



Notarial Certificate

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

KNOW ALL MEN BY THESE PRESENTS 1, SUKUMAR CHANDRA GHOSH Advocate & Notary practising in the Alipore Police Court having my ordinary professional address at Village-Putkhali, P.O.- Daulatpur, P.S.- Maheshtala, District South 24 Parganas within Sub Division- Alipore Sadar, Dist- South 24 Parganas of the state of West Bengal within union of India do hereby declare that the paper writings & documents annexed hereto and collectively marked with the latter 'A' hereinafter called the 'Paper Writings 'A' as presented before me by the Executant(s).

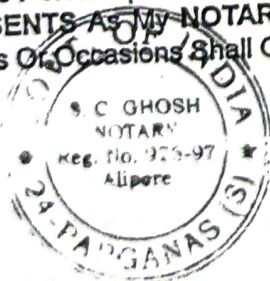


Shri Parimal Dutta s/o Late Haricharan
Dutta of 932, Ganga Ghat Colony
P.O. Bonai P.S. Sonarpur Dist.
Narendrapur Kal-700154.
Add
ARADNYA CONSTRUCTION a Propri-
etorship Firm, /

hereinafter referred to as executant (s) on this
the 29th day of February
Two Thousand Twenty Four

The executant / 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 being satisfied as to the identity of the
executants(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 Executant(s)

AN ACT WHERE OF beinh Required Of A Notary 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 29th day of February 2024

Sukumar Chandra Ghosh
Sukumar Chandra Ghosh

Notary

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

Mobile : 94332 37084

: 7003130930

NOTARIAL NOTARIAL

S. C. GHOSH
NOTARY
Govt. of India
Reg. No. 925-97

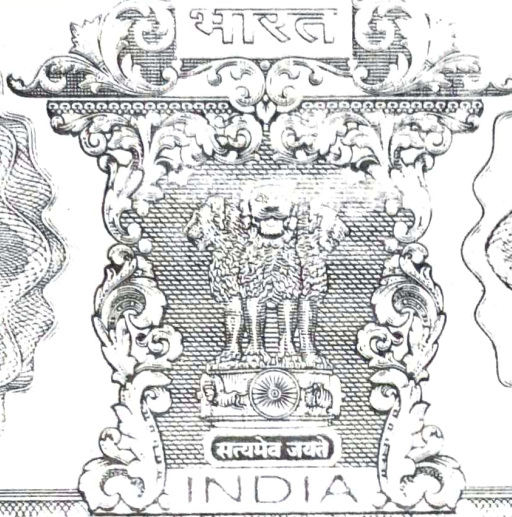
29 FEB 2024

29 FEB 2024

Sl. No. 21/2/2024

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 312407



THIS SUPPLEMENTARY AGREEMENT FOR DEVELOPMENT is

made this the day of, Two Thousand Twenty Four (2024)

BETWEEN

Aaradhya Construction

Bikash Singh

Proprietor

29 FEB 2024

No. 2798 Date 22/2/2024 Rs. 50/-
Name Parimal Anthe.

Address 982 Garib Gant. Colony Kol. 700154

SANKAR KUMAR SARKAR

STAMP-VENDOR

SONARPUR A.D.S.R. OFFICE

24 FARGANAS (SOUTH)

X

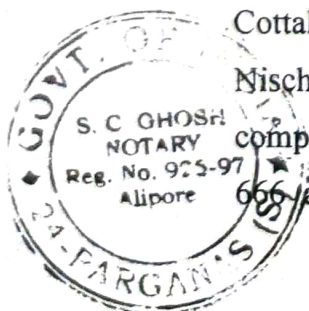


SRI PARIMAL DUTTA, (PAN-AEUPD5810K & Aadhaar No. 8738 6393 2469) son of Late Haricharan Dutta, by faith Hindu, Indian, by occupation-Business, residing at 932, Garia Govt. Colony, P.O. Boral, P.S. Sonarpur now Narendrapur, Kolkata-700154, hereinafter referred to as the '**OWNER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrator, legal representatives and assigns) of the **ONE PART**:

AND

'**ARADHYA CONSTRUCTION**' a proprietorship firm, having its office at Boral Lake Pally, P.O. Boral, P.S. Sonarpur now Narendrapur, Kolkata-700154, represented by its Proprietor **SRI BIKASH SINGH**, (PAN-BRZPS9498B & Aadhaar No. 6463 9613 9122) son of Sri Kuldeep Singh, by faith Hindu, Indian, by occupation-Business, residing at Boral Lake Pally, P.O. Boral, P.S. Sonarpur now Narendrapur, Kolkata-700154, hereinafter referred to as the '**DEVELOPER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrator, legal representatives and assigns) of the **OTHER PART**:

