

NOTARIAL CERTIFICATE

S. No. 96 20 18



TO ALL MEN THESE PRESENTS SHALL COME, I B. N. SAHA duly appointed and authorised by the Govt. of West Bengal to practice as a Notary, do hereby certify that the paper writings collectively marked 'A' annexed hereto hereinafter called the paper writings 'A' are presented before me by the executant(s).

Becha Ram Ghosh
Chobchandpur P.O - Rajarhat Bishnupur
RS- Rajarhat (N) 20135 KOLKATA

In the matter ^{And Another} of Agreement hereinafter referred
as the executant(s) on this 25 Day of July Two thousand Eighteen

Under the execution of the paper writings 'A' on its being admitted by the respective signatories as the matters contained therein and being satisfied as to the identity of the executant(s) I have attested the execution.

AN ACT WHEREOF being required of Notary, I have granted. THESE PRESENTS as my NOTARIAL CERTIFICATE to serve and avail as needs or occasions shall or may required for the same.

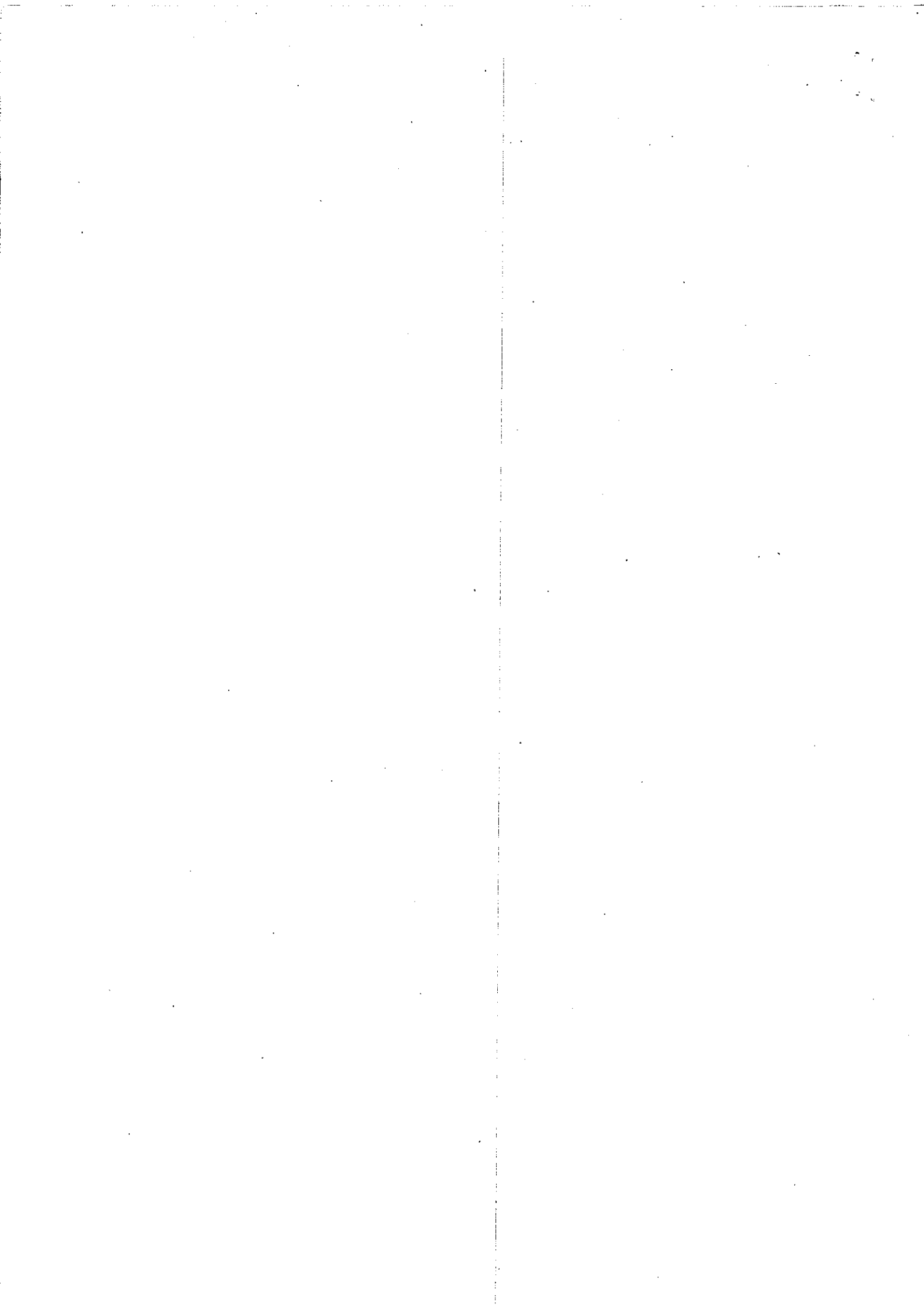
IN FAITH AND TESTIMONY WHEREOF, I the said Notary, have hereunto set and subscribed my name and affixed my seal of office on this 25th day of July 20 18

