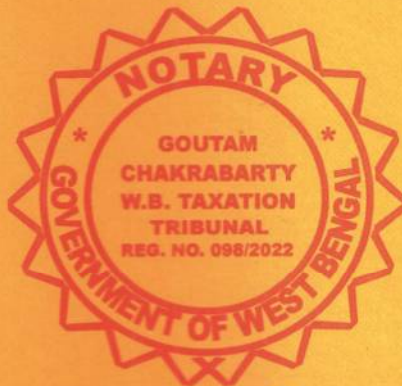


सत्यमेव जयते

GOVERNMENT OF WEST BENGAL

OFFICE OF THE NOTARY PUBLIC



SL. NO. C-08 / 202

23 FEB 2026

23 FEB 2026

TO ALL MEN THESE PRESENTS SHALL COME, I, G. CHAKRABARTY Duly appointed and authorized by the Govt. of West Bengal to practice as a Notary as such in and throughout the territorial jurisdiction of West Bengal Taxation Tribunal in the state of West Bengal do hereby attest that the paper writings collectively marked "A" annexed hereto (hereinafter called the paper writings "A") are presented before me by the executant(s).

Supplementary Affidavit
Executed by: *Ramesh Kumar Handa Lal*
AND
M.D.M.S.

23 FEB 2026

..... hereinafter referred as the
executant(S) on this 23 FEB 2026 day of FEB Two thousand twenty.....
Under the execution of the paper writings 'A' on its being admitted by the
respective signatories as the matters contained therein and being PRIMA FACIE
satisfied to the identification of the executant(S) I have attested the execution.

IN FAITH AND TESTIMONY WHEREOF, I the said Notary have hereunto set
and subscribed my name and affixed my seal of office on this 23 FEB 2026
day of 202 .



G. CHAKRABARTY
ADVOCATE
NOTARY

(GOVERNMENT OF WEST BENGAL)
BIKASH BHAWAN, Gr. Floor
W. B. TAXATION TRIBUNAL (Wednesday)
SALT LAKE CITY
KOLKATA - 700 091
OFFICE : KESTOPUR, BAROARITOLA,
KOLKATA - 700 102
CONTACT - 9903838767 / 6291694023

A

MY
SEAL

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AR. 046645

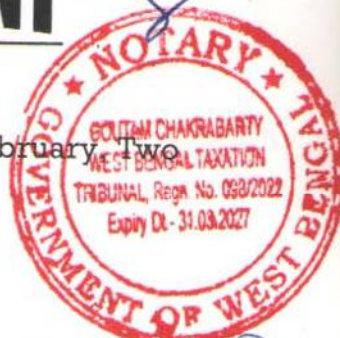
Before the Notary Public
West Bengal Taxation Tribunal

SUPPLEMENTARY AGREEMENT

THIS SUPPLEMENTARY AGREEMENT made this 22nd day of February, Two Thousand and Twenty Six (2026) of the Christian Era

BY AND BETWEEN

(1) MR. RUMESH KUMAR HANDA, son of Late Mohanlal Handa, PAN NO. AAQPH9906C, AADHAAR No. 6962 8988 0242, M- 7044344443, Email Id: rumeshkumarhanda@gmail.com by Nationality - Indian, by Faith - Hindu, by Occupation -. Retired from Govt. Service, (2) MR. ROHIT KUMAR HANDA @ ROHIT HANDA, son of Mr. Rumesh Kumar Handa, PAN NO. ABZPH0513M, AADHAAR No. 6249 3056 8496, M- 9761937666, Email Id: rohitkumarhanda9@gmail.com, by Nationality - Indian, by Faith - Hindu, by Occupation -. Business, both are residing at DA-196, Salt Lake City, Sector - I, P.O - CC Block, P.S - Bidhannagar (North), District - North 24 Parganas,



23 FEB 2026

ATTESTED
Goutam Chakrabarty
Notary, West Bengal
Taxation Tribunal
Reg. No. 098/2022

SHREYA REALTY

Proprietor



BIKASH KARMAKAR
(Advocate)

Name..... High Court, Calcutta
ADD..... Regn. No. WB-226/2007
Rs..... Mob:- 9903492515

