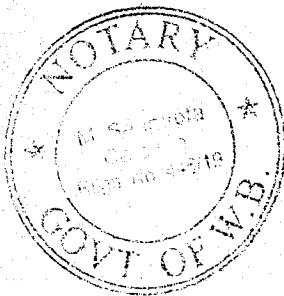


Sl. No.

29/11/25

# Notarial Certificate



To all to whom these presents Shall Come,  
I Malay Sengupta duly appointed by the Govt. of West Bengal  
as a Notary and practising throughout the city of Calcutta  
(West Bengal). Union of India, do hereby certify that the  
paper writing, collectively marked 'A' annexed hereto,  
hereinafter called the Paper Writing 'A' are presented before  
by the executant's.

Nature of Document Power of Attorney / Partnership / Will /  
Agreement / Declaration & these.....

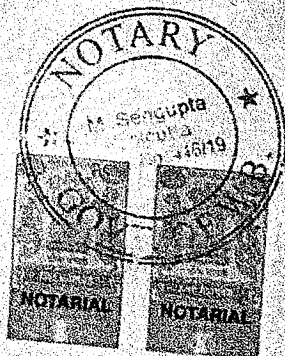
Executed by, Ms. Prasanta Kumar Dhar at 1/65,  
Nivek Nagar, P.S. Garfa new Patuli, 201-75.....

and others as per the same.

hereinafter referred as the executant/s on this  
the..... 01 SEP 2025 day of ..... in the year 202

The 'executant's having admitted the execution of the  
Paper Writing 'A' and satisfied as to the identity of the  
executant I have attested the execution. of the executant (S)

IN FAITH AND TESTIMONY WHERE OF  
MALAY SENGUPTA the said Notary, have hereinto  
set and subscribed my name and affixed my Seal of  
Office this  
day of 01 SEP 2025 in the year 202.....



Malay Sengupta

Notary

Govt. of West Bengal

Regd. No. 446/19

C.M.C Court &

Allpore Judges' Court

West Bengal

M: 98319 17872

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



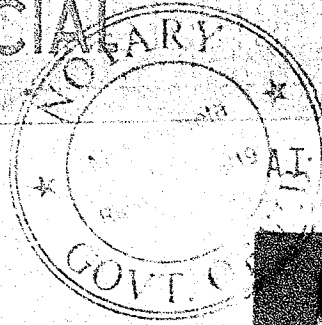
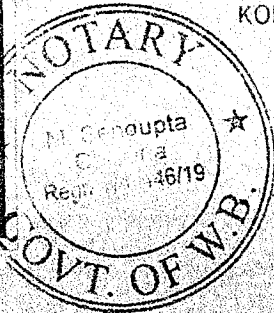
सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম बंगाल WEST BENGAL

BEFORE THE NOTARY  
ALIPORE JUDGES COURT  
KOLKATA - 700 027



## SUPPLYMENTARY DEVELOPMENT AGREEMENT

### THIS SUPPLYMENTARY MEMORANDUM OF AGREEMENT

made this            day of September Two Thousand Nineteen (2025) BETWEEN,  
**MR. PRASANTA KUMAR DHAR**, (PAN – ACTPD3454E), ADHAR –  
9829-0457-9680 Son of Late Prafulla Kumar Dhar, by religion – Hindu, by  
Occupation – Retired person, by Nationality- Indian, residing at 1/65, Vivek Nagar,  
P.O.- Santoshpur, Police Station – Garfa now Patuli, Kolkata – 700075 District:

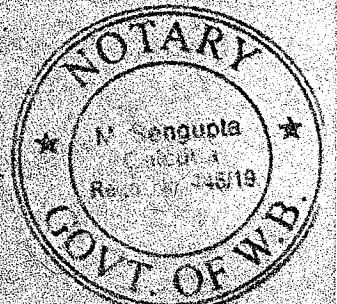
Contd....P/2

01 SEP 2025

Prasanta Kumar Dhar

KAMALA CONSTRUCTION

Ranjit Das  
Proprietor



South 24-Parganas, hereinafter called and referred to as the "**OWNER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, nominees, successors, legal representatives and assignees) of the **FIRST PART**.

