

Sl. No. 160 Dated 22/12/2023

NOTARIAL CERTIFICATE

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

TO ALL MEN BY THESE PRESENTS SHALL COME, I, KAZI KHALEKUJJAMAN, Advocate & Notary practicing as a NOTARY in Alipore Judges' Court & Alipore Police Court within the District of KOLKATA 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).

Debadider Gayen, Son of late Satya
Ranjan Gayen, residing at "Ashirbad"
Ramkrishna Pally, P.O. & P.S. Sonarpur,
Kolkata - 700150.

And Others

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

22 DEC 2023

22 DEC 2023

The "executant (s)" having admitted the execution of the "Paper Writings A" in
active 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
execution of the "Paper Writings A" and testify that the said execution is in the
active hand (s) of the executant (s).

ACT WHEREOF Being required of a Notary. I have granted THESE
NOTES as my NOTARIAL CERTIFICATE to serve and avail as need and
on hall or may require.

IN FAITH AND TESTMONY WHEREOF I,
KAZI KHALEKUJJAMAN, the said
Notary, have hereunto set and subscribed my
hand and affixed my Notarial Seal of Office
at Alipore Judges' Court & Alipore Police
Court, Kolkata - 700 027, in the District of
Kolkata on this the day of 20

22 DEC 2023

Kazi Khalekujjaman



BEFORE THE NOTARY
KOLKATA-700 027

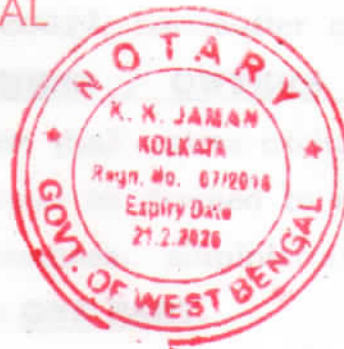
S. No. 150 Dated 21/12/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

92AB 223475

BEFORE THE NOTARY
KOLKATA-700 027



SUPPLEMENTARY AGREEMENT

THIS SUPPLEMENTARY AGREEMENT is made on this

22nd day of December, 2023 (Two thousand Twenty Three);

BETWEEN



22 DEC 2023

19 DEC 2023

No: 3022 Date: Rs 10.00

Name:

Address:

Vendor - Wasim Gazi
Alipore Judges Court
Kolkata-700 027

T. Chowdhury
Advocate
Alipore Judge's Court
Kolkata-27

Wm
Signature of Vendor

19 DEC 2023

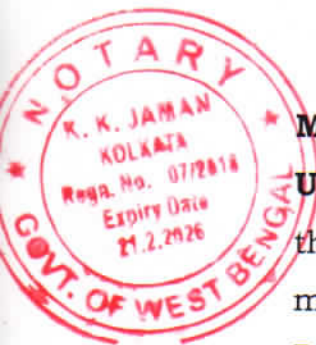


CSO 1303 S

(1) **DEBADIDEV GAYEN (PAN- AIKPG8569L, Aadhaar No. 9330 4193 5124)**, son of Late Satya Ranjan Gayen, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at "Ashirbad" Ramkrishna Pally, P.O. & P.S.- Sonarpur, Kolkata- 700150, District - South 24 Parganas, and (2) **SRI ARINDAM MUKHERJEE (PAN AFTPM1701N, Aadhar Number 7912 1818 4602)**, son of Late Arun Bikash Mukherjee, by faith: Hindu, by Occupation: Service, by Nationality: Indian, permanent resident of 300, Ramkrishna Pally, Sonarpur, Kolkata 700150, West Bengal, presently residing at G-1 Express Residency, Basappa Road, Shantinagar, Bangalore 560027, hereinafter called and referred to as "the LAND OWNERS / OWNERS / FIRST PARTY" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

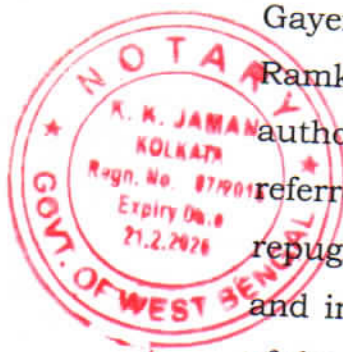
AND

M/s SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (CIN No. U45400WB2011PTC169800) a company incorporated under the provisions of the Companies Act, (1956/ 2013, as the case may be), and having its registered office at 633, Ramkrishna Pally, Sonarpur, Kolkata - 700150, and its corporate office at 633, Ramkrishna Pally, Sonarpur, Kolkata - 700150 (**PAN - AAQCS6468M**), represented by its Directors (1) **SRI SANJIB BOSE (PAN- AIZPB5960H, Aadhar No. 371816392380)**, son of Late Narendra Mohan Bose, by faith Hindu, by occupation -