16 MAY 2025

S. CHATTERJEE
Legal Aid Vendor
C. O. Court
2 & 3, K. S. Roy Road, Kol-1

30261

16 MAY 2025

16 MAY 2025

SUPPLEMENTARY AGREEMENT

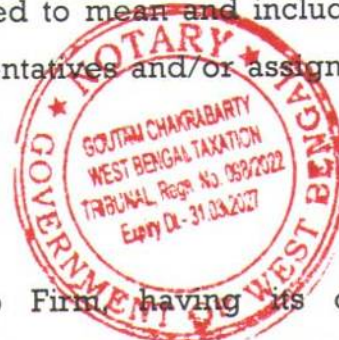
16 MAY 2025
16 MAY 2025
16 MAY 2025



Kolkata - 700064 and (3) **M.D.M.S.**, A Trust Board, **PAN - AACTM4047P**, having its office at DA - 196, Salt Lake City, Sector - I, P.O - CC Block, P.S - Bidhannagar (North), District - North 24 Parganas, Kolkata - 700064 represented by its Trustees namely i) **MR. RUMESH KUMAR HANDA**, son of Late Mohanlal Handa, **PAN NO. AAQPH9906C**, **AADHAAR No. 6962 8988 0242**, by Nationality - Indian, by Faith - Hindu, by Occupation -. Retired from Govt. Service, residing at DA-196, Salt Lake City, Sector - I, P.O - CC Block, P.S - Bidhannagar (North), District - North 24 Parganas, Kolkata - 700064, ii) **MR. ROHIT KUMAR HANDA @ ROHIT HANDA**, son of Mr. Rumesh Kumar Handa, **PAN NO. ABZPH0513M**, **AADHAAR No. 6249 3056 8496**, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at DA-196, Salt Lake City, Sector - I, P.O - CC Block, P.S - Bidhannagar (North), District - North 24 Parganas, Kolkata - 700064 and iii) **MRS. PRIYA HANDA**, wife of Mr. Rohit Kumar Handa @ Rohit Handa, **PAN NO. AFNPC0989E**, **AADHAAR No. 6380 2350 1218**, **M- 9836061616**, **Email Id: priyahandal06@gmail.com**, by Nationality - Indian, by Faith - Hindu, by Occupation -. Housewife, residing at DA-196, Salt Lake City, Sector - I, P.O - CC Block, P.S - Bidhannagar (North), District - North 24 Parganas, Kolkata - 700064 hereinafter collectively called and referred to as the "**LAND OWNERS**" (which terms and/or expression shall unless excluded by or repugnant to the context or subject or deemed to mean and included their heirs, executors, administrators, legal representatives and/or assigns) of the **FIRST PART**.

AND

M/S. SHREYA REALTY, a Proprietorship Firm, having its office at Vaishnoloke Apartment, Block - AB, Ground floor, Samarpally, near 206 foot bridge, Krishnapur, P.O. Krishnapur Milanbazar, P.S. Baguiati, Kolkata - 700102, within the District of North 24 Parganas, represented by it's sole



SHREYA REALTY
Singh
Proprietor

23 FEB 2026



proprietor **SRI SANJEEV KUMAR SINGH**, son of Late Shambhu Prasad Singh, PAN AVHPS1029F, AADHAAR NO. 8320 6378 0679, Mob : 8777625093, Email Id: shreyarealty@gmail.com, by Religion- Hindu, by Nationality- Indian, by occupation- Business, residing at Vaishnoloke Apartment, Block- BC, 4th Floor, Samar Pally, Krishnapur, Post Office - Krishnapur Milanbazar, Police Station - Baguiati, Kolkata - 700102, hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its partners for the time being in force and its office bearers, partners in its office for the time being in force and assigns) of the **SECOND PART**.

WHEREAS the Landowner No. 1 herein namely **MR. RUMESH KUMAR HANDA**, son of Late Mohanlal Handa, is the absolute and rightful sole owner of **ALL THAT** a piece and parcel of Vacant Bastu land measuring **07 (seven) Cottahs 09 (nine) Chittacks 08 (eight) sq.ft** more or less lying and situate at Mouza - Kaikhali, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S & L.R. Dag No. 289/647** under **R.S. Khatian No.579, L.R Khatian No. 2684**, P.S. Airport (formerly Rajarhat), having Municipal Holding No. AS/72/07/BL-KF/11-12, Kaikhali, Daspara, P.O - Airport, Kolkata - 700052, within Ward No. 06 of Bidhannagar Municipal Corporation (formerly Ward No. 10 of Rajarhat Gopalpur Municipality), A.D.S.R Office at Bidhannagar, Salt Lake City, District - North 24 Parganas as morefully described in the First Schedule hereunder written togetherwith rights and facilities of taking electric line, telephone lines, gas lines and connections drainage and sewerage lines and connections and all other appurtenances attached therein.

AND WHEREAS the Landowner No. 2 herein namely **MR. ROHIT KUMAR HANDA @ ROHIT HANDA**, son of Mr. Rumesh Kumar Handa, is the absolute and rightful sole owner of **ALL THAT** a piece and parcel of Vacant Bastu land

23 FEB 2026

SHREYA REALTY

Singh
Proprietor



measuring 09 (nine) Cottahs 12 (twelve) Chittacks more or less lying and situate at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S & L.R. Dag No. 289/647** under **R.S. Khatian No.579**, **L.R Khatian No. 2685**, P.S. Airport (formerly Rajarhat), having Municipal Holding No. AS/27/65/BL-KF/11-12, Kaikhali, Daspara, P.O - Airport, Kolkata - 700052, within Ward No. 06 of Bidhannagar Municipal Corporation (formerly Ward No. 10 of Rajarhat Gopalpur Municipality), A.D.S.R Office at Bidhannagar, Salt Lake City, District - North 24 Parganas as morefully described in the Second Schedule hereunder written togetherwith rights and facilities of taking electric line, telephone lines, gas lines and connections drainage and sewerage lines and connections and all other appurtenances attached therein.

AND WHEREAS the **Landowner No. 3** herein namely **M.D.M.S.**, A Trust Board, **PAN - AACTM4047P**, having its office at DA - 196, Salt Lake City, Sector - I, P.O - CC Block, P.S - Bidhannagar (North), District - North 24 Parganas, Kolkata - 700064 represented by its Trustees namely i) **MR. RUMESH KUMAR HANDA**, son of Late Mohanlal Handa, **PAN NO. AAQPH9906C**, **AADHAAR No. 6962 8988 0242**, by Nationality - Indian, by Faith - Hindu, by Occupation -. Retired from Govt. Service, residing at DA-196, Salt Lake City, Sector - I, P.O - CC Block, P.S - Bidhannagar (North), District - North 24 Parganas, Kolkata - 700064, ii) **MR. ROHIT KUMAR HANDA @ ROHIT HANDA**, son of Mr. Rumesh Kumar Handa, **PAN NO. ABZPH0513M**, **AADHAAR No. 6249 3056 8496**, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at DA-196, Salt Lake City, Sector - I, P.O - CC Block, P.S - Bidhannagar (North), District - North 24 Parganas, Kolkata - 700064 and iii) **MRS. PRIYA HANDA**, wife of Mr. Rohit Kumar Handa @ Rohit Handa, **PAN NO. AFNPC0989E**, **AADHAAR No. 6380 2350 1218**, by Nationality - Indian, by Faith - Hindu, by Occupation -. Housewife, residing at