**AND**

**M/S. KAMALA CONSTRUCTION**, a proprietorship firm, at 194/5/3, M.G.Road, P.O. R.C. Thakurani, P.S. Haridevpur, Kolkata – 700104, represented by it's Proprietor **SRI RANJIT PAL**, PAN – AJPPP9338N, ADHAR-9096 6088 6165, Son of Sri Rabin Pal, by caste and faith – Hindu, by Occupation – Business, residing at Thakurani Chak, M.G. Road, P.O. – R.C. Thakurani, Police Station previously Thakurpukur now Haridevpur, Kolkata – 700104, hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the of the **SECOND PART**.

**WHEREAS** aforesaid Owner Prasanta Kumar Dhar and above Developer M/s. Kamala Construction both entered in a Development Agreement on 16<sup>th</sup> day of January, 2025 and which was registered in the Office of A.D.S.R. Behala and recorded in Book No. I, Volume No. 1607-2025, from pages 6137 to 6163, being No. 1607-00223 for the year 2025 and also a Development Power of Attorney was registered in the Office of A.D.S.R. Behala and recorded in Book No. I, Volume No. 1607-2025, from pages 6164 to 6180, being No. 1607-00231 for the year 2025 there was Owner's allocation wrongly written as Owner will get total 2(two) flats and 2(two) garages from the Developer. One Flat will get on the First Floor of the South-East back side measuring about 875(Eight hundred Seventy five) square feet super built-up area consisting of 2 bedrooms, 1 kitchen-cum-dining, 2 toilets and 1 balcony and another one on the 2<sup>nd</sup> Floor of the South-West side measuring about 975(Nine hundred Seventy Five) square feet super built-up area consisting of 3 bedrooms, 1 kitchen-cum-dining, 2 toilets and 1 balcony and two garages on the ground floor back to back without partition wall.

01 SEP 2025

Prasanta Kumar Dhar.

KAMALA CONSTRUCTION

Ranjit Pal  
Proprietor

**AND WHEREAS** now both Owner and Developer decided that Owner's allocation will be as changed floor and side which is ALL THAT Owner will get total 2(two) flats and 2(two) garages from the Developer. One Flat will get on the First Floor of the North-East-West back side measuring about 875(Eight hundred Seventy five) square feet super built-up area consisting of 2 bedrooms, 1 kitchen-cum-dining, 2 toilets and 1 balcony and another one on the 1<sup>st</sup> Floor of the East-South-West side measuring about 975(Nine hundred Seventy Five) square feet super built-up area consisting of 3 bedrooms, 1 kitchen-cum-dining, 2 toilets and 1 balcony and two garages measuring about 120(one hundred twenty) square feet each (only four seater car) on the ground floor back to back without partition wall. Save and except aforesaid Development Agreement being No. 1607-00223 for the year 2025 totally unchanged and unaltered. And accordingly this Supplementary Development Agreement related to the aforesaid Development Power of Attorney.

**FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece of Bastu Land measuring about 2(two) Cottahs 4(four) Chittaks with 100 square feet R.T.S lying and situated at , Premises No.18/1/3 Balaka, Kolkata - 700104, and the property was assessed as Assossee No.711430301334 , R.S. & L.R.Dag No.3765, R.S. Khatian No.1955, L.R. Khatian No.5985 and the another plot of land measuring 1(one) Cottah 8(eight) Chittaks more or less with 100 Square feet R.T.S. lying and situated at Premises No.18/1/4 Balaka, Kolkata - 700104, Assessee No.711430302053, R.S. & L.R.Dag No.3765, R.S. Khatian No.1955, L.R. Khatian No. 12603, in total land measuring about 3(Three) Cottahs 12(Twelve) Chittaks, at Mouza - Purba Barisha, J.L. No.23, Pargana - Khaspur, Touzi No.6, R.S. No.43, Police Station - Haridevpur, formerly Thakurpukur formerly within the jurisdiction of Joka No.II Gram Panchayet now within the limits of Kolkata Municipal Corporation, Ward No.143, Borough No.XVI. D.S.R.-II Alipore and A.D.S.R. Office at Behala, in the District South 24-Pargana. It is total land butted and bounded as follows: -