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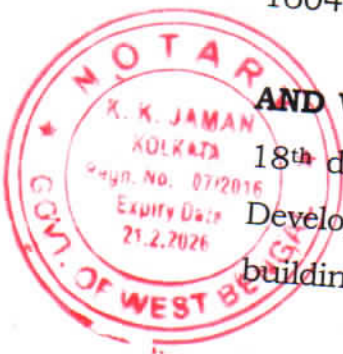
Business, residing at AT-189, Sonargaon Housing society, Gate No. - III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, **(2) SRI DEBADIDEV GAYEN (PAN- AIKPG8569L, Aadhaar No. 9330 4193 5124)**, son of Late Satya Ranjan Gayen, by faith Hindu, by occupation Business, residing at Ramkrishna Pally, P.O. & P.S.- Sonarpur, Kolkata - 700150, **(3) SMT. MITHU BOSE (PAN- AIZPB5961G, AADHAAR No. 242269140051)**, wife of Sri. Sanjib Bose, by faith Hindu, by occupation -Housewife, residing at AT-189, Sonargaon Housing society, Gate No. - III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, and **(4) SMT. BULA GAYEN (PAN- BIZPG1970R)**, wife of Sri. Debadidev Gayen, by faith Hindu, by occupation Housewife, residing at Ramakrishna Pally, P.O. - Sonarpur, P.S. - Narendrapur, Kolkata-700150, represented by its authorized signatory **SRI DEBADIDEV GAYEN (PAN- AIKPG8569L, Aadhaar No. 9330 4193 5124)**, son of Late Satya Ranjan Gayen, by faith Hindu, by occupation Business, residing at Ramkrishna Pally, P.O. & P.S.- Sonarpur, Kolkata - 700150, authorized vide board resolution dated 01.02.2022 hereinafter referred to as the **"DEVELOPER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include, its successor(s)-in-interest, and permitted assigns) of the **OTHER PART:**



WHEREAS the First Party herein being the owner in respect of **ALL THAT** a piece and parcel of land measuring more or less 10(ten) Cottahs 02(two) Chittacks and is physical possession 9

22 DEC-2023

Cottahs 15 Chittacks 36 sq.ft. together with structure standing thereon in Mouza- Nischintapur, J.L. No. 53, R.S. Khatian No. 56 and 21, L.R. Khatian No. 1159 & 1846, under R.S. Dag No. 157 and 158, L.R. Dag No. 115 & 116, being Plot No. 292& 293 of Sri Ramkrishna Pally Sonarpur within Rajpur Sonarpur Municipality, Ward No.8, Holding No. 946, Ramkrishna Pally, Mission Pally Road, under P.S.- Narendrapur, Kolkata-700150, District - South 24 Parganas, West Bengal, more fully described in the Schedule hereunder written entered into a Development Agreement dated 18th day of February, 2022 with the party of the second part herein to develop the said property by construction of new G + IV storied building on the said plot of land on certain terms and conditions recorded therein. The said Development Agreement has been duly registered in the office of D.S.R.-IV, Alipore, South 24 Parganas and recorded in Book No.I, Volume No. 1604-2022, pages from 91193 to 91268, being no. 160401715 for the year 2022.



AND WHEREAS in terms of the said Development Agreement dated 18th day of February, 2022 the party of the second part being the Developer has started construction of the said proposed G+IV storied building.

AND WHEREAS in the said development agreement it is specifically mentioned that land owner will gate 40% Built-up area of the proposed building including undivided propionate share of the

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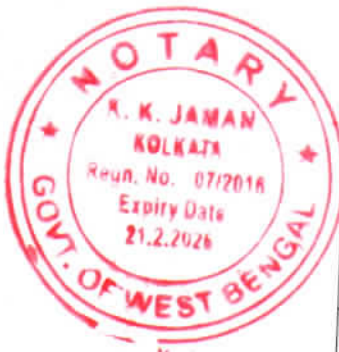
common facilities, utilities and amenities and the developer will be entitled to get rest 60% of the total Built-up area in the proposed Building constructed by the said Developer (except Owners' allocation mentioned above) of which flats, Car Parking Spaces, Shops including proportionate share of the common facilities, utilities and amenities in the said Scheme Plot No. 292 & 293 of Sri Ramkrishna Pally Sonarpur within Rajpur Sonarpur Municipality, Ward No.8, Holding No. 946, Ramkrishna Pally. Mission Pally Road, under P.S.- Narendrapur, Kolkata-700150, District - South 24 Parganas, West Bengal.

AND WHEREAS Land Owners and Developer herein amicably settled and agreed to execute their constructed allocation as per sanction plan in Rajpur- Sonarpur Municipality being Plan No. **SWS-OBPAS/2207/2023/1230** dated **06/06/2023**, according to following manner: -

1. LAND OWNERS' ALOCATION:

Land owners will get 40% constructed area in the proposed G+IV storied building in the following manner: -

Flat / car parking/ Commercial Space	Floor/ Area
4BHK Flat No. B	3 rd floor (South side) 2714 Sq.ft. super built up area
3BHK Flat No. B	4 th floor (South-East side) 1364 Sq.ft. super built up area



