos. 4846 and 4847 of Mouza - Bansdrani, J.L No. 45, Pargana - Magura, being K.M.C. Premises No. 280, Kalitala Park, Police Station - Bansdrani, Kolkata - 700070, within the Kolkata Municipal Corporation under Assessee No. 311131202809, in its Ward No. 113, Borough No. XI;



TOLLY CREATIONS PVT. LTD.
Binod Choudhury

Director

Signature of Owners
Anandika Nayak

Signatures of Owners

19 SEP 2025

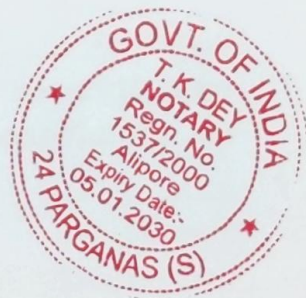
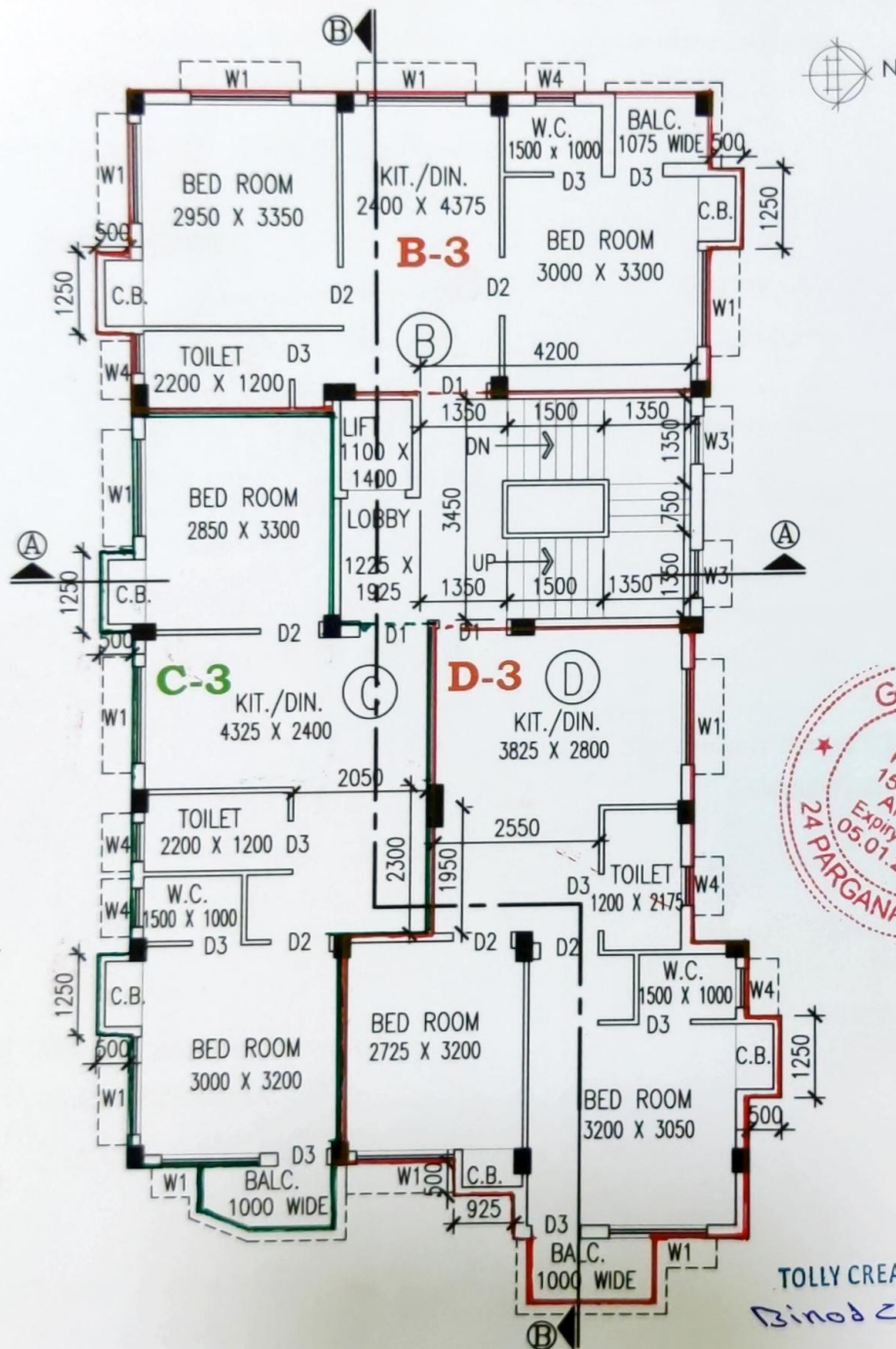
TOLLY CREATIONS PVT. LTD.

