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Certified that the document is authentic & Registered. Two signatures (Stamps and the endorsement) are attached below with the document and the same is filed in the office.


District Sub-Registrar-II
Alipore, South 24-Parganas

21 JAN 2025

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT made this 21st day of January Two Thousand and Twenty Five.

267219

DSP LAW ASSOCIATES
Advocates
4D Neco House
1B & 2 Hare Street,
Kolkata - 700001

9 DEC 2024
SURANJAN MUKHERJEE
Licensed Status Vendor
C. C. Court
2 & 3, K. S. Hay Road, Kat-1

- 9 DEC 2024

- 9 DEC 2024



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BETWEEN**1. PARTIES****1.1. OWNERS:**

1.1.1 EVERLINK BUILDERS PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata-700001 having CIN U45400WB2010PTC144231, having PAN AACCE3510C represented by its Director Sayan Chakraborty son of Montoo Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN BFTPC8276B,

1.1.2 SALONA REALESTATES PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata-700001 having CIN U45400WB2010PTC155542, having PAN AAPCS0997Q represented by its Director Sayan Chakraborty son of Montoo Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN BFTPC8276B,

1.1.3 SAFFORN PROJECTS PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2010PTC155501, having PAN AAPCS0995N represented by its Director Sayan Chakraborty son of Montoo Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN BFTPC8276B,



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- 1.1.4 INDUCT INFRAPROJECT PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S.Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2010PTC152758, having PAN AACCI4799P represented by its Director Gautam Chakraborty son of Late Priyatosh Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN ABWPC1302N,
- 1.1.5 ARTH DEVCON PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S.Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2010PTC155540, having PAN AAJCA0305J represented by its Director Gautam Chakraborty son of Late Priyatosh Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN ABWPC1302N,
- 1.1.6 INDUCT REALESTATE PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S.Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC163500, having PAN AACCI6266P represented by its Director Gautam Chakraborty son of Late Priyatosh Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN ABWPC1302N,
- 1.1.7 WELSOME REALESTATE PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC163504, having PAN AABCW1040N represented by its Director Sayan Chakraborty son of Montoo Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station



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Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN BFTPC8276B,

1.1.8 ENDORSE BUILDERS PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S.Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC163498, having PAN AACCE7306A represented by its Director Gautam Chakraborty son of Late Priyatosh Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN ABWPC1302N,

1.1.9 WELSOME CONSTRUCTION PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S.Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC164458, having PAN AABCW1174H represented by its Director Gautam Chakraborty son of Late Priyatosh Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN ABWPC1302N,

1.1.10 INCREDIBLE DEVCON PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S.Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC164475, having PAN AACCI6588E represented by its Director Gautam Chakraborty son of Late Priyatosh Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN ABWPC1302N,

1.1.11 INTENT BUILDCON PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC164433, having PAN AACCI6591D represented by its



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Director Kaustav Hota son of Asit Baran Hota working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN AEOPH5118Q,

1.1.12 IMPROVE REALCON PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC164432, having PAN AACCI6586L represented by its Director Kaustav Hota son of Asit Baran Hota working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN AEOPH5118Q,

1.1.13 INSPIRE DEVCON PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata 700001 having CTN U45400WB2011PTC164476, having PAN AACCI6590C represented by its Director Kaustav Hota son of Asit Baran Hota working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN AEOPH5118Q,

1.1.14 ISOLATE INFRAPROJECTS PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC164461, having PAN AACCI6589F represented by its Director Sayan Chakraborty son of Montoo Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN BFTPC8276B,

1.1.15 INVENTION INFRAPROJECTS PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station



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Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC164462, having PAN AACCI6587M represented by its Director Sayan Chakraborty son of Montoo Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN BFTPC8276B,

1.1.16 WONDER REALCON PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO, Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC164460, having PAN AABCW1176F represented by its Director Sayan Chakraborty son of Montoo Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN BFTPC8276B,

1.1.17 WAKEFUL INFRA PROJECTS PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S.Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO, Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC165406, having PAN AABCW1223F represented by its Director Gautam Chakraborty son of Late Priyatosh Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN ABWPC1302N,

1.1.18 ISOLATE BUILDCON PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45200WB2011PTC165409, having PAN AACCI6722J represented by its Director Gautam Chakraborty son of Late Priyatosh Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN ABWPC1302N,



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1.1.19 WELCOME DEVCON PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC164451, having PAN AABCW1177E represented by its Director Sayan Chakraborty son of Montoo Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN BFTPC8276B,

1.1.20 WEIGHTY BUILDERS PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC164456, having PAN AABCW1175G represented by its Director Sayan Chakraborty son of Montoo Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN BFTPC8276B,

1.1.21 EVERNEW PROPERTIES PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2010PTC155539, having PAN AACCE5651Q represented by its Director Kaustav Hota son of Asit Baran Hota working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN AEOPH5118Q,

1.1.22 GOODFAITH DEVELOPERS PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S.Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2010PTC155541, having PAN AAECG0467A represented by its Director Gautam Chakraborty son of Late Priyatosh Chakraborty working for gain at 770, Anandapur, 9th Floor,



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1.1.23 IVORY ENCLAVE PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC170353, having PAN AACCI7759M represented by its Director Sayan Chakraborty son of Montoo Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN BFTPC8276B,

1.1.24 IVORY COMPLEX PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S.Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC170352, having PAN AACCI7763D represented by its Director Gautam Chakraborty son of Late Priyatosh Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN ABWPC1302N,

1.1.25 INCREDIBLE PROCON PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S.Road, 10th Floor, Room No.10 Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC167610, having PAN AACCI7134C represented by its Director Gautam Chakraborty son of Late Priyatosh Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN ABWPC1302N,

1.1.26 INTENT CONSTRUCTION PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN



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U45400WB2011PTC167615, having PAN AACCI7137B represented by its Director Kaustav Hota son of Asit Baran Hota working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN AEOPH5118Q,

