



पश्चिम बंगाल WEST BENGAL

Certified that the document is ~~admission~~
to registration. The Signature Sheet and
endorsement Sheets Attached to the
document are the part of the document.

AA 268492

Additional District Sub-Registrar
Chowpore, Dum Dum, 24-Pgs. (North)

18 SEP 2018

NM/AGREE/27751

CANCELLATION OF DEVELOPMENT AGREEMENT

THIS CANCELLATION DEVELOPMENT AGREEMENT made on this
18th day of September. Two Thousand and Eighteen BETWEEN
DR. SUJITA DE wife of Dr. Sridhar Chandra De, having Income Tax Permanent
Account No. (PAN) "AEFPD9719J", by faith - Hindu, by Occupation - Medical
Practitioner, residing at 21E, Motijheel Avenue, Karunamoyee Abasan, Post
Office - Motijheel, Police Station - Dum Dum, Kolkata - 700 074, in the District
of North 24-Parganas, Indian Citizen, hereinafter called the **OWNER / FIRST
PARTY**, (which expression shall unless excluded by or repugnant to the context
be deemed to mean and include her heirs, executors, administrator,
representatives and assigns) of the **ONE PART**.

কাসিক নং 2284 তারিখ 14/9/18 14/9/18

মূল্য : 100/-

ক্রেতা :- ARUN KUMAR BHAUMIK Advocate

ঠিকানা :- Calcutta High Court

ভেতর :- Kanchit Pal

কলিকাতা হাইকোর্টের ভেতর

কালিপুর দয়ালু এ.ডি.এস. আর অফিস

নি

ভেতরের নাম - কলিতা পাল

ক্রেতার নাম :- কালিকপুর

টি ডি নং :- 12 SEP 2018

স্ট্যান্ডার্ড বরিসের তারিখ

ই.টি.ডি. নং মোট করে 300000

বাকী থাকিলে করা হইবে



Zipan Guha
S/O Late Sushin Guha
63/21 Dum Dum Road
Kolkata - 700074

✓
Addl. District Sub-Registrar
Cossipore Dum-Dum 24 Parganas

18 SEP 2018

AND

MR. BHABATARAN GHOSH, son of Late Tarak Chandra Ghosh, having Income Tax Permanent Account No. (PAN) "**ADYPG3814B**", by faith – Hindu, by occupation – Business, by Nationality-Indian, both are residing at 1/51, Dr. M. N. Saha Road, Chatakal, Post Office – Motijheel, Police Station – Dum Dum, Kolkata - 700074, in the District of North 24-Parganas, Indian Citizen, in the District of North 24-Parganas, Indian Citizen, hereinafter called the **DEVELOPER / SECOND PARTY**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrator, representatives and assigns) of the **OTHER PART**.

WHEREAS Monoranjan Dasgupta was well seized ad possessed of land measuring an area 9 Decimal , comprised in C.S. Dag No. 153, R.S. Dag No. 8, under C.S. Khatian No. 533, R.S. Khatian No. 1512, at Mouza – Satgachi, Police Station – Dum Dum, District North 24-Parganas. By virtue of Permanent Lease Deed dated 07.06.1934, from Calcutta Suburban Colony Limited, registered at Sub Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 21, Pages 136 to 144, Being No. 1101, for the year 1934.

AND WHEREAS Monoranjan Dasgupta after obtaining the said property only recorded in his name in the Records of Revisional Settlement and constructed dwelling house thereon.

AND WHEREAS Monoranjan Dasgupta died intestate on 07.12.1976, leaving behind the following legal heirs and representatives as follows :-

- a) Sisir Ranjan Dasgupta - son of the deceased;
- b) Ranjit Dasgupta - son of the deceased;
- c) Sekherdhir Dasgupta - son of the deceased;



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Adm. District Sub- Registrar
Coosipore Dum-Dum 24 Pgs 06

18 SEP 2018

d) Debranjana Dasgupta - son of the deceased.

AND WHEREAS upon the death of Monoranjan Dasgupta the legal heirs and representatives named hereinabove became entitled to the right, title and interest of the aforesaid property by virtue Hindu Law of Succession to which Monoranjan Dasgupta was governed at the time of his death.