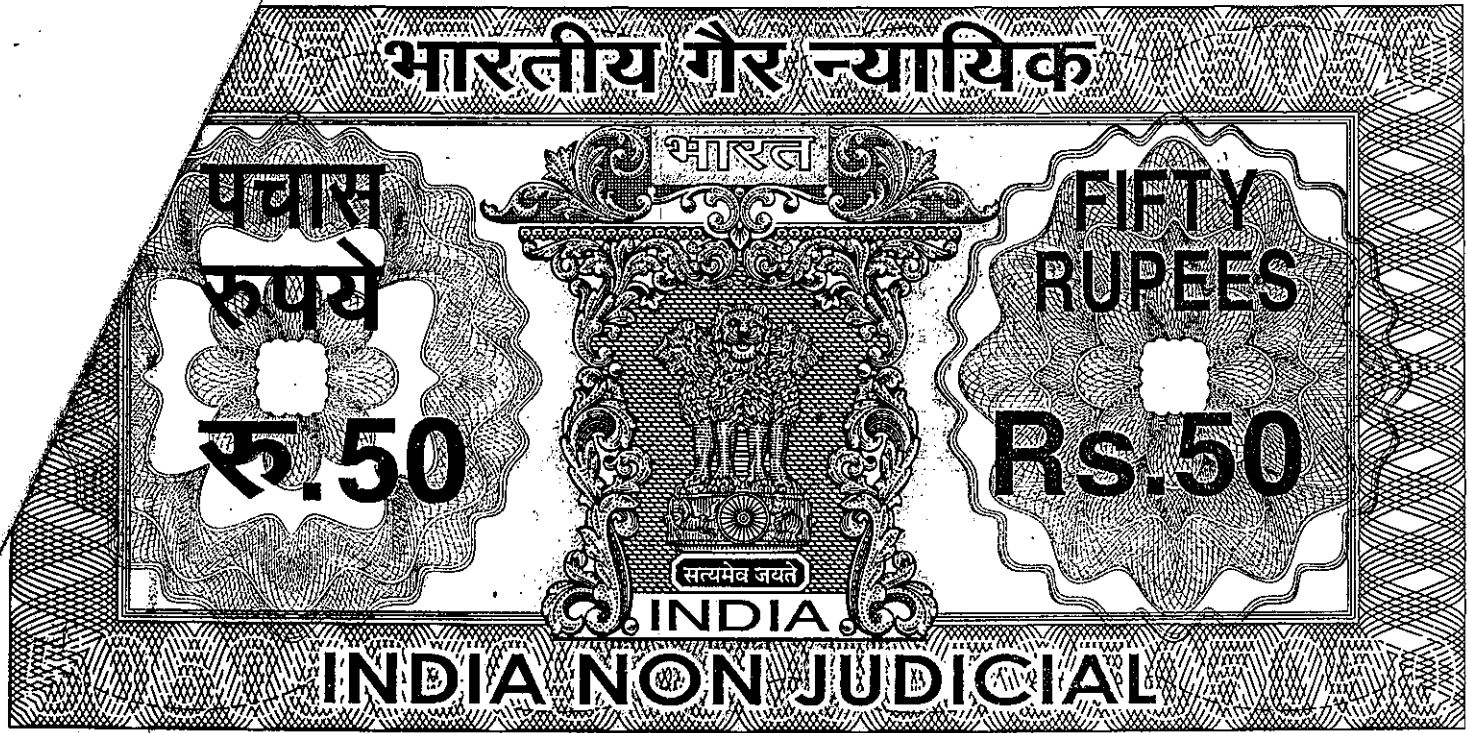


B. N. SAHA
NOTARY
Bhushan Bhawan
North Block, Gr. Floor
Bidhannagar, Kolkata

02/3/18
B. N. SAHA
M.A., L.L.B.
(Govt. of West Bengal)
Regn. No. 23 / 02
BIKASH BHABAN
North Block, Gr. Floor
Bidhannagar
Kolkata - 700 091
(W.B.) India
Mob. : 9830490607

