

9877/2023

2-09571/23



पश्चिम बंगाल WEST BENGAL

AN 869793

31/8
9-2002204156/2023

Certified that the document is submitted
to registration. The Signature Sheet and
endorsement (if any) attached to the
document are the property of the document.

Additional District Sub-Registrar
Chandpur, Dum Dum, 24-Por (North)

13 1 AUG 2023

CANCELLATION OF DEVELOPMENT AGREEMENT

THIS CANCELLATION OF DEVELOPMENT AGREEMENT is
made on this 31st day of August, Two Thousand and
Twenty Three (2023);

BETWEEN

28 AUG 2023

23531

SL. NO. DATE

NAME

ADD

AMT

Sudipta Kumar Das

Advocate

High Court, Calcutta

Enroll No -WB/1180/2008

For

S

MOUSUMI GHOSH

LICENSED STAMP VENDOR

KOLKATA REGISTRATION OFFICE



[Signature]

Addl. District Sub-Registrar
Cossigore, Dum Dum

31 AUG 2023

Identified by me:

Sudipta Kumar Das
Advocate
High Court, Calcutta

2, Garden Floor, 4th Floor,

Room no. 6.

Vol - 1

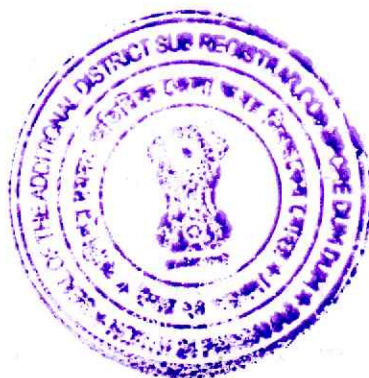
Enroll - WB/1180/2008

SARVMANGALA TEXTILES PRIVATE LIMITED (PAN : AADCS8913N), a company incorporated under the Companies Act, 1956, having its registered office at 29A, Vivekananda Road, P.O. & P.S. - Burrabazar, Kolkata - 700 007, by virtue of Board Resolution dated 03/05/2016 represented by its director namely **SRI ABHILASH MEHROTRA (PAN : AEIPM6278E)**, son of Sri Ganesh Prasad Mehrotra, by faith : Hindu, by occupation : Business, by nationality - Indian, residing at 29A, Vivekananda Road, P.O. & P.S. - Burrabazar, Kolkata - 700 007, hereinafter referred to as the **"OWNERS"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in office, executors, administrators, legal representatives and assigns) of the **FIRST PART**;

A N D

"KRITTIKA CONSTRUCTION, a Proprietorship Firm, having its office at 35G/1, Jogendra Basak Road, P.O. & P.S. - Baranagar, Kolkata - 700 036, Dist. - North 24 Parganas, represented by its proprietress namely **SMT. SHIPRA DUTTA (PAN : ANAPD9673K)**, wife of Sri Bidyut Baran Dutta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 35G/1, Jogendra Basak Road, P.O. & P.S. - Baranagar, Kolkata - 700 036, Dist. - North 24 Parganas, hereinafter referred and called to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her executors, successors, heirs, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS by virtue by registered Development Agreement dated 4th day of August, 2016 made between the both parties, the Second Party agreed to erect, construct, develop a multistoried building on the property fully mentioned in the Schedule thereto and also in the



[Handwritten signature]

Addl. District Sub-Registrar
Cossipore, Dum Dum

31 AUG 2023

Schedule hereunder written and hereinafter referred to as the said property on the terms and condition therein mentioned, which was registered in the office of the A.D.S.R. at Cossipore Dum Dum and recorded in Book No. – I, Volume No.1506-2016, Pages from 235383 to 235428, being Deed No.1506-06251 for the year 2016.

AND WHEREAS differences having arisen between the both parties regarding the terms, conditions and implications of the said agreement, the parties hereto have mutually agreed to rescind the said development agreement dated 4th day of August, 2016.

NOW THIS AGREEMENT AND IT IS HEREBY AGREED DECLARED BY AND BETWEEN THE PARTIES HEREIN AS FOLLOWS : -

- 1) The aforesaid registered Development Agreement made on the 4th day of August, 2016 be and is hereby rescinded from the date of execution of this agreement.
- 2) That has now been agreed by and between the parties hereto that the party of the First Part shall refund to the party of the Second Part the said refundable interest free security deposit of Rs.30,00,000/- (Rupees Thirty Lakhs) only on or before the date of execution of this agreement and whereupon the said development agreement shall stand cancelled immediately after execution of this agreement and the party of the Second Part doth hereby as also by the receipt hereunder written, admit, acknowledge and confirm the same.
- 3) That the parties of the Second Part hereto doth hereby agrees, declares and confirms that the Second Part has no longer any right, title, claim or interest in the said property mentioned herein-below and by virtue of the herein before recited



A handwritten signature in blue ink, consisting of stylized, flowing letters.

