

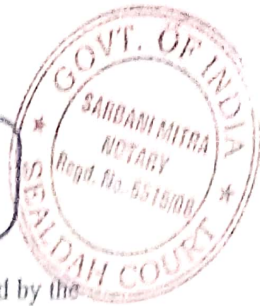


Sl. No.

01. 28/6/2025

of 2025

Notarial Certificate



TO ALL MEN THESE PRESENTS SHALL Come, I SARBANI MITRA appointed by the Government of India as a NOTARY being authorised to practice as such in the District of KOLKATA in the State of West Bengal within union of India do hereby verify, authenticate, certify, attest as under the execution of the instrument, do hereby declare that the paper writing collectively Market 'A' annexed hereto hereinafter called the paper WRITINGS "A" are presented before me by the Executants(S).

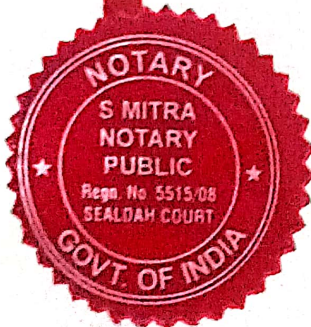
Smt. Rupa Chakraborty, at Jagatpur, Charakata
P.S. Baguiati. Pin - 700159. Dist 24 PP(N)



AND - M/s. Tall wall Dexcon at 21/8, Alimuddin
Street, P.O + P.S - Park Street. Kol-700016.

Repty - 1. Atique Gureshi.
2. Anjum Gureshi

herein after referred to as the executants (s) on
this 28th day of June
Two thousand 25



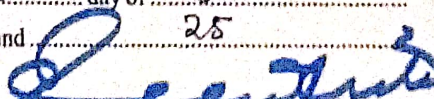
The executant (s) having admitted the Execution of the "PAPER WRITINGS A" in respective hand (s) in the presence of the witnesses who as such subscribe (s) Signature (s) thereon and being satisfied as to the identity of the Executant (s) and the said execution of the "PAPER WRITING A" and satisfy that 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 occasion shall or may require.

Notarial Stamp
on original



IN FAITH AND TESTIMONY WHEREOF I, the said NOTARY PUBLIC, have hereunto set and subscribed my hand and affix my Notarial seal of Office at SealDAH Court at SealDAH in the Dist. at Kolkata on this 28th day of June
Two thousand 25


SARBANI MITRA

NOTARY

Govt. of India

Regn. 5515/08

SEALDAH COURT

Mob. No. : 87773 03277


SARBANI MITRA
NOTARY Regd. No. 5515/08
Govt. of India
SEALDAH COURT

28 JUN 2025





पश्चिम बंगाल WEST BENGAL

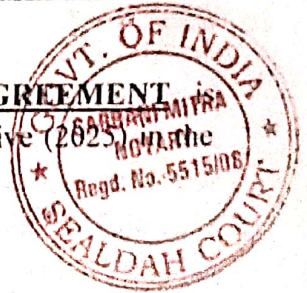
09AC 258775



SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT

made on this the 28th day of June, Two Thousand Twenty Five (2025) in the
Christian Era



BETWEEN

SMT. RUPA CHAKROBORTY, PAN : ALTPC3264G, Aadhaar No. :
3596 9618 8607, Mobile No. : +91 87773 58788, wife of Sri Malay
Chakraborty, by faith - Hindu, by Nationality - Indian, by occupation -
Housewife, residing at Jagatpur, Charaktala, Post Office - Gouranganagar,
Police Station - Baguiati, District - North 24 Parganas, Pincode - 700 159,
hereinafter called and referred to as the "**OWNER / FIRST PARTY**" (which
terms and expressions shall unless excluded by or repugnant to the context be
deemed to mean and include her heirs, executors, successors, administrators,
legal representatives and assignees) of the **ONE PART.**

