

SL. NO. 06/2023

Notarial Certificate

To all to whom these presents shall come, Pradip Kumar Datta duly appointed by the Central Government as a Notary and practising throughout the city of Calcutta (West Bengal), Union of India, 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.

Nature of Document *Supplementary Agreement..*

Executed by *Smf. Anabi Ganguly.*

M-33-1 Smt. Late Tej Sreela K. 64

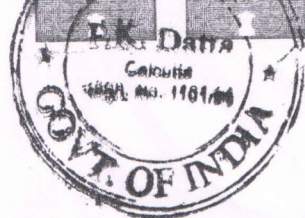
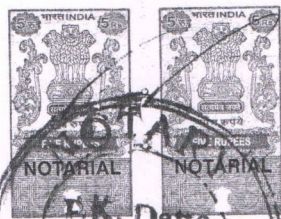
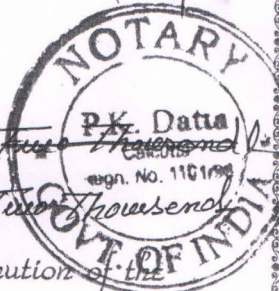
others as per the same

hereinafter referred as the executant/s on this ~~four~~ *four*

the *06th* day of *May* in the year *Two thousand*

only three The "Executant/s" having admitted the execution of the

Paper Writings "A" and being satisfied as to the identity of the executant I have attested the execution.



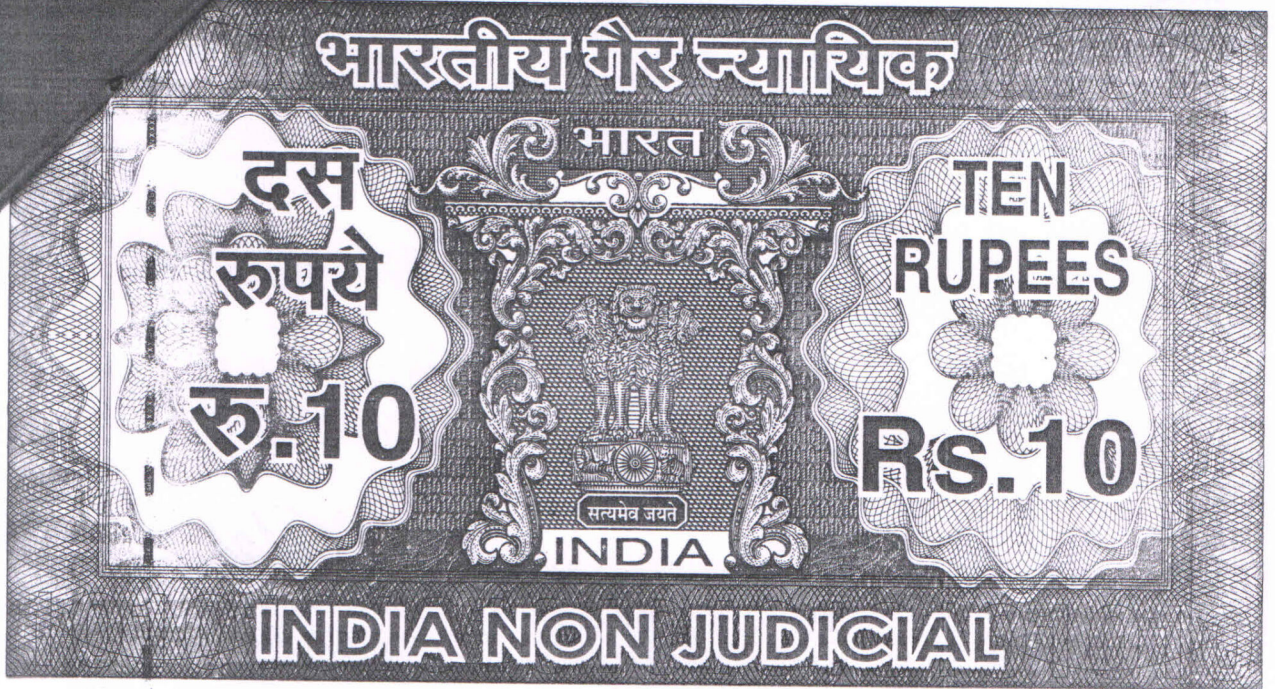
IN FAITH AND TESTIMONY WHERE OF I, the said Notary, have hereunto subscribed my name and affixed my seal of office this day of *06th* in the year *May 2023*

