

SANKAR KUMAR DAS

L.L. B Advocate, & Notary Public
Barasat Judges Court
North 24 Parganas
Kolkata - 700 124
West Bengal.
India

Office / Residence :
Aswinipally, School Road
Natanpukur, Barasat
North 24 Parganas
Kolkata - 700 124



NOTARIAL CERTIFICATE

(Pursuant to Section 8 of the Notaries Act 1952)

SL - 2004/17

07 OCT 2017

Know all men by These Presents that, I Sri S. K. Das, Advocate duly appointed by the Government of West Bengal as a Notary being authorised to practice as subject to the provisions of the Notaries Act, 53 of 1952 and the Notaries Rules, 1956 made thereunder in and throughout the North 24 Parganas in the State of West Bengal within the Union Territory of Chandernagore, do here by verify, authenticate, certify and attest as under the contents of the instrument annexed hereto 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 & attest that the annexed Instrument marked 'A' is executed by-

Shri. S. S. Dipak De
at premises No. 3, Shyamnagar Road
P.O. - Bangur Avenue
P.S. - Dum Dum Kol - 700055
@ Dumas.



PRIMA FACIE the annexed Instrument 'A' appears to be in the usual procedure to serve and avail as needs occasions shall or may require for the same.

IN FAITH AND TESTIMONY WHEREOF being required of a Notary, the said NOTARY do hereby subscribe my hand and affix my seal of office at Barasat on this the 07 OCT 2017 of Oct 2017

EXTENDED
S. K. DAS
Notary (W.B.)
North 24 Parganas

SANKAR KUMAR DAS

07 OCT 2017

NOTARY PUBLIC
GOVT. OF WEST BENGAL
REGISTRATION NO. - 19/1996

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

V 541411



SUPPLEMENTAL AGREEMENT

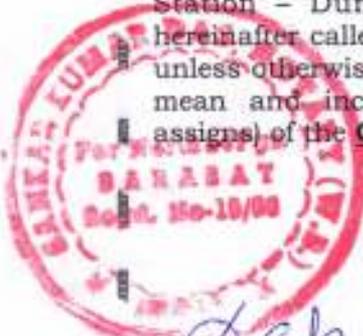
2004/17

07 OCT 2017

THIS SUPPLEMENTAL AGREEMENT is made on this the 30th day of **September** Two Thousand and **Seventeen** (2017).

BETWEEN

|| **SRI DEBRAJ DE** (having Pan BZFPD9721C), son of Sri Dipak De, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 3, Shyamnagar Road, Post Office - Bangur Avenue, Police Station - Dum Dum, Kolkata - 700 055, District - North 24 Parganas, hereinafter called and referred to as the "**OWNER**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **ONE PART.**



Debraj De

07 OCT 2017

SHOVONA PROJECTS PVT. LTD.

Dipak De
Director

43926 24 AUG 2017

Kalipada Charan,
Advocate,
1171, Purba Sinthee Road,
(Fakir Ghosh Place),
Sagarika Apartment, Flat No.-2,
Dum Dum, Kolkata-700 030.

Sl. No.....Date.....
Name.....
Add.....
AMT..... 50/-

SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



STAMPED BY SOUMITRA CHANDA

50/-

RECEIVED
24/8/17

A N D

M/S. SHOVARA PROJECTS PVT. LTD. (having Pan AAVCS4201M), a Company incorporated under the Companies Act, 1956 having its office at Premises No. 37, Jessore Road, "Shovona Plaza", 3rd Floor, Post Office - Motijheel, Police Station - Dum Dum, Kolkata - 700 074, District - North 24 Parganas, being represented by its Director namely **SRI DIPAK DE** (having Pan ADOPD0596R), son of Late Dilip Kumar Dey, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 3, Shyamnagar Road, Post Office - Bangur Avenue, Police Station - Dum Dum, Kolkata - 700 055, District - North 24 Parganas, hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **OTHER PART**.

WHEREAS by virtue of a Development Agreement dated 26th day of September, 2016 duly registered in the office of the Additional District Sub-Registrar at Cossipore Dum Dum in Book No. I, Volume No. 1506-2016, Pages 275909 to 275947, Being No. 150607562 for the year 2016 (hereinafter referred to as the said Development Agreement) made between the Owner and the Developer with the intent to develop the Property particularly mentioned and described in the First Schedule thereunder written through the said Developer upon such terms and conditions as contained therein the said Development Agreement and also a Development Power of Attorney dated 26th day of September, 2016 duly registered in the office of the Additional District Sub-Registrar at Cossipore Dum Dum in Book No. I, Volume No. 1506-2016, Pages 276862 to 276880, Being No. 150607589 for the year 2016.

