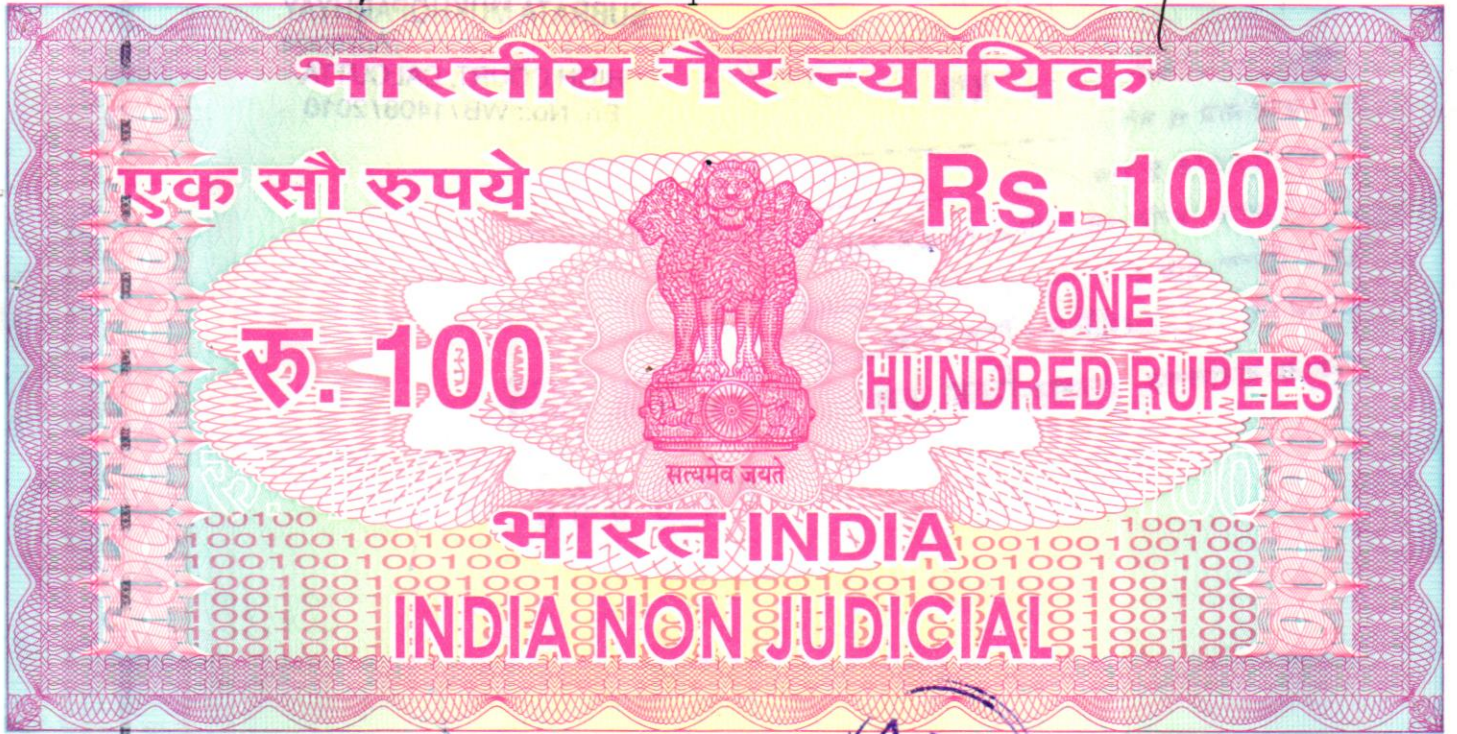


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AX 371831

M. 21/05/2026

*13/1
16/15*

Additional Registrar of
Assurances-IV, Kolkata

Certified that the Document is admitted for
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:

1584 10-12-25

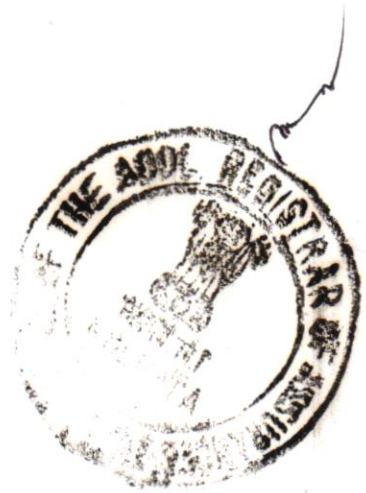
SUBRATA MUKHOPADHYAY
Advocate
HIGH COURT, CALCUTTA
En. No.: WB/1408/2010

