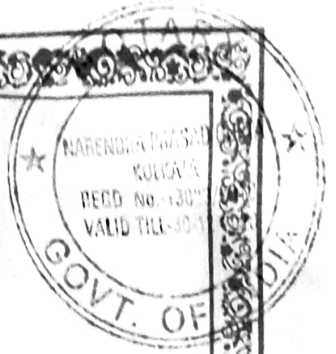


No. 61/26

Notarial Certificate



To all to whom these present shall come, I, Narendra Prasad Gupta duly appointed by the Government of India as Notary and practising within the city of Kolkata. W.B. Union of India hereby certify that the paper writings collectively marked 'A' annexed hereto, hereinafter called the paper writings. 'A' are presented before me.

Supplementary Development Agreement

hereinafter referred as the "executant/s" on the.....^{24 APR 2026}
day of^{24 APR 2026}..... in thr year Two Thousand Twenty Six

"executant/s" having admitted the execution of the paper marked "A" and being satisfied as to the identity of the executant I have attested the execution.

with and testimony whereof, I, the said Notary, have hereinto subscribed my name and affixed my seal of office at Kolkata this ^{24 APR 2026} day of20



Narendra Prasad Gupta

Notary Public
Govt. of India
Reg No : 13823/2018
Advocate High Court Calcutta

Office : 8, Old Post Office Street,
Gr. Floor, Kolkata - 700 001
(Opp. High Court 'F' Gate)

Residence :

38, Thakur Das Ghosh Street
P.O. - Liluha, Dist. Howrah
West Bengal - 711204
Mob. : 9883135090 / 8910576674
Email : advnpgupta 06@gmail.com

Annexure 'A

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

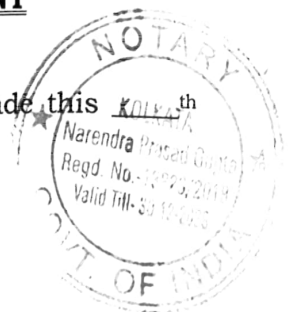
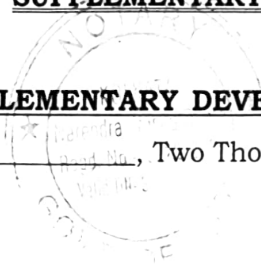
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

24AC 794392

SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT made this KOLKATAth day of April, Two Thousand and Twenty Six (2026)

BETWEEN



24 APR 2026



"**FUTURE NIRMAN UDYOG**" having their office at **TAMILPARA**, SUTRAGARH, P.O & P.S-Santipur, District Nadia Pincode-741404 represented by it's partners namely (1) **SRI DEBASISH PRAMANICK**, (Pan no. AMLPP2468E), Aadhaar No. 899303755359 & Mobile no. 9153609085, son of Sanjib Pramanick , by faith - Hindu , by Nationality - Indian , by occupation- business , residing at Tamilpara , Sutragarh, P.O. & P.S. Santipur , District: Nadia, Pin Code - 741404 and (2) **SRI RAKESH GHOSH** , (Pan no. AHBPG7646N) , Aadhaar No. 813622738321 & Mobile no. 7407427772, son of Krishna Chandra Ghosh , by faith - Hindu , by Nationality - Indian , by occupation- business , residing at 127/6/2 , K.C.Das Road, P.O. & P.S. Santipur , District: Nadia, Pin Code -741404,, hereinafter called and referred to as 'the OWNER' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the ONE PART.

AND

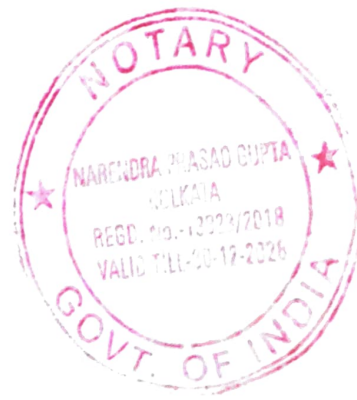
Basundhara estate creations LLP , a limited liability partnership having its office at 174/9, B L Saha Road Kolkata 700019, corporate office at 127/6/2 , K.C.Das Road, P.O. & P.S. Santipur , District: Nadia, Pin Code -741404, represented by one of its ^{Designated} partner Ranga Adhikary , son of Late Naba Kumar Adhikary , by faith - Hindu, by Nationality - Indian, by occupation - Business residing at 62, B. L. Shah Road, P.O. New Alipore, P.S. Behala, Kolkata - 700053, District - South 24 Parganas, hereinafter called and referred to as 'the DEVELOPER' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its legal representatives, executors, administrators and its successors-in-office) of the OTHER PART.