23 FEB 2026

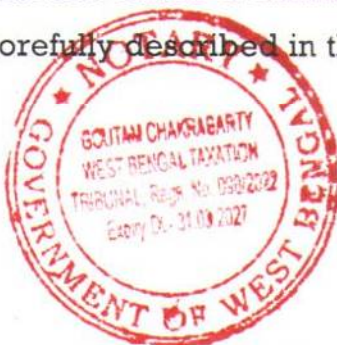
SHREYA REALTY

Signature
Proprietor



DA-196, Salt Lake City, Sector - I, P.O - CC Block, P.S - Bidhannagar (North), District - North 24 Parganas, Kolkata - 700064, is the absolute and recorded owners of **ALL THAT** a piece and parcel of vacant Bastu land measuring 5 (five) Cottahs 15 (fifteen) Chittaks 3 (three) Sq. Ft. more or less lying and situate at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S & L.R. Dag No. 289/647** under **R.S. Khatian No.579, L.R Khatian No. 2692**, P.S. Airport (formerly Rajarhat), having Municipal Holding No. AS/439/BL-KE/09-10, Kaikhali, Daspara, P.O - Airport, Kolkata - 700052, within Ward No. 06 of Bidhannagar Municipal Corporation (formerly Ward No. 10 of Rajarhat Gopalpur Municipality), A.D.S.R Office at Bidhannagar, Salt Lake City, District - North 24 Parganas as morefully described in the Third Schedule hereunder written togetherwith rights and facilities of taking electric line, telephone lines, gas lines and connections drainage and sewerage lines and connections and all other appurtenances attached therein.

AND WHEREAS the **Landowners No. 1, 2 & 3** herein by a registered Deed of Amalgamation jointly amalgamated their land into a single plot i.e **ALL THAT** a piece and parcel of Vacant Bastu land total measuring about **23 (twenty three) Cottahs 04 (four) Chittacks 11 (eleven) Sq.ft.** more or less lying and situated at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S & L.R. Dag No. 289/647** under **R.S. Khatian No.579, L.R Khatian No. 2684, 2685 & 2692**, having **Municipal Holding Nos. AS/72/07/BL-KF/11-12, AS/27/65/BL-KF/11-12 and AS/439/BL-KE/09-10, Kaikhali, Daspara**, P.S - Airport (formerly Rajarhat), P.O - Airport, Kolkata - 700052, within Ward No. 06 of Bidhannagar Municipal Corporation (formerly Ward No. 10 of Rajarhat Gopalpur Municipality), A.D.S.R Office at Bidhannagar, Salt Lake City, District - North 24 Parganas as morefully described in the Fourth Schedule hereunder



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SHREYA REALTY

Singh
Proprietor



written togetherwith rights and facilities of taking electric line, telephone lines, gas lines and connections drainage and sewerage lines and connections and all other appurtenances attached therein which was duly executed on 17/04/2023 and registered on 18/04/2023 before the A.R.A - II, Kolkata and recorded in Book No. I, Volume No. 1902-2023, Being No. 190205043 for the year 2023. Thereafter they jointly entered into a Registered Development Agreement with the **SECOND PARTY** herein **M/S. SHREYA REALTY**, a Proprietorship Firm, having its office at Vaishnoloke Apartment, Block - AB, Ground floor, Samarpally, near 206 foot bridge, Krishnapur, P.O. Krishnapur Milanbazar, P.S. Baguiati, Kolkata - 700102, within the District of North 24 Parganas, represented by it's sole proprietor **SRI SANJEEV KUMAR SINGH**, son of Late Shambhu Prasad Singh, **PAN AVHPS1029F, AADHAAR NO. 8320 6378 0679, Mob : 8777625093, Email Id: shreyarealty@gmail.com**, by Religion- Hindu, by Nationality- Indian, by occupation- Business, residing at Vaishnoloke Apartment, Block- BC, 4th Floor, Samar Pally, Krishnapur, Post Office - Krishnapur Milanbazar, Police Station - Baguiati, Kolkata - 700102 in respect of Amalgamated Land i.e **ALL THAT** a piece and parcel of Vacant Bastu land total measuring about **23 (twenty three) Cottahs 04 (four) Chittacks 11 (eleven) Sq.ft.** more or less lying and situated at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S & L.R. Dag No. 289/647** under **R.S. Khatian No.579, L.R Khatian No. 2684, 2685 & 2692**, having **Municipal Holding Nos. AS/72/07/BL-KF/11-12, AS/27/65/BL-KF/11-12 and AS/439/BL-KE/09-10, Kaikhali, Daspara**, P.S - Airport (formerly Rajarhat), P.O - Airport, Kolkata - 700052, within Ward No. 06 of Bidhannagar Municipal Corporation (formerly Ward No. 10 of Rajarhat Gopalpur Municipality), A.D.S.R Office at Bidhannagar, Salt Lake City, District - North 24 Parganas togetherwith rights and facilities of taking electric line, telephone lines, gas lines and connections drainage and sewerage lines and connections and all

23 FEB 2026



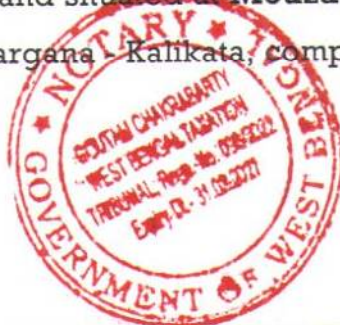
SHREYA REALTY

Proprietor



other appurtenances attached therein which was duly executed on 17/04/2023 and registered on 18/04/2023 before the A.R.A - II, Kolkata and recorded in Book No. I, Volume No. 1902-2023, Pages from 161828 to 161894, Being No. 190205044 for the year 2023 for the development of the said Amalgamated Land on the terms and conditions mentioned therein ("Said Development Agreement") and thereafter the Landowners No. 1, 2 & 3 herein also executed and Registered a Development Power of Attorney in favour of the Developer herein which was duly executed on 17/04/2023 and registered on 18/04/2023 before the A.R.A - II, Kolkata and recorded in Book No. I, Volume No. 1902-2023, Pages from 192809 to 192836, Being No. 190206101 for the year 2023 ("Said Development Power of Attorney").

