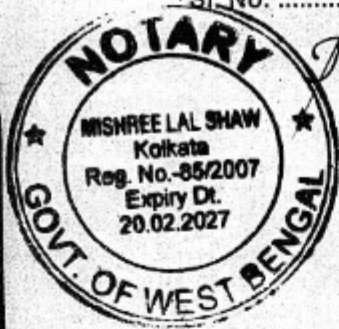
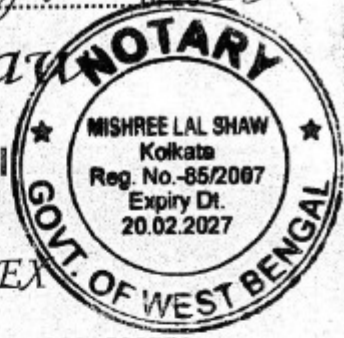




Sl. No. 09 of 29th day of August of 20 23



Mishree Lal Shaw
NOTARY PUBLIC
Govt. of West Bengal



Registration No. 85/07

Office :

SEALDAH COURT COMPLEX

Chamber :

13A, HALDER BAGAN LANE, KOLKATA - 700004, PH. : 9231522776

Notarial Certificate

To ALL MEN BY THESE PRESENTS THAT I, MISHREE LAL SHAW appointed by the Government of West Bengal as NOTARY being authorised to practice in the District of KOLKATA in the state of West Bengal within union of India, do hereby verify, authenticate, certify, attest as under the execution of the instrument, collectively Marked 'A' annexed hereto, herein after called the paper WRITINGS "A" are presented before me by the Executant(s).

Rita Ghosh and others
All are residing at - 139, Raja Rajendra Lal Mitra Road, P. O & P. S - Beliaghata, Kolkata - 700010.

And

M/s. MERIT CONSTRUCTION AND DEVELOPERS office at - 65, Raja Rajendra Lal Mitra Road, P. O. R. B. Bose Sarani, P. S - Beliaghata, Kol - 700085

Represented by its Partners - ① Debabrata Biswas ② Bipal Chandra Chanda ③ Raju Chandra ④ Jagannath Biswas

The executant(s) having admitted the execution of the PAPER WRITINGS "A" in respective hand(s) in the presence of the witnesses, who as such subscribe(s) Signature(s) thereon, and being satisfied as to the identity of the Executant(s) and the said execution of the "PAPER WRITING A" and satisfy that the said execution is in the respective hand(s) of 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.

Notarial Stamp



IN FAITH AND TESTIMONY WHERE OF I, the said NOTARY, have hereunto said and subscribed my hand and affix my notarial seal of office at Sealdah court Complex at Kolkata,

West Bengal on this the 29th day of August Two Thousand and Twenty-three

Mishree Lal Shaw
MISHREE LAL SHAW
NOTARY PUBLIC

M. L. SHAW
NOTARY
Regn. No. 85/07
Kolkata

29 AUG 2023

भारतीय गैर न्यायिक

पचास
रुपये
₹. 50

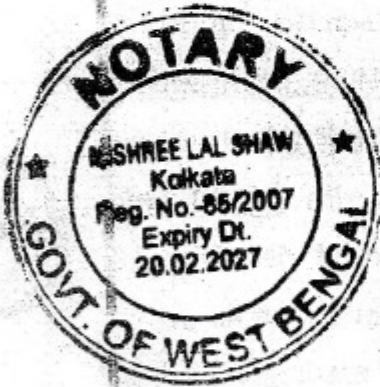


FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AB 824624



SUPPLEMENTARY DEVELOPMENT AGREEMENT

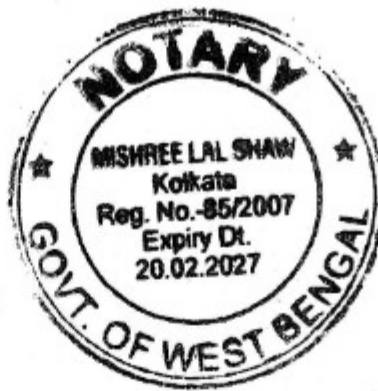
THIS DEED OF SUPPLEMENTARY DEVELOPMENT AGREEMENT made this

the 29th day of Aug in the year Two Thousand ^{Twenty} Three.

