

THE NOTARY
KOLKATA-700 027

Sl. No. 215 Dated 15/4/2024



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).

Sri Inanotash Bhandary -s/o Sri Dulal Bhandary
residing at M-243, Baishnabghata Patuli
Township, Block-M, P.S- Patuli, Kolkata-700094
District- South 24 Parganas

"and others"

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

15 APR 2024

The "executant (s)" having admitted the execution of the "Paper Writings' A" in their own hand (s), in the presence of the witness (es), who as such, subscribe (s) the same (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 presence of the executant (s).

IN WITNESS WHEREOF Being required of a Notary. I have granted THESE my NOTARIAL CERTIFICATE to serve and avail as need and require.

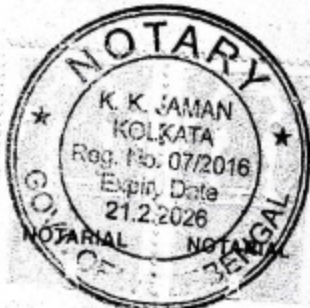
Expiry Date
21.2.2026

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

15 APR 2024

Kazi Khalekujjaman
KAZI KHALEKUJJAMAN

Notary



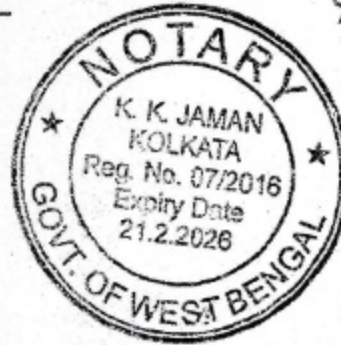
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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

95AB 190759

BEFORE THE NOTARY
KOLKATA-700 027



SUPPLEMENTARY AGREEMENT



THIS SUPPLEMENTARY AGREEMENT is made on this
5th day of April, 2024 (Two thousand Twenty Four) ;

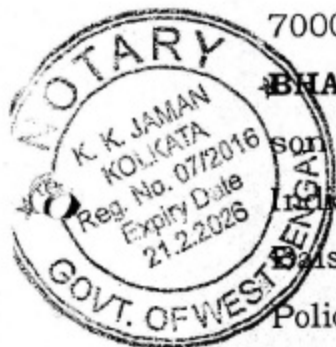
BETWEEN



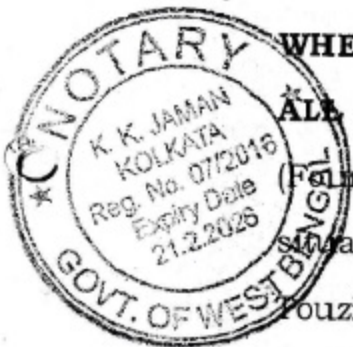
SRI JNANOTOSH BHANDARY, (PAN- AEIPB5852P, Aadhaar No. 4772 5618 5256), son of Sri Dulal Bhandary, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at M-243, Baishnabghata Patuli Township, Block- M, Post Office- Patuli, Police Station- Patuli, Kolkata- 700094, District - South 24 Parganas, hereinafter called and referred to as **"the LAND OWNER / FIRST PARTY"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

TRANS LOG INTEGRATED SERVICES PRIVATE LIMITED (PAN- AADCT9855G), a Private Limited Company, having its registered office at 26/1A, Mohini Mohan Road, Post Office- Lala Lajpat Rai Sarani, Police Station- Bhowanipore, Kolkata- 700020, represented by its Directors (1) **SRI JNANOTOSH BHANDARY, (PAN- AEIPB5852P, Aadhaar No. 4772 5618 5256)**, son of Sri Dulal Bhandary, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at M-243, Baishnabghata Patuli Township, Block- M, Post Office- Patuli, Police Station- Patuli, Kolkata- 700094, District - South 24 Parganas, (2) **SRI PARITOSH BHANDARY alias P BHANDARY, (PAN- AKFPB2584B, Aadhaar No. 6472 3536 2242)**, son of Dulal Bhandary, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Srabani Complex, Block-B, Rajpur, P.O.- Rajpur, P.S.- Sonarpur, Kolkata- 700149, District



- South 24 Parganas (3) **SMT. RAJASREE BHANDARY**, (PAN- AFUPB1872Q, Aadhaar No. 6162 0598 2439), wife of Sri Jnanotosh Bhandary, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at M-243, Baishnabghata Patuli Township, Block- M, Post Office- Patuli, Police Station- Patuli, Kolkata- 700094, District - South 24 Parganas, represented by its authorized signatory **SRI PARITOSH BHANDARY alias P BHANDARY**, (PAN- AKFPB2584B, Aadhaar No. 6472 3536 2242), son of Dulal Bhandary, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Srabani Complex, Block-B, Rajpur, P.O.- Rajpur, P.S.- Sonarpur, Kolkata- 700149, District - South 24 Parganas, authorized vide board resolution dated 01.04.2022, 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:**