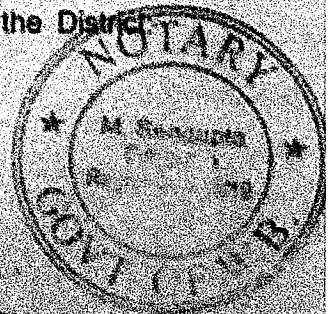
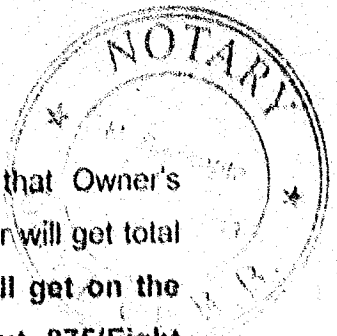
ON THE NORTH: - Land of R.S. Dag no.3766,  
ON THE SOUTH: - Land of R.S. Dag no.3764,  
ON THE EAST: - Land of R.S. Dag no.3776,  
ON THE WEST: - Balaka Road.

01 SEP 2025

*Prasanna Kumar Dhar*

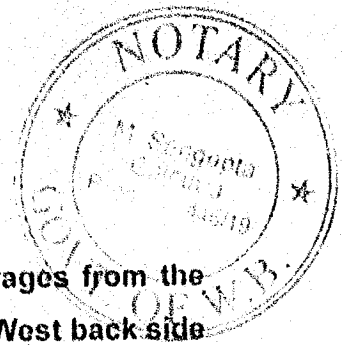
KAMALA CONSTRUCTION

*Rajit Roy*  
Proprietor





**SECOND SCHEDULE ABOVE REFERRED TO**  
**(OWNER'S ALLOCATION)**



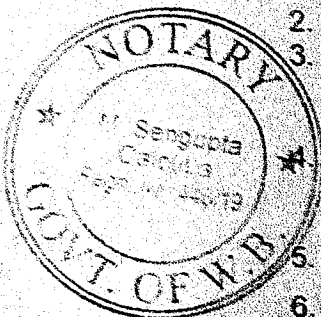
Shall mean Owner will get total 2(two) flats and 2(two) garages from the Developer. One Flat will get on the First Floor of the North-East-West back side measuring about 875(Eight hundred Seventy five) square feet super built-up area consisting of 2 bedrooms, 1 kitchen-cum-dining, 2 toilets and 1 balcony and another one on the 1<sup>st</sup> Floor of the East-South-West side measuring about 975(Nine hundred Seventy Five) square feet super built-up area consisting of 3 bedrooms, 1 kitchen-cum-dining, 2 toilets and 1 balcony and two garages measuring about 120(one hundred twenty) square feet each (only four seater car) on the ground floor back to back without partition wall of the new multi-storied building as per aforesaid sanctioned plan along with undivided proportionate share of land and common portion and amenities, on pro-rata basis.

**THIRD SCHEDULE ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATION)**

Shall mean remaining floor flats and car parking spaces and constructed area in the G+III storied building which will be constructed i.e. save and except the owner's allocation on the said premises including proportionate share in the common facilities and amenities on pro-rata basis.

**FOURTH SCHEDULE ABOVE REFERRED TO**  
**(COMMON PORTION)**

1. Entrance and exits to the premises as well as the new multi-storied building.
2. Lift
3. All boundary walls and main gate of the premises and as well as the new building.
4. All staircases, staircase landings, water reservoir, terrace etc.
5. All common installations.
6. Open land of the new building as well as roof with parapet wall etc.



