

Sl. No. 51/23

**Padma Das**

Notary, Govt. of India  
Kolkata

Professional Address :  
C.M.M's Court Compound  
2 & 3, Bankshall Street,  
Kolkata - 700 001

# Notarial Certificate

(Pursuant to Section 8 of The Notaries act, 1952)

TO ALL TO WHOM THESE PRESENTS shall come, I, Padma Das dully authorised by the Central Government to practice as a NOTARY, do hereby verify, authenticate, Certify, attest as under the execution of the instrument annexed here to collectively marked "A" on its being executed, admitted and identified by the respective signatories as to the matters contained therein, presented before me. According to that this is to certify, authenticate and attest that the annexed instrument "A" is the

Supplementary Development Agreement between  
Smt. Jyoti Sarkar and other for  
forming same

PRIMA FACIE the annexed instrument "A" appears to be in the  
USUAL procedure to serve and avail as needs or occasions shall or may  
require for the same.

IN FAITH AND TESTIMONY  
WHEREOF being required of a  
NOTARY, I, the said notary do  
hereunder subscribe my hand and  
affix my seal of office at Calcutta  
on this the.....day of.....  
in the year of Christ.....  
in the year of Christ.....

27 MAR 2023

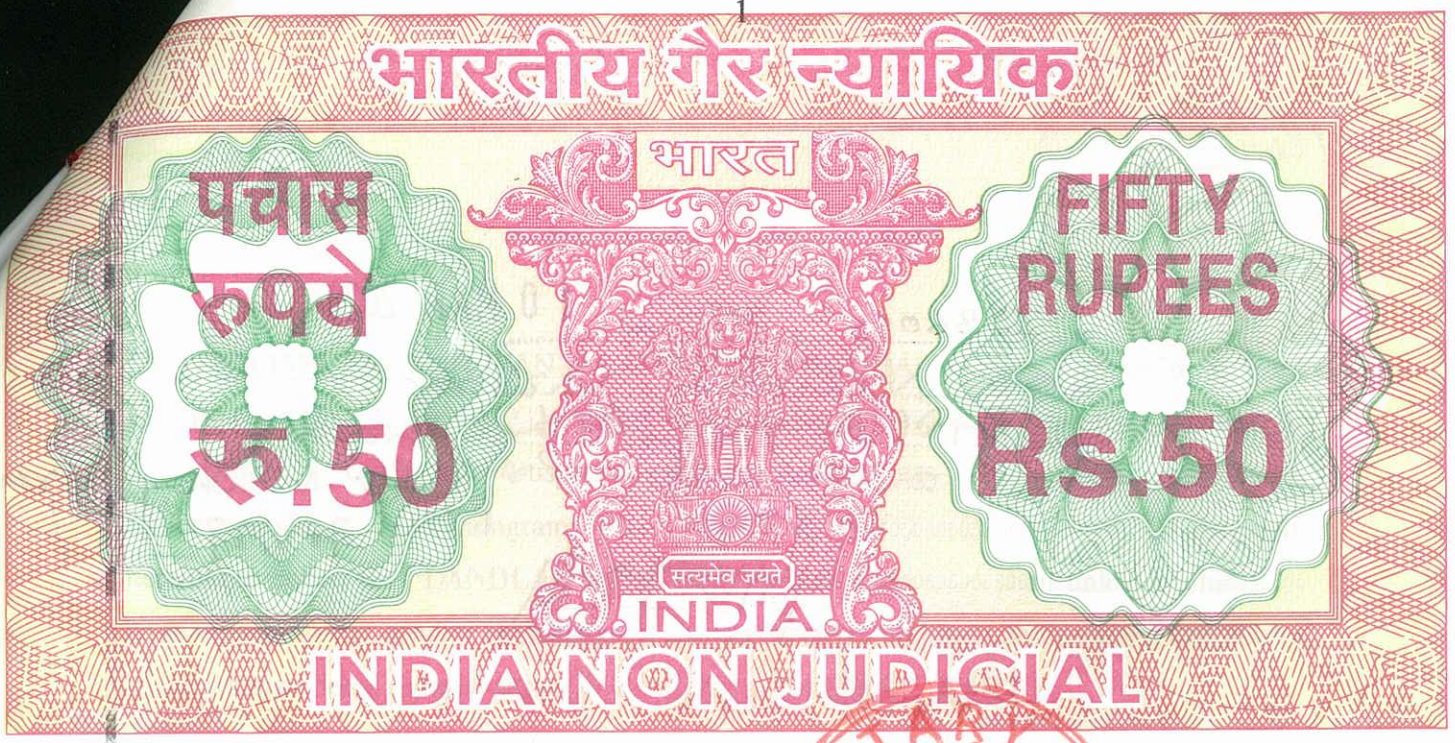
Notarial Stamp



**Padma Das**

Notary, Govt. of India  
Regd. No. 13771/18  
C.M.M's Court Compound  
2 & 3, Bankshall Street,  
Kolkata - 700 001  
M- 9836464931

2023