1.1.27 ELECT DEVCON PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S. Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC163495, having PAN AACCE7307B represented by its Director Gautam Chakraborty son of Late Priyatosh Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN ABWPC1302N,

1.1.28 WARP INFRAPROJECTS PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC163501, having PAN AABCW1041P represented by its Director Sayan Chakraborty son of Montoo Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN BFTPC8276B,

1.1.29 ENABLE BUILDERS PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC163497, having PAN AACCE7303F represented by its Director Kaustav Hota son of Asit Baran Hota working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN AEOPH5118Q,

1.1.30 WEIGHTY DEVCON PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S.Road, 10th



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Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC163502, having PAN AABCW1110F represented its Director Gautam Chakraborty son of Late Priyatosh Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN ABWPC1302N,

1.1.31 ELASTIC DEVELOPERS PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC163503, having PAN AACCE7304C represented by its Director Kaustav Hota son of Asil Baran Hota working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN AEOPH5118Q,

1.1.32 EFFORT CONSTRUCTION PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S. Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC163494, having PAN AACCE7302E represented by its Director Gautam Chakraborty son of Late Priyatosh Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN ABWPC1302N,

1.1.33 EVERSINE PROCON PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4 Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC163607, having PAN AACCE7488D represented by its Director Kaustav Hota son of Asit Baran Hota working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN AEOPH5118Q,



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- 1.1.34 INDUCT DEVELOPERS PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC169720, having PAN AACCI7624M represented by its Director Kaustav Hota son of Asit Baran Hota working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN AEOPH5118Q,
- 1.1.35 INDEX BUILDCON PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC169716, having PAN AACCI7623N represented by its Director Kaustav Hota son of Asit Baran Hota working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN AEOPH5118Q,
- 1.1.36 ISOLATE PROCON PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC169718, having PAN AACCI7626K represented by its Director Sayan Chakraborty son of Montoo Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN BFTPC8276B,
- 1.1.37 INSIST REALCON PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S. Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC169722, having PAN AACCI7627J represented by its Director Gautam Chakraborty son of Late Priyatosh Chakraborty working for gain at 770, Anandapur, 9th Floor, South



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City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN ABWPC1302N,

1.1.38 IDENTICAL BUILDERS PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S. Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC166210, having PAN AACCI6880P represented by its Director Gautam Chakraborty son of Late Priyatosh Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN ABWPC1302N,

1.1.39 EMINENT DEVCON PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC166213, having PAN AACCE7932N represented by its Director Kaustav Hota son of Asit Baran Hota working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN AEOPH5118Q,

1.1.40 IMMORTAL BUILDERS PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC166214, having PAN AACCI6881N represented by its Director Kaustav Hota son of Asit Baran Hota working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN AEOPH5118Q,

1.1.41 WISE DEVELOPERS PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S. Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC166223, having PAN AABCW1303Q represented by its Director Gautam Chakraborty son of Late



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Priyatosh Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN ABWPC1302N,

1.1.42 ELFIN BUILDCON PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S. Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC167608, having PAN AACCE8207E represented by its Director Gautam Chakraborty son of Late Priyatosh Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN ABWPC1302N,

1.1.43 IMPIETY DEVCON PRIVATE LIMITED a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-1, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC167609, having PAN AACCI7136A represented by its Director Kaustav Hota son of Asil Daman Hota working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN AEOPH5118Q,

1.1.44 INVENTION DEVELOPERS PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC167611, having PAN AACCI7133F represented by its Director Sayan Chakraborty son of Montoo Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN BFTPC8276B,

1.1.45 WILY DEVELOPERS PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S. Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata,



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Kolkata- 700001 having CIN U45400WB2011PTC167649, having PAN AABCW1413H represented by its Director Gautam Chakraborty son of Late Priyatosh Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN ABWPC1302N,

1.1.46 IMMENCE DEVELOPERS PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC167651, having PAN AACCI7138Q represented by its Director Kaustav Hota son of Asit Baran Hota working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN AEOPH5118Q,

1.1.47 ENDORSE REALCON PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC165478, having PAN AACCE7788A represented by its Director Kaustav Hota son of Asit Baran Hota working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN AEOPH5118Q,

1.1.48 EFFORT DEVCON PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S. Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC165487, having PAN AACCE7787R represented by its Director Gautam Chakraborty son of Late Priyatosh Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN ABWPC1302N,

1.1.49 INTENT DEVCON PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S. Road, 10th



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Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45200WB2011PTC165541, having PAN AACCI6748Q represented by its Director Gautam Chakraborty son of Late Priyatosh Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN ABWPC1302N,

1.1.50 WOODLAND REALESTATE PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S. Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC165405, having PAN AABCW1222E represented by its Director Gautam Chakraborty son of Late Priyatosh Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN ABWPC1302N,

1.1.51 EARTHY DEALCOM PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S. Road, 10th Floor, Room No.10 Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC166270, having PAN AACCE7936J represented by its Director Gautam Chakraborty son of Late Priyatosh Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN ABWPC1302N,

1.1.52 EMBARK PROCON PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC166209, having PAN AACCE7933P represented by its Director Kaustav Hota son of Asit Baran Hota working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN AEOPH5118Q,



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1.1.53 INDEX CONSTRUCTION PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC166224, having PAN AACCI6879G represented by its Director Kaustav Hota son of Asit Baran Hota working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN AEOPH5118Q,

1.1.54 WELSOME DEVELOPERS PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2011PTC167612, having PAN AABCW1412G represented by its Director Sayan Chakraborty son of Montoo Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN BFTPC8276B,

1.1.55 IMPERIAL PROCON PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45700WB2011PTC165417, having PAN AACCI6723K represented by its Director Kaustav Hota son of Asit Baran Hota working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN AEOPH5118Q,