AND WHEREAS in lieu of the Said Development Agreement, the Developer herein duly applied for mutation of the said Amalgamated Land on behalf of the above mentioned Landowners before the Bidhannagar Municipal Corporation and after scrutinizing all the documents, the competent authority approved the same vide Holding No. AS/439 (10/06), Block - KE, Kaikhali, Daspara, having property address Dashadrone, Kaikhali, P.O & P.S - Airport, District - North 24 Parganas, Kolkata - 700052 under Ward No. 6 of Bidhannagar Municipal Corporation and thereafter the Developer herein obtained one G+3 storied Building Sanctioned Plan having Building Permit No. SWS-OBPAS/2109/2024/1187, dated 30/12/2024 from the Bidhannagar Municipal Corporation (BMC) and accordingly started the construction work in 2 (two) Block of the complex known as "DEVKI MANSION" on and over the said Amalgamated Land i.e ALL THAT a piece and parcel of Bastu land total measuring about 23 (twenty three) Cottahs 04 (four) Chittacks 11 (eleven) Sq.ft. more or less as per Deed but after final measurement, the land is stated as 22 (twenty two) Cottahs 14 (fourteen) Chittacks 13 (thirteen) Sq.ft. more or less lying and situated at Mouza - Kaikhali, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, R.S



23 FEB 2026

SHREYA REALTY

Singh
Proprietor



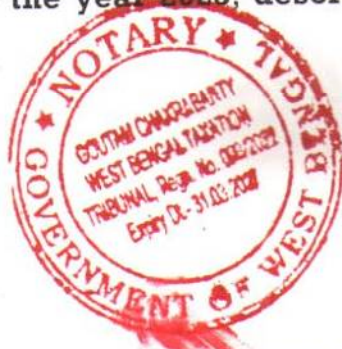
M.B.M.S.
& L.R. Dag No. 289/647 under R.S. Khatian No.579, L.R Khatian No. 2684, 2685 & 2692, having Municipal Holding No. AS/439 (10/06), Block - KE, Kaikhali, Daspara, having property address Dashadrone, Kaikhali, P.O - Airport, P.S - Airport (formerly Rajarhat), Kolkata - 700052 under Ward No. 6 of Bidhannagar Municipal Corporation (formerly Ward No. 10 of Rajarhat Gopalpur Municipality), A.D.S.R Office at Bidhannagar, Salt Lake City, District - North 24 Parganas, West Bengal.

AND WHEREAS it is pertinent to mention that the Construction area/Built Up Area of Block "A" is -- (3,514 X 3) Sq.ft = 10,542 Sq.ft more or less equivalent to Super built up area (4,368 X 3) Sq.ft = 13,104 Sq.ft more or less (Excluding Ground Floor) and the Construction area/Built Up Area of Block "B" is --- (4,724 X 3) Sq.ft = 14,172 Sq.ft more or less equivalent to Super built up area (6,142 X 3) Sq.ft = 18,426 Sq.ft more or less (Excluding Ground Floor) as per Building Permit No. SWS-OBPAS/2109/2024/1187, dated 30/12/2024. Hence the Total Construction/Built Up Area in Block "A" & "B" stands as = 24,714 Sq.ft more or less equivalent to Super Built Up Area stand as = 31,530 Sq.ft more or less (Excluding Ground Floor).

AND WHEREAS in terms of the Said Development Agreement dated 18/04/2023, Being No. 190205044 for the year 2023, the Landowners Nos. 1, 2 & 3 herein jointly entitled to get 35% (Thirty Five Percent) share of Construction/Built Up area i.e = 8,650 Sq.ft more or less equivalent to Super built up area = 11,036 Sq.ft more or less from the Said 2 (two) Blocks being Block - "A" & "B" excluding Ground Floor as per Building Permit No. SWS-OBPAS/2109/2024/1187, dated 30/12/2024.

AND WHEREAS in the Said Development Agreement dated 18/04/2023, Being No. 190205044 for the year 2023, description of land and also the

23 FEB 2026



SHREYA REALTY

Proprietor



Landowners' Allocation and Developers' Allocation has been shown as under:-

DESCRIPTION OF LAND
THE FIRST SCHEDULE ABOVE REFERRED TO
(LAND OF MR. RUMESH KUMAR HANDA)

ALL THAT a piece and parcel of Vacant Bastu land measuring **07 (seven) Cottahs 09 (nine) Chittacks 08 (eight) sq.ft** more or less lying and situate at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S & L.R. Dag No. 289/647** under **R.S. Khatian No.579, L.R Khatian No. 2684**, P.S. Airport (formerly Rajarhat), having Municipal Holding No. AS/72/07/BL-KF/11-12, Kaikhali, Daspara, P.O - Airport, Kolkata - 700052, within Ward No. 06 of Bidhannagar Municipal Corporation (formerly Ward No. 10 of Rajarhat Gopalpur Municipality), A.D.S.R Office at Bidhannagar, Salt Lake City, District - North 24 Parganas togetherwith rights and facilities of taking electric line, telephone lines, gas lines and connections drainage and sewerage lines and connections and all other appurtenances attached therein and butted and bounded as follows :-

ON THE NORTH : Vacant Land of M.D.M.S Trust.

