



श्रीचिन्मय पश्चिम बंगाल WEST BENGAL



THIS SUPPLEMENTARY AGREEMENT TO THE DEVELOPMENT
AGREEMENT dated 30th November, 2023, made on this day of
..... Two Thousand Twenty Four

07 JAN 2025

Business, residing at House No. AE245, Salt Lake, Tank -4, Sector -1,
P.O. - C.C. Block, P.S. Bidhannagar North, Kolkata - 700064, District -
North 24 P.



BETWEEN

M/S. NATURAL INFRANIRMAN PRIVATE LIMITED (PAN: AADCN6653L), a Company incorporated under the Companies Act, 2013 and having its registered office at Premises No. 9A, Lord Sinha Road, P.S. Shakespeare Sarani, P.O. Middleton Row, Kolkata 700071, hereinafter called, referred to and identified as the **"DEVELOPER"** (Which term and/or expression shall unless excluded by or repugnant to the subject or context be deemed to mean, imply and include its successors, or successor in interest, nominees, agents, and assigns) of the **ONE PART**. The Developer of the other part is represented by its Director/Authorized signatory **SRI MUKESH KUMAR SHARMA (PAN : ARKPS6485Q)**, son of Sri Mahesh Kumar Sharma, by faith Hindu, by occupation Business, residing at 5B, Judges Court Road, P.S. & P.O. Alipore, Kolkata-70027.

AND

(1) **SMT. SASWATI LODH (PAN : AAVPL7081P)**, wife of Mr. Pradip Kumar Lodh, by faith-Hindu, Nationality-Indian, by profession - Business, residing at House No. A, E245, Salt Lake, Sector -1, Block AE, P.O. - Bidhannagar, District - North 24 Parganas, West Bengal, Kolkata 700064, (2) **SMT. RINKU DAS (PAN : AHKPD7731J)**, wife of Mr. Madhai Das, by faith-Hindu, Nationality-Indian, by profession - Business, residing at 461/4, Nilachal, Birati, P.S. Airport, P.O. - Nilachal, District - North 24 Parganas, West Bengal, Kolkata 700134, (3) **SMT. MONOARA BEGUM (PAN : AXMPB3587A)**, wife of Mohammad Naim, by faith-Muslim, Nationality-Indian, by profession - Business, residing at Bankra, P.S. Airport, P.O. - Birati, District - North 24 Parganas, West Bengal, Kolkata 700051, (4) **MD. SOHAIB (PAN : NNXPS9532J)**, son of Md. Naim, by faith-Muslim, Nationality-Indian, by profession - Business, residing at M.A. Sarani, New Bankra, P.S. Airport, P.O. - Birati, Kolkata - 700051, District - North 24 Parganas, West Bengal, (5) **MR. AVISHEK LODH (PAN : AFTPL4696K)**, son of Mr. Pradip Kumar Lodh, by faith-Hindu, Nationality-Indian, by profession - Business, residing at House No. AE245, Salt Lake, Tank -4, Sector -1, P.O. - C.C. Block, P.S. Bidhannagar North, Kolkata - 700064, District - North 24 Parganas, hereinafter collectively called, referred to and identified as the **OWNERS** (which term and/or expression shall, unless

07 JAN 2025



excluded by or repugnant to the subject or context, include their respective heirs, executors, nominees, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS :

- A. The Owners are the absolute and lawful Owner of inter alia **ALL THAT** the demarcated piece and parcel of Bastu land measuring 26 Kathas 2 Chittacks 21 Sq.ft. be the same little more or less lying and situated at Mouza – Bisharpara, comprised R.S. dag No. 262 & 263 Under R.S. Khatian No. 1201,398 & 523, Touzi No. 172, R.S. No. 89, J.L. No. 5, P.S. Airport, District North 24 Parganas, within the jurisdiction of Additional District Sub-Registrar Office at Bidhannagar, Salt Lake City, in Ward No. Old 2 New 33, Holding No. 319 (306) North Nilachal under North Dum Dum Municipality, Kolkata – 700051,. (hereinafter referred to as the “**Said Land**”) morefully and particularly described in the **SCHEDULE.**
- B. The said Smt. Saswati Lodh, Smt. Rinku Das, Smt. Monowara Begam, Md. Sohaib & Sri Avishek Lodh owners by a Development Agreement dated 30th November, 2023 and duly registered with the Office of the Additional Register of Assurance IV, Kolkata in Book No. I, Volume No. 1904-2023, Pages from No. 972457 to 972514 Being No. 190417066 of year 2023 duly appointed the Promoter to develop the said Land/Project admeasuring an area of 26 Kathas 2 Chittacks 21 Sq.ft. on such terms and conditions as mentioned therein. The Owners Smt. Saswati Lodh, Smt. Rinku Das, Smt. Monowara Begam, Md. Sohaib & Sri Avishek Lodh also registered a Power of Attorney dated 5th December, 2023 in favour of the Promoter which was duly registered at the Office of the Additional Registrar of Assurance IV, Kolkata in Book No. I, Volume No. 1904-2023, Pages from 977411 to 977441, Being No. 190417642 for the year 2023.
- C. The North Dum Dum Municipality has granted the permission to construct vide Building permit no. SWS-OBPA3/2122/2024/0902
- D. After sanction of the Building Plan the parties amicably decided their respective allocation as per the Development Agreements dated



30th November, 2023 as mentioned hereinafter. The parties accordingly entered into this separate Agreement for recording their respective areas allocation.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES as follows:

1. The parties do hereby admit that the Development Agreements 30th November, 2023 are in full force and binding upon the parties.
2. In terms of the allotment of the parties shares as mentioned in the Development Agreements, the Owners and Developer mutually agreed to indentified and demarcated their respective allocation area amongst themselves and each of the parties will entitle to deal with or sale their respective demarcated share by themselves separately.



The parties duly demarcated their respective area mutually on the basis of the Building Plan duly sanctioned. The owners and the Developer will have the following area as per both development agreements being the owners' allocation and Developer's allocation respectively which is floor wise indicated herein :

OWNER'S ALLOCATION
NATURAL MAJESTY

Sl. No.	Flat Nos.	Floor Nos.	Allotted Built Up Area (In Sq. ft.)	Owners' Name
1)	1D	1 ST	930.01	Mr. Avishek Lodh
2)	2C	2 ND	733.35	Md. Sohaib
3)	2D	2 ND	930.01	Smt. Saswati Lodh
4)	3A	3 RD	921.83	Smt. Rinku Das
5)	3B	3 RD	921.83	Smt. Rinku Das
6)	4C	4 TH	733.35	Mr. Avishek Lodh
7)	5D	5 TH	930.01	Smt. Monoara Begum
8)	5E	5 TH	924.09	Smt. Monoara Begum
9)	6A	6 TH	921.83	Smt. Saswati Lodh
10)	6F	6 TH	734.21	Md. Sohaib
11)	7A	7 TH	921.83	Smt. Rinku Das
12)	7B	7 TH	921.83	Smt. Rinku Das
13)	7E	7 TH	924.09	Md. Sohaib

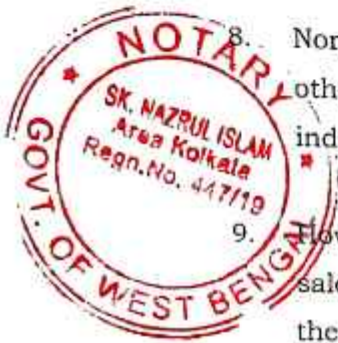
DEVELOPER'S ALLOCATION
NATURAL MAJESTY

Sl. No.	Flat Nos.	Floor Nos.	Allotted Built Up Area (In Sq.ft.)
1.	1E	1 ST	924.09
2.	1F	1 ST	734.21
3.	2E	2 ND	924.09
4.	2F	2 ND	734.21
5.	3C	3 RD	733.35
6.	3D	3 RD	930.01
7.	3E	3 RD	924.09
8.	3F	3 RD	734.21
9.	4A	4 TH	921.83
10.	4B	4 TH	921.83
11.	4D	4 TH	930.01
12.	4E	4 TH	924.09
13.	4F	4 TH	734.21
14.	5A	5 TH	921.83
15.	5B	5 TH	921.83
16.	5C	5 TH	733.35
17.	5F	5 TH	734.21
18.	6B	6 TH	921.83
19.	6C	6 TH	733.35
20.	6D	6 TH	930.01
21.	6E	6 TH	924.09
22.	7C	7 TH	733.35
23.	7D	7 TH	930.01
24.	7F	7 TH	734.21