Addl. District Sub-Registrar
Cossipore, Dum Dum

31 AUG 2023

development agreement which stands cancelled with immediate effect and shall hereafter be of no force and effect whatsoever.

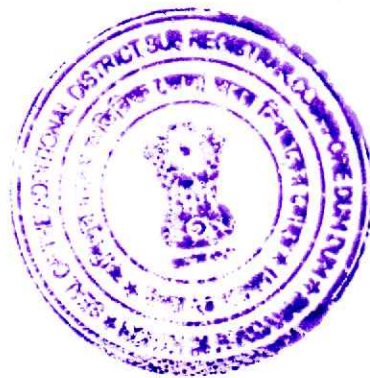
- 4) That the parties of the Second Part hereby and hereunder grant, release, discharge, reassured the said property in favour of the First Part and every part thereof unto and to the parties of the Second Part freed and discharged from the charge, security, claim, created thereon under and by virtue of the said recited development agreement as aforesaid and all claims, demands, cause of action arising out of or in connection with the same.
- 5) That the party of Second Part doth hereby covenant with the party of First Part that the Second Part has not done any act, deed or thing whereby or by reason or means whereof the Second Part is prevented or hindered from cancelling the said development agreement and/or releasing and reassuring the said property in the manner as aforesaid.
- 6) It is hereby agreed, declared, assured by the both parties that the each party releases the other from the all obligation arising out of performance or non-performance of the contract of the said registered development agreement dated 4th day of August, 2016, which was registered in the office of the A.D.S.R. at Cossipore Dum Dum and recorded in Book No. – I, Volume No.1506-2016, Pages from 235383 to 235428, being Deed No.1506-06251 for the year 2016.
- 7) It is further hereby agreed, declared, assured by the both parties that the party of Second Part shall release the all right, title and interest over the property mentioned in the Schedule herein below in favour of the First Part.




Addl. District Sub-Registrar
Cossipore, Dum Dum

31 AUG 2023

- 8) It is hereby declared by the both parties that this Development Agreement dated 4th day of August, 2016 is sought to be revoked due to financial crisis.
- 9) It is hereby declared by the both parties that there has been no change in the nature and character of the schedule premises mentioned in the development agreement.
- 10) It is hereby declared by the both parties that there has been no development or new construction in the scheduled premises mentioned in the said development agreement.
- 11) It is hereby declared by the both parties that there has been no demolition whatsoever of existing structure/property on the schedule premises.
- 12) That the parties of the Second Part shall handover all the documents deeds either in original/xerox in respect of the Schedule property written hereunder with immediate effect of the execution of the said agreement in favour of the parties of the First Part.



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Addl. District Sub-Registrar
Cossipore, Dum Dum

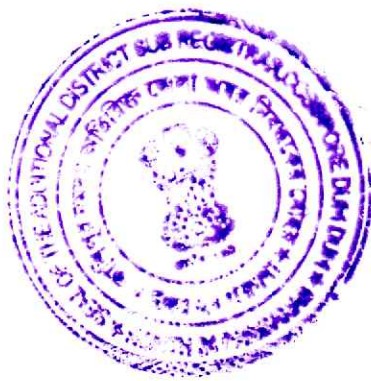
31 AUG 2023

SCHEDULE ABOVE REFERRED TO:

(Description of the existing entire property)

ALL THAT a piece and parcel of bastu land measuring about 4 Cottahs 10 Chittacks 39 Sq. Ft., a little more or less, together with 1600 Sq. Ft. structures standing thereon situated at District – North 24 Parganas, P.S. – Sinthi, A.D.S.R. at Cossipore Dum Dum, being municipal premises no. 8J, Ganapati Sur Sarani (formerly South Sinthee Road), P.S. – Sinthi, (Assessee No.110022506894) Kolkata – 700 050, North 24 Parganas, under Ward No. 02 within the local limits of Kolkata Municipal Corporation, with all right of easement and common facility and amenities, butted and bounded by :

On the NORTH : By Pre. of 8J/3, South Sinthee Road;
On the SOUTH : By part of land of 8J, South Sinthee Road;
On the EAST : By Pre. of 8J/2A, South Sinthee Road;
On the WEST : By 20 Feet wide common passage;



[Handwritten signature]

Addl. District Sub-Registrar
Cossipore, Dum Dum

31 AUG 2023

IN WITNESS WHEREOF the parties hereunto set and subscribe their respective hands with free Will, consent and without any compulsion or pressure on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the parties in the presence of :

1. Biswajit Jana
Advocate
District Judge Court,
Barasat

Sarvmangala Textiles Pvt. Ltd.