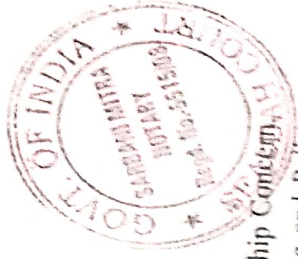
AND

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NOTARY Regd. No. 5515/08
Govt. of India
SEALDAH COURT

28 JUN 2025





"M/S. TALL WALL DEVCON", PAN : AATFT6486A, a Partnership Concern, having its Office at Premises being No. 21/8, Alimuddin Street, Post Office and Police Station - Park Street, Kolkata - 700 016, represented by its Partners namely (1) MR. ATIQUE QURESHI, PAN : AAEPQ4997L, Aadhaar No. : 5117 4999 1929, Mobile No. : - +91 98310 10113 and (2) MR. ANJUM QURESHI, PAN : AAFPO6001Q, Aadhaar No. : 8920 9700 4305, Mobile No. : - +91 99030 89389, both are sons of Late Mohammad Yusuf Qureshi alias Md. Yusuf Qureshi, both by faith - Islam, both by Nationality - Indian, both by occupation - Business, both are residing at Premises being No. 21/8, Alimuddin Street, Post Office and Police Station - Park Street, Kolkata - 700 016, hereinafter called and referred to as the "DEVELOPER / DEVELOPING CONCERN / SECOND PARTY" (which terms or expressions shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include its heirs, executors, successors-in-office, administrators, legal representatives and assignees) of the OTHER PART.

WHEREAS a registered Development Agreement was executed on 28.12.2022 by and between the First Party herein as being the Owner herein and the Second Party herein as being the Developer / Developing Concern herein to develop a Property by way of constructing a G + 3 (G + Three) Storied Building thereon upon the property i.e. ALL THAT piece and parcel of a plot of Bastu Land measuring about 7 (Seven) Cottahs 4 (Four) Chittacks be the same a little more or less together with a 10 (Ten) years old single storied structure measuring about 200 (Two Hundred) Sq.ft. be the same a little more or less consisting of 2 (Two) Rooms along with Bath and Privy made of brick built wall and R.T. Shed together with all easement rights appertaining thereto lying at Mouza - Jyangra, J.L. No. - 16, R.S. No. - 114, Touzi No. - 3027 under District Collectorate of North 24 Parganas under West Bengal Government, Pargana - Kolkata, R.S. Dag No. - 1757, R.S. Khatian No. - 516, Holding No. - 291/52, Jagatpur Netaji Pally (Jyangra), Police Station - formerly Rajarhat now Baguiati, Pincode - 700 162, within the limits of the formerly Rajarhat - Gopalpur Municipality and now within the limits of the Bidhannagar Municipal Corporation under Ward No. - 023, being Assessee No. - 20033160743, within the jurisdiction of A.R.A. Kolkata and A.D.S.R. Office at Rajarhat, District - North 24 Parganas, morefully described in the Schedule hereunder written and the same was registered in the Office of the Additional Registrar of Assurances - II, Kolkata and recorded therein Book No. I, Volume No. 1902-2023, Pages from 2699 to 2730, Being No. 190216001 for the year 2022, on the terms and conditions elaborately stated in the said Development Agreement.

AND WHEREAS subsequently a Development Power of Attorney was executed on 28.12.2022 by the said First Party herein as being the Owner herein and as well as the Principal therein in favour of the said Second Party herein as being the Developer / Developing Concern herein i.e. the Attorney therein, empowering the Developer / Developing Concern to look after the affairs related to the proposed Development of the said Property and to sell, assign and / or transfer Developers' Allocation reserved under the said Development Agreement dated 28.12.2022 and the same was registered in the Office of the Additional Registrar of Assurances - II, Kolkata and recorded therein Book No. I, Volume No. 1902-2023, Pages from 2801 to 2814, Being No. 190216016 for the year 2022.