02 JUL 2018





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पश्चिम बंगाल WEST BENGAL

SUPPLEMENTARY DEVELOPMENT AGREEMENT

This is SUPPLEMENTARY to the DEVELOPMENT AGREEMENT dated
.30th.....day of ..JUNE..,2018

Entered into BY AND BETWEEN

SRI BECHA RAM GHOSH (PAN : AUBPG3880H), Son of Late Beharilal Ghosh; by Faith - Hindu, by Occupation - Land Holder, residing at Chotochandpur, Post Office - Rajarhat - Bishnupur, Police Station - Rajarhat, District - North 24 Parganas, Pin - 700135, State - West Bengal, hereinafter referred to as the "LAND OWNER" (which term or expression shall, unless excluded by or repugnant to the meaning or context hereof, be deemed to mean and include his successors -in -office, administrations and assigns)

AND

Torque Realty Private Limited (having PAN : AAECT8630N), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 93, Dr. Suresh Chandra Banerjee Road, Kolkata - 700 010, being represented by its Director, **SRI ABHISHEK PODDAR (having PAN : APWPP9058E)**, Son of Sri Milan Poddar, hereinafter referred to as the 'DEVELOPER' (which expression shall unless repugnant to the meaning or context hereof ,be deemed to include its successors -in -interest)

B. N. SAHA
NOTARY

Bikash Bhawan

North Block, Cr. Plaza

Kolkata

02 JUL 2018

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ক্রেতার নাম Abhishek Poddar

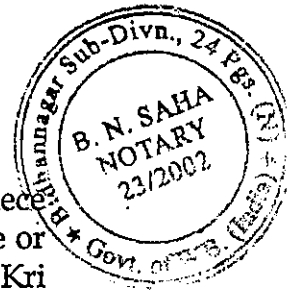
স্ট্যাম্প ভেডার স্বাক্ষর 93. Dr. S. C. Banerjee

বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. আর. ও
মোট স্ট্যাম্প ক্রয় তাং Krf- 10

চালান নং মোট কত টাকা খরিন
20 JUN 2018

টঞ্জুরী বারাকপুর ভেডার-মিতা দত্ত

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WHEREAS THE Land owner is the ABSOLUTE OWNER of ALL THAT piece parcel of land admeasuring about 19 Decimal (be the same a little more or less), comprised in Dag No. R.S./L.R. 470 under L. R. Khatian No. Kri 255, Kri 14, Kri 12 and Kri 88 lying and situated at Mouza - Chhotochandpur, J. L. No. 43, R. S. No. 122, under the local limits of Rajarhat Bishnupur II Gram Panchayat, under Police Station Rajarhat, within jurisdiction A.D.S.R. Rajarhat in the District of North 24 Parganas, more fully described in the schedule below and hereinafter referred to as the 'SCHEDULE PROPERTY'

WHEREAS, the LAND OWNER was desirous of developing the schedule property by constructing thereon a new G+4 building with flats and other premises therein, on ownership basis, the Land owner has agreed to grant to the Developer and the Developer has agreed to accept from the Land owner exclusive rights of Development of the schedule property.

AND WHEREAS, the Party of the first part entered into a Joint Development Agreement and Power of Attorney (hereinafter referred to as the "Principle Agreement") with the Part of the Other Part dated 17th Day of August, 2017, Registered in Book I, Volume no. 1523 - 2017, Page from 237819 to 237862, being no. 152308323 for the year 2017 for the purpose of attending to several formalities including but not limited to obtaining sanctions, licences, permissions for Development of the schedule property.

AND WHEREAS the contracting parties, in consideration of the property as described in the schedule annexed herein, have mutually agreed to specify their respective shares in constructed area including their proportionate rights in the common areas and facilities so as to avoid any future ambiguity and dispute pertaining to their respective shares on The terms, conditions, covenants, stipulations and provisions hereinafter appearing.