24 APR 2016

WHEREAS the first party became the owner of All that piece and parcel of land measuring about 38.76 decimal lying and situate at Mouza- Bergram , L.R.Dag no367 and 372, L.R.Khatian no. 1330/1, J.L.no-23, Block - Santipore, and being premises no.555, Jatindranath Sengupta Sarani, P.O. & P.S. Santipur, within limits of Santipur Municipality, Word no.10, District - Nadia , by way of a deed of sale , whci was registered in the office of the Additional Registrar of Assurances -IV, Kolkata and the same was recorded in Book No. I, Volume No. 1904-2020, pages from 948848 to 94898 and Being no. 190401379 for the year 2020.

AND WHEREAS said "**FUTURE NIRMAN UDYOG**", being the Owners herein got possession of the said All that piece and parcel of land measuring about 38.76 decimal lying and situate at Mouza- Bergram , L.R.Dag no367 and 372, L.R.Khatian no. 1330/1, J.L.no-23, Block - Santipore, and being premises no.555, Jatindranath Sengupta Sarani, P.o &P.S-Santipur, within limits of Santipur Municipality, Word no.10, District Nadia. and has been paying the taxes regularly before the Santipur Municipality regularly.

AND WHEREAS now said "**FUTURE NIRMAN UDYOG**" being the Owners herein are possessing and enjoying All that piece and parcel of land measuring about 38.76 decimal lying and situate at Mouza- Bergram , L.R.Dag no. 367 and 372, L.R.Khatian no. 1330/1, J.L.no 23, Block - Santipur, and being premises no.555, Jatindranath Sengupta Sarani, P.O. &P.S. Santipur, within limits of Santipur Municipality, Word no.10, District Nadia without any interruption by anybody by any means by any way, for the sake of brevity it is to be hereinafter called and referred to as "**the SAID PROPERTY**" which is more fully described and written in the **FIRST SCHEDULE** hereunder.



24 APR 2026

AND WHEREAS now said "**FUTURE NIRMAN UDYOG**" being the Owners of the said plot of land All that piece and parcel of land measuring about 38.76 decimal lying and situate at Mouza- Bergram , L.R.Dag no. 367 and 372, L.R.Khatian no. 1330/1, J.L.no-23, Block -Santipur, and being premises no.555, Jatindranath Sengupta Sarani, P.O. & P.S. Santipur, within limits of Santipur Municipality, Word no.10, District -Nadia and they desire to exploit their said property commercially by way of development after demolishing the existing structure standing thereon and as such they have jointly prepared one building Plan through their appointed Architect which to be sanctioned but it was not possible for them to construct the said proposed Multi-storeyed Building over the said Land due to their lack of fund and knowledge for construction and as such they were in search one Developer for the same.

AND WHEREAS knowing the said intention of the owner herein, **Basundhara estate ~~project~~ / creation** ^{LLP} having its registered office at 174/9, B L.Saha Road Kolkata 700053 and corporate office at 127/6/2 , K.C.Das Road, P.O. & P.S. Santipur , District: Nadia, Pin Code -741404, represented by one of it's partner Ranga Adhikary son of Late Naba Kumar Adhikary by faith - Hindu, by Nationality - Indian, by occupation - Business residing at 62, B. L. Shah Road, P.O. - New Alipore, P.S. - Behala, Kolkata - 700053, District - South 24 Parganas, to develop the said property after offering their terms and conditions mentioned hereto being satisfied regarding the free and marketable title of the said property belongs to the Owners herein as per their allocation and relying upon all the documents, deeds, affidavits etc. supplied by the Owner herein as per requisition of the Developer herein in respect of the said property.

Rajesh Ghosh
Debanam
Prasanna
Ranga Adhikary

AND WHEREAS being satisfied with the reputation and credentialed of the Developer herein by the Owner herein, they have decided and nominated the Developer herein to develop their said property by raising Multi-storeyed Building thereon after demolishing the old structure standing thereon in the said land at All that piece and parcel of land measuring about 38.76 decimal

24 APR 2026



lying and situate at Mouza- Bergram , L.R.Dag no. 367 and 372, L.R.Khatian no. 1330/1, J.L.no-23, Block -Santipur, and being premises no.555, Jatindranath Sengupta Sarani, P.O. & P.S. Santipur, within limits of Santipur Municipality, Word no.10, District -Nadia consisting of different types of Units, Shops, Car Parking Space and spaces etc. with common amenities and facilities would to be available thereto as per plan sanctioned by the Authorised department in respect of the said land at the said Municipal Premises on the terms and conditions hereunder written

AND WHEREAS the Owners/Vendors herein have entered into a registered Development Agreement and registered on 21.08.2021 in the office of the Additional Registrar of Assurances- III at Kolkata and it was copied in Book No. I, Volume Number- 1903-2021, Page from 294724 to 294766 and being No.190306782 for the year 2021 with **M/S. BASUNDHARA ESTATE CREATION LLP** , a limited liability Partnership Firm , having its registered office at 174/9, B.L.Saha Road, P.O. . New alipore & P.S. Behala, Kolkata- 700053, Dist. south 24 Parganas with the terms and conditions more fully mentioned therein.