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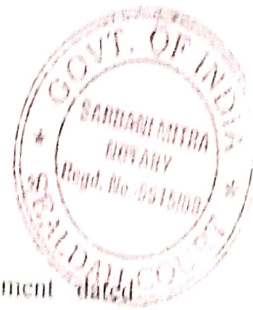
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NOTARY Regd. No.-5515/08
Govt. of India
SEALDAH COURT

28 JUN 2025

Contd. P/3



(3)



AND WHEREAS according to the said Development Agreement dated 28.12.2022, the said proposed construction upon the Schedule mentioned property hereunder was to be completed within 30 (Thirty) months on and from the date of execution of the said Development Agreement dated 28.12.2022 and accordingly the said date / period was already passed / completed i.e. on 27.06.2025 and hence the construction work upon the said Schedule mentioned property hereunder is in under construction condition and is yet to be completed due to some unavoidable circumstances and due to the above mentioned circumstances the time period for completion of the said respective construction work upon the said Schedule mentioned property hereunder is require to be extended immediately and positively for the purpose of running and completion of the said respective construction work upon the said Schedule mentioned property hereunder.

AND WHEREAS the Owner herein and the Developer / Developing Concern herein decided to enter into this Agreement for the purpose of extension of time period regarding running and completion of the said respective construction work upon the said Schedule mentioned property hereunder and to avoid any dispute, complexity in future in between themselves in this regard.

AND WHEREAS hence the Parties of the Both Part herein have reached hereby a Supplementary Development Agreement whereby the First Party herein as being the Owner in respect of her said Schedule mentioned property hereunder and the Second Party herein as being the Developer / Developing Concern herein in respect of the said Schedule mentioned property hereunder have agreed to continue the terms and conditions mentioned therein in the said Development Agreement dated 28.12.2022 during the said proposed construction work upon the said property hereinafter referred to as the "said property", according to the norms mentioned below to avoid future complexity on the following terms and conditions agreed to and between the Parties of the Both Part hereto.

NOW THIS AGREEMENT WITNESSES AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO as follows :-

1. That the First Party herein as being the Owner solely declared hereby that, she has agreed to continue the terms and conditions mentioned therein in the said Development Agreement dated 28.12.2022 executed by and between the said Owner herein as being the Owner solely of the said Schedule mentioned Property hereunder and the said Developer / Developing Concern herein.
2. That the First Party herein as being the sole Owner in respect of the said Schedule mentioned property hereunder agrees hereby to extend the time limit furthermore i.e. for a period of 18 (Eighteen) months on and from the date of execution of this Supplementary Development Agreement for the purpose of running and completion of the ongoing construction work upon the said Schedule mentioned property hereunder by the Developer / Developing Concern herein.
3. That the Parties of the Both Part herein have hereby decided by and between them that, the said provide extended time period is starting / commencing on and from the

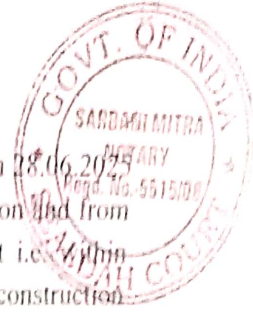

SARBANI MITRA
NOTARY Regd. No.-5515/08
Govt. of India

28 JUN 2025

Contd. ... P/4



(4)



date of execution of this Supplementary Development Agreement i.e. on 28.12.2022 and shall be completed within the completion of 18 (Eighteen) months on and from the date of execution of this Supplementary Development Agreement i.e. within 27.12.2026 for the purpose of running and completion of the ongoing construction work upon the said Schedule mentioned property hereunder by the Developer / Developing Concern herein.

