

455/26

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AX 371832

M 2965 64/26

16/2
17/1

Additional Registrar of Assurances-IV, Kolkata

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

Additional Registrar of Assurances-IV, Kolkata

DEED OF RECTIFICATION

15 JAN 2026

1. Date: 13.01.2026

2. Place: Kolkata

3. Parties:



1585 10-12-25
ক্যা. 100/-

SUBRATA MUKHOPADHYAY
Advocate
HIGH COURT, CALCUTTA
En. No.: WB/1408/2010

ক্রেতার নাম ও পিতা _____
স্ট্যাম্প ডেউতার স্বাক্ষর _____
বিধান নম্বর: সল্টলেক সড়ি ৬ ডি এম বার ৩
মোট স্ট্যাম্প ক্রয় তা: _____
চালান নং: মোটর কও টাক্স বহিষ্কৃত
দিল্লী-বারাকপুর, ডেউতার-মিতা সন্ন্য

06 NOV 2025

818000.



ADDITIONAL REGISTRAR
OF ASSURANCES - IV, KOLKATA
13 JAN 2026

- 3.1 **ARYAN GRIHA NIRMAN CO. (PAN: ABVFA4025H)**, a partnership firm, having its office at 30, Vidyasagar Street, Post Office – Raja Ram Mohan Sarani, Police Station – Amherst Street, Kolkata – 700009 represented by its Partner Sri Shishir Gupta (PAN: AIHPG6508N, Aadhar No. 7976 7502 7873) son of Late Shree Bhagwan Gupta, by faith Hindu, by occupation Business, nationality Indian, residing at 16, Amherst Row, Post Office - Amherst Street, Kolkata 700009, Police Station - Amherst Street, District Kolkata;
- 3.2 **AYUSH REALCON CO. (PAN: ABVFA4022A)**, a partnership firm, having its office at 30, Vidyasagar Street, Post Office – Raja Ram Mohan Sarani, Police Station – Amherst Street, Kolkata – 700009 represented by its Partner Sri Shishir Gupta (PAN: AIHPG6508N, Aadhar No. 7976 7502 7873) son of Late Shree Bhagwan Gupta, by faith Hindu, by occupation Business, nationality Indian, residing at 16, Amherst Row, Post Office - Amherst Street, Kolkata 700009, Police Station - Amherst Street, District Kolkata;
- 3.3 **ARYAN BUILDING & Co. (PAN: ABVFA4021D)**, a partnership firm, having its office at 30, Vidyasagar Street, Post Office – Raja Ram Mohan Sarani, Police Station – Amherst Street, Kolkata – 700009 represented by its Partner Sri Shishir Gupta (PAN: AIHPG6508N, Aadhar No. 7976 7502 7873) son of Late Shree Bhagwan Gupta, by faith Hindu, by occupation Business, nationality Indian, residing at 16, Amherst Row, Post Office - Amherst Street, Kolkata 700009, Police Station - Amherst Street, District Kolkata;
- 3.4 **ARYAN INFRASTRUCTURE COMPANY (PAN: ABJFA2049R)**, a partnership firm, having its office at 30, Vidyasagar Street, Post Office – Raja Ram Mohan Sarani, Police Station – Amherst Street, Kolkata – 700009 represented by its Partner Sri Shishir Gupta (PAN: AIHPG6508N, Aadhar No. 7976 7502 7873) son of Late Shree Bhagwan Gupta, by faith Hindu, by occupation Business, nationality Indian, residing at 16, Amherst Row, Post Office - Amherst Street, Kolkata 700009, Police Station - Amherst Street, District Kolkata;

(Owners, includes successors-in-interest and/or assigns)

(Owners, includes successors-in-interest and/or assigns)

And

- 3.2 **VINAYAK REALTECH PROPERTIES LLP [LLP IN: AAQ-5804 and PAN: AASFV1939M]**, a limited liability partnership firm governed by the provisions of the Limited Liability Partnership Act, 2008, having its registered office at T-68, Teghoria Main Road, Behind Lokenath Mandir, Post Office Hatiara, P.S.- Baguiati, Kolkata-700157, District Kolkata, represented by one of its partners, **Shishir Gupta**, son of Late Shri Bhagwan Gupta, by faith Hindu, by occupation Business, nationality Indian, residing at 28, Vidyasagar Street, Post Office & Police Station- Amherst Street, Kolkata 700009, District Kolkata [PAN AIHPG6508N] [Aadhaar No. 7976 5702 7873].(Developer, successors-in-interest and/or permitted assigns).

Owners and Developer individually **Party** and collectively **Parties**.