AND WHEREAS in terms of **Clause No. 7 Sub Clause No. 7.1** of the said Development Agreement and in the said Development Power of Attorney it was witnesseth that the Owner will be entitled to **ALL THAT** piece or parcel of two self contained residential Flat one of which being No. "A" having a super built up area of **1430 Sq.ft.** more or less and another self contained residential Flat being No. "B" having a super built up area of **830 Sq.ft.** more or less both on the **Fifth Floor** of the said proposed building comprised of the said Property in habitable condition and according to the Plan and it was clarified that the Owner's Allocation shall include proportionate undivided, impartible and indivisible share in (1) the common areas, amenities and facilities made available in the said Building such as paths, passages, stairway, electric meter room, pump room, underground reservoir, over head water tank, water pump and motor, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said Building and (2) the land contained in the said Property and other than the said Owner's Allocation the Owner will be entitled to get a sum of **Rs. 6,80,00,000/- (Rupees Six Crore Eighty Lakh)** only as non-refundable money from the Developer herein as follows :-

- a) **Rs. 1,00,000/- (Rupees One Lakh)** only at the time of signing of the said Development Agreement.
- b) The balance amount of **Rs. 6,79,00,000/- (Rupees Six Crore Seventy Nine Lakh)** only during construction of the said proposed building before handing over the physical possession of the Owner's Allocation.



Sheraj De

07 OCT 2017

SHOVONA PROJECTS PVT. LTD.
Dipak De
Director

AND WHEREAS after execution and registration of the said Development Agreement and Development Power of Attorney AND after getting the G+ VI storied sanction plan on 21.09.2017, the Owner and the Developer herein jointly have decided to modify the said Owner's Allocation as the Developer herein have opted for more sanction area than previously proposed plan and accordingly, it has been reconsidered and thereafter upon mutual understanding and discussion at length, both the Parties herein do hereby enter into this Supplemental Agreement on the terms and conditions as mentioned hereinafter appearing.

NOW THIS SUPPLEMENTAL AGREEMENT WITNESSETH as follows:-

1. **THAT** the Developer will allocate the entire commercial space on ground floor measuring 4481sq.ft.of Built up area and the entire First floor of commercial area measuring 5568 sq.ft.of Built up area.
2. **THAT** the Developer will allocate residential space measuring 2016 sq.ft of Built up area (South and West facing) and 403 sq.ft. of Built up area (South and East facing) on Second floor.
3. **THAT** moreover, the Developer will also allocate carparking space of 981sq.ft. on Ground Floor and 2 nos. carparking space that is parking no 6 & 7 on Second Floor.
4. **THAT** a sum of Rs. 1,01,000,00/- (One Crore & One Lakh Only) to be paid in total by Developer to Landowner, out of which, an amount of Rs 1,00,000/- (One Lakh Only) has been paid by the developer to land Owner at the time of execution of Development agreement on 26th day of September 2016, and the rest amount of Rs 1,00,000,00/- (One Crore Only) will be paid by the Developer to Land Owner after completion of civil work.
5. **THAT** if the Owner wants to convert any allocated areas on 2nd floor from Residential to Commercial, then all the requisite charges that will be charged by the South Dum Dum Municipality or any statutory authority will be borne by the Developer.
6. **THAT** the Owner and the Developer herein further do hereby declare that the other contents in the said Development Agreement and the said Development Power of Attorney shall remain unchanged.
7. **THAT** as rectified and modified of the Owner's consideration as aforesaid the said Development Agreement and the said Development Power of Attorney shall remained in full force and effect.
8. **THAT** this Supplemental Agreement will be treated as a part of the said principal Development Agreement and the said Development Power of Attorney.

Debraj De

SHOVONA PROJECTS PVT. LTD.

Dibali De
Director



Debraj De

07 OCT 2017

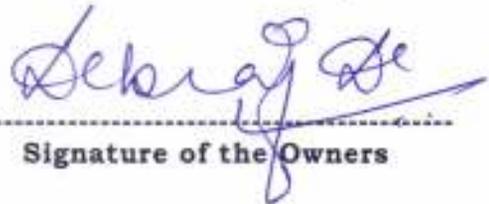
SHOVONA PROJECTS PVT. LTD.
Dibali De
Director

WITNESS WHEREOF the Parties hereto 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 Owners at Kolkata
in the presence of :-

1. Kalipada Charan
Advocate
- 2.



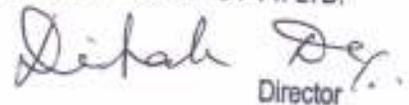
Signature of the Owners

SIGNED, SEALED AND DELIVERED

by the Developer at Kolkata
in the presence of :-

1. Kalipada Charan
Advocate
- 2.

SHOVONA PROJECTS PVT. LTD.


Director

Signature of the Developer

Drafted by :- Kalipada Charan
(Kalipada Charan),
Advocate,
Erl. No. WB/881/86,
1171, Purba Sinthee Road,
(Fakir Ghosh Place),
Sagarika Apartment,
Flat No. 2, Dum Dum,
Kolkata - 700 030,
(Sealdah Court).

ATTESTED

S. K. DAS
Notary (W.S.)
Kolkata, West Bengal
10/10/2017



07 OCT 2017

CHECKED BY

07 OCT 2017

Dated 07th Day of Oct 20/11 2017

*In the matter of
Instrument 'A'
And*

NOTARIAL CERTIFICATE



07 OCT 2017

SANKAR KUMAR DAS

LL.B Advocate,