1.1.56 EVERLINK HOUSING PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45400WB2012PTC186046, having PAN AADCE2612E represented by its Director Sayan Chakraborty son of Montoo Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station



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Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN BFTPC8276B,

1.1.57 PANJI GRIHA NIRMAN PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 23A, N.S. Road, 10th Floor, Room No.10, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U45201WB2001PTC092941, having PAN AACCP2415K represented by its Director Gautam Chakraborty son of Late Priyatosh Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN ABWPC1302N and

1.1.58 ABHIEERU COMPLEX PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013 having its registered office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No-4, Police Station Hare Street, Post Office GPO Kolkata, Kolkata- 700001 having CIN U70102WB2012PTC186151, having PAN AALCA0057F represented by its Director Sayan Chakraborty son of Montoo Chakraborty working for gain at 770, Anandapur, 9th Floor, South City Business Park, Police station Anandapur, Post Office Anandapur, Kolkata – 700107 having PAN BFTPC8276B.

hereinafter referred to as "the **OWNERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors or successors-in-office or successors-in-interest and/or assigns) of the **ONE PART:**

AND

1.3 DEVELOPER:

SALARPURIA SIGNUM COMPLEX LLP a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 9th Floor, South City Business Park, 770 Anandapur Road, Police Station - Anandapur, Post Office – Anandapur, Kolkata-700107 represented by its **Authorized Representative Mr. Nand Kishore Roy**



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(**Aadhaar No. 7620-7947-7603 and PAN AOBPR8497M**) son of Shri Bishwanath Roy working for gain at 9th Floor, South City Business Park, 770 Anandapur Road, Police Station - Anandapur, Post Office – Anandapur, Kolkata-700107 hereinafter referred to as “the **DEVELOPER**” (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its partners, successors or successors-in-office or successors-in-interest and/or assigns) of the **OTHER PART:**

AND

PART-I # DEFINITIONS & INTERPRETATION:

2. In this Agreement the terms or expression used shall unless there be something contrary or repugnant to the subject or context mean the following:

2.1 “said Development Agreement” shall mean the Agreement dated 24th May 2019 made between the Owners herein therein also referred to as the Owners and the Developer herein therein also referred to as the Developer and registered with Additional Registrar of Assurances-IV, Kolkata in Book I, Volume No. 1904-2019, pages 241190-241376 Being No. 190405435 for the year 2019 as supplemented by a Deed of Declaration dated 12th June 2020 and registered with Additional Registrar of Assurances-IV, Kolkata in Book No. - I, Volume No. 1904-2020, pages 170593 to 170679 Being No. 190402781 for the year 2020 and Addendum dated 22nd July 2020 and registered with Additional Registrar of Assurances-IV, Kolkata in Book I Volume No. 1904-2020 pages 206192 to 206281 Being No. 190403519 for the year 2020.

2.2 “said Power of Attorney” shall mean the Power of Attorney dated 03/06/2019 and registered with the Additional Registrar of Assurances-IV, Kolkata in Book I Volume No. 1904 – 2019 Pages 273155 to 273312 Being No. 190405736 for the year 2019 granted by the Owners to the Developer.



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2.3 "Development Contracts" shall mean the said Development Agreement and the Power of Attorney and related documents

2.4 "Subject Property" shall mean **ALL THAT** pieces or parcels of land admeasuring 22163.77 Square metre or 5.48 Acre or 548 Satak more or less situate lying and being entire (1) L.R. Dag No. 1326 (24 satak more or less) recorded in L.R. Khatian Nos.1226, 1227 and 1228 (formerly R.S. Dag No. 1326 recorded in R.S. Khatian Nos.710 and 818), (2) L.R. Dag No.1327 (25 satak more or less) recorded in L.R. Khatian Nos.1097, 1096, 1095, 1094, 1093, 1092, 1091 and 1090 (formerly R.S. Dag No.1327 recorded in R.S. Khatian Nos.661 and 662) (3) L.R. Dag No.1328 (53 satak more or less) recorded in L.R. Khatian Nos.1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1100, 1101, 1102 and 1103 (formerly R.S. Dag 1328 recorded in R.S. Khatian Nos.525), (4) L.R. Dag No.1329 (29 satak more or less) recorded in L.R. Khatian Nos.1097, 1096, 1095, 1094, 1093, 1092, 1091 and 1090 (formerly R.S. Dag No.1329 recorded in R.S. Khatian No.527/1) (5) L.R. Dag No.1331 (14 satak more or less) recorded in L.R. Khatian No.1090, 1091, 1092, 1093, 1094, 1095, 1096 and 1097 (formerly R.S. Dag No.1331 recorded in R.S. Khatian No.543) (6) L.R. Dag No.1332 (11 satak more or less) recorded in L.R. Khatian No. 1089, 1088, 1087, 1086, 1085, 1084, 1083 and 1082 (formerly R.S. Dag No.1332 recorded in R.S. Khatian No.532) (7) L.R. Dag No.1333 (14 satak more or less) recorded in L.R. Khatian Nos. 1089, 1088, 1087, 1086, 1085, 1084, 1083 and 1082 (formerly R.S. Dag No.1333 recorded in R.S. Khatian No.574) (8) L.R. Dag No.1351 (8 satak more or less) recorded in L.R. Khatian Nos.1098 and 1099 (formerly R.S. Dag No.1351 recorded in R.S. Khatian No.537) (9) L.R. Dag No.1364 (6 satak more or less) recorded in L.R. Khatian Nos. 1106, 1107, 1108, 1109,1110, 1111 and 1112 (formerly R.S. Dag No.1364 recorded in Khatian No.735, 434 and 436) (10) L.R. Dag No.1365 (22 Satak more or less) recorded in L.R. Khatian Nos.1098, 1099, 1161, 1162 (formerly R.S. Dag No.1365 recorded in R.S. Khatian No.520) (11) L.R. Dag No.1366 (17 satak more or less) recorded in L.R. Khatian Nos.1125 and 1126 (formerly R.S. Dag No.1366 recorded in R.S. Khatian No.563) (12)



