

NOTARIAL CERTIFICATE

(Pursuant to Section 8 of the Notaries Act. 1952)

TO ALL MEN BY THESE PRESENTS SHALL COME, I, SK. NUSRULLAH, Advocate & Notary practicing as a NOTARY in Alipore Judges' Court & Alipore Criminal Court, Kolkata - 700 027 within the District of 24 parganas (s) of the State of West Bengal within the Union of India, do hereby declare that the Paper Writings collectively marked "A" annexed hereto hereinafter called the "Paper Writings A", are presented before me by the executant (s).

*Supplementary Agreement
Between*

*Manik Kangsa Barik @ Manik Barik
S/o. Lt. Sadananda Kangsa Barik,
residing at Ramkrishnanagar, P.S. Sonarpur,
now Narendrapur, Kol. 700153.
Spandan Communication office at
696, Chowhati, Metaji Block, P.S.
Sonarpur, Kol. 700149.*

Hereinafter referred to as the "executand (s)"
on this the day of two
thousand and

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 of the "Paper Writings A" and testify that the said execution is in the respective hand(s) of the executants(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.

IN FAITH AND TESTIMONY WHERE OF I, SK. NUSRULLAH the said Notary, have hereunto set and subscribed my hand and affixed my Notarial seal of Office at Alipore Judges' Court & Alipore Criminal Court, Kolkata - 700 027, in the District of 24 Parganas (s) on this the day of 20