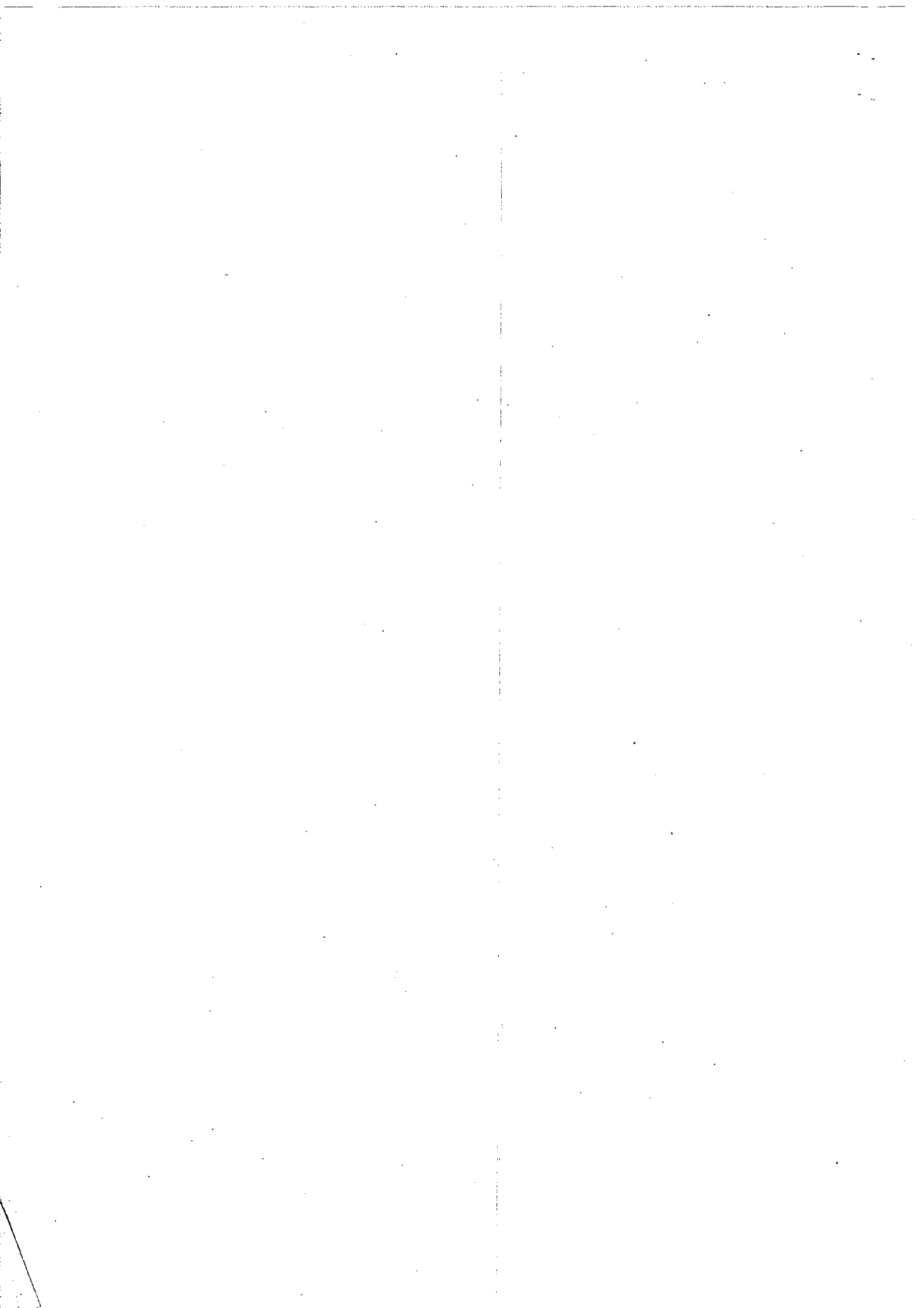
AND WHEREAS the parties hereto have agreed to add to the Principle Development Agreement & Power of Attorney, the under mentioned (clauses) and except as supplemented, all other terms and provisions of the principal Agreements shall remain the same.

NOW THIS SUPPLIMENTAL AGREEMENT WITNESSES as follows:

With reference to the Joint Development Agreement and Power of Attorney, dated 17th Day of August, 2017, the Party of the Land Owner will get 40% share and the Developer will get 60% share of the total nos. of flats and Covered Car Parking area to be constructed.

