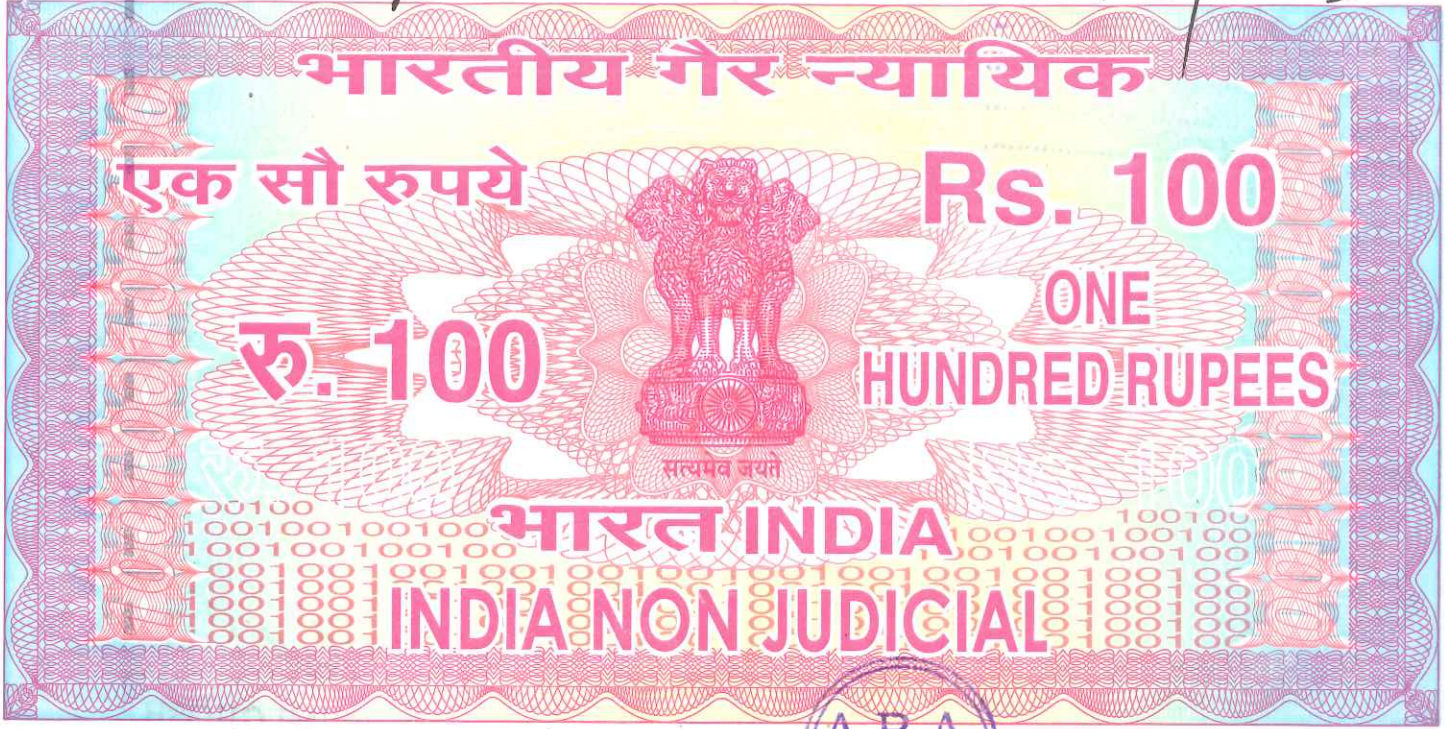


2001/2023

NS VOM 0 2

21/25/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AM 882973

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

Additional Registrar of Assurances-IV, Kolkata

DEED OF RECTIFICATION

- 9 FEB 2023

THIS DEED OF RECTIFICATION is made on this ^{9th} day of February, 2023 by **ROCHITA CONSTRUCTION PRIVATE LIMITED (PAN: AADCS6692Q)** a Company registered under the provisions of the Companies Act, 1956 having its registered office at 43/3, Hazra Road, Post Office and Police Station - Ballygunge, Kolkata - 700019, represented by its Director **MR. SURESH KUMAR AGARWAL (PAN: ACZPA5498H) (AADHAAR: 5750 8908 9671)**, son of Mr. Ramji Lal Agarwal, working for gain at 43/3, Hazra Road, Post Office and Police Station - Ballygunge, Kolkata - 700019, hereinafter referred to as the **"DECLARANT"** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successors-in-office and/or successors-in-interest, agents and assigns).

ROCHITA CONSTRUCTION PVT. LTD.

Suresh Kumar Agarwal

DIRECTOR

13:08

9/2

2/32721/23

Additional Registrar of Assurances-IV, Kolkata

30 NOV 2022

CL. NO. 30197 DATE.....
NAME.....
ADD.....
AMT. 1000

NIKITA KHAITAN
Advocate
3rd Floor, 10, Old Post Office St.
Room No. 96, Kolkata-700 001
Mob- 8420255262
khatannikita@gmail.com

Mousumi Ghosh
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



ADDITIONAL REGISTRAR
OF ASSURANCES IV, KOLKATA
- 9 FEB 2023

WHEREAS a typographical mistake cropped up in the Deed of Release dated 31st day of December, 2022, registered in the office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2023, Pages from 5667 to 5692, Being No.190400147 for the year 2023 made by and between one Arnab Paul, son of Late Bejon Kumar Paul as the “Releasor” therein and Rochita Construction Private Limited, represented by its Director Mr. Suresh Kumar Agarwal, as the “Releasee” therein (the “**SAID DEED OF RELEASE**”).