AND WHEREAS Debranjana Dasgupta died intestate on 21.12.1983, leaving behind the following legal heirs and representatives as the following manner :-

- a) Jharna Dasgupta - wife of the deceased;
- b) Dibakar Dasgupta - son of the deceased;
- c) Suparna Dasgupta - daughter of the deceased;
- d) Sumana Dasgupta - daughter of the deceased;

AND WHEREAS upon the death of Debranjana Dasgupta the legal heirs and representatives named hereinabove became entitled to the right, title and interest of the aforesaid property by virtue Hindu Law of Succession to which Debranjana Dasgupta was governed at the time of his death.

AND WHEREAS Sisir Ranjan Dasgupta, Ranjit Dasgupta, Sekherdhir Dasgupta, Jharna Dasgupta, Dibakar Dasgupta, Suparna Dasgupta, Sumana Dasgupta, are thus well seized and possessed of Monoranjan Dasgupta was well seized ad possessed of land measuring an area 9 Decimal, comprised in C.S. Dag No. 153, R.S. Dag No. 8, under C.S. Khatian No. 533, R.S. Khatian No. 1512, at Mouza – Satgachi, Police Station – Dum Dum, District North 24-Parganas.



Addl. District Sub- Registrar
Cossipore Dum-Dum 24 Parganas

18 SEP 2019

AND WHEREAS by a Deed of Conveyance dated 16.08.1984 at Sub Registrar Cosipore Dum Dum, copied in Book No. I, Volume No. 72, Pages 477 to 488, Being No. 3801, for the year 1988, Sisir Ranjan Dasgupta & others described therein as the Vendor sold, transferred and conveyed to Dr. Sujita De described therein as the Purchaser, ALL THAT piece or parcel of land measuring an area 02 Cottahs out of 09 Decimals, comprised in C.S. Dag No. 153, R.S. Dag No. 8, under C.S. Khatian No. 533, R.S. Khatian No. 1512, at Mouza – Satgachi, Police Station – Dum Dum, District North 24-Parganas.

AND WHEREAS after the said purchased Dr. Sujita De duly mutated her name in the records of South Dum Dum Municipality being Municipal Holding No. 542, Motijheel Avenue, Ward No. 9 under South Dum Dum Municipality, and constructed dwelling house aforesaid property and also in the Records of B.L. & L.R.O. comprised in L.R. Dag No. 8, L.R. Khatian No. 6200.

AND WHEREAS Dr. Sujita De, the owner herein, is thus well seized and possessed of or otherwise well and sufficiently ALL THAT land measuring an area 02 (two) Cottahs little more or less with tile shed structure measuring an area 500 Sq.ft.; more or less comprised in C.S. Dag No. 153, R.S. Dag No. 8, L.R. Dag No. 8 under C.S. Khatian No. 533, R.S. Khatian No. 1512, L.R. Khatian No. 6200, at Mouza – Satgachi, being Premises No. 17, Motijheel Avenue, Police Station – Dum Dum, Kolkata – 700 074, Holding No. 542, Motijheel Avenue, Ward No. 9 under South Dum Dum Municipality, in the District of North 24-Pargans.

AND WHEREAS the Owner / First Party has approached the developer to undertake the development of the aforesaid land with building, to which the developer has agreed and simultaneously they have entered into a Development Agreement on 23.11.2016 registered at



Addl. District Sub-Registrar
Coimbatore Dum-Dum 24 Parganas
18 SEP 2018

the office of Addl. District Sub Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 1506-08786, Pages 312517 to 312599, Being No. 1506-08786 for the year 2016.

AND WHEREAS due to some unavoidable circumstances the Second Party/Developer is unable to commence construction at the said premises and requested the First Party to cancel the said Development Agreement.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO ON THE FOLLOWING TERMS AND CONDITIONS :-

- 1) That the said Development Agreement, is hereby stand cancelled.
- 2) That the First Party / Owner has refunded **Rs. 5,00,000/-** (Rupees Five Lac) only to the Second Party / Developer on execution of this Agreement.
- 3) That the First Party / Owner will be entitled to entered into an Development Agreement with anybody without any consent of the Second Party / Developer.
- 4) That the Second Party / Developer as his legal heirs and representatives will not claim any right, title and interest of the said property in future.

SCHEDULE OF THE PROPERTY

ALL THAT piece or parcel of "**BASTU**" land measuring an area 02 (two) Cottahs little more or less with tile shed structure measuring an area 500 Sq.ft.; more or less comprised in C.S. Dag No. 153, R.S. Dag No. 8, L.R. Dag No. 8, under C.S. Khatian No. 533, R.S. Khatian No. 1512, L.R. Khatian No. 6200, at Mouza – Satgachi, being Premises No. 17, Motijheel Avenue, Police Station – Dum Dum, Kolkata – 700 074, Holding No. 542, Motijheel Avenue, Ward No. 9 under South Dum Dum Municipality, Addl. District Sub-Registration office



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Addl. District Sub- Registrar
Cossipore Dum-Dum 24 Parganas

18 SEP 2018

Cossipore Dum Dum and according to the settlement records of rights finally published the plot is comprised at Parganas – Kalikata, J.L. No. 20, in the District of North 24-Parganas.