ON THE SOUTH : Vacant Land of Mr. Rohit Kumar Handa @ Rohit Handa.

ON THE EAST : Others Land.

ON THE WEST : 10 ft. wide Municipal Road (Physically 14 ft wide Municipal Road).

THE SECOND SCHEDULE ABOVE REFERRED TO
(LAND OF MR. ROHIT KUMAR HANDA @ ROHIT HANDA)

ALL THAT a piece and parcel of Vacant Bastu land measuring **09 (nine) Cottahs 12 (twelve) Chittacks** more or less lying and situate at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata,

28 FEB 2026



SHREYA REALTY

Proprietor



comprised in C.S. Dag No. 255, **R.S & L.R. Dag No. 289/647** under **R.S. Khatian No.579, L.R Khatian No. 2685**, P.S. Airport (formerly Rajarhat), having Municipal Holding No. AS/27/65/BL-KF/11-12, Kaikhali, Daspara, P.O - Airport, Kolkata - 700052, within Ward No. 06 of Bidhannagar Municipal Corporation (formerly Ward No. 10 of Rajarhat Gopalpur Municipality), A.D.S.R Office at Bidhannagar, Salt Lake City, District - North 24 Parganas togetherwith rights and facilities of taking electric line, telephone lines, gas lines and connections drainage and sewerage lines and connections and all other appurtenances attached therein and butted and bounded as follows :-

ON THE NORTH : Vacant Land of Mr. Rumesh Kumar Handa.

ON THE SOUTH : 12 ft. wide road (part) and 4 ft. wide common passage.

ON THE EAST : Others Land.

ON THE WEST : 20 ft. wide Municipal Road including 3 ft. wide drain.

THE THIRD SCHEDULE ABOVE REFERRED TO
(LAND OF TRUST - M.D.M.S)

ALL THAT a piece and parcel of vacant Bastu land measuring **5 (five) Cottahs 15 (fifteen) Chittaks 3 (three) Sq. Ft.** more or less lying and situate at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S & L.R. Dag No. 289/647** under **R.S. Khatian No.579, L.R Khatian No. 2692**, P.S. Airport (formerly Rajarhat), having Municipal Holding No. AS/439/BL-KE/09-10, Kaikhali, Daspara, P.O - Airport, Kolkata - 700052, within Ward No. 06 of Bidhannagar Municipal Corporation (formerly Ward No. 10 of Rajarhat Gopalpur Municipality), A.D.S.R Office at Bidhannagar, Salt Lake City, District - North 24 Parganas togetherwith rights and facilities of taking electric line, telephone lines, gas lines and connections drainage and sewerage lines and connections and all other appurtenances attached therein and butted and bounded as follows :-

2-3 FEB 2026



SHREYA REALTY

Proprietor

Shreyas

Rumesh Kumar Handa
Rumesh Handa

Rumesh Kumar Handa



ON THE NORTH : 6ft. wide common passage.

ON THE SOUTH : Land of Mr. Rumesh Kumar Handa

ON THE EAST : Drain

ON THE WEST : 16 ft. wide Municipality Road.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(AMALGAMATED LAND)

ALL THAT a piece and parcel of Bastu land total measuring about 23 (twenty three) Cottahs 04 (four) Chittacks 11 (eleven) Sq.ft. more or less as per Deed but after final measurement, the land is stated as 22 (twenty two) Cottahs 14 (fourteen) Chittacks 13 (thirteen) Sq.ft. more or less lying and situated at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S & L.R. Dag No. 289/647** under **R.S. Khatian No.579, L.R Khatian No. 2684, 2685 & 2692**, having **Municipal Holding No. AS/439 (10/06), Block - KE, Kaikhali, Daspara**, having property address **Dashadrone, Kaikhali, P.O - Airport, P.S - Airport (formerly Rajarhat), Kolkata - 700052** under Ward No. 6 of Bidhannagar Municipal Corporation (formerly Ward No. 10 of Rajarhat Gopalpur Municipality), A.D.S.R Office at Bidhannagar, Salt Lake City, District - North 24 Parganas, West Bengal togetherwith rights and facilities of taking electric line, telephone lines, gas lines and connections drainage and sewerage lines and connections and all other appurtenances attached therein and butted and bounded as follows :-

ON THE NORTH : 6ft. wide common passage.

ON THE SOUTH : 12 ft. wide road (part) and 4 ft. wide common passage.

ON THE EAST : Others Land.

23 FEB-2026



SHREYA REALTY

Proprietor



ON THE WEST : 20 ft. wide Municipal Road including 3 ft. wide drain
(physically 16 ft. wide Municipal Road).

DESCRIPTION OF ALLOCATION

THE FIFTH SCHEDULE ABOVE REFERRED TO **LAND OWNERS' ALLOCATION**

LAND OWNERS' ALLOCATION: The Landowners hereto in consideration of allowing the Developer to develop their aforesaid amalgamated landed property as stated in the **FOURTH SCHEDULE** herein above by raising the construction of multi storied building over and above the same will be entitled to have the allocation in the manner as follows :

The Landowner's Allocation will be allotted as follows :

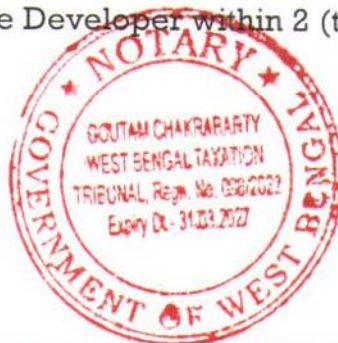
1. The Landowners will get from the Developer from the said proposed Multi-Storied building as their Land Owners Allocation as follows :

i) The Landowners herein will get 35% (thirty five percent) share of the **Constructed Area** of each floor from the said proposed **Multi-Storied Building** as per their ratio of proportionate share of land as their **Land Owners' Allocation** from the Developer togetherwith undivided proportionate share of land together with all common areas, facilities and amenities and common expenses of the said Multi Storied Building.

ii) The Landowners herein already got a sum of **Rs.1,00,00,002/- (Rupees One Crore Two)** only as **refundable** money from the Developer at the time of signing of pro Agreement.