P.K. Datta

P. K. Datta
Notary

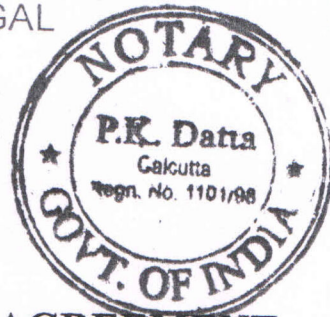
Govt. of India
Regn. No. 1101/98

Chief Metropolitan Magistrate's Court
2 & 3, Bankshall Street, Kolkata - 700 001



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

77AB 978588



SUPPLEMENTARY AGREEMENT

(In pursuance of Development Agreement, dated 24/11/2021, registered at the office of the
A.D.S.R. Bidhannagar, and recorded thereat as
Deed No. I - 150403772 for the Year 2021)

THIS AGREEMENT is made on this 06th day of May, 2023

BETWEEN

Chhalu Ganguly
R.G.B.
Debasree Ganguly

Siva Ganguly
P. K. Datta
Notary
Regn. No. 1101/98
C.M.M.'s Court
2 & 3, Bankshahi Street
Calcutta - 700 001

SNS
Partner

06 MAY 2023

3220

26 APR 2023

SL. NO.....DATE.....
NAME.....
ADD.....
AMT.....

BISWADEB CHATTERJEE
ADVOCATE, HIGH COURT AT CALCUTTA



MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

(1) **SMT. CHHABI GANGULY** (PAN – ADNPG5751G and AADHAAR NO. 8631 3087 0563), wife of Late Raj Kumar Ganguly, by Religion – Hindu, by Nationality – Indian, by Occupation – Homemaker, Residing at BB-1, Salt Lake City, Sector – I, Kolkata – 700 064, P.O. - P.S. - Bidhannagar (North), District - North 24 Parganas, W.B., (2) **DR. RAJASHREE GANGULY BHADURI** (PAN – AFVPB3702Q and AADHAAR NO. 3811 5123 3345), daughter of Late Raj Kumar Ganguly, by Religion – Hindu, by Nationality – Indian, by Occupation – Doctor, Residing at BD-391, Salt Lake City, Sector – I, Kolkata – 700 064, P.O. - P.S. - Bidhannagar (North), District - North 24 Parganas, W.B., and (3) **DR. DEBASHREE GANGULY** (PAN – AFLPG1685F and AADHAAR NO. 6571 9786 9917), daughter of Late Raj Kumar Ganguly, by Religion – Hindu, by Nationality – Indian, by Occupation – Doctor, Residing at BB-1, Salt Lake City, Sector – I, Kolkata – 700 064, P.O. - P.S. - Bidhannagar (North), District - North 24 Parganas, W.B., hereinafter jointly called and referred to as the **FIRST OWNERS** (which terms and expressions shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include their respective heirs, representatives, successors, administrators, executors and assigns) of the **FIRST PART**

AND

SRI SISIR GANGULY (PAN – ADZPG6846N and AADHAAR NO. 7502 9936 2047), son of Late Jahar Lal Ganguly, by faith – Hindu, by Nationality – Indian, occupation – Business, residing at 4/38, Block - 'D', Bangur Avenue, Kolkata - 700 055, P.O. - Bangur Avenue, under P. S. - Lake Town, in the District of North 24 Parganas, W.B., hereinafter called and referred to as the **SECOND OWNER** (which terms and expressions shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include her heirs, representatives, successors, administrators, executors and assigns) of the **SECOND PART**