4. That the Second Party herein as being the Developer / Developing Concern herein in respect of the said Schedule mentioned property hereunder shall complete the said proposed respective construction work upon the said Schedule mentioned property hereunder within the said stipulated period i.e. within 27.12.2026 except due to natural calamities, riots, mob violence, local trouble, legal bar, non-availability of any required permission from any of the authority / authorities concern / concerns and /or in case of force majeure and / or for any litigation/s.
5. That all of the other terms and conditions shall be remained the same as mentioned in the said Development Agreement dated 28.12.2022 except the period of time limit in respect of the said proposed respective construction work upon the said Schedule mentioned property hereunder.
6. That the Parties of the Both Part herein agreed with the proposal of the Parties of the either part herein and the First Party herein as being the Owner of the said Schedule mentioned Property hereunder allowed the Second Party herein as being the Developer / Developing Concern herein to carry out proposed Development Work upon her said Property / Premises by executing this Supplementary Development Agreement treating this Agreement as part of the said Development Agreement dated 28.12.2022.
7. That the Parties of the Both Part herein shall comply the terms and conditions mentioned hereinabove strictly and positively from all corners and within its time.

THE SCHEDULE ABOVE REFERRED TO
(THE SAID ENTIRE PROPERTY)

ALL THAT piece and parcel of plot of Bastu Land measuring about 7 (Seven) Cottahs 4 (Four) Chittacks be the same a little more or less together with a 10 (Ten) years old single storied structure measuring about 200 (Two Hundred) Sq.ft. be the same a little more or less consisting of 2 (Two) Rooms along with Bath and Privy made of brick built wall and R.T. Shed together with all easement rights appertaining thereto lying at Mouza - Jyangra, J.L. No. - 16, R.S. No. - 114, Touzi No. - 3027 under District Collectorate of North 24 Parganas under West Bengal Government, Pargana - Kolkata, R.S. Dag No. - 1757, R.S. Khatian No. - 516, Holding No. - 291/52, Jagatpur Netaji Pally (Jyangra), Police Station - formerly Rajarhat now Baguiati, Pincode - 700 162, within the limits of the formerly Rajarhat - Gopalpur Municipality and now within the limits of the Bidhannagar Municipal Corporation under Ward No. - 023, being Assessee No. - 20033160743, within the jurisdiction of A.R.A. Kolkata and A.D.S.R. Office at Rajarhat, District - North 24 Parganas, butted and bounded in the following manners : -

SARBAN MITRA
NOTARY Regd. No.-5515/08
Govt. of India
SEALDAH COURT

Contd. P/5

28 JUN 2025



(5)

THE NORTH : By Land of Plot No. - 'C/5' under Scheme ;
ON THE SOUTH : By 5' (Five feet) wide Passage and thereafter
Property of Gouranga Goldar ;
ON THE EAST : By 2' (Two feet) + 10' (Ten feet) = 12' (Twelve feet)
wide Common Passage ;
ON THE WEST : By Land of R.S. Dag Nos. - 692 and 695 ;



IN WITNESS WHEREOF the Parties of the Both Part herein hereunto set and
subscribe their respective signatures fully understanding the meaning hereof on this the
day, month and year as mentioned hereinabove in presence of the following witnesses.

WITNESSES :-

(1)

Wahidul Akbar
9 Numb. Sealdah West
Kolkata 700016.

Rupa chakroborty

Signature of the Owner / First Party

TALL WALL DEVCON

(1)

Atique Rinkhi

Partner

TALL WALL DEVCON

(2)

Tausif Ahmed
6, Sealdah Lane
Kolkata 16

Fajun Qureshi

Partner

Signature of the Developer / Developing
Concern / Second Party

Drafted, Prepared, Typed and Identified by me :-

Atanu Mazumdar

(ATANU MAZUMDAR)

Advocate

Sealdah Civil Court, 4th Floor,

Bar Association Room No. - 411,

Seat No. - C-9, Kolkata - 700 014

Mobile No. : - +91 89103 25093

e-mail I'd : - listen2adrija@gmail.com

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SARBANI MITRA
NOTARY Regd. No.-5515/06
Govt. of India
SEALDAH COURT

Signature of Advocate
Attested on Identification
A. Majumdar
Advocate
at Sealdah Court

28 JUN 2025