AND WHEREAS thereafter one building sanction plan has been obtained from the Santipur Municipality being no. SWS-08Pa/2016/2023/10010 dated 31/01/2022 for the purpose of construction on the said plot of land.

AND WHEREAS the said above plan further renewed and revised on 26-11-2025.

AND WHEREAS as per the said development agreement being No.190306782 for the year 2021, the construction regarding the multi-storied building will be constructed and completed within a period of 26 (twenty six) months from the date of execution of these presents for the purpose of construction over the said property and the time shall be deemed to the essence of this contract.

24 APR 2026



AND WHEREAS as per the said development agreement being No.190306782 for the year 2021, the owner are entitled to get the owner's allocation stated as below:-

a) 30% of the constructed area including 30% of the car parking area in the proposed new building.

AND WHEREAS as per the said development agreement being No.190306782 for the year 2021 , the Developer are entitled to get the Developer 's allocation stated as below:- remaining constructed area other than the owners allocation.

AND WHEREAS the owners and the developer herein will execute and will notarized this supplementary agreement stating the terms and conditions in details to avoid the further litigation in future by and between the parties herein.

IT IS FURTHER AGREED BY AND BETWEEN THE OWNER AND THE DEVELOPER:-

1. That the developer will complete the construction work of the said proposed Multistoried Building within the year of 2030 for the purpose of construction over the said property and the time shall be deemed to the essence of this contract.

2. That owners do hereby undertake and declare that they are admitted all the terms and conditions of the principal development agreement being No.190306782 for the year 2021 and the owners shall have no further claim save and except above stated area.

3. That after completion of the said proposed Multi storied building the developer herein will hand over to the owners their respective allocation stated therein as owner's allocation.

24 APR 2026



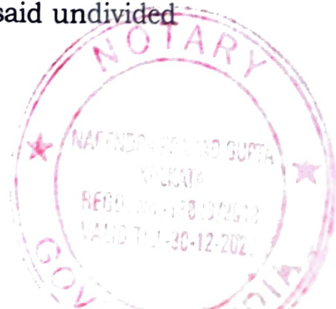
4. That this supplementary development agreement will be treated as the part of the principal development agreement being No.190306782 for the year 2021 for the purpose of construction of said Multi storied building on the said land stated herein under in written in the first schedule.
4. That It is agreed by the owners after taking delivery or possession of the said Owner's Allocation, the Owners shall never raise any objection in regards to the constructional work of the property (which is allotted in the Owner's allocation) as well as the building.
5. That if any dispute or difference arises in connection with these presents by and between the parties herein the same shall be referred to the Arbitration of the joint arbitration of an Arbitrator of mutual choice of the parties herein, who shall be proceeding in accordance with the provisions and principals of the Arbitration and Conciliation Act, 1996 and the rules framed there-under and shall be under the Kolkata jurisdiction only. Apart from this both parties have liberty to take shelter under competent court of law.
- 6 That this supplementary agreement shall come into force on and from the date of execution of this agreement.
7. **BE IT EXPRESSLY STATED** that this declaration does not make any material alteration to the contents of said Principal Development Agreement as well as it does not make any material change to the property entitle into the said Principal Deed.
8. **THAT** the physical and geographic location of the property is not changed through this Supplementary Development Agreement and it remains same.

24 APR 2026



9. **THAT** names of the Owners and name of the Developer, premises number, area of land and area of structure and other contents of principal Development Agreement remains unchanged.
10. **THAT** by this Deed of Supplementary Development Agreement No government Revenue is lost.
11. **THAT** the parties agreed that from time to time facilitate the construction of the building by the Developer various deeds relating Municipality matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner related to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such legal act, deed, matters and things as and when required and the Owners shall execute any such additional Power of Attorney and/or authorized as may be required by the Developer for any such purposes and the Owners also undertake to sign and execute all such additional applications and other documents as the cause may be provided that all acts deeds, matters and things do not in any way infringe on the rights of the Owner's and/or against the spirit of these presents.
12. **THAT** the Landowners/First Part and the Developer have full consented and satisfactory as per this Supplementary Development Agreement and they will not change their mind in any circumstances and also they will not proceed with further the said Development Agreement.
13. **THAT** the Developer as well as the Landowners have the full right and power and absolute authority to grant, sell, transfer, convey, assign and assure, release and relinquish unto the intending Purchasers the said demarcated space along with their Allocation with said undivided