B. N. SAHA
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Bikash Shaha
North Block, Or. Floor
Bidhannagar, Kolkata
West Bengal

02 JUL 2018





consideration of the Land Owner granting exclusive rights of development to the Developer, the Developer shall pay to the Land Owner a Refundable amount of Rs 10,00,000/- (Rupees Ten Lakhs only) as "Initial Deposit" and the total consideration amount shall be paid in the following manner.

- a) Rs 5,00,000/- (Rupees Five Lakhs only) on the Execution of the Development Agreement and Power of Attorney. This amount has been paid to the Land Owner on 17th of August 2017 on the date of registration of the agreement.
- b) Rs 5,00,000/- (Rupees Five Lakhs only) will be paid to the Land Owner within one month upon obtaining sanction of the building plan.

This Initial Refundable Deposit will adjusted from sale of Land Owner's share of flats.

As agreed upon mutually The Land Owner is being allocated total 08 (Eight) nos. of flats alongwith 4 (Four) nos. Car Parking Space and Developer will keep the remaining 16 (Sixteen) nos. of flats and 12 (Twelve) car parking spaces.

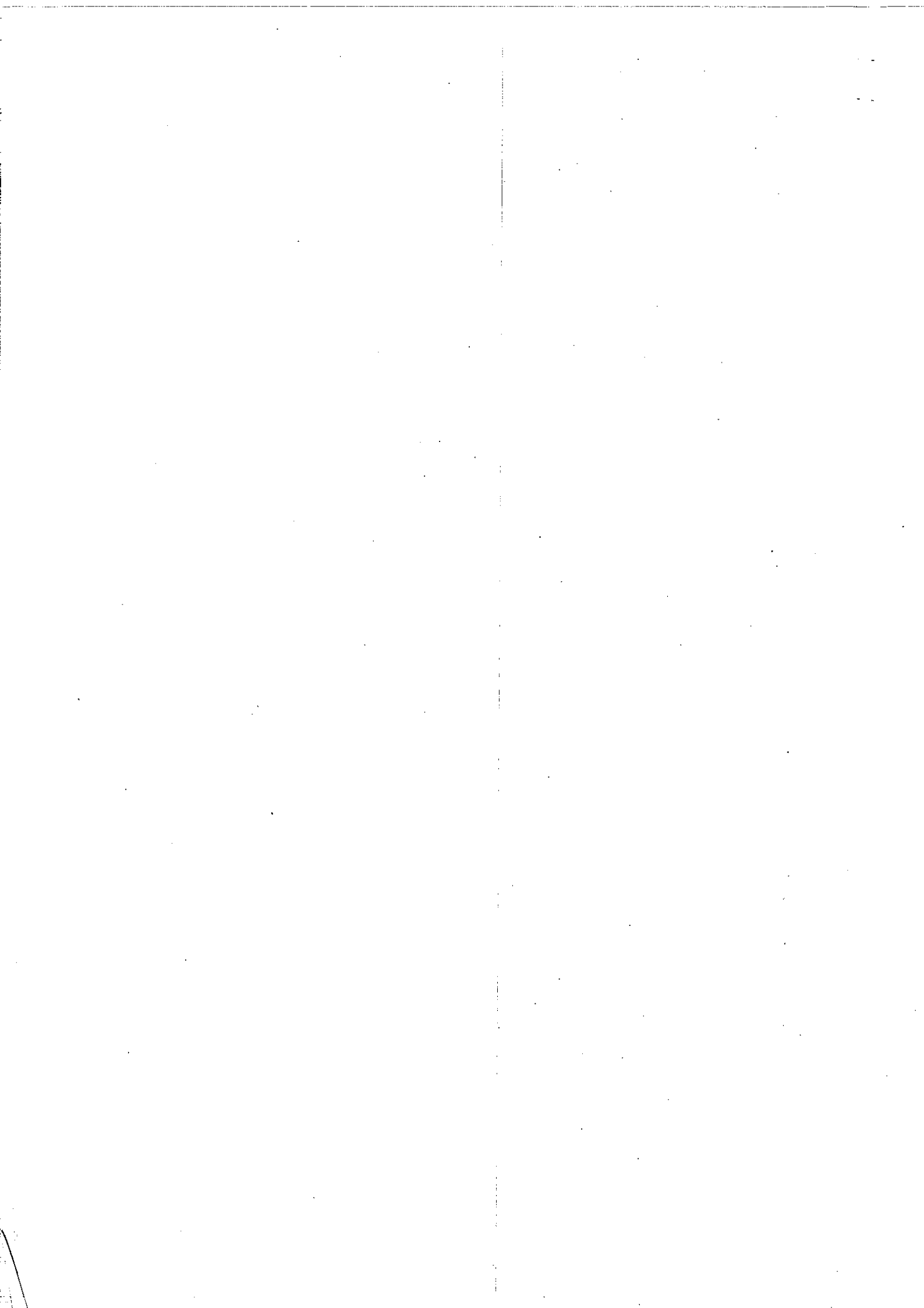
Neither party shall have any claim, right or interest of whatsoever nature in respect of the other party's allocated share in the project.