AND

SNS INFRA (PAN – AEF/FS4640F), a Partnership Firm, having its registered office at 86B/2, Topsia Road (South), Gajraj Chambers, Room No. 3AC, Kolkata – 700046, represented by its managing Partner, **SRI SIDDHARTH MANPURIA** (PAN – AMRPM8789K and AADHAAR NO. 8058 9843 2471), son of Sri Sohan Lal Manpuria, having office at 86B/2, Topsia Road (South), Gajraj Chambers, Room No. 3AC, Kolkata – 700046, hereinafter called and referred to as the **DEVELOPER** (which terms and expressions shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its successors-in-office, administrators, legal representatives, and assigns) of the **THIRD PART**

WHEREAS Smt. Chhabi Ganguly, Dr. Rajashree Ganguly Bhaduri and Dr. Debashree Ganguly (that is, the Owners of the First Part herein) are the present joint owners of undivided 3/4 share in ALL THAT piece and parcel of Land, being known and numbered as Plot No. 1307/1308, Bangur Avenue, Block – 'D', Kolkata – 700 055, covering total area measuring about 107 (one hundred and seven) Kottahs, 06 (six) Chittacks and 14 (fourteen) Square Feet, within which 6 (six) Kottahs, 09 (nine) Chittacks and 24 (twenty four) Square Feet of land area being comprised in Part of Dag No. 1307 under Khatian No. 98 and remaining 10 (ten) Kottahs, 12 (twelve) Chittacks and 35 (thirty five) Square Feet of land area being comprised in Part of Dag No. 1308 under Khatian No. 88, within Mouza – Shyamnagar (formerly Krishnapur),

Chhabi Ganguly.

Sisir Ganguly

RGB
Debashree Ganguly

SNS INFRA

J. M.

Partner

06 MAY 2023

L. No. 32/20 (formerly 17), Touzi No. 228 and 229, R.S. No. 180, being Holding No. 1143 (N) within the local limits of Ward No.29 (formerly 22) of South Dum Dum Municipality, under the jurisdiction of Lake Town Police Station (formerly under P.S. - Dum Dum), A.D.S.R.O. - Bidhannagar (Salt Lake City) [formerly under Sub-Registry at Cossipore Dum Dum], in the District of North 24 Parganas (formerly under District of 24 Parganas), W.B., together with the existing residential building structure thereon, along with all easements and other usual appertaining rights thereto and thereupon, more fully and particularly described in the 'SCHEDULE' written hereunder and hereinafter referred to as the 'SAID PROPERTY', which they have lawfully inherited from Dr. Raj Kumar Ganguly (since deceased), being the only surviving legal heirs and successors of the deceased.

AND WHEREAS Sri Sisir Ganguly (that is, the Owner of the Second Part herein) is also lawful owner of undivided 1/3rd share in ALL THAT piece and parcel of Land, being known and numbered as Plot No. 4/38, Bangur Avenue, Block - 'D', Kolkata - 700 055, covering total area measuring about 17 (seventeen) Kottahs, 06 (six) Chittacks and 14 (fourteen) Square Feet, within which 6 (six) Kottahs, 09 (nine) Chittacks and 24 (twenty four) Square Feet of land area being comprised in Part of Dag No. 1307 under Khatian No. 98 and remaining 10 (ten) Kottahs, 12 (twelve) Chittacks and 35 (thirty five) Square Feet of land area being comprised in Part of Dag No. 1308 under Khatian No. 88, within Mouza - Shyamnagar (formerly Krishnapur), J.L. No. 32/20 (formerly 17), Touzi No. 228 and 229, R.S. No. 180, being Holding No. 1143 (N) within the local limits of Ward No.29 (formerly 22) of South Dum Dum Municipality, under the jurisdiction of Lake Town Police Station (formerly under P.S. - Dum Dum), A.D.S.R.O. - Bidhannagar (Salt Lake City) [formerly under Sub-Registry at Cossipore Dum Dum], in the District of North 24 Parganas (formerly under District of 24 Parganas), together with the existing residential building structure thereon, along with all easements and other usual appertaining rights thereto and thereupon, more fully and particularly described in the 'SCHEDULE' written hereunder and hereinafter referred to as the 'SAID PROPERTY'.