24 DEC 2024

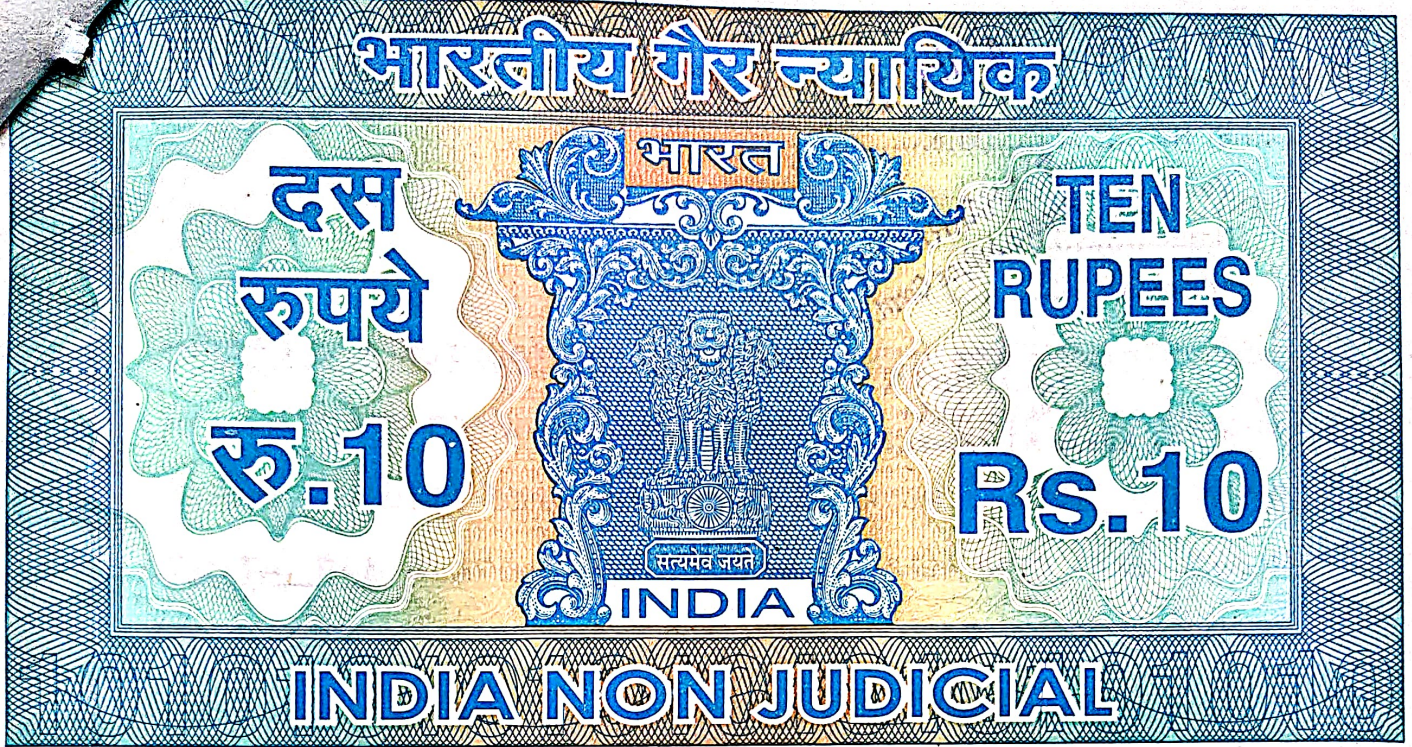
Sk. Nusrullah
SK. NUSRULLAH

Notary
Govt. of West Bengal
Alipore Judges & Criminal Court
Kolkata - 700 027
Regd. No. : 101 / 2022
Dist. : 24 Parganas (s).

24 DEC 2024

Serial. No. 05/2024

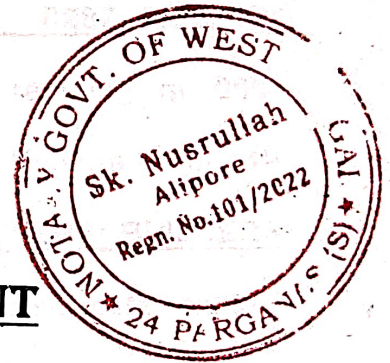
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अभिषेक पश्चिम बंगाल. WEST BENGAL

02AC 622501

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF WEST BENGAL



SUPPLIMENTARY AGREEMENT

This AGREEMENT made this ~~24th~~ day of December Two Thousand Twenty Four (2024) BETWEEN MANIK KANGSA BANIK @ MANIK BANIK (PAN ADMPB6277B). Aadhaar No 6203 2212 1019 Mob No 9830256311 son of Late Sadananda Kangsa Banik by faith Hindu, by occupation — Retired by Nationality Indian residing at Ramkrishnanagar , P.O. Laskarpur, P.S. Sonarpur now Narendrapur, Kolkata 700153 District South 24 Parganas hereinafter called and referred to as the OWNER/ FIRST PARTY (which expression unless repugnant to the context shall mean and include his heirs, executors, administrators, representatives and assigns) of the ONE PART.

Manik Kangsa Banik

24 DEC 2024

SPANDAN CONSTRUCTION

Partner

SPANDAN CONSTRUCTION

Partner

4 DEC 2024

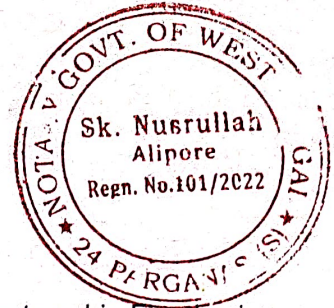
Value Rs. 19/00

Name.....

Address.....

Latta
TAMAL DUTTA
Stamp Vender
Alipore Police Court, Kol-27



**AND**

SPANDAN CONSTRUCTION (PAN ADUFS4965M), a Partnership Firm having its office at 696, Chowhati, Netaji Block, P.O. Chowhati, P.S. Sonarpur, Kolkata – 700149 represented through its partners namely **1. MANAS DUTTA(PAN ALAPD1409P)** Aadhaar No 5432 5843 1856 Mob No 9830626578 son of Late Brajendra Kumar Dutta by faith Hindu, by occupation – Business, residing at 67, Ramkrishnanagar, P.O. Laskarpur, P.S. Narendrapur, Kolkata – 700153 **2. RAJKUMAR NATH(PAN AHRPN3050H)** Aadhaar No 8858 6145 6287 Mob No 8013378204 son of Late Paresh Chandra Nath residing at 696, Chowhati, Netaji Block, P.O. Chowhati, P.S. Sonarpur, Kolkata – 700149 all by Nationality Indian hereinafter called the **'DEVELOPERS/ BUILDERS'** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators representatives and assigns) of the **OTHER PART**.

