

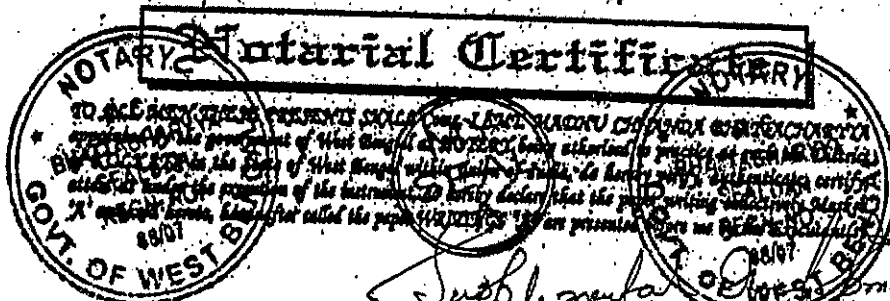
S.L. No. oldt 28th March of 2007

MADHU CHHANDA BHATTACHARYYA
NOTARY

Residential Address:
152, Crematorium St.
KOLKATA - 700 014
T: 2254-2308 (Res.)

Govt. of West Bengal
Registration No. : 88/07
Office : SEALDAH COURT
Room No. : 101 (1st Floor)

Chamber:
18-B, Crematorium St.
KOLKATA - 700 014
Mobile : 98319-84323



Supplemental of West Bengal
by name

Gopal Chakraborty,
s/o Gopal Chakraborty
and Mrs. Madhupalli
- Circular Road, North
Calcutta. P.O. Baranagar
Kd-126. ANM

Magnus M. Franching
herein after referred to as the "company" on this, the 28th
day of March two thousand 93.

The executant(s) having admitted the execution of the "POWER ATTORNEY" in respective hand(s) in the presence of the witness, who at such, subscribed the signature(s) thereon, and being satisfied as to the identity of the Executant(s) and the said execution of the "POWER ATTORNEY" and certify that the said execution is in the respective hand(s) of the executant(s).

IN ACT WHEREOF being required of a NOTARY, I have granted THESE PRESENTS as my NOTARIAL CERTIFICATE to serve and avail as and occasion shall or may require.

IN EVIDENCE AND TESTIMONY WHEREOF I, the said NOTARY, have hereunto set and subscribed my hand and affix my Notarial seal of office at Sealdah Court at Sealdah in the Dist. of Kolkata on this 28th day of March two thousand 93.

M.C. BHATTACHARYYA
NOTARY
Govt. of W.B.
Regn. No. : 88/07
KOLKATA

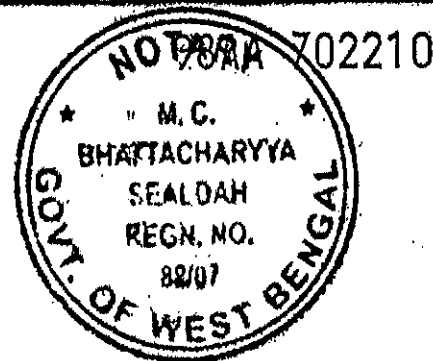
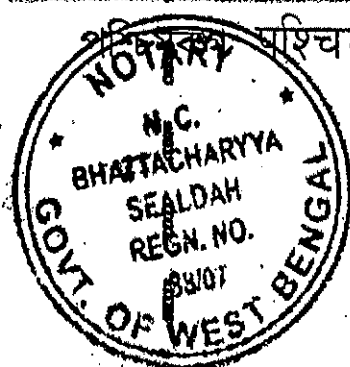
28 MAR 2017



28 MAR 2017

MADHU CHHANDA BHATTACHARYYA
NOTARY

28 MAR 2017



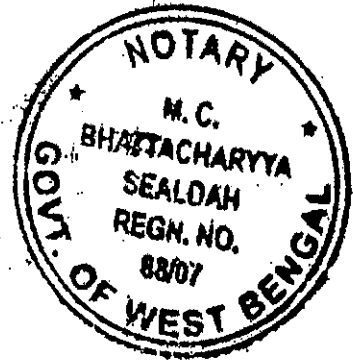
SUPPLEMENTAL DEVELOPMENT AGREEMENT

This SUPPLEMENT to the DEVELOPMENT AGREEMENT dated 14th March, 2017, entered into