Signature of Developer

Director

Signature of Developer

Third Floor Plan of proposed G+III building in R.S. & L.R. Dag No. 1270 & 1273 under R.S. Khatian No. 276 & L.R. Khatian Nos. 4846 and 4847 of Mouza - Bansdroni, J.L No. 45, Pargana - Magura, being K.M.C. Premises No. 280, Kalitala Park, Police Station - Bansdroni, Kolkata - 700070, within the Kolkata Municipal Corporation under Assessee No. 311131202809, in its Ward No. 113, Borough No. XI;



TOLLY CREATIONS PVT. LTD.
Binod Choudhury

Director

Handwritten signatures of owners: 23/01/2025, 23/01/2025, 23/01/2025

Signatures of Owners

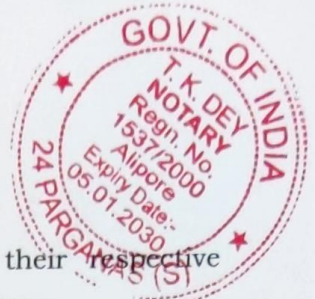
19 SEP 2025

TOLLY CREATIONS PVT. LTD.

Handwritten signature of developer: Sukanta Saha

Director

Signature of Developer



IN WITNESS WHERE OF the **PARTIES** have put their respective signature on this the day, month and year first above written;
SIGNED SEALED & DELIVERED by the
PARTIES at Kolkata in the Presence of :-

WITNESSES :-

1. Binoy Mandal
 S/o Basun Mandal,
 vill + P.O → Moydah,
 P.S → Joynagar,
 Dist → South 24 Pgs,
 pin → 743337.
2. Sabor Saha
 S/o: Probitz Saha,
 180 Sarat Pally Kol-70.

Tolly Creations PVT. LTD.
Mandita Sen

Signature of the **OWNERS**

TOLLY CREATIONS PVT. LTD.
Binit Choudhury

Director

TOLLY CREATIONS PVT. LTD.

Sukanta Saha

Director

Signature of the **DEVELOPER**

Identified by me

Dilip Das
Advocate

DILIP DAS

B. Com., LLB

Advocate

Alipore Police Court

Kolkata-700 027

W.B. - 525 / 1979

Drafted by and Prepared

in the Office of :-

Srabanti Shaw

Advocate

Alipore Judges' Court,

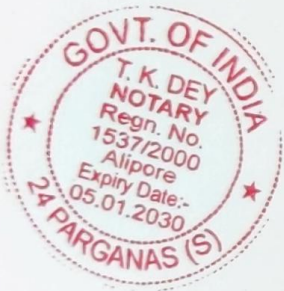
Kolkata : 700027

**Signature Attested
on Identification**

[Signature]

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

19 SEP 2025



THE **19 SEP 2025** DAY OF.....

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

Tapan Kumar Dey

Advocate
ALIPORE JUDGES & CRIMINAL COURT



NOTARY

Govt. of India
Regn. No. 1537/2000

ADDRESSES

Chamber :

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19 SEP 2025