The parties reserve the right to stipulate, amend, modify and insert from time to time, any other terms and conditions relating to the allocation and usage of their respective shares or such other terms and conditions that may imposed by the relevant authorities and/or other statutory agencies pertaining to this Agreement or the Principal Agreement.

This Agreement shall be read in conjunction with the Principal Agreement and enforced as if the provisions of this Agreement were incorporated therein by way of addition.

B. N. SAHA
NOTARY
Bikash Bhawan
North Block, Gr. Floor
Salt Lake, Kolkata

02 JUL 2018





Annexure 1 - Land Owner's Share of Flats

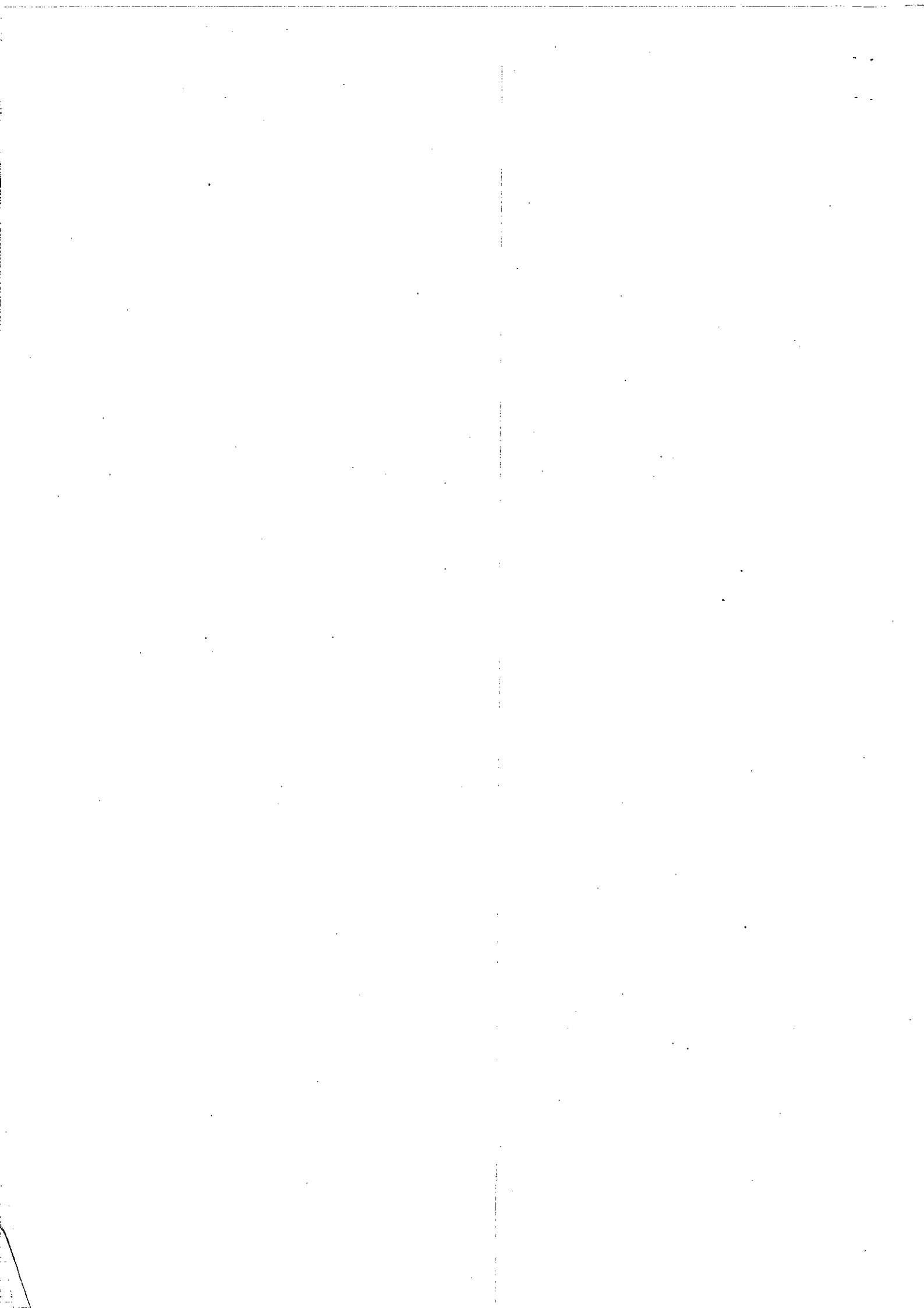
FLOOR NO	UNIT/FLATNO	TYPE	AREA IN SQ.FT Super Built up
1 ST	C	2 BHK	701
	D	2 BHK	674
	F	2 BHK	775
2 nd	B	3 BHK	837
	C	2 BHK	701
	D	2 BHK	674
	E	3 BHK	911
	F	2 BHK	775

