

# OFFICE OF THE NOTARY PUBLIC

BIDHANNAGAR NAGAR SUB DIVISION, DIST - NORTH 24 PARGANAS, W.B., INDIA

(GOVERNMENT OF INDIA)

## NOTARIAL CERTIFICATE

(Pursuant Section 8 of Notaries Act 1952)

SI. No. .... 6979 ... of 20 26

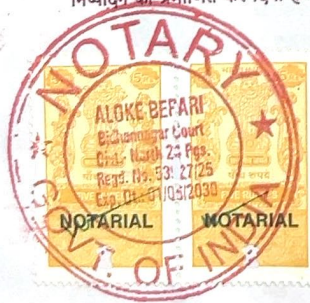
TO WHO ALL THESE PRESENTS SHALL COME, I ALOKE BEPARI duly appointed and authorised by the Govt. of India as a Notary, and practice as per provisions of the Notary Act, 53 of 1952 and the Notaries Rules, 1956 made there under in District Court North 24 Parganas in the state of West Bengal do hereby certify that the paper writings collectively marked "A" annexed hereto (hereinafter called the paper writings "A") are presented before me by the executants(s) are Identified before me by respective signatory.

(यह सभी प्रस्तुतियां किसके पास आएंगी, मैं, अलोक बेपारी, भारत सरकार द्वारा नोटरी के रूप में विधिवत् नियुक्त और प्राधिकृत, तथा नोटरी अधिनियम, 53/1952 और नोटरी नियम, 1956 के प्रावधानों के अनुसार पश्चिम बंगाल राज्य के उत्तर 24 परगना जिला न्यायालय में प्रैक्टिस करता हूँ, यह प्रमाणित करता हूँ कि सामूहिक रूप से "ए" चिह्नित कागजी लेख यहां संलग्न हैं (जिन्हें आगे कागजी लेख "ए" कहा जाएगा) मेरे समक्ष निष्पादनकर्ताओं द्वारा प्रस्तुत किए गए हैं तथा संबंधित हस्ताक्षरकर्ता द्वारा मेरे समक्ष उनकी पहचान की गई है।)

Supplementary Agreement  
Executed by Kusomadhab Das  
and others.

The Executants having admitted the execution or the paper writings A and being satisfied as to the Identity of the executants I have attested the execution and testify that the said execution is in the respective hand (s) this executants.

(निष्पादनकर्ताओं ने निष्पादन या कागजी लेखन ए को स्वीकार कर लिया है और निष्पादनकर्ताओं की पहचान के बारे में संतुष्ट होकर मैंने निष्पादन को प्रमाणित कर दिया है और यह प्रमाणित करता हूँ कि उक्त निष्पादन इन निष्पादनकर्ताओं के संबंधित हाथ में है।)



**IN FAITH AND TESTIMONY WHERE OF** being required of a NOTARY I, the said Notary do hereby subscribe my hand and affix me seal of office at Bidhannagar Mayukh Bhawan, DF Block, Salt Lake City, Kol-91 (विश्वास और साक्ष्य के आधार पर, जहां एक नोटरी की आवश्यकता है, मैं, उक्त नोटरी एतद्वारा अपने हस्ताक्षर करता हूँ और बिधाननगर मयूख भवन, डीएफ ब्लॉक, साल्ट लेक सिटी, कोल -91 में कार्यालय की मुहर लगाता हूँ)

on this The 27 FEB 2026 day of the year 20...