01 SEP 2025

*Prasanna Kumar Dhan*

KAMALA CONSTRUCTION  
*Ranjit Das*  
 Proprietor

**FIFTH SCHEDULE ABOVE REFERRED TO**  
**(COMMON EXPENSES)**

1. All costs of maintaining, operating replacing, lighting, repairing, white washing etc. and removing the common portions including the exterior or interior (but no) inside of any unit walls of the new building.
2. The salaries of and all other expenses of the staff to be employed for common purpose including guards, sweepers, plumbers, electricians etc.
3. Association establishment and all other expenses of the association including its formation and miscellaneous expenses.
4. Electricity charges, for electrical energy consumed for the operation of common portion.
5. Corporation tax water tax and other levies in respect of new building in share and any litigation.

**IN WITNESS WHEREOF** the above named parties have set their respective signatures and seals on the day, month and year first above written.

**SIGNED SEALED & DELIVERED**

**At CALCUTTA in PRESENCE OF: -**

1) Tulin Das  
 90/27/70, Ranchandrapur  
 Kol- 204

Prasanta Kumar Das  
 SIGNATURE OF THE OWNER

2)

AMALA CONSTRUCTION  
Ranjit Das  
 Proprietor  
 SIGNATURE OF THE DEVELOPER

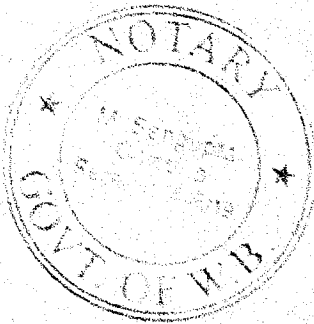
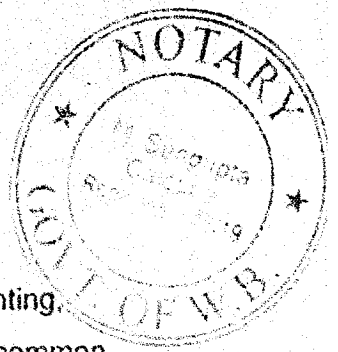
01 SEP 2025

Drafted and prepared in my Office  
 as per instruction and as per  
 documents supplied by the parties. Tulin Das

Dibyendu Desnath  
**DIBYENDU DESNATH**  
 Advocate  
 Alipore Police Court, Kol-27

**MALAY SENGUPTA**  
 Notary  
 Regn. No. 246/18  
 C.M.S. Court, Alipore  
 18 No. Alipore Judge's Court  
 Kolkata - 700 027

Signature Attested by Me  
 on Identification of Advocate  
Malay Sengupta  
 Notary



SEP 2015

Dated the 1 day of 20

IN THE MATTER OF  
**Instrument "A"**

AND

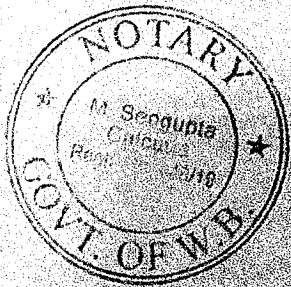
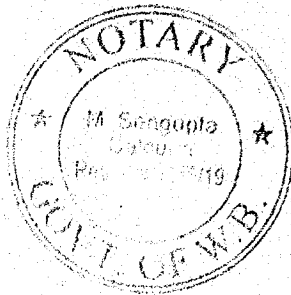
IN THE MATTER OF  
**Notarial Certificate**

**MALAY SEN GUPTA**  
ADVOCATE

&

**Notary Public**

GOVT. OF W.B.  
REGN. NO. 446/19



**CMM,s Court / Alipore Judges' Court**  
**2 & 3, Bankshall Street,**  
**Kolkata - 700 001 and**  
**18, Judges Court Road**  
**Kolkata - 700 027**

**:: CHAMBER ::**

**5/20, Netaji Nagar, PO- Bagmati Park**  
**P.S- Netaji Nagar, Kolkata - 700040**  
**Mobile No. - 98201 17827**