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Flat / car parking/ Commercial Space	Floor/ Area
2BHK Flat No. A	1 st floor (North-East side) 960 Sq.ft. super built up area
2BHK Flat No. D	1 st floor (North-West side) 951 Sq.ft. super built up area
2BHK Flat No. A	4 th floor (North-East side) 960 Sq.ft. super built up area
Four numbers of Car Parking space, being nos. 1, 2, 3 & 11	Ground Floor
Commercial Space	Ground Floor 296 sq.ft. super built up area

The developer herein also agreed to pay Rs.15,13,750/- (Rupees Fifteen Lakhs Thirteen Thousand Seven Hundred Fifty) only to the land owner herein at the time of handing over the possession of the owners' allocation towards cost of the rest area out of 40% area of land owners' allocation

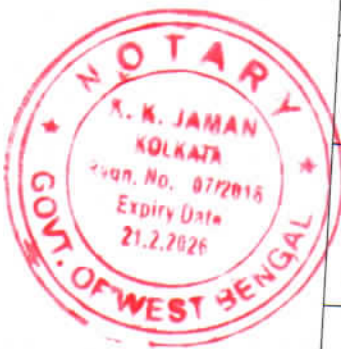
2. DEVELOPER'S ALLOCATION:

Save and except owners' allocation, remaining 60% constructed area belongs to Developer, in the following manner: -

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Flat / car parking/ Commercial Space	Floor/ Area
3BHK Flat No. B	1 st floor (South-East side) 1364 Sq.ft. super built up area
3BHK Flat No. C	1 st floor (South-West side) 1350 Sq.ft. super built up area
2BHK Flat No. A	2 nd floor (North-East side) 960 Sq.ft. super built up area
4BHK Flat No. D	2 nd floor (South side) 2714 Sq.ft. super built up area
2BHK Flat No. C	2 nd floor (North-West side) 951 Sq.ft. super built up area
2BHK Flat No. A	3 rd floor (North-East side) 960 Sq.ft. super built up area
2BHK Flat No. C	3 rd floor (North-West side) 951 Sq.ft. super built up area
3BHK Flat No. C	4 th floor (South-West side) 1350 Sq.ft. super built up area
2BHK Flat No. D	4 th floor (North-West side) 951 Sq.ft. super built up area
Seven numbers of Car Parking space, being nos. 4, 5, 6, 7, 8, 9 & 10	Ground Floor
Commercial Space	Ground Floor 444 sq.ft. super built up area



AND WHEREAS this Supplementary Agreement for Allocation will be treated as part of principal Development Agreement dated 18th day of February, 2022 made between the parties hereto.

22 DEC 2023

IN WITNESS WHEREOF the PARTIES hereto have put their respective hands on the premises on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

at Calcutta in the presence of:

WITNESSES:

1.

Tapan Mandal.
S/O - Nirmal Mandal.
Kamrabad, Bhowmick
Park, Sonarpur,
KOL - 150.

✓ Tapan Mandal
✓

SIGNATURE OF THE OWNERS

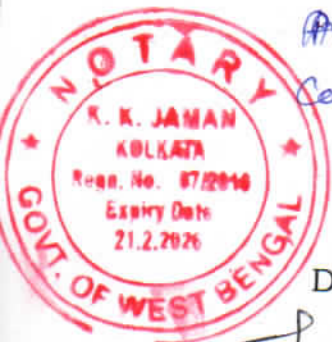
2. Rupam Purkait

Alipore Judges
Court Kolkata-27

SKYLINE BSDS CONSTRUCT PVT. LTD.

Tapan Mandal
Director

SIGNATURE OF THE DEVELOPER



Drafted by me:

IDENTIFIED BY ME
Advocate
Alipore Judges Court
Kolkata-700027

Signature attested
on Identification

K. K. JAMAN
Notary, Govt. of West Bengal
Regd. No. 87/2016
Kolkata

22 DEC 2023

THE

DAY OF

20



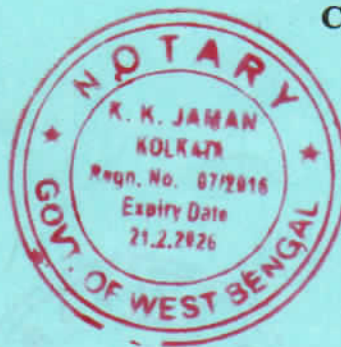
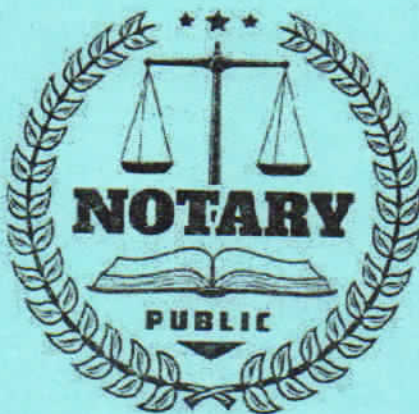
Notary

22 DEC 2023

PAPER WRITINGS "A"

&

THE RELATIVE NOTARIAL
CERTIFICATE



22 DEC 2023

KAZI KHALEKUJJAMAN

NOTARY

Govt. of West Bengal

Regn. No. 07/2016

Alipore Judges' Court &

Police Court

Kolkata

Chamber:

7, Mehar Ali Mondal Street