BETWEEN

M. L. Shaw
M. L. SHAW
NOTARY
Regn. No. 85/07
Kolkata


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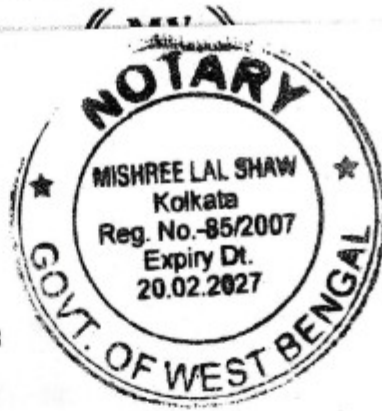
2

(1) RITA GHOSH, (PAN NO. AWHPG9003E, AADHAAR NO. 4861 4551 6361) wife of Late Bidyut Kumar Ghosh by occupation – Housewife **(2) DEBAJYOTI GHOSH, (PAN NO. BWFPG1307N, AADHAAR NO. 7462 2302 5173)** son of Late Bidyut Kumar Ghosh by occupation – Service **(3) PRARTHANA GHOSH, (PAN NO. BKCPG2746Q, AADHAAR NO. 2026 3367 9049)**, wife of Santanu Gurey daughter of Late Bidyut Kumar Ghosh by occupation – Housewife **(4) RITA PAIN, (PAN NO. AQSPPO989R, AADHAAR NO. 2177 9258 4316)** wife of Late Pranab Kumar Pain daughter Late Kamal Kumar Ghosh by occupation – Housewife, **(5) SHYAMAL KUMAR GHOSE, (PAN NO. AVEPG4054H, AADHAAR NO. 8316 7531 9121)** son of Late Bimal Kumar Ghosh by – occupation Business **(6) RINA GHOSH, (PAN NO. AVEPG4055G, AADHAAR NO. 4945 8662 6357)** wife of Late Uttam Ghosh by Occupation – Housewife **(7) HENA GHOSH, (PAN NO. ASSPG 7085R, AADHAAR NO. 3384 7843 0084)** wife of Asoke Kumar Ghosh and both daughters of Late Bimal Kumar Ghosh by occupation – Housewife, all by faith Hindu, by Nationality Indian, all are residing at 139, Raja Rajendra Lal Mitra Road, Post and Police Station Beliaghata Kolkata:- 700010, hereinafter called and referred as the **"OWNERS"** (Which terms or expression shall unless excluded by 1 or repugnant to the subject or context be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

M/S. MERIT CONSTRUCTION AND DEVELOPERS [PAN NO. ABUFM3254F], having office at 65, Raja Rajendra Lai Mitra Road, Post office K. G Bose Sarani and Police Station Beliaghata Kolkata:- 700085 represented by its'Partners


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(1) DEBABRATA BISWAS, (PAN BLFPB0332P, AADHAAR NO.5483 7087 7408)

son of Tapan Biswas of 54/B, Raja Rajendra Lal Mitra Road, Post and Police Station Beliaghata Kolkata:- 700085 **(2) GOPAL CHANDRA CHANDA, (PAN**

ABZPC 5333J, AADHAAR NO.3566 6524 1779)son of Dulal Chandra Chanda of 58A, Raja Rajendra Lal Mitra Road, Post and Police Station Beliaghata

Kolkata:- 700085 **(3) RAJU CHANDRA, [PAN- ALBPC3510H, AADHAAR**

NO.3835 4908 1426]son of Sri KartickChandra, by Faith Hindu, By Nationality Indian residing at 129/2A, Raja Rajendra Lai Mitra Road, Post K.G. Bose Sarani and Police Station Beliaghata Kolkata:- 700085 **(4) JAGANNATH BISWAS, (PAN**

AEEPB 2369H, AADHAAR NO.6073 0822 4567) son of Late Kartick Chandra Biswas, residing at 36, Latafat Hossain Lane, Police Station - Beliaghata,

Kolkata - 700 085, all are by faith Hindu by Occupation Business, by Nationality Indian hereinafter called and referred to as the "**DEVELOPER**"

(which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its legal heirs, executors, successors-in-office, administrators, legal representatives and assigns) of the

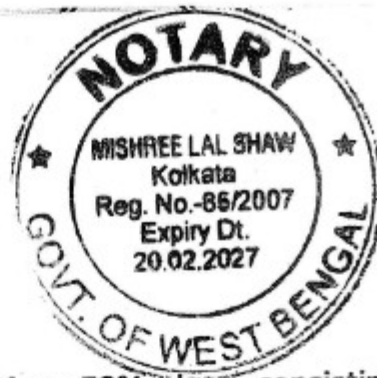
OTHER PART.

WHEREAS the land owners and the Developer have already executed and registered Development Agreement dated 15th day of December in the year of 2022 which was registered at D.S.R.-III, Alipore , recorded in Book no.1, volume no. 1603 – 2023 pages from 10803 to 10847 being Deed No. 19348 for the year 2022. In that Development Agreement the Developer and owners allocation are being specified in the following manner :-



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OWNER'S ALLOCATION: Owner's Allocation: 50% share consisting of self contained residential Flat in the proposed building along with common services and facilities attached thereto.

