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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A.R.A.
IV

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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 the Documents

Additional Registrar of
Assurances-IV, Kolkata

DEED OF RECTIFICATION

15 JAN 2026

1. Date: 13.01.2026

2. Place: Kolkata

3. Parties:



- 3.1 AYUSH UDDYOG & CO. (PAN: ABVFA4060E)**, having its office at 30, Vidyasagar Street, Post Office – Raja Ram Mohan Sarani, Police Station – Amherst Street, Kolkata – 700009; a partnership firm represented by one of its Partner Sri **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**]. (**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 **501221** to **501272**, Being No. **190210840** for the year **2025** (hereinafter referred to as **Said Principal Agreement**).



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13 JAN 2026

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 3.936 (three point nine three six) decimal, more or less, equivalent to 2.3855 (two point three eight five five) *cottah*, more or less, comprised in R.S./L.R. *Dag* Nos. 654 recorded in L.R. *Khatian* Nos. 3958, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, within the jurisdiction of Patharghata *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas more fully described in the **1st Schedule** below (collectively **Said Property**),

WHEREAS, due to an inadvertent clerical and typographical error, in **Page No. 6, Paragraph No. 4**, under **Clause 8.4** in **Line No. 5 and 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. 3**, under **Clause 13.1.1.(c)** in **Line No. 3 and 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. 6, Paragraph No. 4** under **Clause 8.4** in **Line No. 5 and 6** of the Principal Agreement, wherever the Completion Time is mentioned as:

“**4 (four) years**”



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REGISTRAR OF COMPANIES
OF KARNATAKA
13 JAN 2026

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. 3** under **Clause 13.1.1.(c)** in **Line No. 3 and 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.



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REGISTRAR
OF COMPANIES IV, KOLKATA
13 JAN 2026

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.





[Handwritten mark]

ADDITIONAL REGISTRAR
OF ASSURANCES - IV, 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 UDYOG & CO.

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

Partner

[Owner]

VINAYAK REALTECH PROPERTIES LLP

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

Partner

[Developer]

Witnesses:

Signature

Dipak Ram

Signature

Aman Bhadani

Name

Dipak Ram

Name

Aman Bhadani

Father's Name

M. K. Ram

Father's Name

Mohana Ranjan Bhadani

Address

Alipore police Court

Address

Teghoria, Kal-700157

Drafted by:

Subrata Mukhopadhyay

SUBRATA MUKHOPADHYAY

Advocate

HIGH COURT, CALCUTTA

En. No.: WB/1408/2010



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
13 JAN 2026

SPECIMEN FORM FOR TEN FINGERPRINTS

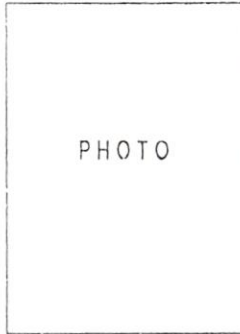


Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

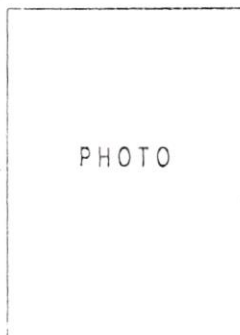
S.L.S.L - 1575



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



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



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



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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
13 JAN 2026

Major Information of the Deed

Deed No :	I-1904-00649/2026	Date of Registration	15/01/2026
Query No / Year	1904-2000090464/2026	Office where deed is registered	
Query Date	13/01/2026 10:41:13 AM	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. 13,77,600/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:4)	Rs. 284/- (Article:E)		
Remarks			

Land Details :



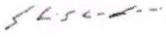


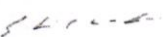
District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, JI No: 40, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-654 (RS :-)	LR-3958	Bastu	Bastu	3.936 Dec	1/-	13,77,600/-	
Grand Total :					3.936Dec	1 /-	13,77,600 /-	




Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AYUSH UDYOG & 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.:: ABxxxxxx0E,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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>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</p>	<p>Photo</p>  <p>Jan 13 2026 5:10PM</p>	<p>Finger Print</p>  <p>Captured LTI 13/01/2026</p>	<p>Signature</p>  <p>13/01/2026</p>
<p>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.:: aixxxxxx8n, Aadhaar No: 79xxxxxxxx7873 Status : Representative, Representative of : AYUSH UDYOG & CO (as PARTNER)</p>				
2	<p>Name</p> <p>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</p>	<p>Photo</p>  <p>Jan 13 2026 5:10PM</p>	<p>Finger Print</p>  <p>Captured LTI 13/01/2026</p>	<p>Signature</p>  <p>13/01/2026</p>
<p>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.:: Alxxxxxx8N, Aadhaar No: 79xxxxxxxx7873 Status : Representative, Representative of : Vinayak Realtech Properties LLP</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>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</p>	 <p>13/01/2026</p>	 <p>Captured 13/01/2026</p>	 <p>13/01/2026</p>
<p>Identifier Of Mr Shishir Gupta, Mr Shishir Gupta</p>			

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:- 654, LR Khatian No:- 3958	Owner:আমুশ উদ্যোগ অ্যান্ড কোং, Gurdian:পক্ষে পার্শ্বের, Address:বিদ্যাসাগর স্ট্রীট কলকাতা , Classification:শালি, Area:0.03000000 Acre,	AYUSH UDYOG & CO

Endorsement For Deed Number : I - 190400649 / 2026

On 13-01-2026

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

Presented for registration at 15:12 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, AYUSH UDYOG & 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

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

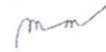
Certified that required Registration Fees payable for this document is Rs 284.00/- (E = Rs 200.00/- ,I = Rs 55.00/- ,M (a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 284.00/-

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 1582, 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 34350 to 34363

being No 190400649 for the year 2026.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2026.01.16 12:50:23 +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.