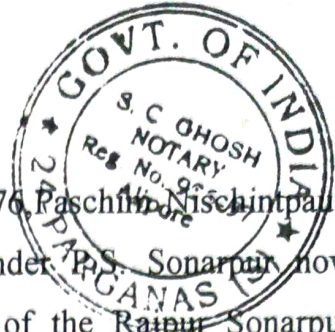
WHEREAS by an Agreement for Development, dated 15.12.2021, registered in the office of A.D.S.R. at Garia and recorded in Book No.I, Volume No.1620-2021, page from 244591 to 244627, Being No.162906554, for the year 2021, the Owner herein appointed and engaged the Developer herein for construction for a G+III storied building on the land measuring 4 Cottah 1 Chittak 7 sq.ft. be the same a more or less, situated at Mouza-Nischintapur, J.L. No.60, Pargana-Magura, R.S. No.241, Touzi No.77 & 76, comprised in R.S. Dag No.518 & 526 corresponding to L.R. Dag No.658 & 666 appertaining to R.S. Khatian No.255 & 286 corresponding to L.R.



Aaradhya Construction

29 FEB 2024

Bikash Singh
Proprietor

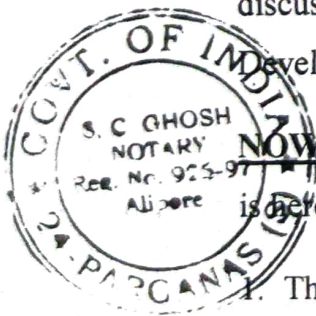


Khatian No.1986, being Municipal Holding No.576, Paschim Nischintpur, (nearby Boral Main Road), Kolkata-700154, under P.S. Sonarpur now Narendrapur, at present lying within the limits of the Rajpur Sonarpur Municipality, Ward No.33, Sub-Registry office at Sonarpur now Garia, in the District of South 24-Parganas, under certain terms and conditions contained therein.

AND WHEREAS among other terms and conditions, it was mutually agreed and settled, that the Owner herein would be entitled to get 40% (Forty percent) of the proposed G+III storied building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building and the Developer will be entitled to get the remaining 60%(Sixty percent) of the proposed G+III storied building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.

AND WHEREAS the Developer herein constructed the said G+III storied building as per sanctioned building plan, bearing Plan No.34/CB/33/51, dated 06.06.2022, duly sanctioned by the Rajpur Sonarpur Municipality.

AND WHEREAS there is no specific allocation of Owner and Developer mentioned in the said Agreement for Development and after a prolong discussion, the parties hereto settled and agreed the allocation or owner and Developer in the following manner.



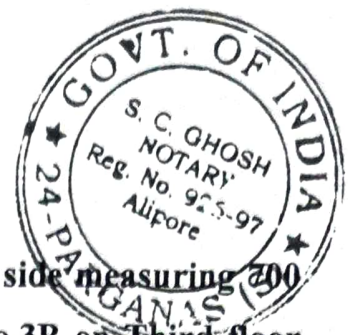
NOW THIS SUPPLEMENTARY AGREEMENT WITNESSETH and it is hereby agreed and declared by and between the Parties hereto as follows:-

1. That the Owner herein will be entitled to get **40%** (Forty percent) of the said G+III storied building comprised of **three flats**, out of which one

Aaradhya Construction

Bikesh Singh
Proprietor

29 FEB 2024



flat, being Flat No.3A on Third floor North-East side measuring 700 sq.ft. super built up area, one flat, being Flat No.3B on Third floor North-West side measuring 730 sq.ft. super built up area and one flat, being Flat No.3C on Third floor South-East-West side measuring 700 sq.ft. super built up area together with undivided proportionate share in the said land with right to use and enjoy the common areas and facilities to be provided in the said building and a sum of Rs.6,00,000/- (Rupees Six Lakh) only as and by way of forfeiture money, paid by the Developer to the Owner herein, at the time-of signing this agreement.

