



10 JAN 2023

SL. NO. 21



NOTARIAL CERTIFICATE

To All Men These Presents Shall Come, I, Bholanath Sil practising as a Notary in the Barrackpore Sub-Division, District North 24 Parganas 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 Writing "A", are presented before me by the executant (s)

AGREEMENT

Babitu Adak & Ors
Pranapati Construction
hereinafter referred to as the executant (s) on this **10 JAN 2023** day of

The "executant (s)" having admitted the execution of the paper Writing "A" in respective hand (s) in presence of the witness (es) who as such, subscribe (s) thereon and being satisfied as to the identify of the executant (s) and the said execution, I have authenticated, verified and attested the execution the "Paper Writings" "A" and testify that the said execution is in the respective hand (s) the executant(s)

An Act Whereof Being required of a Notary; I have granted These Presents as my Notarial Certificate to serve and avail as need and occasion shall or may require.



In faith And Testimony Whereof I, The Said Notary have hereunto set and subscribed my hand and affixed my Notarial Seal of Office at Barrackpore Court Compound in the Dist. North 24 Pys. On the

10 JAN 2023

BHOLANATH SIL
NOTARY - 2262
GOVT. OF INDIA

10 JAN 2023

Notarial Stamp on Original

10 JAN 2023

Bholanath Sil
NOTARY & ADVOCATE
Barrackpore Court
Dist. North 24 Parganas
Regd. No. 2262

Bholanath Sil
NOTARY & ADVOCATE
GOVERNMENT OF INDIA
562, R. B. C. Road, P. O. Hazinagar
P. S. Naihati, Dist. North 24 Parganas
Phone : (033) 2588 - 3296
Mobile : 9903115183

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10/01/2023



पश्चिम बंगाल WEST BENGAL

72AB 417430



सावित्री अग्रवाल
Pradip Adak
Sayyid Akbar
अज्ञाना - सवित्री
Reba Nath
Shruti Banerjee



SUPPLEMENTARY AGREEMENT

THIS AGREEMENT made on this 10th day of
January 2023 (Two Thousand Twenty Three)

BHOLANATH SIL
NOTARY - 2262
GOVT OF INDIA

contd ... 2

GANAPATI CONSTRUCTION

Saulat Hossain
Partners

GANAPATI CONSTRUCTION
hiswarath Aggarwal
Partners

GANAPATI CONSTRUCTION

Partners

10 JAN 2023



(2) Smt. Sabitri Adak
Pradip Adak
Soy of Adak
Sri Sanjoy Adak
Reba Nath
Jhuma Banerjee



BETWEEN

(1) **SMT. SABITRI ADAK**, PAN AXLPA7000N, wife of Late Anil Kumar Adak @ Anil Adak, (2) **SRI PRADIP ADAK**, PAN AQWPA1887F, son of Late Anil Kumar Adak @ Anil Adak, (3) **SRI SANJOY ADAK**, PAN AGUPA7192D, son of Late Anil Kumar Adak @ Anil Adak, (4) **SMT. RUPALI MALLICK @ RUPALI MALLIK**, PAN FBWPM8299D, wife of Sri Gautam Mallick @ Rameswar Mallick, (5) **SMT. REBA NATH**, PAN BZUPN5930L, wife of Sri Hari Nath, (6) **SMT. JHUMA BANERJEE**, PAN EBMPB7449R, wife of Sri Malay Banerjee, SI. Nos. 4 to 6 are daughter of Late Anil Kumar Adak @ Anil Adak, all by faith-Hindu, by Nationality - Indian, by Occupation: SI.No.1, 4, 5 & 6 : Housewife, and 2 & 3 : Business, all are residing at 38, Ferry Ghat Road, P.O. & P.S. - Barrackpore, District - District, Pin -700120, hereinafter called and referred to as the **LAND OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to include their legal heirs, executors, representatives, administrators, and/or assigns etc) of the **FIRST PART**.

AND

GANAPATI CONSTRUCTION, PAN AAXFG1398J, a partnership firm having it's place of business at : 56/A, S. N. Banerjee Road, P.O. Barrackpore, P.S. Titagarh, Dist - North 24 Parganas,

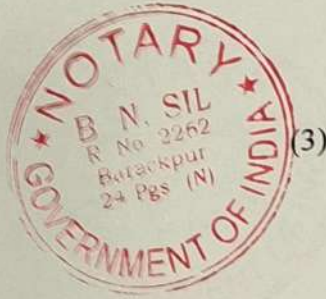
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GANAPATI CONSTRUCTION
Sanket Hossain
Partners

GANAPATI CONSTRUCTION
Nandanita Agarwal
Partners

GANAPATI CONSTRUCTION
Mridul Kumar Chatterjee
contd ... 3 Partners

10 JAN 2023



Sri Biswanath
Pradip Nath
Sanyal Adarsh
Sri Pradip - SUTRADHAR
Ruba Nath
Thuma Banerjee



Kolkata - 700120, being represented by it's partners namely 1. SAUKAT HOSSAIN, PAN ACGPH1463A, son of late Aktar Hossain, by faith - Muslim (Indian), by occupation : Business, residing at-64/65, Mariam Mohal, Sadar Bazar, P.O. & P.S. Barrackpore, Dist. 24 Parganas (N), Kolkata- 700 120, 2. SRI MRINAL SUTRADHAR, PAN AVRPS3394M, son of Late Manick Sutradhar, by faith - Hindu (Indian), by occupation : Business, residing at-Ruiya, P.O. Patulia, P.S. Khardah, Dist. 24 Parganas (N), Pin - 700119, 3. SRI BISWANATH AGARWAL, PAN ADDPA3275F, son of Late Ram Gopal Agarwal, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at - 32, Gola Mahal, Sadar Bazar, P.O. & P.S. Barrackpore, Dist. 24 Parganas (N), Kolkata- 700120, hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to include its successors-in-office, executors, representatives, administrators, and/or assigns etc) of the **SECOND PART**.