NOW THIS DEED OF RECTIFICATION WITNESSES, RECORDS:

4. **Subject Matter of Rectification:** Rectification of Joint Development Agreement with Power of Attorney dated 9th September, 2025 (“Principal Agreement”) and duly registered in the office of Additional Registrar of Assurance, II and recorded in Book I, Volume 1902-2025, Pages from 501032



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13 JAN 2026

to 501092, Being No. 190210836 for the year 2025 (hereinafter referred to as Said Principal Agreement).

5. Background:

5.1 Said Principal Agreement: By the said Principal Agreement, the owner has agreed to appoint the Developer as the developer and promoter to commercially exploit the land measuring 25.3365 (twenty five point three three six five) decimal, more or less, equivalent to 15.3555 (fifteen point three five five five) cottah, more or less, comprised in R.S./L.R. Dag Nos. 655 recorded in L.R. Khatian Nos. 3878, 3948, 3951, 3886, Mouza Kalikapur, J.L. No. 40, Police Station Rajarhat, within the jurisdiction of Patharghata Gram Panchayat, Sub-Registration District Rajarhat, District North 24 Parganas,

WHEREAS, due to an inadvertent clerical and typographical error, in **Page No. 7, Paragraph No. 4**, under **Clause 8.4** in **Line No. 6** of the Principal Agreement incorrectly mentions the Completion Time as **“4 (four) years”** instead of the mutually agreed period of **5 (five) years**.

WHEREAS, due to an inadvertent clerical and typographical error in **Page No 12, Paragraph No. 5**, under **Clause 13.1.1.(c)** in **Line No. 4** of the Principal Agreement incorrectly mentions the Completion Time as **“4 (four) years”** instead of the mutually agreed period of **5 (five) years**.

WHEREAS, the Parties have never intended to revise or reduce the Completion Time to 4 (four) years, and the said error is purely unintentional and accidental.

WHEREAS, the Parties are desirous of rectifying the said error by executing this Deed of Rectification, without altering any other term of the Principal Agreement.

NOW THIS DEED OF RECTIFICATION WITNESSETH AS FOLLOWS:

1. Rectification of Clause 8.4

1.1 The Parties hereby declare, confirm and place on record that in **Page No. 7, Paragraph No. 4** under **Clause 8.4** in **Line No. 6** of the Principal Agreement, wherever the Completion Time is mentioned as:

“4 (four) years”

the same shall be read, construed and substituted as:

5 (five) years with effect from the date of execution of the Principal Agreement.

1.2 It is further clarified that the Completion Time of **5 (five) years** shall be reckoned from the date of sanction of the Building Plans by the competent authority, subject to Force Majeure and other conditions as already provided in the Principal Agreement.

2. Rectification of Clause 13.1.1.(c)

2.1 The Parties hereby declare, confirm and place on record that in **Page No. 12, Paragraph No. 5** under **Clause 13.1.1.(c)** in **Line No. 4**, of the Principal Agreement, wherever the Completion Time is referred as:

“4 (four) years”

the same shall be read, construed and substituted as:

“5 (five) years”

with effect from the date of execution of the Principal Agreement.



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ADITYA KUMAR DEBTRAY
OFF. REGISTRAR OF ASSURANCES, KOLKATA
13 JAN 2026

2.2 It is further clarified that the Completion Time of **5 (five) years** shall be reckoned from the date of sanction of the Building Plans by the competent authority, subject to Force Majeure and other conditions as already provided in the Principal Agreement.

3. Nature of Rectification

3.1 This Deed of Rectification is executed solely to correct the aforesaid clerical error and shall not be construed as a novation, amendment or alteration of any other term, condition, right or obligation of the Parties.

4. Conjunctive Reading

4.1 The Principal Agreement shall henceforth be read in conjunction with this Deed of Rectification, and it shall be deemed that the corrected Completion Time of 5 (five) years was always the agreed and intended period between the Parties.

5. Balance Terms Unchanged

5.1 Save and except the rectification expressly stated hereinabove, all other terms and conditions of the Principal Agreement shall remain unchanged, unaltered and in full force and effect.

6. Governing Law and Jurisdiction

6.1 This Deed of Rectification shall be governed by the laws of India, and the jurisdiction and dispute resolution provisions contained in the Principal Agreement shall apply mutatis mutandis.