Annexure-2 Developer's Allocation of Flats

FLOOR NO	UNIT/FLATNO	TYPE	AREA IN SQ.FT Super Built-up
1 ST	A	3 BHK	967
	B	3 BHK	837
	E	3 BHK	911
2 nd	A	3 BHK	967
3 RD	A	3 BHK	967
	B	3 BHK	837
	C	2 BHK	701
	D	2 BHK	674
	E	3 BHK	911
	F	2 BHK	775
4 TH	A	3 BHK	967
	B	3 BHK	837
	C	2 BHK	701
	D	2 BHK	674
	E	3 BHK	911
	F	2 BHK	775

B. N. SAHA
NOTARY
Bikash Bhawan
North Block, Cr. Floor
Vidhan Sabha, Kolkata

02 JUL 2018





THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land admeasuring about 19 Decimal (be the same a little more or less) comprised in Dag No. R.S./L.R. 470, under L.R. Khatian No. Kri 255, Kri 414, Kri 12 and Kri 88, lying and situated at Mouza - Chhotochandpur, J. L. No. 43, R. S. No. 122, under the local limits of Rajarhat Bishnupur II Gram Panchayat, under police Station Rajarhat, within jurisdiction A.D.S.R. Rajarhat in the District of North 24 Parganas and the said premises are butted and bounded as follows:

- ON THE NORTH: By R.S. Dag/L.R. Dag No. 467
- ON THE SOUTH: By 30 Ft. Wide PWD Road
- ON THE EAST: By R.S. Dag/L.R. Dag No. 469
- ON THE WEST: By 20 Ft. Wide Panchayat Road

IN WITNESS WHEREOF the parties hereto have executed this Agreement onday of2018 at Kolkata.

SIGNED AND DELEVERED for and on
Behalf of the Party of the first Part in
Presence of:

Subhasish Ghosh.

Subhasish Ghosh

Land Owner

SIGNED AND DELEVERED for and on
Behalf of the Party of the first Part in
Presence of:

TORQUE REALTY PVT. LTD.