L.R. Dag No.1367 (12 satak more or less) recorded in L.R. Khatian Nos.1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097 (formerly R.S. Dag No.1367) (13) L.R. Dag No.1368 (6 satak more or less) recorded in L.R. Khatian Nos.1106, 1107, 1108, 1109, 1110, 1111 and 1112 (formerly R.S. Dag No.1368 recorded in R.S. Khatian No.537) (14) L.R. Dag No.1369 (35 satak more or less) recorded in L.R. Khatian Nos.1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1100, 1101, 1102 and 1103 (formerly R.S. Dag No.1369 recorded in R.S. Khatian No.655), (15) L.R. Dag No.1370 (36 satak more or less) recorded in L.R. Khatian Nos.1106, 1107, 1108, 1109, 1110, 1111 and 1112 (formerly R.S. Dag No.1370 recorded in R.S. Khatian Nos.434, 436 and 735) (16) L.R. Dag No.1371 (34 satak more or less) recorded in L.R. Khatian Nos. 1106, 1107, 1108, 1109, 1110, 1111 and 1112 (formerly R.S. Dag No.1371 recorded in R.S. Khatian Nos.434, 436 and 735) (17) L.R. Dag No.1372 (34 satak more or less) recorded in L.R. Khatian Nos. 1127, 1128, 1129, 1130, 1163, 1164, 1165, 1166 (formerly R.S. Dag No.1372 recorded in R.S. Khatian No.482) (18) divided and demarcated portion of L.R. Dag No.1385 (120.5 Satak more or less out of 249 satak) recorded in L.R. Khatian Nos. 1116/1, 1117/1, 1118/1, 1119/1, 1120/1, 1121/1, 1122/1, 1123, 1124, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1122 and 1121 (formerly R.S. Dag No.1385 recorded in R.S. Khatian No.784 and 786) (19) divided and demarcated portion of L.R. Dag No.1386 (9.5 Sataks more or less out of 11 Satak purchased by the relevant owners and mutated in their names out of total 14 satak in the Dag) recorded in L.R. Khatian Nos. 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121 and 1122 (formerly R.S. Dag No.1386 recorded in R.S. Khatian No.785, 787, 790 and 792) (20) L.R. Dag No.1385/1712 (21 satak more or less) recorded in L.R. Khatian Nos. 1116/1, 1117/1, 1118/1, 1119/1, 1120/1, 1121/1, 1122/1, 1123 and 1124 (formerly R.S. Dag No.1385/1712 recorded in R.S. Khatian No.788) and (21) L.R. Dag No.1435/1718 (17 satak more or less) recorded in L.R. Khatian Nos. 1116/1, 1117/1, 1118/1, 1119/1, 1120/1, 1121/1, 1122/1, 1123 and 1124 (formerly R.S. Dag No.1435/1718 recorded in R.S. Khatian No.513) all in Mouza Bade Hooghly, J. L. No. 80, Additional District Sub-Registrar, Sonarpur under



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Police Station Sonarpur, Poleghat Gram Panchayat in the District of South 24 Parganas, Pin Code 700145 morefully and particularly mentioned and described in the **FIRST SCHEDULE** to the Agreement dated 24th May 2019 registered with Additional Registrar of Assurances-IV, Kolkata in Book I, Volume No. 1904-2019, pages 241190-241376 Being No. 190405435 for the year 2019.

- 2.5** All other expressions used herein shall unless there be something contrary or repugnant to the subject or context have the same meaning as assigned to them in the said Development Agreement.

PART-II # RECITALS AND REPRESENTATIONS:

WHEREAS by the said Development Agreement, the Developer was appointed the sole and exclusive developer of the Subject Property with rights to Transfer the Transferable Areas and other properties benefits and rights as morefully contained therein and the Owners hereto recorded into writing the terms and conditions in respect of the development of the Subject Property as morefully contained therein. Under the said Development Agreement, it was inter alia agreed that the share of the Owners in the Realization would be 15% (fifteen percent) and the balance 85% (eighty five percent) would exclusively belong to the Developer.

AND WHEREAS by the said Power of Attorney the Owners granted certain powers and authorities to the Developer and/or its authorized signatories named therein in respect of the Subject Property.

AND WHEREAS the Developer has caused the building plans to be sanctioned and thereafter proceeded for construction on the basis of the building sanction plan sanctioned vide Memo no. 928/SNS dated 21.12.2017 from the Sonarpur Panchayat Samity in the name and on behalf of the Owners. As per the abovesaid building plan sanction there are eight towers/buildings numbered as 1, 2A, 2B, 2C, 2D, 2E, 3A and 3B each containing multiple residential units and there are common amenities and facilities some of which are common to each such building and some of which are common to all the buildings and the complex as a whole. This is as per clause no.



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3.2.3 of the Agreement dated 24th May 2019 registered with Additional Registrar of Assurances-IV, Kolkata in Book I, Volume No. 1904-2019, pages 241190-241376 Being No. 190405435 for the year 2019. ,

AND WHEREAS, the clause no. 6.2 and 6.4 of the Agreement dated 24th May 2019 registered with Additional Registrar of Assurances-IV, Kolkata in Book I, Volume No. 1904-2019, pages 241190-241376 Being No. 190405435 for the year 2019 are being reproduced here.

Clause 6.2:

The developer shall be free to plan, commence and continue the construction and development of the Subject Property or any part thereof in one or multiple phases. Any phase may comprise of one or more New Building/s with part of the common areas and installations and part of the land may be identified for use in each phase for convenience purpose.