Ritesh Chakraborty - *Tarun Chakraborty* *Arun Chakraborty*

M.C. BHATTACHARYYA
NOTARY
Govt. of W.B.
Regn. No. 88/07
SealDAH

14 MAR 2017



BY AND BETWEEN

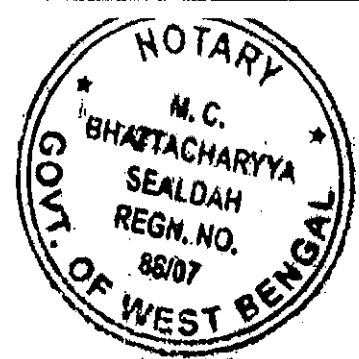
(I) **SRI GOPESH CHAKRABORTY** (PAN – ACNPC6823E), By Faith: **HINDU**, By Nationality – Indian, By Occupation: **Business**; (II) **SRI TARUN CHAKRABORTY** (PAN – ACNPC7112J) By Faith: **HINDU**, By Nationality – Indian, By Occupation: **Business**; (III) **SRI ARUP CHAKRABORTY** (PAN – ACOPC0483E) By Faith: **HINDU**, By Nationality – Indian, By Occupation: **Business**; All sons of **SRI GOPAL CHAKRABORTY** and all residing at Nabapalli Circular Road, North Baluria, Post Office – Nabapalli, Police Station – Barasat, North 24 Parganas, Kolkata – 700126, hereinafter jointly referred to as the **"LAND OWNERS"** (which expression shall unless repugnant to the context shall mean and include his respective heirs, successors, legal representatives, executors, administrators and assigns) OF ONE PART

AND

MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (PAN – AAGCM8293C), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 93, Dr. Suresh Chandra Banerjee Road, Post Office + Police Station: Beliaghata, Kolkata – 700 010, hereinafter referred to as the **"DEVELOPER/TRANSFEROR"** being represented by its' Director, **SRI VIVEK PODDAR** (PAN – APJPP9042B), Son of Sri Milan Poddar (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, administrators and assigns) OF THE OTHER PART.

WHEREAS the Party of the First Part are the **ABSOLUTE OWNERS** of ALYHAT piece and parcel of land admeasuring about 26 satak, be the same or a little more or less, forming part of R.S. Dag no. 223, R. S. Khatian L.R. Khatian No.6843, 6844, 6847, and another land admeasuring about 60 satak, be the same or a little more or less, forming part of R.S. Dag no. 224 R.S. Khatian No. 472 L.R. Khatian No. 6843, 6844, 6847, thereby

M.C. BHATTACHARYA
NOTARY
GOVT. OF W.B.
REGN. NO. 8807
KOLKATA



totalling 86 Satak equivalent to 52 Cottahs of land, situated in Mouza - Paschim Ichapore, J.L. No. 29, Touzi no. - 146 under Police Station - Barasat and in the district of North 24 Parganas within the limits of Barasat Municipality, more fully described in the Schedule below and hereinafter referred to as the "SCHEDULE PROPERTY";

WHEREAS the Party of the First Part (the "Land Owner") was desirous of developing the Schedule Property by constructing thereon a new building with flats and other premises therein on ownership basis, the Party of the First Part has agreed to grant to the Party of the Other Part and the Party of the Other Part (the "Developer") has agreed to accept from the Party of the First Part, exclusive rights of development of the said property.

AND WHEREAS the Party of the First Part entered into a Development Agreement (hereinafter referred to as the "Principal Agreement") with the Party of the Other Part Joint Venture Agreement vide No. 2266 dated 14.03.2017 duly registered at the office of A.R.A. - IV, Kolkata, and consecutively executed a General Power of Attorney vide No. 1334 dated 14.03.2017 duly registered at the office of A.R.A. - III at Kolkata, in favour of the Party of the Other Part for the purpose of attending to several formalities including but not limited to obtaining sanctions, licenses, permissions for development of the Schedule Property;

AND WHEREAS the Party of the Other Part, in consideration of the property as described in the schedule annexed herein, has been given the right to "repurchase/buy back" the share of the Party of the First Part comprising of 20% (Twenty Percent) of the total constructed area comprising of flats/units in the proposed *multi-storied* building and 20% of the car parking area together with proportionate rights in the common areas and facilities of the said building/said property on the terms, conditions, covenants, stipulations and provisions hereinafter appearing.