Further the Developer shall provide shifting facility and charges to the Owners until and unless ' Owners' Allocation shall be handed in the new building.

The Tenants and/or Owner shall be provided with shifting facility during the construction period and shall allocated in Owners' Allocation more fully described in Second schedule hereunder.

The Developer shall pay Rs. 5,00,000/- Rupees (Five Lakhs) only refundable money at the time of execution of this Development Agreement and Development Power of Attorney and balance Rs.25,00,000/- Rupees (Twenty Five Lakhs) only refundable money at the time of obtaining sanction plan and obtaining vacant Khas possession of the schedule premises thereof.

ACCORDINGLY; the said money to be refund on or before handing over Owners' Allocation in the new building. Be it mentioned here that the respective Shop rooms in the premises of the aforesaid Owners to be deducted proportionately from the concern Owners' Allocation respectively.



AND

DEVELOPER'S ALLOCATION: 50% share consisting of self contained residential Flat in the proposed building along with common services and facilities attached thereto with right to sale and transfer Developer's -Allocation to any third Party against consideration by the strength of Development Power of Attorney more fully described in Third schedule thereunder. The developer

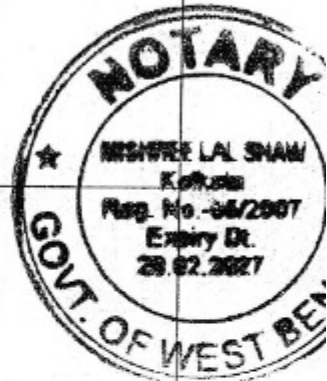
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Shall have right to amalgamate the adjacent plot of the premises for with the owners have irrevocable consent thereto.

After completion of the entire project the developer shall delivered the peaceful and vacant khas possession to the owners as per allocation made herein and letter of possession also to be delivered to the owners

OWNERS ALLOCATION		
GROUND FLOOR		
1. Shyamal Kumar Ghosh 2. Rina Ghosh 3. Hena Ghosh Jointly	One Shop No.1 & one Garage No. 3	Western Side Eastern Side
4. Rita Ghosh (Tenanted) 4.A) Debojyoti Ghosh 4.B) Prarthana Ghosh 5. Rita Pain(Tenanted)	One Shop room No. 2 One Garage No. 2 One Shop (Watch repairing)	Western Side Eastern Side Southern Side

**FIRST FLOOR**

1. Shyamal Kumar Ghosh	512 Sq. ft Flat	Western Side
2. Rina Ghosh	511 Sq. ft Flat	South-Eastern Side
3. Hena Ghosh	511 Sq. ft Flat	Southern Side

SECOND FLOOR

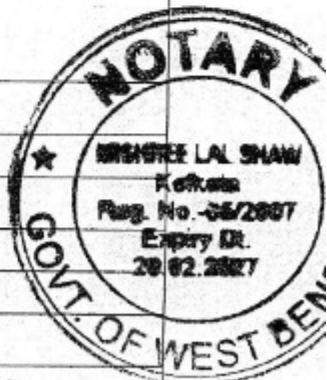
1. Rita Pain	765 Sq. ft Flat	South-Eastern Side
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FORTH FLOOR

1. Rita Ghosh & Others	515 Sq. ft Flat	Western Side
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DEVELOPER ALLOCATION

GROUND FLOOR		
MERIT CONSTRUCTION	Two Shop No. 3 & 4 One Garage No. 1 One Office	West-South Side Eastern Side Eastern Side
SECOND FLOOR		
MERIT CONSTRUCTION	849 Sq. ft Flat	Western Side
THIRD FLOOR		
MERIT CONSTRUCTION	765 Sq. ft Flat	Eastern Side
MERIT CONSTRUCTION	849 Sq. ft Flat	Western Side
FOURTH FLOOR		
MERIT CONSTRUCTION	794 Sq. ft Flat + 305 Sq. ft	South-Eastern Side



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Be it noted that after receiving the possession letter the land owners the land owners will be executed and registered deed of partition or Deed of Gift among themselves.

Be it noted here further that if the construction is made more than that of this Square Feet, is agreed, in that event for the excess measurement prevailing market price the amount shall be determined and it will be paid to the developer. Vice versa if it is less then measurement it will reversed.