2. The Landowners will refund the aforesaid sum of **Rs.1,00,00,002/- (Rupees One Crore Two)** only to the Developer within 2 (two) months from the date of

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getting notice of their allocation in habitable condition from the Developer otherwise the Landowners shall liable to pay 1% (one percent) interest per month of the aforesaid refundable money to the Developer due to delay.

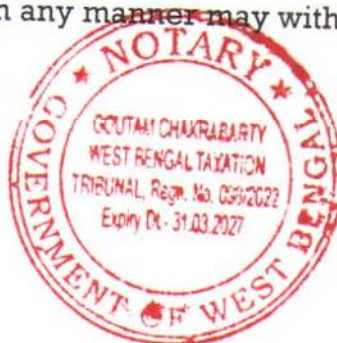
3. Later on, after preparation of the Building Sanction plan, the flats towards Landowners' Allocation will be demarcated in the Floor Plan after mutual agreement between the Developer and Landowners along with a Supplementary Development Agreement denoting the flats within the purview of the Landowners Allocation. Be it noted that after final measurement if any area increase of the Landowners' Allocation, then the Landowners shall pay Market price of the said extra area to the Developer simultaneously if any area decrease of the Landowners' Allocation, then the Developer shall pay Market price of the said deficit area to the Landowners.

4. The flats will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities of the building and the said property together with the undivided, proportionate and impartible share of land with all amenities and facilities.

THE SIXTH SCHEDULE ABOVE REFERRED TO
DEVELOPERS' ALLOCATION

DEVELOPER'S ALLOCATION: Shall mean all the remaining constructed area of the entire building (excluding Landowners' Allocation) including the proportionate share in common facilities common parts and common amenities of the buildings and the said property absolutely shall be the property of the Developer after providing the Landowners' Allocation as aforesaid together with the absolute right on the part of the developer to enter into agreement for sale with intending purchaser/purchasers, by and mode of Transfer of Property Act or in any manner may with the same.

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Now the Landowners Nos. 1, 2 & 3 and the Developer herein after mutual discussion have agreed to and intend to specify and/or identify and/or demarcate theirs area in respect of their Allocation with mutual consent in the said (G+3) storied building togetherwith undivided proportionate share of Amalgamated Land. The Landowners' Allocation and Developers' Allocation is now agreed and shown as under:-

LANDOWNERS' ALLOCATION:
AFTER THIS SUPPLEMENTARY AGREEMENT

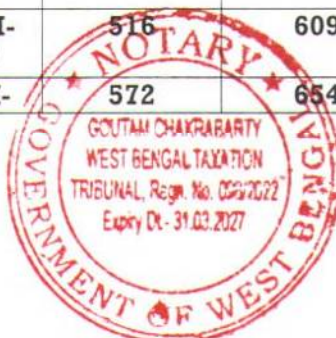
The Landowners No. 1, 2 & 3 herein shall be entitled to get 35% (Thirty Five Percent) share of Construction/Built Up area on the **Ground Floor** of Block - "A" & "B" i.e 10 (ten) Numbers Four Wheeler Covered Car Parking Space (Excluding Two Wheeler Parking Space, on the **Ground Floor**) and 35% (Thirty Five Percent) share of Construction/Built Up area on the Entire Second Floor & Third Floor and rest portion on the First Floor i.e Total = 8,650 Sq.ft more or less (Excluding Ground Floor) equivalent to Super built up area = 11,036 Sq.ft more or less (Excluding Ground Floor) from **Block No. "A"** of their proportionate share of land of the said (G+3) storied building commonly known as "**DEVKI MANSION**" in the following manners:-

DEVKI MANSION
BLOCK - A

Vitrified Tiles Floor with Lift Facility

<u>FLAT No.</u>	<u>FLOOR</u>	<u>SIDE</u>	<u>CARPET AREA</u>	<u>COVERED AREA</u>	<u>BUILT-UP AREA</u>	<u>SUPER BUILT-UP AREA</u>
1A	FIRST	NORTH-WEST	516	609	668	868
1D	FIRST	SOUTH	301	339	372	484
1F	FIRST	NORTH-EAST	516	609	668	868
2A	SECOND	NORTH-WEST	516	609	668	868
2B	SECOND	SOUTH-	572	654	717	932

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		WEST				
2C	SECOND	SOUTH	301	339	372	484
2D	SECOND	SOUTH	301	339	372	484
2E	SECOND	SOUTH-EAST	572	654	717	932
2F	SECOND	NORTH-EAST	516	609	668	868
3A	THIRD	NORTH-WEST	516	609	668	868
3B	THIRD	SOUTH-WEST	572	654	717	932
3C	THIRD	SOUTH	301	339	372	484
3D	THIRD	SOUTH	301	339	372	484
3E	THIRD	SOUTH-EAST	572	654	717	932
3F	THIRD	NORTH-EAST	516	609	668	868

Alongwith 10 (ten) Numbers of Four Wheeler Covered Car Parking Space having Cemented Floor finished, Being Nos. IP-1, IP-2, DP - 1, DP - 2, DP - 3, DP - 4, DP - 5, DP - 6 from Block - "A" and DP - 7, DP - 8 from Block "B", each Car Parking Space measuring about Car Parking Area 135 (One Hundred Thirty Five) Sq.ft more or less.