Clause 6.4:

The developer shall in consultation with the Owners Named Representatives be entitled from time to time cause modifications and alterations to the Building Plans already sanctioned in such manner and to such extent as the Developer may deem fit and proper.

AND WHEREAS the developer has progressed the construction of 5 towers namely 2A, 2B, 2C, 2D and 2E from the building sanction plan sanctioned vide Memo no. 928/SNS dated 21.12.2017 by the Sonarpur Panchayat Samity mentioned hereinabove (hereinafter referred as "Phase - I")

AND WHEREAS the parties had under the said Development Agreement agreed upon the Agreed Ratio of sharing of the realization from transfer of the Transferable Areas in the Building Complex (hereinafter referred as "Project") However, the Project faced delays owing to the outbreak of Covid 19, thus resulting in substantial increase in Cost and Expenses of the construction and development of the



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Subject Property. Further, due to change in market dynamics the Developer and the Owner mutually agreed to a certain modification/change in the product typology in the Project from the earlier obtained plan sanction vide Memo no. 928/SNS dated 21.12.2017 from the Sonarpur Panchayat Samity for the development not forming part of Phase – I (hereinafter referred as "Phase - II").

AND WHEREAS based on the above mutual agreement between the Developer and Owners, the building plans were subsequently modified by a revised Building plan sanction being Building Plan No. 325/455/1/KMDA approved by the Executive Officer, Sonarpur Panchayat Samity, South 24 Parganas on 10.06.2024.

AND WHEREAS to avoid any confusion or dispute in future, the parties have deemed it necessary to execute this supplementary agreement to record and confirm certain modified terms and conditions to the said Development Agreement as hereinafter contained.

PART-III # WITNESSETH:

NOW THIS ADDENDUM WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:-

1. The parties hereto do hereby unequivocally agree, accept, record and declare as follows:
 - (a) The Said Development Agreement and all acts done by the Developer in respect thereof under or pursuant to the execution thereof shall bind the Owners in the same manner as they would have been bound but for this Deed and the same shall continue to operate fully and in all manner;
 - (b) The Clause 2.1.1 of the Agreement dated 24th May 2019 registered with Additional Registrar of Assurances-IV, Kolkata in Book I, Volume No. 1904-2019, pages 241190-241376 Being No. 190405435 for the year 2019 shall be substituted by the following definition;



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Clause 2.1.1:

"Agreed Ratio" shall mean the ratio of sharing or distribution of Realization between the Owners and the Developer which shall be 12% (twelve percent) belonging to the Owners and 88% (eighty eight percent) belonging to the Developer".

- (c) The Agreed Ratio of 88% realisation to the Developer and 12% realisation to the Owners is applicable to the total development (including Phase I & Phase II) in the Subject Property irrespective of any product typology (either Multi-storeyed building or row houses/villas).
 - (d) The Powers and Authorities granted by the Owners by virtue of the said Power of Attorney shall continue to bind the Owners and shall operate fully and in all manner and the Owners ratifies and confirms and agree to ratify and confirm all and whatever the Developer have done or shall lawfully do or cause to be done in respect of or under and pursuant to the said Development Agreement. The Owners continues to further ratify and confirm the appointment of the Developer and/or its authorized representatives namely (a) **Mr. Nand Kishore Roy** and (b) **Mr. Gautam Chakraborty** as Attorneys of the Owners and agree to execute such further power/s of attorney in favour of the Developer as the Developer may require.
 - (e) The Third Schedule as appearing in the Agreement dated 24th May 2019 registered with Additional Registrar of Assurances-IV, Kolkata in Book I, Volume No. 1904-2019, pages 241190-241376 Being No. 190405435 for the year 2019. shall be substituted as per Annexure A hereinbelow;
- 2 The Owners shall continue to be liable for and bear in its entirety all the costs and expenses on account of Owners Obligation and Land Related Obligations and shall reimburse to the Developer the costs and expenses so far incurred by it within 90 (Ninety) days from the date of claim by the Developer after the execution hereof.



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- 3 In case so required by the Developer to execute any further agreements and/or Power of Attorney for further better and more effectually implementing the Said Development Agreement and not being inconsistent with the terms and conditions of the Said Development Agreement read with this Supplementary Agreement, the Owners agree to sign, execute and register the same within 15 days of being so required and by and at the cost of the Developer.
- 4 This supplementary agreement shall be and form an integral part of the Said Development Agreement and save as modified, clarified and/or supplemented by these presents all the contents, representations, provisions, terms and conditions of the Said Development Agreement shall apply mutatis mutandis between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(SUBJECT PROPERTY)

SAID LAND: ALL THAT pieces or parcels of land admeasuring 22163.77 Square metre or 5.48 Acre or 548 Satak more or less situate lying and being entire (1) L.R. Dag No. 1326 (24 satak more or less) recorded in L.R. Khatian Nos.1226, 1227 and 1228 (formerly R.S. Dag No. 1326 recorded in R.S. Khatian Nos.710 and 818), (2) L.R. Dag No.1327 (25 satak more or less) recorded in L.R. Khatian Nos.1097, 1096, 1095, 1094, 1093, 1092, 1091 and 1090 (formerly R.S. Dag No.1327 recorded in R.S. Khatian Nos.661 and 662) (3) L.R. Dag No.1328 (53 satak more or less) recorded in L.R. Khatian Nos.1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1100, 1101, 1102 and 1103 (formerly R.S. Dag 1328 recorded in R.S. Khatian Nos.525), (4) L.R. Dag No.1329 (29 satak more or less) recorded in L.R. Khatian Nos.1097, 1096, 1095, 1094, 1093, 1092, 1091 and 1090 (formerly R.S. Dag No.1329 recorded in R.S. Khatian No.527/1) (5) L.R. Dag No.1331 (14 satak more or less) recorded in L.R. Khatian No.1090, 1091, 1092, 1093, 1094, 1095, 1096 and 1097 (formerly R.S. Dag No.1331 recorded in R.S. Khatian No.543) (6) L.R. Dag No.1332 (11 satak more or less) recorded in L.R. Khatian No. 1089, 1088, 1087, 1086, 1085, 1084, 1083 and 1082 (formerly R.S. Dag No.1332 recorded in R.S. Khatian No.532) (7) L.R. Dag No.1333 (14 satak more or less) recorded in L.R. Khatian Nos. 1089, 1088, 1087, 1086, 1085, 1084, 1083 and 1082 (formerly R.S. Dag No.1333 recorded in R.S. Khatian No.574) (8) L.R. Dag No.1351 (8 satak more or less) recorded in L.R. Khatian



