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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



09AC 134728

Certified that the Document is admitted to
Registration The Signature Sheet and the
endorsement sheet attached to this document
are the part of this Document

Additional Registrar
of Assurances-III, Kolkata

Additional Registrar of
Assurances III Kolkata

- 7 JUL 2025

SUPPLEMENTARY MODIFICATION AGREEMENT

This **Supplementary Modification Agreement** made at **Kolkata, West Bengal, India** on this the 7th day of **July, 2025**, BETWEEN **ROCHITA CONSTRUCTION PRIVATE LIMITED** (PAN: AADC56592Q) (CIN: U70101WB1994PTC066642), a company incorporated under the Companies Act, 1956, having its registered and corporate office at 43/3, Hazra Road, Kolkata – 700019, Police Station and Post Office - Ballygunge represented by its director **Suresh Kumar Agarwal** (PAN: ACZPA5498H) (AADHAAR: 575089089671), son of **R. L. Agarwal** alias **Ramjilal Agarwal** alias **Ramjee Lal Agarwal**, residing at **Aashwariya**, Flat No. 4A, 4th Floor, 22A Buro Shibtalla Main Road Police Station: Behala, Post Office: Sahapur, Kolkata – 700 038, hereinafter referred to as the “**OWNER**”, (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors or successors-in-interest and permitted assigns) of the **ONE PART AND BELANI NPR HOUSING LLP** (PAN: AAOFB7023Q) (formerly known as **BELANI HOUSING LLP**), a limited liability partnership existing under the provisions of the Limited Liability Partnership Act, 2008, having identification No. AAD-0306 and its registered office at 257/A,

SL NO. 7706 DATE
NAME
ADD
AMT. *lev*

15 MAY 2025

C. P. KAKARANIA
ADVOCATE
10, OLD POST OFFICE STREET
3RD FLOOR, KOLKATA-700001

Handwritten signature

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



Additional Registrar of
Assurances III Kolkata

- 7 JUL 2025



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



190620252011874784

GRIPS Payment Detail

GRIPS Payment ID:	190620252011874784	Payment Init. Date:	19/06/2025 15:46:16
Total Amount:	75041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8996273306125	BRN Date:	19/06/2025 15:47:24
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr BELANI NPR HOUSING LLP
Mobile: 9831093008

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260118747858	Directorate of Registration & Stamp Revenue	75041
Total			75041

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





Additional Registrar of
Assurances III Kolkata
- 7 JUL 2025



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192025260118747858

GRN Details

GRN:	192025260118747858	Payment Mode:	SBI Epay
GRN Date:	19/06/2025 15:46:16	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8996273306125	BRN Date:	19/06/2025 15:47:24
Gateway Ref ID:	1030377925	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	190620252011874784	Payment Init. Date:	19/06/2025 15:46:16
Payment Status:	Successful	Payment Ref. No:	2001571896/3/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr BELANI NPR HOUSING LLP
Address:	257/A DESHPRAN SASMAL ROAD
Mobile:	9831093008
EEmail:	belaninprprojects@gmail.com
Period From (dd/mm/yyyy):	19/06/2025
Period To (dd/mm/yyyy):	-19/06/2025
Payment Ref ID:	2001571896/3/2025
Dept Ref ID/DRN:	2001571896/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001571896/3/2025	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2001571896/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				75041

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.



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Deshpran Sasmal Road, Police Station - Jadavpur, Post Office - Tollygunge, Kolkata - 700 033, represented by its designated partner, **Mr. Krishna Kumar Tekriwal (PAN: ABVPT7333F) (AADHAAR: 914734457775)**, son of Mr. Ramesh Chandra Tekriwal, residing at Altius, BL-West, 15th Floor, Flat No. W2, 67, Christopher Road, Police Station: Tangra, Post Office: Gobind Khatick Road, Kolkata – 700 046, hereinafter referred to as the **“DEVELOPER”** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors- in-interest and/or permitted assigns) of the **OTHER PART**.