WHEREAS a Development Agreement was made on 28th November 2023 which was in the office of Registrar at ADSR, Garia South 24-Parganas and recorded in Book No. Book No I Volume No 1629-2023 Pages 150609 to 150650 Being No. 162905418 for the year 2023 between above mentioned parties for development of **ALL THAT** piece or parcel of all that piece and parcel of two plot of Bastu land No 57 & 58 totally measuring 3 Cottahs 14 Chhitaks 37 sq.ft more or less at Mouza Laskarpur, J.L. No 57 Touzi No 3-5 under R.S. Khatian No 670 L.R. Khatian No 2253 R.S. Dag No 170 L.R.

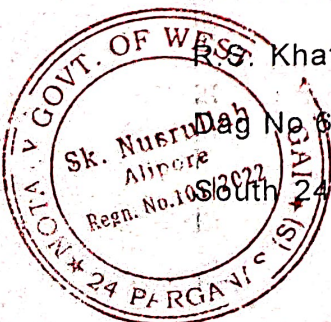
Dag No 678 under P.S. Sonarpur now Narendrapur in the District of South 24 Parganas which is now known as Holding No 847 & 391

SPANDAN CONSTRUCTION

Partner

SPANDAN CONSTRUCTION

Partner



24 DEC 2024



Ramkrishna Nagar under ward No 30 within Rajpur Sonarpur Municipality vide Assessment No 1104302044072 and Assessment No 1104302041804 and the said two plots will be known as Holding No 391 Ramkrishna Nagar under ward No 30 within Rajpur Sonarpur Municipality Assessment No vide 1104302041804 after assessee amalgamation.

SPANDAN CONSTRUCTION

[Signature]

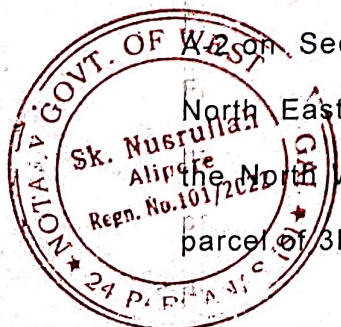
Partner

SPANDAN CONSTRUCTION

[Signature]

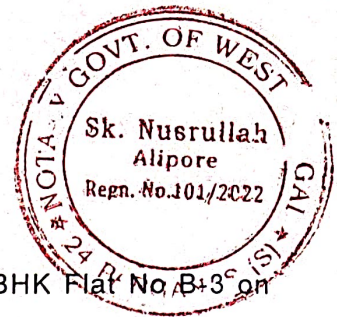
Partner

AND WHEREAS owner allocation was mentioned in the said development agreement dated 28th November 2023 as the owner will get 50% F.A.R as per sanction building plan of the said G+three storied building with proportionate share of land including common areas with facilities and Rs.10,75,000/- (Ten Lakhs Seventy Five Thousand) will be paid by the Developer to the owner as non refundable money out of which Developer has paid Rs 5,00,000/- (Five Lakhs) only at the time of signing this agreement and power of attorney and Rs 5,00,000/- (Five Lakhs) only will be paid by the Developer to the owner within February 2024 and balance Rs 75,000/- (Seventy Five Thousand) only will be paid by the Developer to the owner at the time of hand over possession of the owner allocation . Now the above mentioned parties agree to mention the owner allocation herein specifically by name and measurement after sanction Building plan vide No — SWS-OBPAS/2207/2024/2201 dated 11/11/2024 to 10/11/2027 i.e. **MANIK KANGSA BANIK @ MANIK BANIK** will get all that piece and parcel of 3BHK Flat No A-1 on First floor North East side , 3BHK Flat No A-2 on Second North East side , 3BHK Flat No A-3 on Third floor North East side and two car parking No 4& 5 and one shop No 1 in the North West side , and **DEVELOPER** will get all that piece and parcel of 3BHK Flat No B-1 on First floor North West side , 3BHK