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AC 416886



**SINHA REALTECH**  
*Anuradha Sinha*  
 Managing Partner

**SUPPLEMENTARY DEVELOPMENT AGREEMENT**

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT made on this the *26<sup>th</sup>* day of *March* Two Thousand Twenty Three (2023)

**BETWEEN**

*Nilima Sarker*

**PADMA DAS**  
 NOTARY  
 Regn. No. 13771/18  
 P.C.M.M.'s Court  
 Kolkata-700 001

**27 MAR 2023**

নং 353600 টা 509 ত 10 MAR 2023

শ্রী/শ্রীমতী Nilima Sarkar

থাম Bidhan-pur, Bidhan Sarani

জেলা-পশ্চিম মেদিনীপুর  
রাজ্য-পশ্চিমবঙ্গ

P.O.-E.P.S. Madhyamgram  
PIN- 700129

PRASANTA KUMAR PAI  
Stamp Vendor  
Wantan A D S R Office



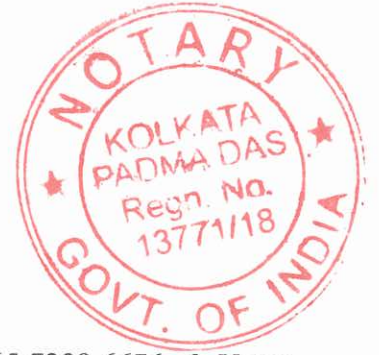
REGULATORY DEVELOPMENT AGREEMENT

THIS REGULATORY DEVELOPMENT AGREEMENT (RDMA) is made on this 10th day of March 2023 between the undersigned parties.

BETWEEN

51 MAR 2023

LIBRARY  
NATIONAL BOOK TRUST  
INDIA  
10 MAR 2023



SMT. NILIMA SARKAR [PAN- ALAPS8571P], [ AADHAAR- 9965 7239 6676 & Voter Identity Card No. CKW3962503], wife of Sri Ashim Kumar Sarkar, by Nationality- Indian, by Faith- Hindu, by Occupation- Business, residing at Bidhan Pally, Bidhan Sarani under Post & Police Station of Madhyamgram, PIN- 700129 in the District of North 24-Parganas, hereinafter called the “**LANDLADY/OWNER**” (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include her heirs, successors, administrators, legal representatives and assigns) of the **FIRST PART** ;