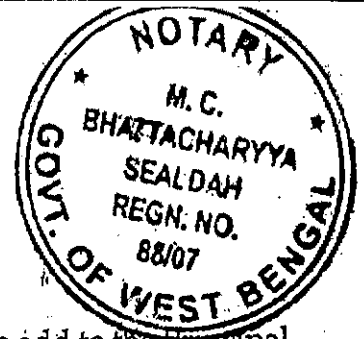
M.C. BHATTACHARYYA
NOTARY
Govt. of W.B.
Regn. No. 88/07
KOLKATA

[Signature]

[Signature]

[Signature]

18 MAR 2017



AND WHEREAS the parties hereto have agreed to add to the Principal Agreement, the under mentioned (Clauses) and except as supplemented, all other terms and provisions of the Principal Agreement shall remain the same.

NOW THIS SUPPLEMENTAL AGREEMENT WITNESSETH as follows:

1. In consideration of transfer of title to the Party of the Other Part, the Party of the First Part hereby grants to the former, the sole, exclusive and irrevocable right to repurchase the Land Owner's share of 20% of the total constructed area comprising of flats/units and 20% of the car parking area together with proportionate rights in the common areas and facilities in the proposed *multi-storied* building to be constructed on the Schedule Property, from the Party of the First Part upon obtaining sanction for construction of the multi-storied building on the Schedule Property.
2. The Party of the Other Part shall pay to the Party of the First Part, an amount of Rs. 2, 00, 00, 000/- (Rupees Two Crores) towards price for repurchasing the Land Owner's share within a period of 24 (Twenty Four) Months' from the date of execution of the Development Agreement.
3. Upon obtaining sanction, the Party of the Other Part shall have the option to mutate its' name in the BL/LRO and obtain "*Parcha*" in its' name and the Party of the First Part shall have no objection to that.
4. The Party of the First Part ceases to have any right on its' allocated share (of 20% of the constructed area) once the consideration amount (as stipulated above) is paid.
5. Time shall be of the essence of this Agreement.
6. This Agreement shall be binding on the parties hereto, their successors, heirs executor, administrators and assigns.

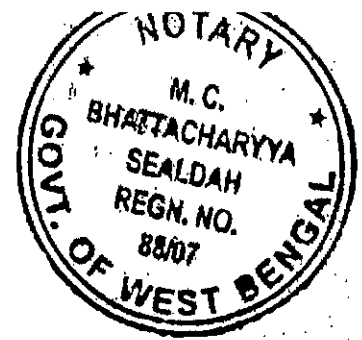
M.C. BHATTACHARYYA
NOTARY
GOVT. OF W.B.
Regn. No. 88/07
KOLKATA

28 MAR 2017

Abul Chakraborty

Sham Chakraborty

Abul Chakraborty



IN WITNESS WHEREOF the parties hereto have executed this Agreement on the 14th Day of March 2017 at Kolkata.

SIGNED AND DELIVERED for and on behalf of the
Party of the First Part in presence of:

1.

1. *Ritesh Chakraborty*

✓

2. *Tarun Chakraborty*

2.

3. *Arup Chakraborty*

Party of the First Part

Magnolia Infrastructure Development Ltd

Director

Party of the Other Part

[Signature]

Drafted by me,

Partha Pratim Bishnu

Advocate

Judges' Court, Barasat

Wb - 2133/2010

Typed by,

Biswanath Bishnu

Udayraipur, Kol - 129.

M.C. BHATTACHARYYA
NOTARY
Govt. of W.B.
Regn. No. - 88/07
KOLKATA

MADHU CHHANDA BHATTACHARYYA
88/07 (Regn. No.)
Govt. of West Bengal
Kolkata

28 MAR 2017

28 MAR 2017

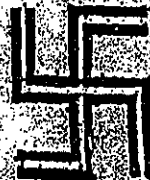
THE DAY OF 20

PAPER WRITINGS 'A'
&
THE RELATED
NOTARIAL CERTIFICATE



M.C. BHATTACHARYYA
NOTARY
Govt. of W.B.
Regn. No. - 88/07
KOLKATA

78 MAR 2017



M. C. Bhattacharya
HARU CHANDA BHATTACHARYYA
BA, LL.B., Advocate

NOTARY

Govt. of West Bengal
Registration No. : 8807

SEALDAH COURT

ROOM NO. : 101
KOLKATA - 700 014

Residential Address :
18-B, Crematorium Street,
KOLKATA - 700 014.

Phone : 2284-2388 (Resl.)
(Court) 2250-8105 / 64171103
Mobile : 98319-84293

Chamber :
18-B, Crematorium Street,
KOLKATA - 700 014
Phone : 2284-2388