Manik Kangsa Banik

24 DEC 2024



Flat No B-2 on Second North West side , 3BHK Flat No B+3 on Third floor North West side and three car parking No 1,2,&3 North East side of G+3 storied building namely SPANDAN APARTMENT with proportionate share of land including common areas with facilities and Rs.10,75,000/- (Ten Lakhs Seventy Five Thousand) will be paid by the Developer to the owner as non refundable money out of which Developer has paid Rs 5,00,000/- (Five Lakhs) only at the time of signing this agreement and power of attorney and Rs 5,00,000/- (Five Lakhs) only will be paid by the Developer to the owner within February 2024 and balance Rs 75,000/- (Seventy Five Thousand) only will be paid by the Developer to the owner at the time of hand over possession of the owner allocation. This agreement will be effected from the date of signing this agreement. The Developer will be bound to deliver the owners allocation to the owners as per this Supplementary Agreement . The owner have no objection if the Developer sell the remaining portion except owner allocation as per this Supplementary agreement.

SPANDAN CONSTRUCTION

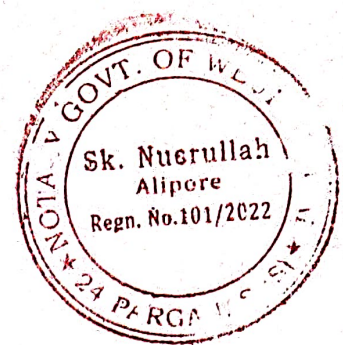
Partner

SPANDAN CONSTRUCTION

Partner



24 DEC 2024



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

SIGNED, SEALED & DELIVERED

at Kolkata by the Landlord in presence of :

WITNESSES:

1. Rinku Kangso Bonik
W/o Manik Kangso Bonik
Ramkrishna Nagar
po:- Laskarpur
ps:- Srarendrapur
KOL - 700153

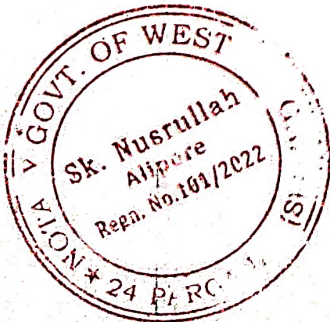
Manik Kangso Bonik
SIGNATURE OF THE FIRST PART
/OWNER

SPANDAN CONSTRUCTION SPANDAN CONSTRUCTION
Raj Kumar Nath *Manoj Kumar*
Partner Partner

2.

SIGNATURE OF THE SECOND PART/DEVELOPER

Drafted by me IDENTIFIED BY ME
Advocate, Advocate
High Court at Calcutta
F-639/1999
Bar Association Room No 13



Signature Attested
on Identification

Sk. Nusrullah
Sk. Nusrullah
Notary, Govt. of West Bengal
Regn. No. 101/2022
Alipore, Judges' & Criminal Court
Kolkata-700027

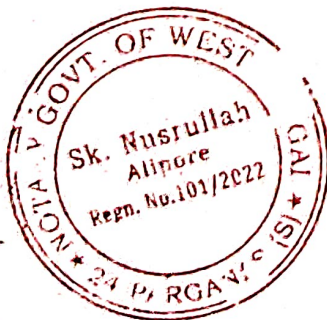
24 DEC 2024

24 DEC 2024

THE DAY OF



24 DEC 2024



24 DEC 2024

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

SK. NUSRULLAH

Advocate
ALIPORE JUDGES & CRIMINAL COURT
Kolkata - 700 027.

NOTARY

Govt. of West Bengal
Regd. No. 101/2022

ADDRESSES

Residence / Chamber :

Jaita Ketan Para
P.O. - Jagannath Nagar
P.S.- Maheshtala
Dist. 24 Parganas (s)
Pin - 700 140
Contact No. : 9331018315
6289045366

Office :

ALIPORE
Bar Association (Police Court)
6, Baker Road, Kolkata - 700 027.