The property is butted and bounded as follows : -

ON THE NORTH	:	Part of R.S. Dag No. 8.
ON THE SOUTH	:	24' ft wide Motijhel Avenue.
ON THE EAST	:	House of Mr. Ganguly.
ON THE WEST	:	Part of R.S. Dag No. 8.

WITNESSETH WHEREOF' the Parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

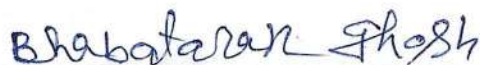
At Kolkata in presence of: -

1.  (Sridhar Chandra De)
21E Motijheel Ave. Kol-74



SIGNATURE OF THE OWNER / FIRST PARTY

2.  Bhobaditya Das.
11, Rashtraguru Avenue
Kolkata-700028.



SIGNATURE OF THE DEVELOPER / SECOND PARTY



✓

Adl. District Sub- Registrar
Dum-Dum 24 Pgs

18 SEP 2010

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAJMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N. B. - LH BOX - SMALL TO THUMB PRINTS

R.H. BOX - THUMB TO SMALL PRINTS

 <i>Sujita De</i>	LH.					
	RH.					

ATTESTED: *Sujita De*

 <i>Bhakatakr Ghosh</i>	LH.					
	RH.					

ATTESTED: *Bhakatakr Ghosh*

 PHOTO	LH.					
	RH.					

COPIES OF THE ACT 1900

OF THE ACT 1900

OF THE ACT 1900



Addl. District Sub- Registrar
Cossimbore Dum-Dum 24 Parganas

18 SEP 2018

MEMO OF CONSIDERATION

Paid by 760816 dated 17.09.2018 on
State Bank of India, Dum Dum Branch, Kolkata.

Rs. 5,00,000.00

Total Rs. 5,00,000.00

(Rupees Five Lac only)

WITNESS :-

1. Syedhar Chandraseo
21E, Matijheel Ave
Kol-74
2. Buddhadeb Das.
11, Rashtraguru Avenue
Kolkata: 700028.

Bhabataran Ghosh

SIGNATURE OF THE DEVELOPER / SECOND PARTY

Drafted by :-



MR. ARUN KUMAR BHAUMIK (ADVOCATE)

Calcutta High Court, Reg. No. WB - 905/1983

63/21, Dum Dum Road, Surer Math,

P.O. - Motijheel, P.S. - Dum Dum

Kolkata - 700 074, Dial - 9830038790

e-mail ID - arun_bhoumik@yahoo.com



Addl. District Sub- Registrar
Gansapore Dum-Dum 24 Pgs. [illegible]

18 SEP 2018



स्थायी लेखा संख्या: / PERMANENT ACCOUNT NUMBER

AEFPD9719J

नाम / NAME

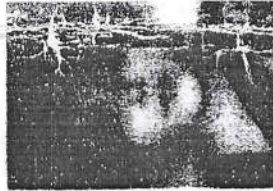
SUJITA DE

पिता का नाम / FATHER'S NAME

SUHRID ROYCHOWDHURY

जन्म तिथि / DATE OF BIRTH

27-02-1950



हस्ताक्षर / SIGNATURE

Sujita De

AEFPD

आयकर अधिनियम, १९६१

COMMISSIONER OF INCOME TAX, W.B. - III

Sujita De

*Udeated
Sujita De*

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BHABATARAN GHOSH

TARAK CHANDRA GHOSH

03/11/1960

Permanent Account Number

ADYPG3814B

Bhabataran
Ghosh
Signature



18052009

Bhabataran Ghosh

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजील, सफायर चेंबर्स,
बानेर टेलिफोन एक्स्चेंज के नजदीक,
बानेर, पुना - 411 045

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-028825806-1 Payment Mode Online Payment
GRN Date: 17/09/2018 18:29:49 Bank : State Bank of India
BRN : IK00TJDPW0 BRN Date: 17/09/2018 18:30:12

DEPOSITOR'S DETAILS

Id No. : 15061000255637/5/2018
[Query No./Query Year]