AND WHEREAS in terms of the Development Agreement dated 24/11/2021, registered at the office of the A.D.S.R.O. - Bidhannagar (Salt Lake City), and recorded as Deed No. I - 150403772 for the Year 2021, SNS INFRA (that is, the Developer of the Third Part herein) has been entrusted with the job of promotion and development of the aforesaid property into a proposed new Ground Plus (G+8) storeyed building as per the Sanctioned Building Plan thereof by demolishing the existing structures thereon.

AND WHEREAS now, at the inception of the project for the purpose of recording an initial settlement towards division of the respective allocations of the parties hereto within the proposed new building, it has become necessary for the parties to enter into these presents.

NOW THIS AGREEMENT WITNESSES AND THE PARTIES HERETO AGREE AS FOLLOWS:

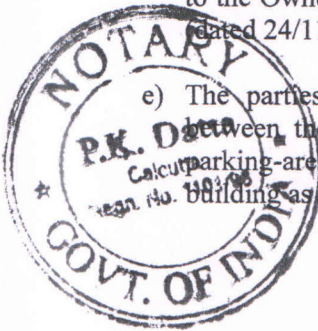
That notwithstanding anything contained in the above-referred original Development Agreement (dated 24/11/2011), the Developer hereby undertakes to deliver the physical possession of the entire 5th (Fifth) Floor of the proposed new Ground Plus (G+8) storeyed building over the aforesaid plot of land to Smt. Chhabi Ganguly, Dr. Ashree Ganguly Bhaduri and Dr. Debashree Ganguly (that is, the Owners of the First Part herein) on completion of the building as per the sanctioned Building Plan

Chhabi Ganguly, Sisir Ganguly
R.G.B.
Debashree Ganguly

06 MAY 2022

thereof out of their exclusive 16.66% allocated area within the proposed new building. And the rest of their due allocated area will be provided on the First Floor and the Ground Floor Parking Area in the new building, together with proportionate undivided share in the land underneath, and together with proportionate undivided share in the common areas and common facilities therein.

- b) That notwithstanding anything contained in the above-referred original Development Agreement (dated 24/11/2011), the Developer hereby undertakes to deliver the physical possession of the entire 7th (Seventh) Floor of the proposed new Ground Plus (G+8) storeyed building over the aforesaid plot of land to Sri Sisir Ganguly (that is, the Owner of the Second Part herein) on completion of the building as per the sanctioned Building Plan thereof out of their exclusive 16.66% allocated area within the proposed new building. And the rest of their due allocated area will be provided on the First Floor and the Ground Floor Parking Area in the new building, together with proportionate undivided share in the land underneath, and together with proportionate undivided share in the common areas and common facilities therein.
- c) Save and except the shares and/or portions respectively allocated to the Owners herein (as aforesaid), the Developer shall get all that remaining areas within the proposed new building, together with proportionate undivided share in the land underneath, and also, together with proportionate undivided share in the common areas and common facilities therein.
- d) The Developer shall have to make the full payment of the refundable Security Deposit to the Owners herein as per the agreed terms of the original Development Agreement (dated 24/11/2021).



- e) The parties hereto shall enter into further Supplementary Agreement(s) by and between them for further specific demarcation and allocation of the flats and car-parking-areas to be shared within their respective allocations in the proposed new building as and when it becomes necessary afterwards.

"SCHEDULE" ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu Land, being known and numbered as Plot No. 4/38, Bangur Avenue, Block - 'D', Kolkata - 700 055, covering total area measuring about 17 (seventeen) Kottahs, 06 (six) Chittacks and 14 (fourteen) Square Feet (i.e. equivalent to 12524 Square Feet), be the same a little more or less, within which more or less 6 (six) Kottahs, 09 (nine) Chittacks and 24 (twenty four) Square Feet (i.e. equivalent to 4749 Square Feet) of land area being comprised in Part of Dag No. 1307 under Khatian No. 98, and remaining 10 (ten) Kottahs, 12 (twelve) Chittacks and 35 (thirty five) Square Feet (i.e. equivalent to 7775 Square Feet) of land area being comprised in Part of Dag No. 1308 under Khatian No. 88, within Mouza - Shyamnagar (formerly Krishnapur), J.L. No. 32/20 (formerly Touzi No. 228 and 229, R.S. No. 180, lying within the local limits of Ward No.29 (formerly 22) of South Dum Dum Municipality, under the jurisdiction of Lake Town Police Station (formerly under P.S. - Dum Dum), A.D.S.R.O. - Bidhannagar (Salt Lake City) (formerly under Sub-Registry at Cossipore Dum Dum), in the District of North 24 Parganas (formerly under District of 24 Parganas), together with the Residential Building standing