DEVELOPERS' ALLOCATION:
AFTER THIS SUPPLEMENTARY AGREEMENT

The Developer herein shall entitled to get 65% (Sixty Five Percent) share of Construction/Built Up area on the **Ground Floor** of Block - "A" & "B" i.e 18 (eighteen) Numbers Four Wheeler Covered Car Parking Space (Excluding Two Wheeler Parking Space, on the **Ground Floor**) and 65% (Sixty Five Percent) share of Construction/Built Up area on the rest portion of the First Floor in Block "A" and Entire First Floor, Second Floor & Third Floor in Block "B" i.e Total = 15,978 Sq.ft more or less equivalent to Super built up area = 20,774 Sq.ft more or less from Block Nos. "A" & "B" of their proportionate share of land of the said (G+3) storied building commonly known as "DEVKI MANSION" in the following manners:-

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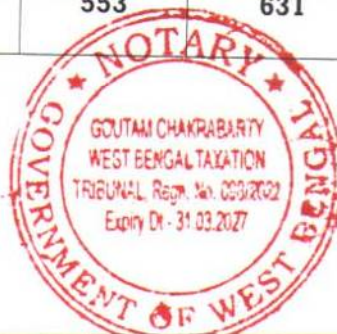
DEVKI MANSION
BLOCK - A

FLAT No.	FLOOR	SIDE	CARPET AREA	COVERED AREA	BUILT-UP AREA	SUPER BUILT-UP AREA
1B	FIRST	SOUTH-WEST	572	654	717	932
1C	FIRST	SOUTH	301	339	372	484
1E	FIRST	SOUTH-EAST	572	654	717	932

DEVKI MANSION
BLOCK - B

FLAT No.	FLOOR	SIDE	CARPET AREA	COVERED AREA	BUILT-UP AREA	SUPER BUILT-UP AREA
1A	FIRST	NORTH	258	302	339	441
1B	FIRST	NORTH-WEST	553	631	707	919
1C	FIRST	SOUTH-WEST	553	626	702	913
1D	FIRST	SOUTH	501	548	614	798
1E	FIRST	SOUTH	501	548	614	798
1F	FIRST	SOUTH-EAST	553	626	702	913
1G	FIRST	NORTH-EAST	553	631	707	919
1H	FIRST	NORTH	258	302	339	441
2A	SECOND	NORTH	258	302	339	441
2B	SECOND	NORTH-WEST	553	631	707	919
2C	SECOND	SOUTH-WEST	553	626	702	913
2D	SECOND	SOUTH	501	548	614	798
2E	SECOND	SOUTH	501	548	614	798
2F	SECOND	SOUTH-EAST	553	626	702	913
2G	SECOND	NORTH-EAST	553	631	707	919
2H	SECOND	NORTH	258	302	339	441
3A	THIRD	NORTH	258	302	339	441
3B	THIRD	NORTH-WEST	553	631	707	919

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3C	THIRD	SOUTH-WEST	553	626	702	913
3D	THIRD	SOUTH	501	548	614	798
3E	THIRD	SOUTH	501	548	614	798
3F	THIRD	SOUTH-EAST	553	626	702	913
3G	THIRD	NORTH-EAST	553	631	707	919
3H	THIRD	NORTH	258	302	339	441

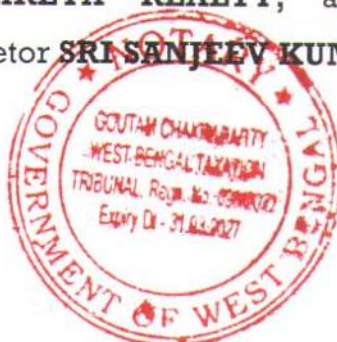
Alongwith 18 (eighteen) Numbers of Four Wheeler Covered Car Parking Space having Cemented Floor finished, Being Nos. IP-3, IP-4, IP - 5 from Block - "A" and IP - 6, DP - 9, DP - 10, DP - 11, DP - 12, DP - 13, DP - 14, DP - 15, DP - 16, DP - 17, DP - 18, DP - 19, DP - 20, DP - 21 and DP - 22 from Block "B", each Car Parking Space measuring about Car Parking Area 135 (One Hundred Thirty Five) Sq.ft more or less.

That all other amenities, facilities like (Gym, Caretaker room, Pump Room, Community Hall, Play Ground, Park etc.), and others common area will be available to both the Landowners and Developer in terms of said Development Agreement Being No. 190205044 for the year 2023.

That in case the Developer want to add further floors to the existing blocks of the building then, the Landowners will be further entitled to get their share in same ratio as mentioned in the said Development Agreement Being No. 190205044 for the year 2023.

That it is pertinent to mention that, if the aforesaid amalgamated land extends with the others adjacent land, or is joined with any other adjacent land for the purpose of development, then, and in such event, only the Landowners herein namely (1) MR. RUMESH KUMAR HANDA, son of Late Mohanlal Handa, (2) MR. ROHIT KUMAR HANDA @ ROHIT HANDA, son of Mr. Rumesh Kumar Handa and (3) M.D.M.S., A Trust Board and the Developer herein M/S. SHREYA REALTY, a Proprietorship Firm, represented by it's sole proprietor SRI SANJEEV KUMAR SINGH, son of Late

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Singh
Proprietor



Shambhu Prasad Singh, shall mutually discuss the same along with a written consent from each other and if required, shall enter into another supplementary agreement recording the terms and conditions as may then be mutually agreed.