AND

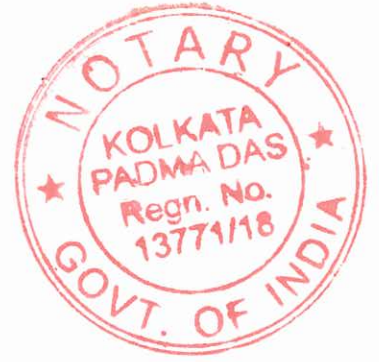
SINHA REALTECH [PAN- AESFS8465H], a Partnership Firm, having its Principal office at Holding No. formerly 130/1 and presently 146, Sitala Tala Road (Main Road East), P.O. New Barrackpore, Police Station- Barrackpore, Kolkata- 700131, in the District of North 24-Parganas and Branch Office at 225/1, Green Park, Block- A, under Police Station of Lake Town, Kolkata- 700055 in the District of North 24-Parganas, represented by its Managing Partner namely **ANIRUDDHA SINHA** (having PAN : CEFPS 4136C, Aadhaar No. 7987 7514 2691, Mob : 8820258743), son of Sri Ashutosh Sinha, presently residing at 225/1, Green Park, Block-‘A’, Lake Town, P.O. Lake Town, P.S. Lake Town, Kolkata- 700055, District- North 24 Parganas and permanent resident of 24/3, Jadunath Ukil Road, Paschim Putiary, Circus Avenue, P.O. Paschim Putiary, P.S. Haridevpur (previously P.S. Thakurpukur), Kolkata – 700 041, by faith Hindu, by occupation- Business, by Nationality- Indian, as per authorization mentioned in the Deed of Partnership executed by and between the Managing Partner and another partner - **SAGAR BANIK** (having PAN : COSPB0490R, Aadhaar No. 8972 2311 3072, Mob. 7980877754) Son of Sankar Banik, residing at 250/1, East

Kodalia, P.O. New Barrackpur, P.S. New Barackpur, District- North 24 Parganas, West Bengal- PIN- 700131, by occupations – Business, by faith Hindu, by Nationality- Indian,

**SINHA REALTECH**  
Aniruddha Sinha  
Managing Partner

*Nilima Sarkar*  
**PADMA DAS**  
NOTARY  
Regn. No. 13771/18  
C.M.M's Court  
Kolkata-700 001

**27 MAR 2023**



hereinafter called the “DEVELOPER” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors and/or successors in interest-in-office and assigns) of the SECOND PART.

WHEREAS :-

A) The present Landlady/Owner and the Developer herein entered into a ‘Development Agreement’ for such construction of multi storied building on the land admeasuring an area of **ALL THAT** piece and parcel of a plot of **bastu** land admeasuring an area of total **13(thirteen) Cottahs** be the same a little more or less with **200 sft tiles shaded room** comprised in **R.S. Dag No. 464**, corresponding to **L.R. Dag No. 760**, under C.S. Khatian No. 380, R.S. Khatian No. 578, at present **L.R. Khatian No. 3320 & 3329** (stands in the name of present Owner) i.e. (i) land area 6 Cottahs 8 Chittacks comprised in R.S. & L.R. Dag No. 760 under **L.R. Khatian No. 3320** and (ii) land area 6 Cottahs 8 Chittacks comprised in R.S. & L.R. Dag No. 760 under **L.R. Khatian No. 3329** (both which comes from previous L.R. Khatian Nos. 2340 & 2166) lying at Mouza- **SAHARA**, J.L. No. 46, R.S. No. 3, within the local limits of Madhyamgram Municipality, now Ward No. 26, Municipal Holding No. 66, local area- **Sahara (excluding Jessore Road)**, within the jurisdiction of Airport Police Station, now **Kolkata- 700132**, in the District of North 24 Parganas, State- West Bengal under some terms and conditions mentioned thereon including one term that the land owner will be entitled to get 43% (forty three percent) constructed areas and the Developer will be entitled to get 57% (fifty seven percent) constructed areas and the said Development Agreement registered at the office of the Addl. District Sub-Registrar Bidhannagar (Salt Lake City), North 24 Parganas and recorded in Book No. I, Being No. 150400700 dated 24/03/2023 under some terms and conditions mentioned thereon. It is stated herein that the land owner received a sum of **Rs. 10,00,000/- (Rupees ten lakhs) only** as REFUNDABLE security deposit money from the said developer at the time of execution and registration of the said Development Agreement.

B) But after prolong discussion, both the parties herein decided to add the following items in connection with the said registered Development Agreement.

C) Now both the Parties herein have agreed to enter into this supplementary agreement stating the terms and conditions in details to avoid any litigation which may or may not be arise in future by and between the parties.