Chhabi Ganguly.
Rajakumari Ganguly Bhadwaj
Debashree Ganguly

Sisir Ganguly

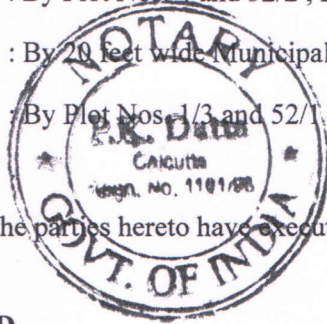
SNS II
Sisir

06 MAY 2022

Partner

hereon, along with all easements and other appertaining rights thereto and thereupon, which is butted and bounded by:-

- ON THE NORTH : By 40 feet wide Municipal Road;
- ON THE EAST : By Plot Nos. 4 and 52/2 , Bl-D, Bangur Avenue;
- ON THE SOUTH : By 20 feet wide Municipal Road;
- ON THE WEST : By Plot Nos. 1/3 and 52/1 , Bl-D, Bangur Avenue.



IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above-written.

**SIGNED AND DELIVERED
AT KOLKATA IN PRESENCE OF
WITNESSES:-**

1.

*Chhabi Ganguly,
Rajakree Ganguly Bhadrini
Debashree Ganguly*

OWNERS OF THE FIRST PART

2.

Siriz Ganguly

OWNER OF THE SECOND PART

SNS INFR

Siriz Manu

DEVELOPER OF THE THIRD PART

Drafted by: *and identified by me*

Chatterjee

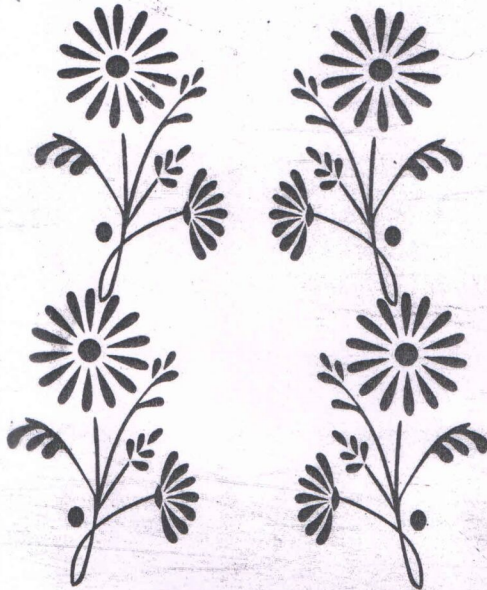
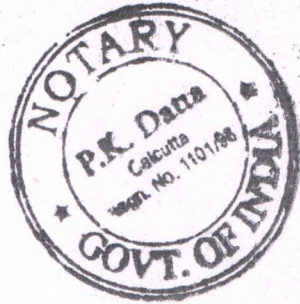
**BISWADEEP CHATTERJEE
Advocate, High Court, Calcutta**

Signature Witness by me
in Identification of Advocate

[Signature]
P.K. Datta
Notary

06 MAY 2023

P. K. Datta
Notary
Regn. No. 1101/88
C.M.A. & S.A.
2 & 3, Bank Street
Calcutta - 700 001



Dated the _____ day of _____ 20____

IN THE MATTER OF

Instrument "A"

AND

IN THE MATTER OF
Notarial Certificate

P. K. Datta

ADVOCATE

&

Notary Public

GOVT. OF INDIA
REGN. NO. 1101/98

CMM,s Court
2 & 3, Bankshall Street
Kolkata-700 001

:: OFFICE ::

12/2, Old Post Office Street,
2nd Floor, Kolkata-700 001