**ALOKE BEPARI**

Advocate

&

NOTARY PUBLIC  
(GOVT. OF INDIA)

Regn. No.53927/25

Ph: 9836894284

Email: alokebepari@gmail.com



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

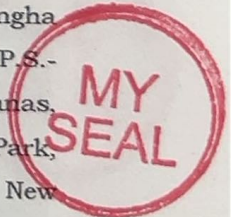
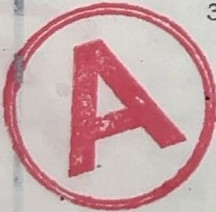
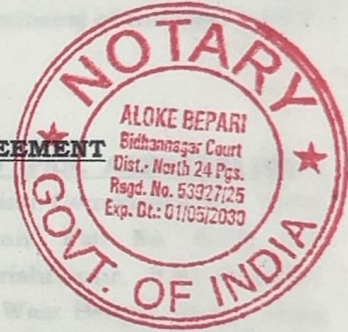
15AC 321304

BEFORE THE NOTARY PUBLIC  
AT BIDHANNAGAR  
DIST - NORTH 24 PARGANAS

**SUPPLEMENTARY AGREEMENT**

1. **Date :** 27.02.2026
2. **Place :** Kolkata
3. **Parties :**

- 3.1 **KUSAMADHAB DAS [PAN. ADFPD8068D] [AADHAAR NO. 327890097374]**, Son of Late Madan Mohan Das, by faith - Hindu, by occupation - Retired, by nationality - Indian, residing at Flat No. C/2, 2<sup>nd</sup> Floor, Kanchanjangha Apartment, Tegharia Main Road, P.O.- Hatiara, P.S.- Baguiati, Kolkata - 700157, District North 24 Parganas, West Bengal, India, at present residing at Green Wood Park, HIG-III, Flat No. 3DB-2, 3<sup>rd</sup> Floor, P.O. New Town, P.S. New Town, Action Area I, Kolkata- 700156, District- North 24 Parganas, West Bengal, India.



Kusamadhab Das

Sukdeb Bera

Tapan Sarkar

CHAKRABORTY NIRMAN PVT. LTD.

27 FEB 2026

Sreeraj Chakrabarty

Managing Director

নং 1904 . তাং 05-02-26

ক্রেতার নাম

ভেঃ শানোওয়াজ মণ্ডল  
(SHANOWAJ MONDAL)

ভেঃ

মোঃ- এ. ডি. প্রস. আর., বারুইপুর  
জেলা- দক্ষিণ ২৪ পরগণা

মূল্য

10

ANAMIKA SWARNAKAR  
ADVOCATE  
JUDGES' COURT, BARASAT  
Registration No: F/1314/918/2011.



THE NOTARY PUBLIC  
AT BISHNAGAR  
NORTH 24 PARGANAS



SUPPLEMENTARY AGREEMENT  
Date: \_\_\_\_\_  
Place: Kolkata  
Parties: \_\_\_\_\_  
3.1. KUSAMADHAR DAS PAN. ADPDBOESDI LAADHAR NO.  
327800973741, Son of Late Madan Mohan Das, by birth  
Hindu, by occupation - retired, by nationality - Indian,  
residing at Flat No. C/2, 3rd Floor, Kanchanjyot  
Apartment, Teghari Main Road, P.O. Hattara, Barasat,  
Kolkata - 700157, District North 24 Parganas,  
West Bengal, India, at present residing at Green Wood Park,  
Flat III, Flat No. 301-2, 2nd Floor, P.O. New Town, P.S. New  
Town, Action Area I, Kolkata - 700156, District North 24  
Parganas, West Bengal, India.

3.1.1

**TAPAN SARKAR [PAN. HHZPS6617A] [AADHAAR NO. 839787810590]**,  
Son of Late Birendra Chandra Sarkar, by faith - Hindu, by occupation -  
Business, by nationality - Indian, residing at 47/D/11, Baisakhi Abasan,  
Salt Lake City, P.O. Sech Bhavan, P.S. Bidhannagar (North), Kolkata--  
700091, District North 24 Parganas, West Bengal, India.

3.1.2

**SUK DEV BERA @ SUKDEB BERA [PAN. BOMP6042Q] [AADHAAR NO. 922360110768]**, Son of Srimanta Bera, by faith - Hindu, by occupation -  
Business, by nationality - Indian, residing at Kunri, P.O. Hat Baincha,  
P.S. Egra, Pin--721429, District- Purba Midnapur, West Bengal, India.