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Nos.1098 and 1099 (formerly R.S. Dag No.1351 recorded in R.S. Khatian No.537) (9) L.R. Dag No.1364 (6 satak more or less) recorded in L.R. Khatian Nos. 1106, 1107, 1108, 1109,1110, 1111 and 1112 (formerly R.S. Dag No.1364 recorded in Khatian No.735, 434 and 436) (10) L.R. Dag No.1365 (22 Satak more or less) recorded in L.R. Khatian Nos.1098, 1099, 1161, 1162 (formerly R.S. Dag No.1365 recorded in R.S. Khatian No.520) (11) L.R. Dag No.1366 (17 satak more or less) recorded in L.R. Khatian Nos.1125 and 1126 (formerly R.S. Dag No.1366 recorded in R.S. Khatian No.563) (12) L.R. Dag No.1367 (12 satak more or less) recorded in L.R. Khatian Nos.1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097 (formerly R.S. Dag No.1367) (13) L.R. Dag No.1368 (6 satak more or less) recorded in L.R. Khatian Nos.1106, 1107, 1108, 1109, 1110, 1111 and 1112 (formerly R.S. Dag No.1368 recorded in R.S. Khatian No.537) (14) L.R. Dag No.1369 (35 satak more or less) recorded in L.R. Khatian Nos.1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1100, 1101, 1102 and 1103 (formerly R.S. Dag No.1369 recorded in R.S. Khatian No.655), (15) L.R. Dag No.1370 (36 satak more or less) recorded in L.R. Khatian Nos.1106, 1107, 1108, 1109, 1110, 1111 and 1112 (formerly R.S. Dag No.1370 recorded in R.S. Khatian Nos.434, 436 and 735) (16) L.R. Dag No.1371 (34 satak more or less) recorded in L.R. Khatian Nos. 1106, 1107, 1108, 1109, 1110, 1111 and 1112 (formerly R.S. Dag No.1371 recorded in R.S. Khatian Nos.434, 436 and 735) (17) L.R. Dag No.1372 (34 satak more or less) recorded in L.R. Khatian Nos. 1127, 1128, 1129, 1130, 1163, 1164, 1165, 1166 (formerly R.S. Dag No.1372 recorded in R.S. Khatian No.482) (18) divided and demarcated portion of L.R. Dag No.1385 (120.5 Satak more or less out of 249 satak) recorded in L.R. Khatian Nos. 1116/1, 1117/1, 1118/1, 1119/1, 1120/1, 1121/1, 1122/1, 1123, 1124, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1122 and 1121 (formerly R.S. Dag No.1385 recorded in R.S. Khatian No.784 and 786) (19) divided and demarcated portion of L.R. Dag No.1386 (9.5 Sataks more or less out of 11 Satak purchased by the relevant owners and mutated in their names out of total 14 satak in the Dag) recorded in L.R. Khatian Nos. 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121 and 1122 (formerly R.S. Dag No.1386 recorded in R.S. Khatian No.785, 787, 790 and 792) (20) L.R. Dag No.1385/1712 (21 satak more or less) recorded in L.R. Khatian Nos. 1116/1, 1117/1, 1118/1, 1119/1, 1120/1, 1121/1, 1122/1, 1123 and 1124 (formerly R.S. Dag No.1385/1712 recorded in R.S. Khatian No.788) and (21) L.R. Dag No.1435/1718 (17 satak more or less) recorded in L.R. Khatian Nos. 1116/1, 1117/1, 1118/1, 1119/1, 1120/1, 1121/1, 1122/1, 1123 and



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Alipore, South 24 Parganas
21 JAN 2025

1124 (formerly R.S. Dag No.1435/1718 recorded in R.S. Khatian No.513) all in Mouza Bade Hooghly, J. L. No. 80, Additional District Sub-Registrar, Sonarpur under Police Station Sonarpur, Poleghat Gram Panchayat in the District of South 24 Parganas, Pin Code 700145 and butted and bounded as follows:-

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

SIGNED SEALED AND DELIVERED by
the withinnamed **OWNERS** at Kolkata in
the presence of:

① Naveen Kumar:
770 Anandapur Kol:107.
② Anshuman Sarkar
770 Anandapur. Kol 107

For
EVERLINK BUILDERS PRIVATE LIMITED
SAFFORN PROJECTS PRIVATE LIMITED
WELSOME REALESTATE PRIVATE LIMITED
ISOLATE INFRA PROJECTS PRIVATE LIMITED
INVENTION INFRA PROJECTS PRIVATE LIMITED
WONDER REALCON PRIVATE LIMITED
WELCOME DEVCO PRIVATE LIMITED
WEIGHTY BUILDERS PRIVATE LIMITED
IVORY ENCLAVE PRIVATE LIMITED
WARP INFRA PROJECTS PRIVATE LIMITED
INVENTION DEVELOPERS PRIVATE LIMITED
WELSOME DEVELOPERS PRIVATE LIMITED
EVERLINK HOUSING PRIVATE LIMITED
ABHIERU COMPLEX PRIVATE LIMITED SALONA
REALESTATE PRIVATE LIMITED
ISOLATE PROCON PRIVATE LIMITED