Abmshauddan
DIRECTOR

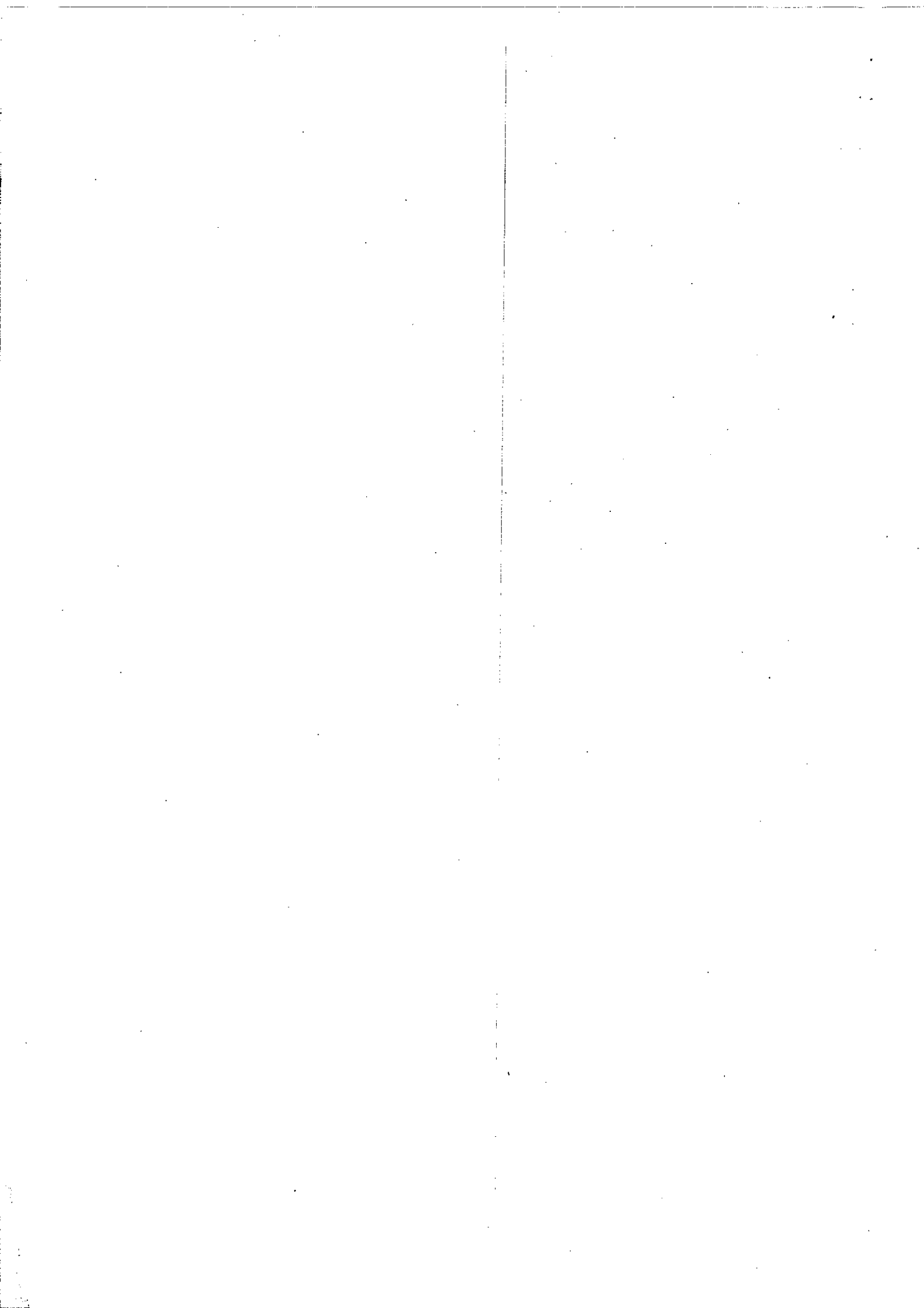
Developer

B. N. SAHA
NOTARY
Bibash Bhavan
North Block, Gr. Floor
Bidhannagar, Kolkata
West Bengal

Signature Attested by
me on Identification

B. N. SAHA
NOTARY

02 JUL 2018

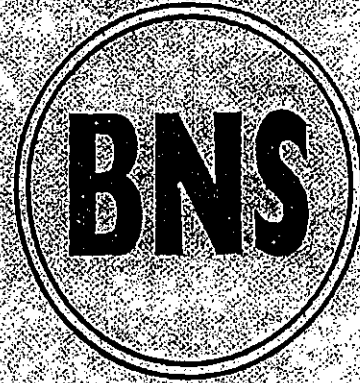


02 JUL 2018

Date

Day of

20



In the Matter of:
Instrument 'A'
and
In the Matter of

NOTARIAL CERTIFICATE



B. N. SAHA

M.A., LL.B.
(Govt. of West Bengal)

Regn. No. 23 / 02

BEKASH BHABAN

North Block, Gr. Floor

Bidhannagar

Kolkata - 700 091

(W.B.) India

Mob.: 9830490607