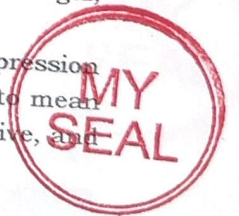
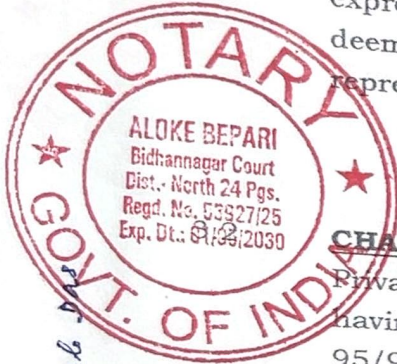
Hereinafter jointly called and referred to as the "**LANDOWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns and nominee or nominees) of the **ONE PART**.

**AND**

**CHAKRABORTY NIRMAN PRIVATE LIMITED [PAN. AAEC1411G]**, a Private Limited company registered under Indian Companies Act 1956, having its registered office at "Sujan Abasan" Flat No. G/B, BD-95/96/97, Samar Pally, Krishnapur, P.O. Krishnapur, P.S. Baguiati, Kolkata- 700102, District- North 24 Parganas, West Bengal, India, being represented by its Managing Director namely, **SURAJIT CHAKRABORTY [PAN. AFYPC5294B]**, Son of Nani Gopal Chakraborty, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at AF-358, Sarat Sarani, Krishnapur, Post Office- Krishnapur, Police Station- Baguiati, Kolkata - 700102, District North 24 Parganas, West Bengal, India.

Hereinafter called and referred to as "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their heirs, executors, administrators, representative, and assigns) of the **OTHER PART**.

Landowners and the Developer collectively Parties and individually Party.



*Sukdeb Bera*  
*Tapan Sarkar*

27 FEB 2026

CHAKRABORTY NIRMAN PVT. LTD

*Souril Chakraborty*  
Managing Director

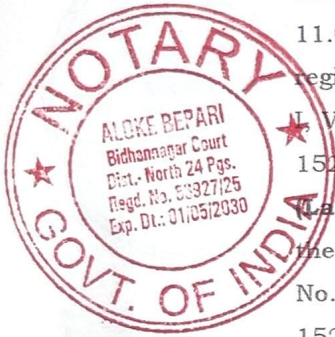
4. NOW THIS SUPPLEMENTARY AGREEMENT WITNESSETH AS FOLLOWS :-

4.1 REGISTERED DEVELOPMENT AGREEMENT EXECUTED IN BETWEEN THE SAID LANDOWNERS AND ONE CHAKRABORTY NIRMAN PRIVATE LIMITED:

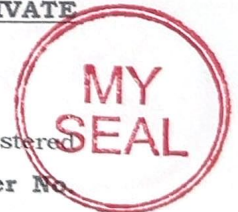
4.1.1 The landowners herein, entered into three separate Registered Development Agreements with one **CHAKRABORTY NIRMAN PRIVATE LIMITED**, developer herein in respect of their respective plot of land mentioned therein. The said Development Agreements were registered on 11.07.2017 with **Kusamadhab Das (Landowner No. 3.1 herein)**, registered in the office of the A.D.S.R. Rajarhat, and recorded in Book No. I, Volume No. 1523-2017, Pages from 188600 to 188633, being Deed No. 152306456 for the year 2017, **AND ALSO WITH** one **Tapan Sarkar (Landowner No. 3.1.1 herein)**, registered on 10.11.2017, registered in the office of the A.D.S.R. Rajarhat, and recorded in Book No. I, Volume No. 1523-2017, Pages from 324739 to 324777, being Deed No. 152311000 for the year 2017 **AND ALSO** with one **Suk Dev Bera @ Sukdeb Bera (Landowner No. 3.1.2 herein)**, registered on 10.11.2017, registered in the office of the A.D.S.R. Rajarhat, and recorded in Book No. I, Volume No. 1523-2017, Pages from 324700 to 324738, being Deed No. 152310999 for the year 2017, respectively.