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ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
13 JAN 2026

7 Execution and Delivery

7.1 In Witness Whereof the Parties have executed and delivered this Development Agreement on the date mentioned above.

ARYAN GRIHA NIRMAN CO
S K S L - P V J
Partner

AYUSH REALCON CO.
S K S L - P V J
Partner

ARYAN BUILDING & CO
S K S L - P V J
Partner

ARYAN INFRASTRUCTURE COMPANY
S K S L - P V J
Partner

[Owner]

VINAYAK REALTECH PROPERTIES LLP
S K S L - P V J
Partner

[Developer]

Witnesses:

Signature Argha Mukherjee

Signature Ajman Bha Duri

Name Argha Mukherjee

Name Ajman Bha Duri

Father's Name Bajran Mukherjee

Father's Name Mohima Rajan Bha Duri

Address T-62, Teghonia, Kd-700157

Address Teghonia, Kd-700157

Drafted by:

Subrata Mukhopadhyay

SUBRATA MUKHOPADHYAY
Advocate
HIGH COURT, CALCUTTA
En. No.: WB/1408/2010



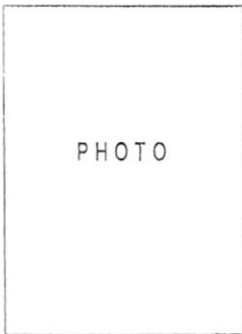
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
13 JAN 2026

SPECIMEN FORM FOR TEN FINGERPRINTS



S-56-75-7

	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					



	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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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
13 JAN 2026

Major Information of the Deed

Deed No :	I-1904-00648/2026	Date of Registration	15/01/2026
Query No / Year	1904-2000096364/2026	Office where deed is registered	
Query Date	13/01/2026 2:51:41 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Argha Mukherjee B/L,5/2, Baguiati, BC Ray Sarani, Kolkata - 700059, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, Mobile No. : 8617726934, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 4/-	Rs. 88,67,775/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:4)	Rs. 284/- (Article:E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, JI No: 40, Pin Code : 700135






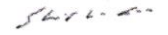
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-655 (RS :-)	LR-3878	Bastu	Bastu	6.3156 Dec	1/-	22,10,460/-	
L2	LR-655 (RS :-)	LR-3948	Bastu	Bastu	6.3441 Dec	1/-	22,20,435/-	Property is on Road
L3	LR-655 (RS :-)	LR-3951	Bastu	Bastu	6.3612 Dec	1/-	22,26,420/-	Property is on Road
L4	LR-655 (RS :-)	LR-3886	Bastu	Bastu	6.3156 Dec	1/-	22,10,460/-	Property is on Road
		TOTAL :			25.3365Dec	4 /-	88,67,775 /-	
		Grand Total :			25.3365Dec	4 /-	88,67,775 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ARYAN GRIHA NIRMAN CO 30 Viyasagar Street, City:- Kolkata, P.O:- Raja Ram Mohan Sarani, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 Date of Incorporation:XX-XX-2XX1 , PAN No.:: ABxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Vinayak Realtech Properties LLP T-68, Teghoria Main Road, Behind Lokenath Mandir, City:- Not Specified, P.O:- Hatiara, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700135 Date of Incorporation:XX-XX-2XX9 , PAN No.:: AAxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization as Developer, Executed by: Representative, Executed by: Representative

3	AYUSH REALCON CO 30, VIDYASAGAR STEET, City:- Kolkata, P.O:- RAJA RAM MOHAN SARANI, P.S:-Amherst Street, District:- Kolkata, West Bengal, India, PIN:- 700009 Date of Incorporation:XX-XX-2XX1 , PAN No.:: ABxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	ARYAN BUILDING& CO 30, VIDYASAGAR STREET, City:- Kolkata, P.O:- RAJA RAM MOHAN SARANI, P.S:-Amherst Street, District:- Kolkata, West Bengal, India, PIN:- 700009 Date of Incorporation:XX-XX-2XX1 , PAN No.:: ABxxxxxx1D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	ARYAN INFRASTRUCTURE COMPANY 30, VIDYASAGAR STREET, City:- Kolkata, P.O:- RAJA RAM MOHAN SARANI, P.S:-Amherst Street, District:- Kolkata, West Bengal, India, PIN:- 700009 Date of Incorporation:XX-XX-2XX7 , PAN No.:: ABxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Shishir Gupta (Presentant) Son of Late Bhagwan Gupta Date of Execution - 13/01/2026, , Admitted by: Self, Date of Admission: 13/01/2026, Place of Admission of Execution: Office	 <small>Jan 13 2026 5:07PM</small>	 Captured <small>LTI 13/01/2026</small>	 <small>13/01/2026</small>
30 Vidyasagar Street, City:- Kolkata, P.O:- Hatiara, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: aixxxxx8n, Aadhaar No: 79xxxxxxxx7873 Status : Representative, Representative of : ARYAN GRIHA NIRMAL CO (as PARTNER), AYUSH REALCON CO (as PARTNER), ARYAN BUILDING& CO (as PARTNER), ARYAN INFRASTRUCTURE COMPANY (as PARTNER)				
2	Name Mr Shishir Gupta Son of Late Bhagwan Gupta Date of Execution - 13/01/2026, , Admitted by: Self, Date of Admission: 13/01/2026, Place of Admission of Execution: Office	 <small>Jan 13 2026 5:07PM</small>	 Captured <small>LTI 13/01/2026</small>	 <small>13/01/2026</small>
30 Vidyasagar Street, City:- Kolkata, P.O:- Hatiara, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: Alxxxxx8N, Aadhaar No: 79xxxxxxxx7873 Status : Representative, Representative of : Vinayak Realtech Properties LLP				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Argha Mukherjee Son of Mr Bapan Mukherjee T-68, Teghoria Main Road, City:- Not Specified, P.O:- Rajarhat, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157		 Captured	
	13/01/2026	13/01/2026	13/01/2026
Identifier Of Mr Shishir Gupta, Mr Shishir Gupta			