তারিখ 10/12/25
মূল্য 100/-

ডেডতার নাম ও পিতা
ডেডতার বৃত্ত
বিধান নম্বর, সরকারি স্মৃতি ও ডি এম আর
মোট টাকার ক্রয় তা
খালান নং
মোট কত টাকা বাকি
জিয়ারী-বারাকপুর, ডেডার-মিতা দাস

06 NOV 2025

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ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
13 JAN 2026

- 3.1 **AYUSH GUPTA [PAN: BGUPG8649A and Aadhaar No.: 5582 1406 9750]**, son of Shishir Gupta, by faith Hindu, by occupation Student, nationality Indian, residing at 30, Vidyasagar Street, Raja Ram Mohan Sarani, Post Office Amherst Street, Kolkata-700009, Police Station Amherst Street, District Kolkata;

(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 500980 to 501031, Being No. 190210837 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 10 (ten) decimal, more or less, equivalent to 6.0606 (six point zero six zero six) cottah, more or less, comprised in R.S/L.R. Dag Nos. 656 recorded in L.R. Khatian Nos. 4239, 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. 6, Paragraph No. 6**, 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 11, Paragraph No. 7**, 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:



2

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
13 JAN 2026

1. Rectification of Clause 8.4

1.1 The Parties hereby declare, confirm and place on record that in **Page No. 7, Paragraph No. 6** 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. 11, Paragraph No. 7** 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.

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.



ADDITIONAL REGISTRAR
OF ASSURANCES, 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.

Ayush Gupta.

[Owner]

VINAYAK REALTECH PROPERTIES LLP
SKSL-2011

Partner

[Developer]

Witnesses:

Signature Ayush Mukherjee

Signature Aman Bhaduri

Name Ayush Mukherjee

Name Aman Bhaduri

Father's Name Bipin Mukherjee

Father's Name Mohina Ranjan Bhaduri

Address Teghoria, Kolkata-700152

Address Teghoria, Kolkata-700152

Drafted by:



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



✓

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
13 JAN 2026

SPECIMEN FORM FOR TEN FINGERPRINTS



S. S. L. - S. V. - r

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



Ajush Gupta.

	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					



ADDITIONAL REGISTRAR
OF ASSURANCES - IV, KOLKATA
13 JAN 2026

Major Information of the Deed



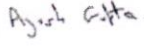
Deed No :	I-1904-00646/2026	Date of Registration	15/01/2026
Query No / Year	1904-2000095532/2026	Office where deed is registered	
Query Date	13/01/2026 2:11:58 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Argha Mukherjee B/L,5/2, Baguiati, BC Ray Sarani, Kolkata - 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. 1/-	Rs. 35,00,000/-		
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-656 (RS :-)	LR-4239	Bastu	Bastu	10 Dec	1/-	35,00,000/-	
Grand Total :					10Dec	1 /-	35,00,000 /-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Ayush Gupta (Presentant) Son of Mr Shishir Gupta Executed by: Self, Date of Execution: 13/01/2026 , Admitted by: Self, Date of Admission: 13/01/2026 ,Place : Office		 Captured	
		13/01/2026	LTI 13/01/2026	13/01/2026
30 Viyasagar Street,VTC- Raja Ram Mohan Sarani, City:- Kolkata, P.O:- Raja Ram Mohan Sarani, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: IndiaDate of Birth:XX-XX-2XX4 , PAN No.:: BGxxxxxx9A, Aadhaar No: 55xxxxxxxx9750, Status :Individual, Executed by: Self, Date of Execution: 13/01/2026 , Admitted by: Self, Date of Admission: 13/01/2026 ,Place : Office				

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.:: AAxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization as Developer, Executed by: Representative, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	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 5:12PM</small>	 <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	 <small>13/01/2026</small>	 <small>13/01/2026</small>	 <small>13/01/2026</small>
Identifier Of Mr Ayush 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:- 656, LR Khatian No:- 4239	Owner:আম্মুণ গুপ্ত, Gurdian:শিশির গুপ্ত, Address:নি , Classification:নালি, Area:0.20000000 Acre,	Mr Ayush Gupta

Endorsement For Deed Number : I - 190400646 / 2026

On 13-01-2026

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

Presented for registration at 16:15 hrs on 13-01-2026, at the Office of the A.R.A. - IV KOLKATA by Mr Ayush Gupta , one of the Executants.

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

Execution is admitted on 13/01/2026 by Mr Ayush Gupta, Son of Mr Shishir Gupta, 30 Viyasagar Street,VTC- Raja Ram Mohan Sarani, P.O: Raja Ram Mohan Sarani, Thana: Amherst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession Student

Indetified 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

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

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

Indetified 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 1584, Amount: Rs.100.00/-, Date of Purchase: 10/12/2025, Vendor name: M Dutta

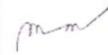


Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

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 34262 to 34272

being No 190400646 for the year 2026.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2026.01.16 12:46:53 +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.