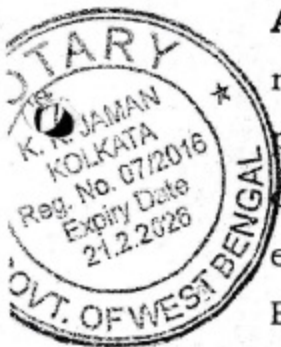


WHEREAS the First Party herein being the owner in respect of **ALL THAT** piece and parcel of land measuring more or less 4 (Four) Cottahs 0(Zero) Chittak 02 (Two) Square Feet, lying and situate under Mouza Garagacha, J.L. No.45, Pargana Khaspur, Mouzi No.56, Revenue Survey No.41, being C.S. Dag No.98, under C.S. Khatian No.48, relating to R.S. Dag No.100, R.S. Khatian No.32, L.R. Dag No. 107, L.R. Khatian No.09, at present L.R. Khatian No 597, Post Office Garia, under Police Station Sonarpur at present Narendrapur, within the ambits of Rajpur

Sonarpur Municipality, Holding No.355, Garagacha, being Ward No.01, Additional District Sub Registry Office at Garia (formerly Sonarpur), District Sub Registry Office at Alipore, in the District of South 24-Parganas, more fully described in the Schedule hereunder written entered into a Development Agreement dated 22.12.2023 with the party of the second part herein to develop the said property by construction of new G + III 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.-III, Alipore, South 24 Parganas and recorded in Book No.I, Volume No. 1603-2023, pages from 561446 to 561498, being no. 160319961 for the year 2023.

AND WHEREAS in terms of the said Development Agreement dated 22.12.2023 the party of the second part being the Developer has started construction of the said proposed G+III storied building.

AND WHEREAS in the said development agreement it is specifically mentioned that land owner will gate 30% Built-up area of the proposed building including undivided propionate share of the common facilities, utilities and amenities and the developer will be entitled to get rest 70% 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 land lying and situate under Mouza Garagacha, J.L. No.45, Pargana Khaspur, Touzi No.56, Revenue



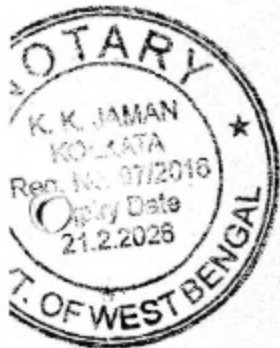
Survey No.41, being C.S. Dag No.98, under C.S. Khatian No.48, relating to R.S. Dag No.100, R.S. Khatian No.32, L.R. Dag No. 107, L.R. Khatian No.09, at present L.R. Khatian No 597, Post Office Garia, under Police Station Sonarpur at present Narendrapur, within the ambits of Rajpur Sonarpur Municipality, Holding No.355, Garagacha, being Ward No.01, Additional District Sub Registry Office at Garia (formerly Sonarpur), District Sub Registry Office at Alipore, in the District of South 24-Parganas.

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/2207/2022/1330** dated **04/11/2022**, according to following manner: -

1. LAND OWNERS' ALOCATION:

Land owners will get 30% constructed area in the proposed G+III storied building in the following manner: -

Flat / car parking/ Commercial Space	Floor/ Side
2BHK Flat No. 2B	2 nd floor (South-East side)
3BHK Flat No. 2A	2 nd floor (South-West side)
One Car Parking space, being no. 4	Ground Floor



Excess area of the owners' allocation will be calculated @ Rs.2000/- per sq.ft. upon the super built up area.

2. DEVELOPER'S ALLOCATION:

Save and except owners' allocation, remaining 70% constructed area belongs to Developer, in the following manner: -

Flat / car parking/ Commercial Space	Floor/ Side
2BHK Flat No. 1B	1 st floor (South-East side)
3BHK Flat No. 1A	1 st floor (South-West side)
2BHK Flat No. 3B	3 rd floor (South-East side)
3BHK Flat No. 3A	3 rd floor (South-West side)
Three numbers of Car Parking space, being nos. 1, 2 & 3	Ground Floor



AND WHEREAS this Supplementary Agreement for Allocation will be treated as part of principal Development Agreement dated 22.12.2023 made between the parties hereto.

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

SIGNED SEALED AND DELIVERED

at Calcutta in the presence of:

WITNESSES:

1.
Arum Koley
44/P/18, Hemanta Mukherjee
Road, Kolkata-700060

[Handwritten Signature]

SIGNATURE OF THE OWNER

2.
Tandra Chakraborty
P-5131, B. L. Saha Road
KOL - 700053

[Handwritten Signature]

SIGNATURE OF THE DEVELOPER
Director

Drafted by me
IDENTIFIED BY ME
[Handwritten Signature]
Advocate
Alipore Judges Court
Kolkata-700027

Signature attested
on Identification
[Handwritten Signature]
Kazi Khalekujaman
Notary, Govt. of West Bengal
Regd. No.: 07/2016
Kolkata



15 APR 2024



15 APR 2024