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, JI No: 40, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 655, LR Khatian No:- 3878	Owner:আরোয়ান গৃহ নির্মান কো., Gurdian:পার্টনার , Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	ARYAN GRIHA NIRMAN CO
L2	LR Plot No:- 655, LR Khatian No:- 3948	Owner:আয়ুষ রিয়ালকন কোম্পানী, Gurdian:পক্ষে পার্টনার, Address:৩০,বিদ্যাসাগর স্ট্রীট, কোলকাতা-৭০০০০৯, Classification:শালি, Area:0.06000000 Acre,	AYUSH REALCON CO
L3	LR Plot No:- 655, LR Khatian No:- 3951	Owner:আরিয়ান বিল্ডিং এন্ড কো , Gurdian:পক্ষে পার্টনার, Address:নিজ , Classification:শালি, Area:0.07000000 Acre,	ARYAN BUILDING& CO
L4	LR Plot No:- 655, LR Khatian No:- 3886	Owner:আরিয়ান ইনফ্রাস্ট্রাকচার কোম্পানী ., Gurdian:পক্ষে পার্টনার, Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	ARYAN INFRASTRUCTURE COMPANY

Endorsement For Deed Number : I - 190400648 / 2026

On 13-01-2026

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

Presented for registration at 16:21 hrs on 13-01-2026, at the Office of the A.R.A. - IV KOLKATA by Mr Shishir Gupta

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

Execution is admitted on 13-01-2026 by Mr Shishir Gupta, PARTNER, ARYAN GRIHA NIRMAL CO (Partnership Firm), 30 Viyasagar Street, City:- Kolkata, P.O:- Raja Ram Mohan Sarani, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009; PARTNER, AYUSH REALCON CO (Partnership Firm), 30, VIDYASAGAR STEET, City:- Kolkata, P.O:- RAJA RAM MOHAN SARANI, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009; PARTNER, ARYAN BUILDING& CO (Partnership Firm), 30, VIDYASAGAR STREET, City:- Kolkata, P.O:- RAJA RAM MOHAN SARANI, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009; PARTNER, ARYAN INFRASTRUCTURE COMPANY (Partnership Firm), 30, VIDYASAGAR STREET, City:- Kolkata, P.O:- RAJA RAM MOHAN SARANI, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009

Identified by Mr Argha Mukherjee, , Son of Mr Bapan Mukherjee, T-68, Teghoria Main Road, P.O: Rajarhat, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Advocate

Execution is admitted on 13-01-2026 by Mr Shishir Gupta, PARTNER, Vinayak Realtech Properties LLP (LLP), T-68, Teghoria Main Road, Behind Lokenath Mandir, City:- Not Specified, P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Identified by Mr Argha Mukherjee, , Son of Mr Bapan Mukherjee, T-68, Teghoria Main Road, P.O: Rajarhat, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Advocate

Payment of Fees

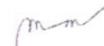
Certified that required Registration Fees payable for this document is Rs 284.00/- (E = Rs 200.00/- ,I = Rs 55.00/- ,M (a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 284.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by , by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1585, Amount: Rs.100.00/-, Date of Purchase: 10/12/2025, Vendor name: M Dutta

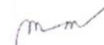


Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 15-01-2026

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 : 4 of Indian Stamp Act 1899.



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2026, Page from 34221 to 34234

being No 190400648 for the year 2026.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2026.01.16 12:43:28 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 16/01/2026

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.