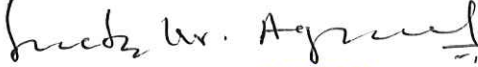
AND WHEREAS at the time of execution of the Said Deed Of Release a few inadvertent/typographical errors cropped up in the Said Deed Of Release that skipped the attention of Parties to the Said Deed Of Release.

AND WHEREAS to rectify the said errors it is necessary that this Deed of Rectification be signed and/or executed as an addendum to the Said Deed Of Release.

NOW THIS DEED WITNESSETH AND IT IS HEREBY DECLARED BY THE PARTIES as follows: -

1. That in the 5th Line of the 1st Page (Stamp Paper Page) of the Said Deed of Release after the name, PAN and AADHAR of the said Arnab Paul, the word “wife” shall be and shall always be deemed to have written as “son”

ROCHITA CONSTRUCTION PVT. LTD.


DIRECTOR

2. That in the 8th and 9th Line of the 1st Page (Stamp Paper Page) of the Said Deed of Release, the expression "... their respective" shall be and always be read as "his".
3. **Save** as amended hereinabove, all other terms, conditions and stipulations mentioned in the Said Deed Of Release dated 31st December, 2022 shall remain unchanged and in full force and effect and will continue to apply and remain in force mutatis mutandis.
4. The responsibility of genuineness of all the facts written in this Declaration solely lies in the Declarant.
5. No positional quantitative or qualitative change of property in the original document has occurred due to this Rectification /Declaration.
6. Henceforth, the Said Deed Of Release dated 31st December, 2022 shall always be read in conjunction with these presents and this Deed Of Rectification is analogous and contemporaneous to the Said Deed Of Release dated 31st December, 2022.

ROCHITA CONSTRUCTION PVT. LTD.

Jayesh W. Agrawal
DIRECTOR

FORM FOR EXECUTION & FINGER PRINTS

NAME :

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

NAME :

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

NAME :

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

Major Information of the Deed

Deed No :	I-1904-02125/2023	Date of Registration	09/02/2023
Query No / Year	1904-2000327211/2023	Office where deed is registered	
Query Date	07/02/2023 12:35:12 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Nikita Khaitan 10 Old Post Office Street,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8420255262, Status :Advocate		
Transaction	Additional Transaction		
[0904] Declaration, Deed of Rectification	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,50,00,000/-	Rs. 3,58,95,960/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:4)	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :

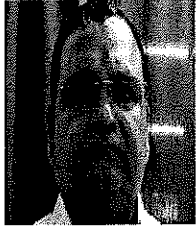


District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 52E, Ward No: 065, Road: Bondel Road, Pin Code : 700019

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1	, Zone Name: (Ashutosh Ch Avenue -- Bamun Para Lane),			Super Built-up Area: 5220	2,30,00,000/-	3,38,25,600/-	Floor No: 1, Apartment Type: Flat/Apartment Residential Use , Floor Type: Mosaic, Age of Flat: 0 Year ,Property is on Road, New Flat ,Status of Completion : Yet to be constructed
A2	, Zone Name: (Ashutosh Ch Avenue -- Bamun Para Lane),			Area of Open garage: 540	20,00,000/-	20,70,360/-	, Apartment Type: Open Garage Residential Use , Floor Type: Cemented, Age of Flat: 0 Year ,Property is on Road, New Flat ,Status of Completion : Yet to be constructed




Executant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Rochita Construction Private Limited Hazra Road, 43/3, Hazra Road, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Suresh Kumar Agarwal (Presentant) Son of Mr Ramji Lal Agarwal Date of Execution - 09/02/2023, , Admitted by: Self, Date of Admission: 09/02/2023, Place of Admission of Execution: Office			
		Feb 9 2023 1:37PM	LTI 09/02/2023	09/02/2023
43/3, Hazra Road, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx8H, Aadhaar No: 57xxxxxxxx9671 Status : Representative, Representative of : Rochita Construction Private Limited (as director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sunny Paul Son of Late Arun Kumar Paul Bondel Road, Bondel Road, City:- Not Specified, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019			
	09/02/2023	09/02/2023	09/02/2023
Identifier Of Mr Suresh Kumar Agarwal			

On 09-02-2023

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.

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

Presented for registration at 13:08 hrs on 09-02-2023, at the Office of the A.R.A. - IV KOLKATA by Mr Suresh Kumar Agarwal ,.

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

Execution is admitted on 09-02-2023 by Mr Suresh Kumar Agarwal, director, Rochita Construction Private Limited (Private Limited Company), Hazra Road, 43/3, Hazra Road, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Sunny Paul, , Son of Late Arun Kumar Paul, Bondel Road, Road: Bondel Road, , P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Service

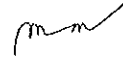
Payment of Fees

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 Cash Rs 101.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 30197, Amount: Rs.100.00/-, Date of Purchase: 30/11/2022, Vendor name: M GHOSH



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 1904-2023, Page from 133944 to 133955
being No 190402125 for the year 2023.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.02.14 13:50:05 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/02/14 01:50:05 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)