SINHA REALTECH

Amira Joha  
Managing Partner

PADMA DAS  
NOTARY  
Regn. No. 13771/18  
C.M.M's Court  
Kolkata-700 001

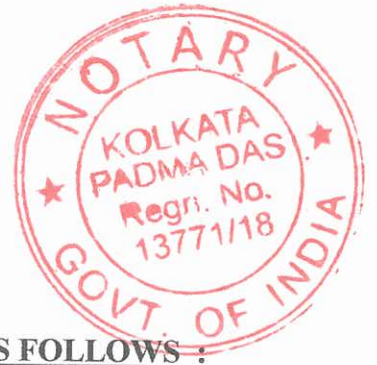
Nilima Sarkar

27 MAR 2023

SINHA REALTECH  
Amira Joha

Managing Partner

Nilima Sarkar



**NOW THIS SUPPLIMENTARY AGREEMENT WITNESSETH AS FOLLOWS :**

1. It is agreed by and between the parties that as per request of the landlady/owner, the Developer hereby **further** paid a sum of **Rs. 30,00,000/-** (Rupees thirty lakhs only) as per memo hereinafter written as **REFUNDABLE security deposit money** to the said landlady/owner for her urgent need of money for her illness.
2. It is agreed by and between the parties that the landlady/owner will refund the said **entire total amount of Rs. 40,00,000/-** (Rupees forty lakhs only) [i.e. Rs. 10,00,000/- +Rs. 30,00,000/-] without any interest to the Developer after **completion of said building and before hand over possession of landlady/owner's allocation.**
3. It is agreed by and between the parties that the other terms, conditions and writings as contained in the said 'Development Agreement' shall remain unchanged and un-altered.

**IN WITNESS WHEREOF** the Parties have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

**SIGN SEAL AND DELIVERED**

By the parties at Kolkata,  
in Presence of -

1. *Shaikh Selim Ali*  
**SHAIKH SELIM ALI**  
Advocate  
ENROL. No.- F/1131/978 of 2016  
Barasat Judge's Court  
North 24 Parganas

2. *Rahmanat Ali Shaikh*  
*Konchpur, KLE*  
*Karjat 156.*

*Nilima Sarker*  
**SIGNATURE OF THE OWNER**

**SINHA REALTECH**  
*Anuradha Sinha*  
Managing Partner

**SIGNATURE OF THE DEVELOPER**

**Drafted and prepared by me :**

(As per instructions of both the parties)

*Shaikh Selim Ali*  
**SHAIKH SELIM ALI**  
Advocate  
ENROL. No.- F/1131/978 of 2016  
Barasat Judge's Court  
North 24 Parganas

**PADMA DAS**  
**NOTARY**  
Regn. No. 13771/18  
C.M.M.'s Court  
Kolkata-700 901

**ATTESTED**  
*Padma Das*  
**PADMA DAS**  
**NOTARY**  
Regn. No. 13771/18  
C.M.M.'s Court  
Kolkata-700001

**27 MAR 2023**



**MEMO OF CONSIDERATION :**  
(Further Payment Received by owner)

Received a sum of **Rs. 30,00,000/- (Rupees thirty lakhs only)** from the Developer as interest free refundable security deposit money in terms of this Supplementary Development Agreement and payment received under the following Memo :-

**MEMO**

Mode of payment and details	Date	Amount (Rs.)
RTGS Ref. ID No. PUNBR52022052713002382	27/05/2022	10,00,000/-
Cheque No. 146372 Punjab National Bank, Sreebhumi Branch	22/03/2023	10,00,000/-
Cheque No. 146373 Punjab National Bank, Sreebhumi Branch	23/03/2023	10,00,000/-

Rs. 30,00,000/-

(Rupees thirty lakhs only)

*Ashim Kumar Sarkar*

*Nilima Sarkar*

**SIGNATURE OF THE OWNER**

*Jasbinders Kaur*

**PADMA DAS**  
**PADMA DAS**  
**NOTARY**  
Regn. No. 13771/18  
C.M.M's Court  
Kolkata-700 001

**27 MAR 2023**

INSTRUMENT "A" dated ..... day of

.....

with

*Notarial Certificate*

Dated ..... day of .....



In the matter of :

*Notarial Certificate*

**Padma Das**

NOTARY PUBLIC

Regd. No. 13771/18

C.M.M's Court Compound

2 & 3, Bankshall Street,

Kolkata - 700 001

Mob. : 9836464931