(The **“Owner”** and the **“Developer”** are hereinafter individually referred to as a **“Party”** and collectively as the **“Parties”**).

WHEREAS:

- A. By and under a development agreement dated 15th December, 2021, between the Parties herein, registered with the Additional Registrar of Assurance-III, Kolkata, in Book No. I, Volume No. 1903-2022, Pages 69744 to 69828, Being No. 190315219 for the year 2021, as modified/amended from time to time (**“Said Agreement”**), the Parties herein recorded their mutual understanding and agreement pertaining, inter alia, to the development of Premises No. 52D, Bondel Road, Kolkata - 700 019, Police Station Karaya, Post Office Ballygunge, within Ward No. 76 of the Kolkata Municipal Corporation together with all structures thereon (**“Scheduled Property”**), and dealing with the Project to be constructed thereon.
- B. Subsequently, in lieu of the Developer having facilitated the Owner in dealing with certain identified liabilities of the Owner in respect of the Scheduled Property, the Parties mutually agreed to revise and/or amend - and/or modify the respective entitlements of each of the Owner and the Developer in the Project, and consequently, notwithstanding anything to the contrary recorded/stipulated in the Said Agreement, the Parties herein mutually agreed and executed a modification agreement dated 27th July 2023, registered with the Additional Registrar of Assurance-III, Kolkata, in Book No. I, Volume No. 1903-2023, Pages 185468 to 18543, Being No. 190304964 for the year 2023 (**“Modification Agreement”**) wherein, the following revision and/or modification was made to the Said Agreement (1) the **“Owner's Allocation”** as defined in the Said Agreement was revised and/or modified to mean and comprise of only 23.74% (twenty three point seventy four percent) of the total Saleable Area in the Project; and (2) the **“Developer's Allocation”** as defined in the Said Agreement was revised and/or modified to mean and comprise of (a) 76.26% (seventy six point twenty six percent) of the total Saleable Area in the Project; and (b) the entire Signage Space. The said revision and/or modification was recorded in Clause 3 of the said Modification Agreement.
- C. Now, in lieu of the Developer having facilitated the Owner in dealing with certain further identified liabilities of the Owner in respect of the Scheduled Property, notwithstanding anything to the contrary recorded/stipulated in the Said Agreement and/or the Modification Agreement, the Parties have mutually agreed to revise and/or amend and/or modify the respective allocations and/or entitlements of the Owner and the Developer in the Project as contained in the Modification Agreement, by way of this Agreement, in terms as stated hereinbelow.



Additional Registrar of
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NOW THIS AGREEMENT WITNESSETH as follows:

1. The "Owner's Allocation" shall mean and comprise only 22.81% (Twenty Two Point Eighty-One percent) of the total Saleable Area in the Project; and
2. The "Developer's Allocation" shall mean and comprise only (a) 77.19% (Seventy Seven Point Nineteen percent) of the total Saleable Area in the Project; and (b) the entire Signage Space.
3. It is agreed and understood that the allocation as recorded in Clause 3 of the Modification Agreement now stands modified and/or substituted by the understanding recorded herein and shall be and shall always be deemed to stand incorporated in the Said Agreement and the Modification Agreement and the understanding recorded herein shall be and shall be always be read in conjunction with the Said Agreement and the Modification Agreement and shall form and/or be an integral and inseparable part of the Said Agreement and the Modification Agreement.
4. It is further agreed and understood that the Said Agreement and the Modification Agreement shall be read and understood as modified and/or rectified and/or as amended herein.
5. It is further agreed and understood that all other clauses and/or terms and conditions contained in the Said Agreement and Modification Agreement shall mutatis mutandis apply to this Agreement, save to the extent modified herein, this Agreement shall, together with the terms and conditions and also right and obligations of the Said Agreement and the Modification Agreement respectively shall remain unchanged and/or shall be and remain in full force and effect and/or shall subsist, each of which shall be and shall remain unchanged and unaltered and shall continue to remain valid and binding on each of the Parties and each of which shall be adhered to and/or complied with respectively by Parties herein to the extent applicable to each of them.
6. The Parties agree and accept that each of the capitalized terms used herein, save and except if any specifically defined herein, shall have the same meaning as respectively ascribed to each of such terms in the Said Agreement and/or the Modification Agreement, as the case may be, and further the rules of interpretation as stipulated in the Said Agreement and the Modification Agreement shall also apply mutatis mutandis respectively to this Agreement.
7. The provisions contained in Clause 16 (Governing Law and Dispute Resolution) and Clause 18 (Miscellaneous Clause of the Said Agreement) shall apply to the understanding recorded herein in the same manner as if the same had been incorporated herein, and shall be valid and binding on each of the Parties.
8. This Agreement shall be deemed to be/treated as a Transaction Document within the meaning of and/or in terms of the Said Agreement and the Modification Agreement.