4. It is further agreed by and between the parties that the Car Parking Space will be demarcated between them afterward.
5. In terms of Development Agreements the owners will be entitled to deal with, disposed off or sale, mortgage or lease out the Owner's allocation area as mentioned hereinabove and receive the consideration amount or earnest amount or rent. The developer if required, sign all the agreement for sale and deed of conveyance of the Owners' allocation area as Confirming party as per request of the owners.

6. Similarly, in terms of Development Agreements the Developer will be entitled to deal disposed off mortgage or sale with its allocation area as mentioned in paragraph 3 herein above and receive retain and appropriate the consideration amount, earnest amount, rent etc to the exclusion of the owners and the owners may be party as Vendors in all such agreements documents as per discretion of the Developer.
7. The Owners agrees and undertakes not to cancel the General Power of Attorney granted in favour of the Developer or Developer's nominee in respect of the Project at least till the completion and sale of the entire Developer's Allocation area.
8. None of the parties will be responsible in any manner in respect of others respective dealing with their respective shares and keep indemnify each other in respect of their respective dealing.
9. However the owners have received a copy of the draft agreement for sale in respect of the developer's allocation. The owners agree that the terms and conditions of the agreement for sale with common covenant in respect of owner's allocation will be similar to those as contained in the developer's agreement for sale.
10. Both the parties will co-operate with each other and agree to do all such acts deeds as the Developer may require to complete the project.



THE SCHEDULE ABOVE REFERRED TO:
The Subject matter of development

ALL THAT piece and parcel of as per details below : -

Mouza	R.S. Dag No.	R.S. Khatian No.	Area
Bisharpara	262	1201, 398	14 Kathas 5 Chittacks
Bisharpara	263	523	11 Kathas 13 Chittacks 21 Sq.ft.
Total			26 Kathas 2 Chittacks 21 Sq.ft.

In total an area of land measuring about 26 Kathas 2 Chittacks 21 Sq.ft. be the same little more or less along with 800 Sq.ft. with cemented floor structure lying and situated at Mouza - Bisharpara, Touzi No. 172, R.S. No. 89, J.L. No. 5, P.S. Airport, District North 24 Parganas, within the jurisdiction of Additional District Sub-Registrar Office at Bidhannagar, Salt Lake City, in Ward No. Old 2 New 33, Holding No. 319 (306) North Nilachal under North Dum Dum Municipality, Kolkata - 700051. The said Plot is butted and bounded as follows :-

IN THE NORTH : 8' Road and thereafter Annapurna Apartment;

IN THE SOUTH : Sushil Mondal, Parul Bala Biswas, Basanti Devi Property etc.

IN THE EAST : Rinku Das and Gautam Roy property;

IN THE WEST : Station Road (22' wide).



IN WITNESS WHEREOF the parties hereto set and subscribed their respective hand and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED by
the DEVELOPER at Kolkata in the
presence of:

NATURAL INFRANIRMAN PVT. LTD.

Signature

Director

SIGNED SEALED AND DELIVERED by
the OWNERS at Kolkata in the presence
of:

1. Saswati Lohh
2. Rinku Das
3. Monoara Begum
4. MD Jaleel
5. Anishek Lohh

Identified by me,
Nabawita Deb Roy.
Advocate.
WB - 17 28 of 2003



Signature/s of the Executant/s
are Attested on the Identification
of the Advocate

Signature
Notary

SK, Nazrul Islam
Notary, Govt. of W.B.
Regn. No. 447/19
City Civil Court, Calcutta

07 JAN 2025