Sayane Kulkarni
Director/Authorised Signatory

20/06/2019

① Navay Yand:

770 Anandapur. Kot: 107

② Anshuman Sarkar

770 Anandapur, Kot-107

For
 INDUCT INFRA PROJECT PRIVATE LIMITED
 ARTH DEVCON PRIVATE LIMITED
 INDUCT REAL ESTATE PRIVATE LIMITED
 ENDORSE BUILDERS PRIVATE LIMITED
 WELSONE CONSTRUCTION PRIVATE LIMITED
 INCREDIBLE DEVCON PRIVATE LIMITED
 WAKEFUL INFRA PROJECTS PRIVATE LIMITED
 ISOLATE BUILD CON PRIVATE LIMITED
 GOOD FAITH DEVELOPERS PRIVATE LIMITED
 IVORY COMPLEX PRIVATE LIMITED
 INCREDIBLE PROJECT PRIVATE LIMITED
 ELECT DEVCON PRIVATE LIMITED
 WEIGHTY DEVCON PRIVATE LIMITED
 ELASTIC DEVELOPERS PRIVATE LIMITED
 EFFORT CONSTRUCTION PRIVATE LIMITED
 INSIST REAL CON PRIVATE LIMITED
 DENTICAL BUILDERS PRIVATE LIMITED
 WISE DEVELOPERS PRIVATE LIMITED
 ELFIN BUILD CON PRIVATE LIMITED
 WIIY DEVELOPERS PRIVATE LIMITED
 EFFORT DEVCON PRIVATE LIMITED
 INTENT DEVCON PRIVATE LIMITED
 WOODLAND REAL ESTATE PRIVATE LIMITED
 EARTHY DEAL CON PRIVATE LIMITED
 PANJIGRIHA NIRMAL PRIVATE LTD


 Director/Authorised Signatory



✓

District Sub Registrar-II
Alipore, South 24 Parganas
21 JAN 2025

För
 INTENT BUILDCON PRIVATE LIMITED
 IMPROVEREALCON PRIVATE LIMITED
 INSPIRE DEVCONPRIVATE LIMITED
 EVERNEW PROPERTIES PRIVATE LIMITED
 INTENT CONSTRUCTIONPRIVATE LIMITED
 ENABLE BUILDERS PRIVATELIMITED
 ELASTICDEVELOPERS PRIVATELIMITED
 EVERSHINE PROCONPRIVATE LIMITED
 INDUCT DEVELOPERSPRIVATE LIMITED
 INDEX BUILDCON PRIVATELIMITED
 EMINENT DEVCON PRIVATE LIMITED
 IMMORTAL BUILDERSPRIVATE LIMITED
 IMMENCE DEVELOPERSPRIVATE LIMITED
 ENDORSE REALCON PRIVATELIMITED
 EARTHYDEALCOM PRIVATE LIMITED
 EMBARK PROCONPRIVATE LIMITED
 INDEX CONSTRUCTIONPRIVATE LIMITED
 IMPERIAL PROCON PRIVATELIMITED

Kaustav Hota
 Director/Authorised Signatory

För
 INTENT BUILDCON PRIVATE LIMITED
 IMPROVEREALCON PRIVATE LIMITED
 INSPIRE DEVCONPRIVATE LIMITED
 EVERNEW PROPERTIES PRIVATE LIMITED
 INTENT CONSTRUCTIONPRIVATE LIMITED
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 IMMENCE DEVELOPERSPRIVATE LIMITED
 ENDORSE REALCON PRIVATELIMITED
 EARTHYDEALCOM PRIVATE LIMITED
 EMBARK PROCONPRIVATE LIMITED
 INDEX CONSTRUCTIONPRIVATE LIMITED
 IMPERIAL PROCON PRIVATELIMITED

Director/Authorised Signatory

① Naveen Kumar
 770 Anandapur, Kol-107

② Anshuman Sarkar
 770 Anandapur, Kol-107

SIGNED SEALED AND DELIVERED by the
 within named **DEVELOPER** at Kolkata in the
 presence of:

For SALARPURIA SIGNUM COMPLEX LLR

Qandkishore Sr.
 Authorised Signatory

① Naveen Kumar
 770 Anandapur, Kol-107

② Anshuman Sarkar
 770 Anandapur, Kol-107

DRAFTED BY ME

Kaustav Hota
 Advocate
 C/o DSP LAW ASSOCIATES
 4D, NICCO HOUSE
 18&2, HARE STREET
 KOLKATA-700001
 P1101510



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District Sub Registrar-II
Alipore, South 24 Parganas
21 JAN 2025

PLAN SHOWING PHASE I AND PHASE II OF EVERLINK BUILDERS PVT LTD & 57 OTHERS IN MOUZA - BADE HOOGHLY, R.S. DAG.
NO.1326,1327,1328,1329,1331,1332,1333,1351,1364,1365,1366,1367,1368,1369,1370,1371,1372,1385,1385/1712,1386,1435/1718,
J.L. NO.-80, P.S.-SONARPUR, DIST.-24 PARGANAS (S), UNDER POLEGHAT GRAM PANCHAYET.