24 APR 2028



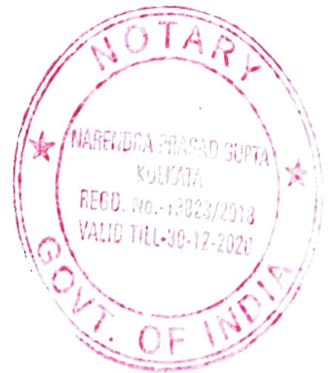
share together with the above mentioned rights in the manner aforesaid and to receive, rents, issues and profits thereof without any interruption, disturbances, claims or demands whatsoever from or by the Landowner/ First Part. And freed and cleared from and against all manners of encumbrances, trusts, liens and attachments whatsoever.

14. **THAT** by way of this Supplementary Agreement is their dispute amicably full and final settlement with the presence of the witnesses and declares the parties are not proceeding with this dispute in future any further.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about 38.76 decimal lying and situate at Mouza – Bergram, L.R. Dag no. 367 and 372, L.R. Khatian no. 1330/1, J.L. No. 23, Block – Santipur, and being Premises no. 555, Jatindranath Sengupta Sarani, P.O & P.S. Santipur, within limits of Santipur Municipality, Word No. 10, District - Nadia, which is butted & bounded as follows :-

- ON THE NORTH** : Land of Satya Narayan Bhakat;
ON THE EAST : Feet wide Municipal Road;
ON THE WEST : Masque;
ON THE SOUTH : Other Land of Bivas Ghosh;



24 APR 2026

IN WITNESSES WHEREOF the parties hereto have hereunto set and subscribe their respective hand and seals the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the LAND OWNER above named at Kolkata in the presence of:

1. Sumitran Das.
8, Old Post Office Street,
KOL-700001.

2. Meleg Das
8, Old Post Office
KOL-700001.

Debanjan Banerjee

Rajesh Ghosh

Range Adhikary

OWNERS

SIGNED SEALED AND DELIVERED by the DEVELOPERS above named at Kolkata in the presence of:

1. Sumitran Das.
2. Meleg Das

B

Range Adhikary

DEVELOPER

Drafted by:

Identified by me

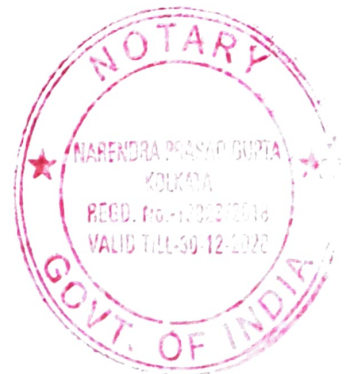
Raja Adhikary
Advocate

RAJADHIKARY
Advocate

L.T.I.(s)/Signature(s) of the Executent/s attested by me on Identification.

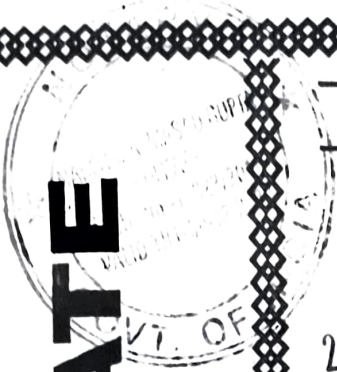
[Handwritten signature in green ink]

NARENDRA PRASAD GUPTA, NOTARY
Advocate, HIGH COURT, KOLKATA
Reed. No. 1302/2012, Govt. of India



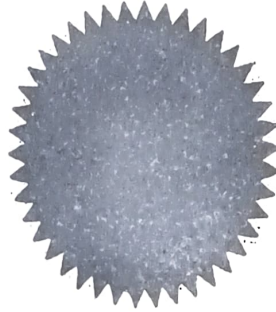
24 APR 2026

NOTARIAL CERTIFICATE



Dated 24 APR 2026 Day of 20

24 APR 2026



In the Matter of :
Instrument 'A'
And
In The Matter of :

NOTARIAL CERTIFICATE

Narendra Prasad Gupta

B. Com, LLB
Advocate High Court Calcutta
And
Notary Public
Govt. of India

Reg. No. : 13823/2018

Office : 8, Old Post Office Street,
Gr. Floor, Kolkata - 700 001,
(Opp. of High Court 'F' Gate)

Residence :

38, Thakur Das Ghosh Street
P.O.- Lluah, Dist. - Howrah
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Mob. : 9883135090 | 8910576674

Email : advnpgupta06@gmail.com