THE FIRST SCHEDULE ABOVE REFERRED TO (PREMISES)

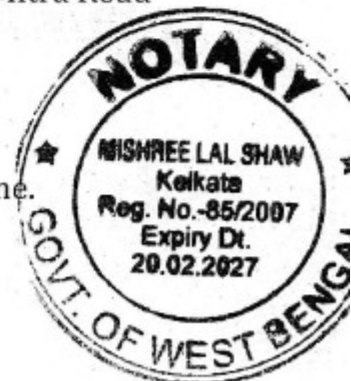
All THAT piece or parcel of lands, measuring about an area **3 Cottah 14 Chittaks 0 Sq. ft. (more or Less) equivalent to 2790 sq. feet along with 80 years old structure measuring an area of 1856 Sq. ft. (more or less)** with cemented floor, lying and situated at premises No. 139 Raja Rajendra Lal Mitra Road, Post and Police Station Beliaghata Kolkata 700010, being Assessee No. 110351901032 under KMC Ward No. 35 within the area of Kolkata Municipal Corporation, Registration office A.D.S.R. Sealdah, District: 24 Parganas (South) which is butted and Bounded as follows:-

On the North:- G+1 storied building at 138, Raja Rajendra Lal Mitra Road

On the South:- 14' Wide Abinash Sashmal Lane

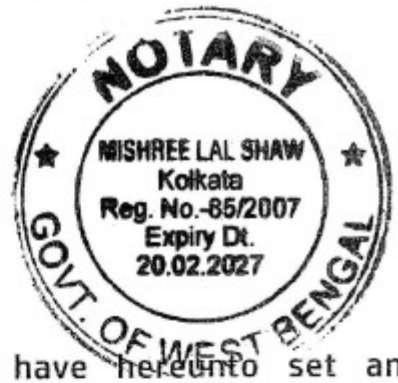
On the East:- G+3 storied building at 1 no. Abinash Sasmal Lane.

On the West:- 48' Wide Raja Rajendra Lal Mitra Road



M. L. Shaw
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Regn. No. 85/07
Kolkata

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

SIGNED. SEALED AND DELIVERED

By the parties at Kolkata In presence of :-

1. *Topom Biswas*
54B Raja Rajendra Lal
Mitra Road Cal - 700085.

1. *Rita Ghosh*
2. *Debjyoti Ghosh*
3. *Prarthana Ghosh.*
4. *Rita Pain*
5. *Shyamal Kumar Ghosh*
6. *Rina Ghosh.*
7. *Hemen Ghosh*

2. *Abhinav Ghosh.*
Nigami Bazar, Dist :-
(W) 24 Barragan, Madhyamgram.
Kolkata - 700121 West Bengal.

SIGNATURE OF THE OWNER AND DEVELOPERS

- 1) *FOR MERIT CONSTRUCTION AND DEVELOPERS*
Dehabrata Biswas Partner
- 2) *FOR MERIT CONSTRUCTION AND DEVELOPERS*
Gopal Ch. Choudhary Partner
- 3) *Partner*
Raja Chandra Partner
- 4) *FOR MERIT CONSTRUCTION AND DEVELOPERS*
Dehabrata Biswas Partner

SIGNATURE OF THE DEVELOPER

SIG. ATTESTED

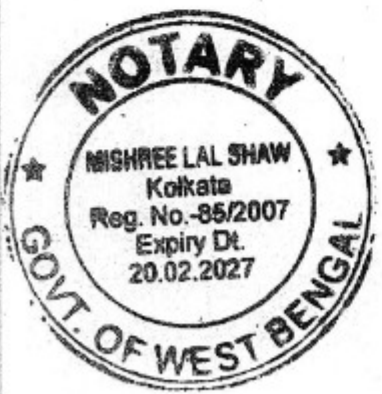


Drafted by :-

Pranab Roy Chowdhury
Advocate
Calcutta High Court.
Enrolled. No. WB/F/1483/2007

Printed By :-

Putul Chatterjee
Putul Chatterjee
Dum Dum Office.



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Regn. No. 85/07
Kolkata

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M. L. SHAW
NOTARY
GOVT OF W. B.
REGN. No. -85/07

29 AUG 2023

THE 29th DAY OF August 2023

PAPER WRITINGS 'A'
&
THE RELATED
NOTARIAL CERTIFICATE



Supplementary
Instrument Development Agreement
Rita Ghosh & ons

"MIS. MERIT CONSTRUCTION
AND DEVELOPERS" ^{AND} represented
by its Partners - ① Debasnata
Biswas ② Bipul Chandra Chandra
③ Raju Chandra ④ Jagannath Biswas
Shaw

MISHREE LAL SHAW
B.Com, B.A., LL.B(Kol.), Advocate
&

NOTARY PUBLIC

Govt. of West Bengal
Registration No. 85/07
ROOM NO. 301

SEALDAH COURT COMPLEX
Kolkata - 700 014

CHAMBER :
13A, Halder Bagan Lane
Kolkata - 700 004

Phone : (Ch.) (033) 2555-2945 (Court) 2354-4749
Mobile : 9231522796