2. That the Developer herein will be entitled to get (save and except the Owner's allocation), the remaining 60% (Sixty percent) of the said G+III storied building comprised of several flats and spaces together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.
3. 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.
4. That this Supplementary Agreement shall be treated as a part of the said Principal Agreement for Development.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT a piece and parcel of Bastu land measuring 4 Cottah 1 Chittak 7 sq.ft. be the same a more or less together with G+III storied building standing thereon, situated at Mouza-Nischintapur, J.L. No.60, Pargana-Magura, R.S. No.241, Touzi No.77 & 76, comprised in R.S. Dag No.518 & 526 corresponding to L.R. Dag No.658 & 666 appertaining to R.S. Khatian No.255 & 286 corresponding to L.R. Khatian No.1986, being Municipal

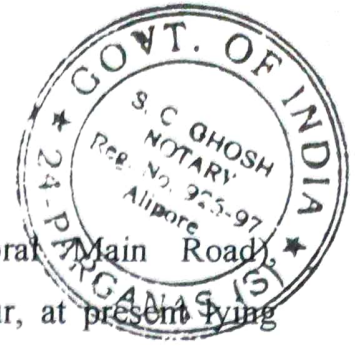


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Bikash Singh

Proprietor

29 FEB 2024



Holding No.576, Paschim Nischintpaur, (nearby Borah Main Road), Kolkata-700154, under P.S. Sonarpur now Narendrapur, at present lying within the limits of the Rajpur Sonarpur Municipality, Ward No.33, Sub-Registry office at Sonarpur now Garia, in the District of South 24-Parganas, together with all easements rights and appurtenances thereto, being butted and bounded as follows:-

On the North : 16'ft. wide common passage,

On the South : Land of other,

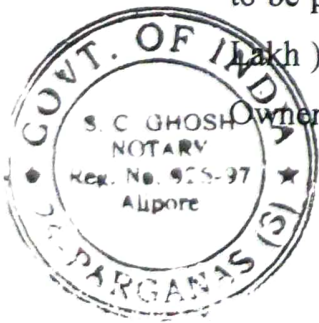
On the East : Land of R.S. Dag No.518 (Part),

On the West : 12'ft. wide common passage.

SECOND SCHEDULE ABOVE REFERRED TO

(Owner's Allocation)

ALL THAT the Owner herein will be entitled to get 40% (Forty percent) of the said G+III storied building comprised of **three flats**, out of which one flat, being **Flat No.3A on Third floor North-East side measuring 700 sq.ft. super built up area**, one flat, being **Flat No.3B on Third floor North-West side measuring 730 sq.ft. super built up area** and one flat, being **Flat No.3C on Third floor South-East-West side measuring 700 sq.ft. super built up area** together with undivided proportionate share in the said land with right to use and enjoy the common areas and facilities to be provided in the said building and a sum of **Rs.6,00,000/-** (Rupees Six Lakh) only as and by way of forfeiture money, paid by the Developer to the Owner herein, at the time of signing this agreement.



Aaradhya Construction

Bikesh Singh
Proprietor

29 FEB 2024

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT the Developer herein will be entitled to get (save and except the Owner's allocation), the remaining 60%(Sixty percent) of the said G+III storied building comprised of several flats and spaces together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.

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

SIGNED & DELIVERED

In presence of:

1.

Parimol Dutta
OWNER

Aaradhya Construction
Bikash Singh
Proprietor

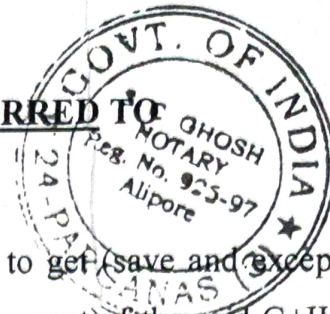
DEVELOPER

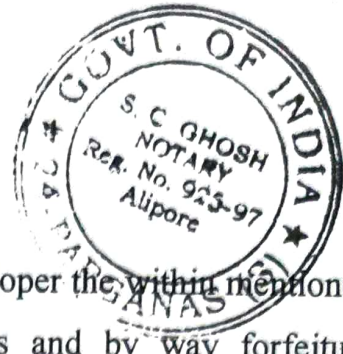
Drafted by:-
Identified by me
P. Chelton
Advocate

Signature Attested
on Identification

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

29 FEB 2024





RECEIVED of and from the within named Developer the within mentioned sum of **Rs.6,00,000/-**-(Rupees Six Lakh)only as and by way forfeiture money, as per memo below :-

MEMO

<u>D/D, cash/ Cheque No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount</u>
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Total .. **Rs.6,00,000/-**

(Rupees Six Lakh) only.

WITNESSES:-

1.

Parimal Dutta
OWNER

2.



29 FEB 2024

THE.....DAY OF..... 20.....

Paper Writing "A"

&

The Related Notarial
Certificate



29 FEB 2024



Sukumar Chandra Ghosh, Advocate

&

Notary Public

Alipore Police Court, Kolkata-700027



29 FEB 2024

:RESIDENCE & CHAMBER:

VILLAGE-PUTKHALI, P.O.-DAULATPUR

P.S.-MAHESHTALA, DIST.-SOUTH 24-PARGANAS

M.: 94332 37084, 70031 30930,