Name : ARUN KUMAR BHAUMIK
Contact No. : 03325602531 Mobile No. : +91 9830038790
E-mail : arun_bhoumik@yahoo.com
Address : 6321 DUM DUM ROAD SURERMATH KOLKATA 700074
Applicant Name : Mr Dipak Guha
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Declaration, Cancellation of Agreement / Declaration
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15061000255637/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	5007

Total

5007

In Words : Rupees Five Thousand Seven only

Major Information of the Deed

Deed No :	I-1506-08314/2018	Date of Registration	18/09/2018
Query No / Year	1506-1000255637/2018	Office where deed is registered	
Query Date	17/09/2018 12:25:12 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Dipak Guha 63/21, Dum Dum Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9874130740, Status :Others		
Transaction		Additional Transaction	
[0903] Declaration, Cancellation of Agreement / Declaration		[4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 79,19,999/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:17)		Rs. 5,007/- (Article:E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

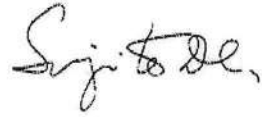
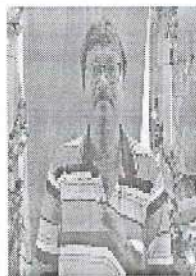
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Motijhil Avenue, Mouza: Satgachi, Premises No. 17, Ward No: 9, Holding No:542

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-8	LR-6200	Bastu	Bastu	2 Katha	1/-	77,69,999/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
Grand Total :					3.3Dec	1 /-	77,69,999 /-	

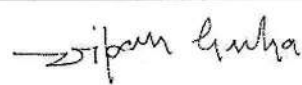
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	500 sq ft	1 /-	1,50,000 /-	

Executant Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Dr Sujita De Wife of Dr Sridhar Chandra De Executed by: Self, Date of Execution: 18/09/2018 , Admitted by: Self, Date of Admission: 18/09/2018 ,Place : Office	Photo 	Fingerprint 	Signature 
	18/09/2018	LTI 18/09/2018	18/09/2018	
21 E, Motijheel Avenue Karunamoyee Abasan, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: AEFPD9719J, Status :Individual, Executed by: Self, Date of Execution: 18/09/2018 , Admitted by: Self, Date of Admission: 18/09/2018 ,Place : Office				
2	Name Mr Bhabataran Ghosh (Presentant) Son of Late Tarak Chandra Ghosh Executed by: Self, Date of Execution: 18/09/2018 , Admitted by: Self, Date of Admission: 18/09/2018 ,Place : Office	Photo 	Fingerprint 	Signature 
	18/09/2018	LTI 18/09/2018	18/09/2018	
1/51, Dr. M. N. Saha Road Chatakal, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADYPG3814B, Status :Individual, Executed by: Self, Date of Execution: 18/09/2018 , Admitted by: Self, Date of Admission: 18/09/2018 ,Place : Office				

Identifier Details :

Name & address	
Mr Dipak Guha Son of Late Sudhir Guha 63/21, Dum Dum Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Dr Sujita De, Mr Bhabataran Ghosh	
	18/09/2018

Endorsement For Deed Number : I - 150608314 / 2018

On 18-09-2018

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 : 17 of Indian Stamp Act 1899.

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

Presented for registration at 11:30 hrs on 18-09-2018, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Bhabataran Ghosh , one of the Executants.

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

Execution is admitted on 18/09/2018 by 1. Dr Sujita De, Wife of Dr Sridhar Chandra De, 21 E, Motijheel Avenue Karunamoyee Abasan, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Professionals, 2. Mr Bhabataran Ghosh, Son of Late Tarak Chandra Ghosh, 1/51, Dr. M. N. Saha Road Chatakal, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business

Indetified by Mr Dipak Guha, , , Son of Late Sudhir Guha, 63/21, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,007/- (B = Rs 5,000/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/09/2018 6:30PM with Govt. Ref. No: 192018190288258061 on 17-09-2018, Amount Rs: 5,007/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00TJDPW0 on 17-09-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 26/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2239, Amount: Rs.100/-, Date of Purchase: 14/09/2018, Vendor name: Ranjita Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/09/2018 6:30PM with Govt. Ref. No: 192018190288258061 on 17-09-2018, Amount Rs: 0/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00TJDPW0 on 17-09-2018, Head of Account



Suman Basu

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2018, Page from 374396 to 374411
being No 150608314 for the year 2018.



Suman

Digitally signed by SUMAN BASU
Date: 2018.09.19 11:47:32 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 19/09/2018 11:46:07
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)