Anandkumar
Director

Signature of the Owners

2. Sudipta Kumar Das
Advocate
High Court, Calcutta

KRITTIKA CONSTRUCTION

Shipra Dutta
Proprietress

Signature of the Developer

**Drafted, read over and explained
by me in Bengali to the respective
parties in the presence of aforesaid
witnesses :**

Sudipta Kumar Das

Sudipta Kumar Das

Advocate,
High Court, Calcutta
Enroll No. WB/1180/2008




Addl. District Sub-Registrar
Cossipore, Dum Dum

3.1 AUG 2023

MEMO OF CONSIDERATION

RECEIVED Rs.30,00,000/- (Rupees Thirty Lakhs) only from within named Owners as and by way of full and final of refundable interest for security deposits as per the following memo, subject to clear the cheque;

Sr. No.	Particulars	Amount (Rs.)
1	By NEFT dated 22/08/2023 of Indian Bank, Vivekananda Road Br.	20,00,000/-
	By NEFT dated 22/08/2023 of Indian Bank, Vivekananda Road Br.	10,00,000/-
	TOTAL	30,00,000/-

(Rupees Thirty Lakhs) only

Witnessess :

1. *Biswajit Jana*
Advocate
District Judge Court,
Barasat

2. *Sudipta Kumar Das*
Advocate
High Court, Calcutta

Shiksha Dutta

Signature of the Developer



[Handwritten signature]

Addl. District Sub-Registrar
Cossipore, Dum Dum

31 AUG 2023

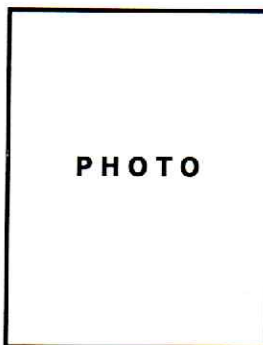
SPECIMEN FORM FOR TEN FINGERPRINTS



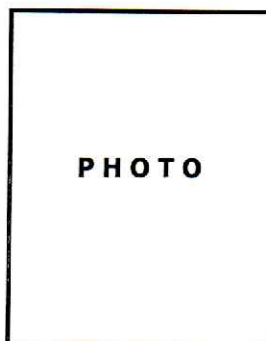
<i>Shubhendra</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Shilpa Datta</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



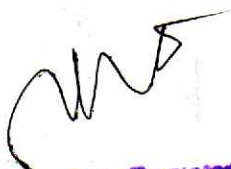
	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



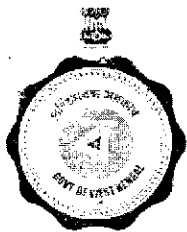
	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

10




Addl. District Sub-Registrar
Cossigore, Dum Dum

13 1 AUG 2023



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240197076428

GRN Details

GRN:	192023240197076428	Payment Mode:	SBI Epay
GRN Date:	31/08/2023 11:27:03	Bank/Gateway:	SBIcPay Payment Gateway
BRN :	2665371749825	BRN Date:	31/08/2023 11:28:16
Gateway Ref ID:	IGAQCONER7	Method:	State Bank of India NB
GRIPS Payment ID:	310820232019707640	Payment Init. Date:	31/08/2023 11:27:03
Payment Status:	Successful	Payment Ref. No:	2002204150/2/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr SUDIPTA KR DAS
Address:	2/24, JOGENDRA BASAK ROAD KOLKATA - 700036
Mobile:	9433745730
Period From (dd/mm/yyyy):	31/08/2023
Period To (dd/mm/yyyy):	31/08/2023
Payment Ref ID:	2002204150/2/2023
Dept Ref ID/DRN:	2002204150/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002204150/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	30021
Total				30021

IN WORDS: THIRTY THOUSAND TWENTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1506-09571/2023	Date of Registration	31/08/2023
Query No / Year	1506-2002204150/2023	Office where deed is registered	
Query Date	28/08/2023 7:08:20 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sudipta Kr Das Sagar Mansion, 2, Garstin Place, 4th Floor, Room No.6, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433745730, Status :Advocate		
Transaction		Additional Transaction	
[0903] Declaration, Cancellation of Agreement / Declaration		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 30,00,000/-]	
Set Forth value		Market Value	
		Rs. 1,64,34,748/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:17)		Rs. 30,021/- (Article:E, 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:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ganapati Sur Sarani, , Premises No: 8J, , Ward No: 002 Pin Code : 700050

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	(RS :-)		Bastu		4 Katha 10 Chatak 39 Sq Ft		1,60,02,748/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					7.7206Dec	0 /-	160,02,748 /-	

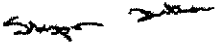
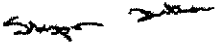
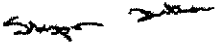
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	0/-	4,32,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1600 sq ft	0 /-	4,32,000 /-	