Additional Registrar of
Assurances III Kolkata

- 7 JUL 2025

IN WITNESS WHEREOF the Parties to these presents have hereunto set and subscribed their respective hands and affixed official stamp on this the 7th day of July 2025.

EXECUTED and DELIVERED by the
OWNER at KOLKATA in the presence of:

1. Akshay Kaurania
10, old Post office Street
Kolkata - 700001

ROCHITA CONSTRUCTION PVT. LTD.

Indu K. Agrawal
Director

2. *Kaurania*
(Antyagata)

EXECUTED and DELIVERED by the
DEVELOPER at KOLKATA in the presence of:

1. Akshay Kaurania

BELANI NPR HOUSING LLP

Krishna K. Termini
Designated Partner

2. *Kaurania*
(Antyagata)

Drafted By:

C.P. Kakarania
C.P. Kakarania
Advocate,
High Court, Calcutta
WB/572/1987












✓

Additional Registrar of
Assurances in Kolkata







- 7 JUL 2025

FORM FOR EXECUTION & FINGER PRINTS

NAME :

EXECUTION & SIGNATURE <i>Madhu W. Agrekar</i>	 Description :- Status :-	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(RIGHT HAND)				

NAME :

EXECUTION & SIGNATURE <i>Krishna K. Terwad</i>	 Description :- Status :-	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(RIGHT HAND)				

NAME :

EXECUTION & SIGNATURE	PHOTOGRAPH Description :- Status :-	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(RIGHT HAND)				



Additional Registrar of
Assurances III Kolkata

- 7 JUL 2025

DATED THIS 7th DAY OF JULY, 2025

BETWEEN

ROCHITA CONSTRUCTION PRIVATE LIMITED

... OWNER

AND

BELANI NPR HOUSING LLP

... DEVELOPER

SUPPLEMENTARY MODIFICATION AGREEMENT



CPK LEGAL

C.P. KAKARANIA
ADVOCATE, HIGH COURT, CALCUTTA
10, OLD POST OFFICE STREET
RIGHT WING, 3RD FLOOR, ROOM NO. 96
KOLKATA – 700 001

Major Information of the Deed

Deed No :	I-1903-05984/2025	Date of Registration	07/07/2025
Query No / Year	1903-2001571896/2025	Office where deed is registered	
Query Date	05/06/2025 6:05:41 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Akshay Kakrania 10, Old Post Office Street, 3rd Floor, Room No. 96, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831482473, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
		Rs. 58,03,76,580/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,030/- (Article:48(g))		Rs. 101/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bondel Road, Road Zone : (Ashutosh Ch Avenue – Bamun Para Lane) , , Premises No: 52D, , Ward No: 065 Pin Code : 700019

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Bigha 10 Katha 10 Chatak 36 Sq Ft		56,54,00,018/-	Property is on Road
Grand Total :				116.6138Dec	0 /-	5654,00,018 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	9000 Sq Ft.	0/-	1,49,76,562/-	Structure Type: Structure
Gr. Floor, Area of floor : 9000 Sq Ft.,Commercial Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		9000 sq ft	0 /-	149,76,562 /-	







Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Rochita Construction Private Limited 43/3, Hazra Road, City:- Not Specified, P.O:- Ballygunge, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-1XX4 , PAN No.:: AAxxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Belani NPR Housing LLP Deshpran Sasmal Road, 257/A, City:- Not Specified, P.O:- Tollygunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AAxxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<div>Name</div> <div>Mr Suresh Kumar Agarwal (Presentant)</div> <div>Son of Mr Ramjee Lal Agarwal</div> <div>Date of Execution - 07/07/2025, , Admitted by: Self, Date of Admission: 07/07/2025, Place of Admission of Execution: Office</div>	<div>Photo</div> <div></div> <div>Jul 7 2025 12:34PM</div>	<div>Finger Print</div> <div></div> <div>Captured</div> <div>LTI 07/07/2025</div>	<div>Signature</div> <div></div> <div>07/07/2025</div>
Ashwariya, Flat No: 4A, 4th Floor, 22A, Bura Shibtala Main Road, City:- Not Specified, P.O:- Sahapur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: ACxxxxxx8H, Aadhaar No: 57xxxxxxxx9671 Status : Representative, Representative of : Rochita Construction Private Limited (as Director)				
2	<div>Name</div> <div>Mr Krishna Kumar Tekriwal</div> <div>Son of Mr Ramesh Chandra Tekriwal</div> <div>Date of Execution - 07/07/2025, , Admitted by: Self, Date of Admission: 07/07/2025, Place of Admission of Execution: Office</div>	<div>Photo</div> <div></div> <div>Jul 7 2025 12:33PM</div>	<div>Finger Print</div> <div></div> <div>Captured</div> <div>LTI 07/07/2025</div>	<div>Signature</div> <div></div> <div>07/07/2025</div>
Altius, 67, Block/Sector: West, 15th Floor, Flat No: W2, 192C, Christophar Road, City:- Kolkata, P.O:- Gobinda Khatick Road, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: ABxxxxxx3F, Aadhaar No: 91xxxxxxxx7775 Status : Representative, Representative of : Belani NPR Housing LLP (as Designated Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Asit Manna Son of Late B K Manna 6, Old Post Office Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 07/07/2025	 Captured 07/07/2025	 07/07/2025
Identifier Of Mr Suresh Kumar Agarwal, Mr Krishna Kumar Tekriwal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Rochita Construction Private Limited	Belani NPR Housing LLP-116.614 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Rochita Construction Private Limited	Belani NPR Housing LLP-9000.00000000 Sq Ft

Endorsement For Deed Number : I - 190305984 / 2025

On 07-07-2025

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:24 hrs on 07-07-2025, at the Office of the A.R.A. - III KOLKATA by Mr Suresh Kumar Agarwal .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 58,03,76,580/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 07-07-2025 by Mr Suresh Kumar Agarwal, Director, Rochita Construction Private Limited (Private Limited Company), 43/3, Hazra Road, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Identified by Mr Asit Manna, , , Son of Late B K Manna, 6, Old Post Office Street, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-07-2025 by Mr Krishna Kumar Tekriwal, Designated Partner, Belani NPR Housing LLP, Deshpran Sasmal Road, 257/A, City:- Not Specified, P.O:- Tollygunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Identified by Mr Asit Manna, , , Son of Late B K Manna, 6, Old Post Office Street, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 80.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/06/2025 3:47PM with Govt. Ref. No: 192025260118747858 on 19-06-2025, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 8996273306125 on 19-06-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by , by Stamp Rs 10.00/-, by online = Rs 75,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7706, Amount: Rs.10.00/-, Date of Purchase: 15/05/2025, Vendor name: Mousumi Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/06/2025 3:47PM with Govt. Ref. No: 192025260118747858 on 19-06-2025, Amount Rs: 75,020/-, Bank: SBI EPay (SBlePay), Ref. No. 8996273306125 on 19-06-2025, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2025, Page from 231688 to 231700
being No 190305984 for the year 2025.



S-a

Digitally signed by SAMAR KUMAR PRAMANICK
Date: 2025.07.10 13:27:07 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 10/07/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.