WHEREAS the First Part jointly entered into a Development agreement with the party of the Second Part for developing a plot of 'Bastu' land measuring 10 (Ten) Cottahs 2 (two) Chhittaks 2 (two) sft. in R.S. & L.R. Dag No. 159 alongwith tile sheded structure thereon measuring 100 sft. situated at Mouza : Monirampore, J.L. No. 2, Touzi No. 2998 & 147, contained in R.S.Khatian No. 346/2

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GANAPATI CONSTRUCTION
Sawlet Hossain
Partners

GANAPATI CONSTRUCTION
Biswanath Agarwal
Partners

contd ... 4

GANAPATI CONSTRUCTION
Anand Kumar
Partners

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Smt. Anjali Das
Rudra Mukherjee
Sanyal Aditya
Srinivas - Srinivas
Roha Nath
Thuma Banerjee



and 550/3 corresponding to L.R. Khatian Nos. 5082, 5084, 5083, 5085, 5086, 5087, within the limits of North Barrackpore Municipality, Ward No. 22, Holding No. 38, S. N. Banerjee Road, P.S. Barrackpore, Dist - North 24 Parganas and under the Jurisdiction of A.D.S.R.O. Barrackpore by virtue of a Development Agreement on /01/2023 and the same was registered at A.D.S.R.O. Sodepur recorded in Book No. I, Volume No. 1505-2023, written in pages to , Being No. 15050 and the same was registered at A.D.S.R.O. Barrackpore for the year 2023.

AND WHEREAS as per terms and conditions of the said Development agreement the party of the Second Party agreed to give the owners allocation as follows :

40% of the total constructed area according to building plan to be sanctioned by North Barrackpore Municipality and the said 40% area shall be allotted from the Ground floor to top floor as per front portion to rear portion basis.

That apart from the abovesaid allocated area the developer has already paid a sum of Rs. 19,33,000 (Rupees Nineteen Lakh Thirty Three Thousand) only to the land owners herein.

AND WHEREAS the parties herein have decided as follows :

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GANAPATI CONSTRUCTION
Saulat Hossein
Partners

GANAPATI CONSTRUCTION
Kusmanik Agarwal
Partners

GANAPATI CONSTRUCTION
Murali Siva Reddy
Partners
contd ... 5

10 JAN 2023



(5)

सहित ३१७ रु
Rudra Prasad
Sanyal Prasad
अन्य - सित
Poo Nath
Jhuma Banerjee



- (i) One Flat Being No.1/B on the First Floor measuring built up area of 508 sft and another flat Being No. 1/E on the First Floor measuring built up area of 866 sft
- (ii) One Flat Being No.2/B on the Second Floor measuring built up area of 508 sft and another flat Being No. 2/C on the Second Floor measuring built up area of 642 sft
- (iii) One Flat Being No.3/A on the Third Floor measuring built up area of 719 sft and another flat Being No. 3/D on the Third Floor measuring built up area of 510 sft.
- (iv) One Flat Being No.4/A on the Fourth Floor measuring built up area of 719 sft and another flat Being No. 4/C on the Fourth Floor measuring built up area of 642 sft
- (v) Two space Being No. G/A and G/B on the back side of Ground Floor total measuring built up area of 1082 sft

It is to be mentioned herein that the land owners have already received a sum of Rs. 19,63,000 (Rupees Nineteen Lakh Sixty Three Thousand) only from the developer and the said amount is to be adjusted with the percentage ratio of owners' allocation as mentioned in development Agreement 2000/- per sft.

BHOLANATH SIL,
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GANAPATI CONSTRUCTION
Sanket Dasgupta
Partners

GANAPATI CONSTRUCTION
Pranabjit Aggarwal
Partners

contd ... 6

GANAPATI CONSTRUCTION
Mishal Saha
Partners

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(6)

That all other conditions stated in the previous development agreement shall remain unchanged and this present agreement shall be treated as the part of the previous development agreement.

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

SIGNED, SEALED AND DELIVERED

by the above named Landowners at
Kolkata in the presence of:

1.

Pradeep Adak

Pradeep Adak
Soy of Adak

2.

Relax Nath

Jhuma Banerjee

Drafted By

Biswajit Deb.
BISWAJIT DEB
Advocate
BARRACKPORE COURT,

Signature of the Land owners

GANAPATI CONSTRUCTION
Soumitra Ghosh
Partners

GANAPATI CONSTRUCTION
Minimal Saha
Partners

COMPUTER TYPED BY

SANTANU GUPTA
Barrackpore, 24Parganas (N)

GANAPATI CONSTRUCTION
Manmohar Aggarwal
Partners

Signature of the Developer

ATTESTED EXECUTION
BEFORE ME ON IDENTIFICATION

10 JAN 2023

B. N. SIL
NOTARY - 2262
GOVT. OF INDIA

10 JAN 2023

THE 10 JAN 2023 OF



PAPER WRITINGS "A"
&
THE RELATIVE NOTARIALS
CERTIFICATE

BHOLANATH SIL
NOTARY - 2262
GOVT. OF INDIA

10 JAN 2023

BHOLANATH SIL

B.Sc., LL.M.

NOTARY & ADVOCATE

GOVERNMENT OF INDIA

BARRACKPORE COURT

Dist. North 24 Parganas

Professional Address

562, R.B.C. Road, P.O. Hazinagar

P.S. Naihati, Dist. North 24 Parganas

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