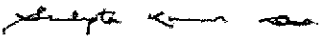
Executant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Sarvmangala Textiles Private Limited 29A, Vivekananda Road, City:- Not Specified, P.O:- Burrabazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700007 , PAN No.:: aaxxxxxx3n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Krittika Construction 35G/1, Jogendra Basak Road, City:- Not Specified, P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 , PAN No.:: anxxxxxx3k,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	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr Abhilash Mehrotra Son of Mr Ganesh Prasad Mehrotra Date of Execution - 31/08/2023, , Admitted by: Self, Date of Admission: 31/08/2023, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td>Aug 31 2023 2:29PM</td><td>LTI</td><td>31/08/2023</td><td>31/08/2023</td></tr></table>	Name	Photo	Finger Print	Signature	Mr Abhilash Mehrotra Son of Mr Ganesh Prasad Mehrotra Date of Execution - 31/08/2023, , Admitted by: Self, Date of Admission: 31/08/2023, Place of Admission of Execution: Office				Aug 31 2023 2:29PM	LTI	31/08/2023	31/08/2023	29A, Vivekanada Road, City:- Not Specified, P.O:- Burrabazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700007, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx8e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sarvmangala Textiles Private Limited (as Director)		
Name	Photo	Finger Print	Signature													
Mr Abhilash Mehrotra Son of Mr Ganesh Prasad Mehrotra Date of Execution - 31/08/2023, , Admitted by: Self, Date of Admission: 31/08/2023, Place of Admission of Execution: Office																
Aug 31 2023 2:29PM	LTI	31/08/2023	31/08/2023													
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Smt Shipra Dutta (Presentant) Wife of Mr Bidyut Baran Dutta Date of Execution - 31/08/2023, , Admitted by: Self, Date of Admission: 31/08/2023, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td>Aug 31 2023 2:30PM</td><td>LTI</td><td>31/08/2023</td><td>31/08/2023</td></tr></table>	Name	Photo	Finger Print	Signature	Smt Shipra Dutta (Presentant) Wife of Mr Bidyut Baran Dutta Date of Execution - 31/08/2023, , Admitted by: Self, Date of Admission: 31/08/2023, Place of Admission of Execution: Office				Aug 31 2023 2:30PM	LTI	31/08/2023	31/08/2023	35G/1, Jogendra Basak Road, City:- Not Specified, P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: anxxxxxx3k,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Krittika Construction (as Proprietor)		
Name	Photo	Finger Print	Signature													
Smt Shipra Dutta (Presentant) Wife of Mr Bidyut Baran Dutta Date of Execution - 31/08/2023, , Admitted by: Self, Date of Admission: 31/08/2023, Place of Admission of Execution: Office																
Aug 31 2023 2:30PM	LTI	31/08/2023	31/08/2023													

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sudipta Kumar Das Son of Mr P B Das 2, Garstin Place, 4th Floor, Room No.6, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			

	31/08/2023	31/08/2023	31/08/2023
Identifier Of Mr Abhilash Mehrotra, Smt Shipra Dutta			

Endorsement For Deed Number : I - 150609571 / 2023

On 31-08-2023

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 : 17 of Indian Stamp Act 1899.

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

Presented for registration at 13:49 hrs on 31-08-2023, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Smt Shipra Dutta ,.

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

Execution is admitted on 31-08-2023 by Mr Abhilash Mehrotra, Director, Sarvmangala Textiles Private Limited (Private Limited Company), 29A, Vivekananda Road, City:- Not Specified, P.O:- Burrabazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700007

Indetified by Mr Sudipta Kumar Das, , Son of Mr P B Das, 2, Garstin Place, 4th Floor, Room No.6, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 31-08-2023 by Smt Shipra Dutta, Proprietor, Kritika Construction (Sole Proprietorship), 35G/1, Jogendra Basak Road, City:- Not Specified, P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036

Indetified by Mr Sudipta Kumar Das, , Son of Mr P B Das, 2, Garstin Place, 4th Floor, Room No.6, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,021.00/- (B = Rs 30,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 30,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/08/2023 11:28AM with Govt. Ref. No: 192023240197076428 on 31-08-2023, Amount Rs: 30,021/-, Bank: SBI EPay (SBlePay), Ref. No. 2665371749825 on 31-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 46/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 23531, Amount: Rs.100.00/-, Date of Purchase: 28/08/2023, Vendor name: M Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/08/2023 11:28AM with Govt. Ref. No: 192023240197076428 on 31-08-2023, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 2665371749825 on 31-08-2023, Head of Account

Kaustava Dey

Kaustava Dey

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 1506-2023, Page from 275740 to 275755
being No 150609571 for the year 2023.**



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2023.09.07 11:57:38 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 07/09/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

West Bengal.