For
INTENT BUILDCON PRIVATE LIMITED
IMPROVEREALCON PRIVATE LIMITED
INSPIRE DEVCONPRIVATE LIMITED
EVERNEW PROPERTIES PRIVATE LIMITED
INTENT CONSTRUCTIONPRIVATE LIMITED
ENABLE BUILDERS PRIVATELIMITED
ELASTICDEVELOPERS PRIVATELIMITED
EVERSHINE PROCONPRIVATE LIMITED
INDUCT DEVELOPERSPRIVATE LIMITED
INDEX BUILDCON PRIVATELIMITED
EMINENT DEVCON PRIVATE LIMITED
IMMORTAL BUILDERSPRIVATE LIMITED
IMMENCE DEVELOPERSPRIVATE LIMITED
ENDORSE REALCON PRIVATELIMITED
EARTHYDEALCOM PRIVATE LIMITED
EMBARK PROCONPRIVATE LIMITED
INDEX CONSTRUCTIONPRIVATE LIMITED
IMPERIAL PROCON PRIVATELIMITED
IMPIETY DEVCON PRIVATE LIMITED

Kavshay Hota
Director/Authorised Signatory

For
INDUCT INFRAPROJECTPRIVATE LIMITED
ARTH DEVCON PRIVATELIMITED
INDUCTREALESTATE PRIVATELIMITED
ENDORSE BUILDERS PRIVATELIMITED
WELSCOME CONSTRUCTIONPRIVATE LIMITED
INCREDIBLE DEVCON PRIVATE LIMITED
WAKEFUL INFRA PROJECTS PRIVATE LIMITED
ISOLATE BUILDCON PRIVATE LIMITED
GOODPATH DEVELOPERS PRIVATE LIMITED
IVORY COMPLEX PRIVATE LIMITED
INCREDIBLE PROCON PRIVATE LIMITED
ELECT DEVCON PRIVATE LIMITED
WEIGHTYDEVCON PRIVATE LIMITED
ELASTICDEVELOPERS PRIVATELIMITED,
EFFORTCONSTRUCTION PRIVATELIMITED
INSISTREALCON PRIVATE LIMITED
DENTALBUILDERS PRIVATE LIMITED
WISEDEVELOPERS PRIVATELIMITED
ELFINBUILDCON PRIVATE LIMITED
WILYDEVELOPERS PRIVATELIMITED
EFFORTDEVCON PRIVATE LIMITED
INTENT DEVCONPRIVATE LIMITED
WOODLAND REALESTATEPRIVATE LIMITED
EARTHY DEALCOM PRIVATELIMITED
PANJIGRIHA NIRMAN PRIVATE LTD

Director/Authorised Signatory

For SALARPURIA SIGNUM COMPLEX,LLP

Authorised Signatory

Director/Authorised Signatory

ISOLATEPROCON PRIVATE LIMITED

ABHIEERU COMPLEX PRIVATELIMITED SALONA

WELSCOME DEVELOPERS PRIVATE LIMITED

WELINK HOUSING PRIVATE LIMITED

WELINK BUILDERS PRIVATE LIMITED

WELINK BUILDERS PRIVATE LIMITED

WELINK BUILDERS PRIVATE LIMITED

WELINK BUILDERS PRIVATE LIMITED

WELINK BUILDERS PRIVATE LIMITED

WELINK BUILDERS PRIVATE LIMITED

For

EVERLINK BUILDERS PRIVATELIMITED

SAFFORN PROJECTS PRIVATELIMITED

WELSCOME REALESTATEPRIVATE LIMITED

ISOLATE INFRAPROJECTPRIVATE LIMITED

INVENTION INFRAPROJECTPRIVATE LIMITED

WONDER REALCON PRIVATELIMITED

WELSCOME DEVCON PRIVATELIMITED

WEIGHTYBUILDERS PRIVATE LIMITED

IVORY ENCLAVEPRIVATE LIMITED

WARP INFRAPROJECTSPRIVATE LIMITED

INVENTION DEVELOPERSPRIVATE LIMITED

WELSCOME DEVELOPERS PRIVATE LIMITED

EVERLINK HOUSING PRIVATE LIMITED

ABHIEERU COMPLEX PRIVATELIMITED SALONA

REALESTATES PRIVATELIMITED

ISOLATEPROCON PRIVATE LIMITED

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SPECIMEN FORM FOR TEN FINGERPRINTS









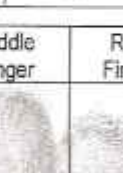
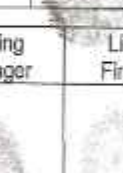


Daudkhan B.

| | | | | | |
|------------|---|---|--|---|---|
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand |  |  |  |  |  |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |  |  |  |  |  |



Chahin B.

| | | | | | |
|------------|---|---|--|---|---|
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand |  |  |  |  |  |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |  |  |  |  |  |



Kevstav H.

| | | | | | |
|------------|---|---|--|---|---|
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand |  |  |  |  |  |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |  |  |  |  |  |



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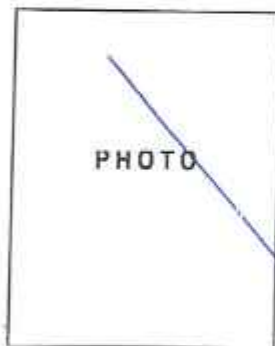
District Sub Registrar-II
Alipore, South 24 Parganas
21 JAN 2025

SPECIMEN FORM FOR TEN FINGERPRINTS



| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |

Sayoncheunbandh



| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



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District Sub Registrar-II
Alipore, South 24 Parganas
21 JAN 2025

DATED THIS 21st DAY OF January 2025

BETWEEN

**EVERLINK BUILDERS PRIVATE LIMITED &
ORS.**

... OWNERS

AND

SALARPURIA SIGNUM COMPLEX LLP

...DEVELOPER

**SUPPLEMENTARY DEVELOPMENT
AGREEMENT**

**DSP LAW ASSOCIATES
ADVOCATES
4D NICCO HOUSE
1B & 2 HARE STREET
KOLKATA -700001.**