4.2 REGISTERED POWER OF ATTORNEY EXECUTED BY THE SAID LANDOWNERS AND THE SAID CHAKRABORTY NIRMAN PRIVATE LIMITED:

4.2.1 On the basis of the aforementioned three separate Registered Development Agreements, the said **Kusamadhab Das (Landowner No. 3.1 herein)** executed a Registered Development Power of Attorney, appointing the said **CHAKRABORTY NIRMAN PRIVATE LIMITED**, Developer herein, as his constituted attorney. The said Registered Development Power of Attorney was registered on 11.07.2017, registered in the office of the A.D.S.R. Rajarhat and recorded in Book No. I, Volume



Kusamadhab Das



Sukdeb Bera

Tapan Sarkar

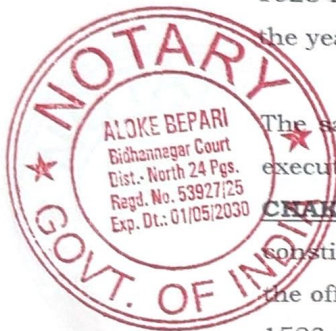
27 FEB 2026

CHAKRABORTY NIRMAN PVT. LTD.

Managing Director

No. 1523-2017, Pages from 187770 to 187784, being Deed No. 152306463 for the year 2017.

The said **Tapan Sarkar (Landowner No. 3.1.1 herein)** executed a Registered Development Power of Attorney, appointing the said **CHAKRABORTY NIRMAN PRIVATE LIMITED**, Developer herein as his constituted attorney, which was registered on 10.11.2017, registered in the office of the A.D.S.R. Rajarhat and recorded in Book No. I, Volume No. 1523-2017, Pages from 328463 to 328483, being Deed No. 152311010 for the year 2017.



The said **Suk Dev Bera @ Sukdeb Bera (Landowner No. 3.1.2 herein)** executed a Registered Development Power of Attorney, appointing the said **CHAKRABORTY NIRMAN PRIVATE LIMITED**, Developer herein as his constituted attorney, which was registered on 10.11.2017, registered in the office of the A.D.S.R. Rajarhat and recorded in Book No. I, Volume No. 1523-2017, Pages from 328484 to 328504, being Deed No. 152311009 for the year 2017.

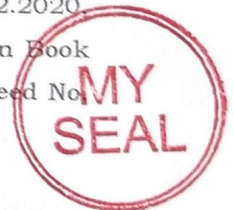
Kusumadhab Das

5. **REGISTERED DEED OF AMALGAMATION & SANCTION OF BUILDING PLAN:**

5.1 **Registered Deed of Amalgamation :** The aforesaid landowners amalgamated their respective plot of land into one single plot by executing a Registered Deed of Amalgamation, which was registered on 29.12.2020 in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2021, Page from 11100 to 11125, being Deed No. 152309897 for the year 2020.



**Sanction of Building Plan :** The said developer as constituted attorney of the said relevant owners, duly sanctioned a building plan on the said amalgamated plot of land which is more fully described in the Schedule hereunder written, from the concerned Bidhannagar Municipal



*Sukdeb Bera*

*Tapan Sarkar*

27 FEB 2026

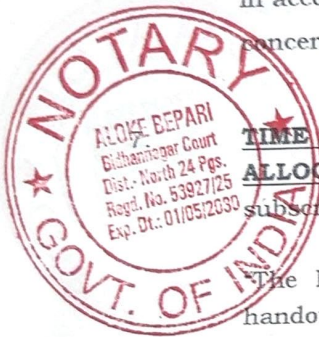
CHAKRABORTY NIRMAN PVT. LTD.

*Sameer Chakrabarty*  
Managing Director

Corporation, vide **Building Permit No. SWS-OBPAS/2109/2022/0209** dated **06.09.2022**.