That for the purpose of refund of the aforesaid refundable sum of **Rs.1,00,00,002/- (Rupees One Crore Two) only**, in terms of said Development Agreement **Being No. 190205044 for the year 2023**, 'Habitable Condition' shall mean the stage at which the concerned flat(s) are complete in all respects, with electricity connection, water supply, sanitary fittings, plaster, flooring, doors, windows, internal wiring, and are fit for occupation and only upon application of Occupancy Certificate from the competent authority.

That this Supplementary Agreement shall be treated as integral, analogous and contemporaneous to the Said Development Agreement dated **18/04/2023, Being No. 190205044 for the year 2023**. In the event of any inconsistency, conflict or ambiguity between the terms of this Supplementary Agreement and the Said Development Agreement dated 18/04/2023 (Being No. 190205044 of 2023), the terms of this Supplementary Agreement shall prevail and supersede the earlier agreement to the extent of such inconsistency.

That the Developer shall obtain WBRERA registration for the project and shall comply with all obligations under the West Bengal Real Estate Regulatory Act, 2016. The Developer shall indemnify and keep indemnified the Landowners from any liability, penalty, prosecution or proceedings arising out of non-compliance with WBRERA or any other applicable law(s).

That the Developer shall be solely responsible for compliance with all municipal, statutory and regulatory requirements relating to construction. The

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Singh
Proprietor



Developer shall indemnify and hold harmless the Landowners from any loss, penalty, liability, demolition order, or proceedings arising out of any deviation, violation or unauthorised construction carried out by the Developer.

That the Developer shall construct the building strictly in accordance with the sanctioned plan, applicable building codes/rules/regulations and good engineering practices. Any deviation shall require prior written consent of the Landowners.

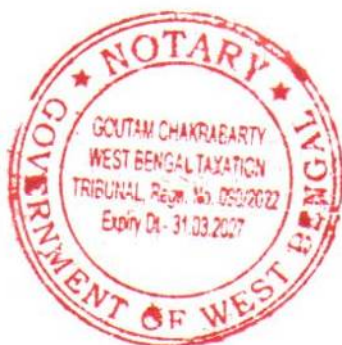
That the Developer shall not make any deviation, addition, alteration or modification to the sanctioned building plan without the prior written consent of the Landowners and approval of the competent authority.

That all other terms and conditions as written in the Said Development Agreement dated **18/04/2023** and the Said Development power-of-attorney dated **18/04/2023** will remain in same force with modification and/or addition of all terms and conditions as laid down in this supplementary agreement.

That **SAVE** what is stated above; this Supplementary Agreement shall be and shall always be read and understood in conjunction with the Said Development Agreement dated **18/04/2023, Being No. 190205044 for the year 2023.**

That the capitalized words as used in this Supplementary Agreement shall have the same meaning as ascribed to such words and each of them in the Said Development Agreement and/or the Said Development Power of Attorney.

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Shreyas
Proprietor



IN WITNESSES HEREOF THE LANDOWNERS and the DEVELOPER have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED, SEALED AND DELIVERD

at KOLKATA in the presence of :

WITNESSES :

1.


(A JAY CHOPRA
S/O Lt. Sham Sunder Chopra,
R/O R-604, THE RESIDENCY,
DC BLOCK, SALT LAKE CITY,
KOLKATA - 700064).

2.


Rohit Kumar Handa

M. D. M. S.


Rohit Kumar Handa
Proprietor

M. D. M. S.
Priya Handa
Proprietor

Signature of the Landowners

As per documents and instruction of both the Parties herein drafted, read over by me and explained the contents in vernacular language to both the parties.


MR. BIKASH KARMAKAR

Advocate

High Court, Calcutta
Enrl No. WB-225/2007
Krishnapur Siddhartha Nagar
Kolkata - 700102.
M- 9903497515/8910177077
Email Id :- adv.bkarmakar@gmail.com

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Proprietor

Signature of the Developer

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LT (S) Signature (S) of the Examined
Attested by me on Identification



ATTESTED
Goutam Chakrabarty
Notary, West Bengal
Taxation Tribunal
Reg. No. 028/2022

Dated

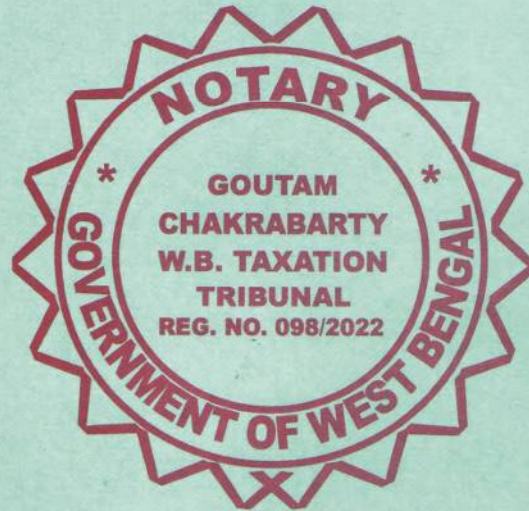
Day of

202

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OFFICE OF THE NOTARY PUBLIC

GOVERNMENT OF WEST BENGAL



23 FEB 2026

G. Chakrabarty

Advocate

NOTARY

Registration No. 098/2022

BIKASH BHAWAN, Gr.Floor

W.B Taxation Tribunal (Wednesday)

SALT LAKE CITY

Kolkata - 700 091

OFFICE : Kestopur, Baroaritola

Opp of Bidyasagar Bidyalaya/Lal

School/Samar Smriti School,

Kolkata - 700 102

From Salt Lake : Near New

Bridge of 8 No. I-Land

M : 9903838767 / 6290006343