6. **CONSTRUCTION OF BUILDING:**

- 6.1 **CONSTRUCTION AND COMPLETION OF THE BUILDING:** It is pertinent to mention here that the said **CHAKRABORTY NIRMAN PRIVATE LIMITED**, Developer herein, has already constructed a **G+3** storied building namely "**ANJALI VILLA**", on the said amalgamated plot of land in accordance with the aforementioned sanctioned building plan from the concerned authority.



**TIME SCHEDULE OF HANDOVER OF POSSESSION OF OWNERS' ALLOCATION** : In the said Registered Development Agreements, it was subscribed/written, as follows :-

The Developer hereby agree and covenant with the Landowners to handover Landowners' Allocation within 24 (Twenty Four) months from the date of sanctioning the building plan from the concerned authority or from the date, the Landowners allowing the Developer to start the construction work of the building whichever is later. The Landowners also permit the Developer a grace period of 6 (Six) months more to handover the possession of Landowners' Allocation. It is also written in the said agreements, that if the developer will unable to handover the possession of Owner's Allocation within the stipulated period as mentioned in the said Development Agreements, then the developer will liable to pay Rs.5,000/- (Rupees Five Thousand) only to each of the landowner as demurrage charges.

Kusumachal Das

**SETTLEMENT REGARDING HANDOVER OF POSSESSION OF OWNERS' ALLOCATION WITH COMPLETION CERTIFICATE/OCCUPANCY CERTIFICATE** : : It is further settled, agreed, acknowledged and admitted by the Landowners and the Developer herein that the developer will handover of possession of Owners' Allocation Together With Completion Certificate /Occupancy Certificate of the Building in question, **within 6 (Six) months from the date of signing and executing of this present instrument. This extended period is/will be treated as essence and part and parcel and which is**



Sukdeb Bera

Tapan Sarker

27 FEB 2026

CHAKRABORTY NIRMAN PVT. LTD.

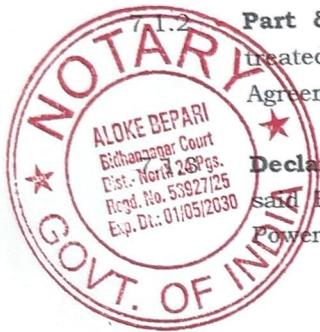
Sacchit Choudhury  
Managing Director

subject matter of this present Supplementary Agreement], and in this regard, this present Supplementary Agreement has been prepared and executed in between the parties herein.

7.1.1 **Remaining Terms & Conditions** : That the parties herein hereby agreed and declared that all the remaining terms and conditions except the delivery of period of Owner's Allocation of building as described above, other clauses as described in the said Registered Development Agreements will remain unchanged, enforceable and binding upon the parties herein.

7.1.2 **Part & Parcel** : That this present Supplementary Agreement will be treated as part and parcel of the abovenoted Registered Development Agreements.

**Declaration by Landowners** : The Landowners hereby declare that the said Registered Development Agreements and Registered Developments Power of Attorney is/are still valid and enforceable in the eye law.



**THE SCHEDULE ABOVE REFERRED TO**  
**[Description of Amalgamated Plot of Land]**

**ALL THAT** amalgamated piece and parcel of Bastu land measuring about an area a little more or less **8 (Eight) Cottahs 1 (One) Chittack 10 (Ten) Sq.ft.** be the same a little more or less but in physical measurement 7 (Seven) Cottahs 14 (Fourteen) Chittacks 06 (Six) Sq.Ft. more or less together with G+3 Storied Building standing on the part of the amalgamated property, lying and situate at Mouza- Hatiara, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Parganas- Kalikata, P.S. formerly Rajarhat presently New Town, comprised in C.S. Dag No. 4445 corresponding to R.S./L.R. Dag No. 4472/4622, 4472, under C.S. Khatian No. 1175, R.S. Khatian Nos. 1270, 1269, R.S. Khanda Khatian Nos. 1699 & 1911, corresponding to L.R. Khatian No. 11756 at present L.R. Khatian Nos. 15805, 17849 & 14067, A.D.S.R.O. formerly Bidhannagar, Salt Lake City now Rajarhat, New Town within the local limit of formerly Rajarhat Gopalpur Municipality at present Bidhannagar Municipal Corporation, Arunachal (Hatiara), Kolkata- 700157, under Ward No. 21 in the District North 24 Parganas, West Bengal, India, which is butted and bounded as follows:

*Sukdeb Bera*

*Tapan Sarker*

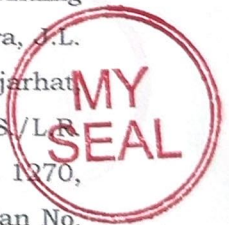
**27 FEB 2026**

CHAKRABORTY NIRMAN PVT. LTD.

*Sukmit Chakrabarty*  
Managing Director

Managing Director

Kusumadhar Das



**ON THE NORTH** : By Anjali Apartment.

**ON THE SOUTH** : By 12' ft. Wide Road.

**ON THE WEST** : By House of Mr. Haldar.

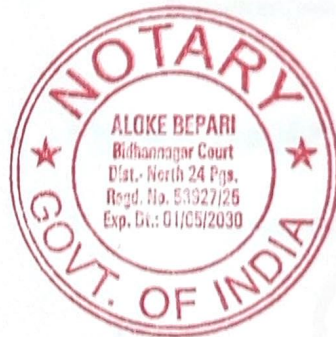
**ON THE EAST** : By, 12' ft. Wide Road.

*Kusumdhari Das*



*Sukdeb Bera*

*Tapan Sarkar*



CHAKRABORTY NIRMAN PVT. LTD.

*Succorint Chakraborty*  
Managing Director

**27 FEB 2026**

**IN WITNESS WHEREOF** the parties hereto have set and subscribe their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

by the parties at Kolkata  
in the presence of :  
1.

*Kusamadhab Das*

Kusamadhab Das

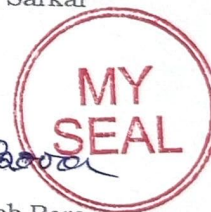


*Tapan Sarkar*

Tapan Sarkar

*Sukdeb Bera*

Sukdeb Bera



**Landowners/Vendors**



CHAKRABORTY NIRMAN PVT. LTD.  
*Sourjit Chakraborty*  
Managing Director  
Director of Chakraborty Nirman Private Limited

**Signature / L.T.I. Attested  
on identification & Signed  
before me** **Developer**

*[Signature]*  
**ANAMIKA SWARNAKAR  
ADVOCATE  
JUDGES' COURT, BARASAT  
Registration No: F/1314/918/2011.**

*[Signature]*  
**ATTESTED  
ALOKE BEPARI  
★NOTARY★  
GOVT. OF INDIA  
Regd. No. 53927/25  
Bidhannagar Court  
Dist.- North 24 Pgs.**

**27 FEB 2026**

27 FEB 2026

DATE.....20.....

In the Matter of:  
Instrument 'A'  
and  
in the Matter of:  
**NOTARIAL CERTIFICATE**

*AB*

**ALOKE BEPARI**

ADVOCATE

&

NOTARY PUBLIC  
(GOVT. OF INDIA)

Regn. No.53927/25

PH: 9836894284

Email: alokebepari@gmail.com

Professional address

RA-380, Nabapally, P.O.-Nowbhangha,  
Salt lake, Sector-IV,  
P.S.- Bidhannagar(South), Kolkata-700 106.

&

17a Lane Trinathpally, P.O.-Nowbhangha,  
Salt lake, Sector-IV, P.s Bidhannagar (South),  
Kolkata-700 105.

Office Address:

Mayukh Bhawan, (Back side of Punjab National Bank),  
DF Block, Salt Lake City, Kolkata-700091.  
Ph:9831244251, 8910778068, 9163186062

&

NPA-441, Nayapatty Purbapara,  
P.O-Krishnopur,  
P.S- Electronics Complex,  
Salt Lake, Sector-V, Kolkata-700 102  
Ph:9831244251, 8910778068, 9163186062.

**NOTARIAL CERTIFICATE**

