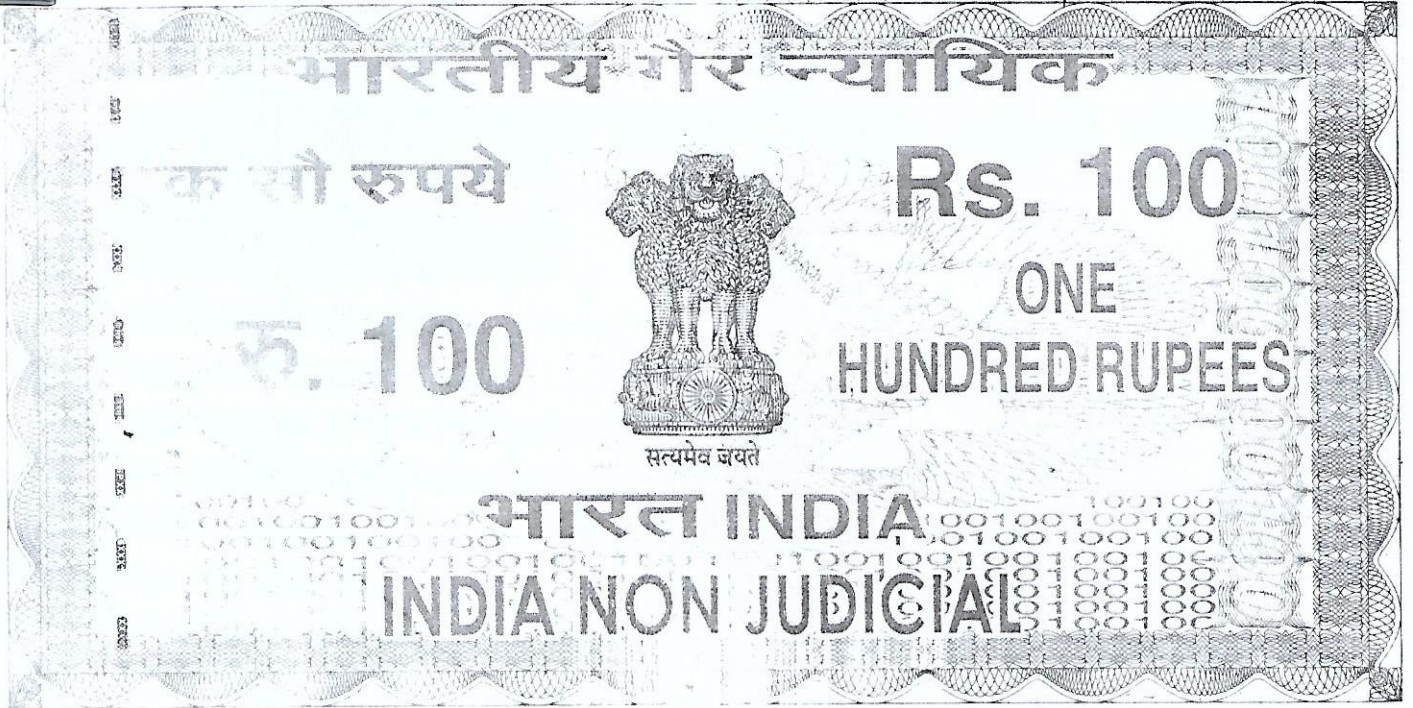


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2/8 3-17p
8-1154965

Certified that the document is submitted to registration. The Signature Sheet and Endorsement Sheets Attached to the document are the part of the document.

AE 466198

Additional District Sub-Registrar
Cantonment, Dum Dum, 24-Parganas (North)

CANCELLATION OF DEVELOPMENT AGREEMENT 02 AUG 2021

THIS CANCELLATION OF DEVELOPMENT AGREEMENT is made on this the 14th day of July Two Thousand Twenty One (2021).

BETWEEN

SHRI PANKAJ KUMAR GANGOPADHYAY [PAN - AKMPG5920], son of Late Paresh Chandra Gangopadhyay, by Faith - Hindu, by Nationality - Indian, by Occupation - Service, residing at Sultanpur Nabapally, Post Office - Italgacha, Police Station - Dum Dum, Kolkata - 700 079, District North 24-Parganas hereinafter called and referred to as the "OWNER", (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives, assigns and nominees) of the ONE PART.

Cont....2

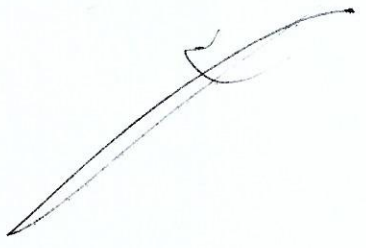
SUBHRO KANT ROY CHAUDHURY
High Court Calcutta
SUBHRO KANT ROY CHAUDHURY
High Court Calcutta

24 JUN 2021

S. CHA
28.3.18

6/10

24 JUN 2021



Aparba Halder
S/O - Late Anil Krishna Halder
Gouranga Nagar
P.S. - New Town
Kolkata - 700159



Additional District Sub-Registrar
Cossimbare, Dum Dum

02 AUG 2021

A N D

MAA TARA DEVELOPERS [PAN AASFG6482A], a partnership firm having its principal place of business at 147, Ramkrishna Road, Post Office - Italgacha, Police Station - Dum Dum, Kolkata – 700 079, District North 24-Parganas, being represented by its partners namely – (1) SHRI PRABIR KOLEY, [PAN - AMSPK74575P] [AADHAAR No - 7287 5474 9739], son of Shri Manik Koley, by Faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Manikpur, Thakurpara, Post Office - Italgacha, Police Station - Dum Dum, Kolkata – 700 079, District North 24-Parganas, and (2) SHRI SUNIL KUMAR SHAW, [PAN BMRPS5708K], son of Shri Indradeo Shaw, by Faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 8F, Sarat Second Lane, Post Office – Phulbagan, Police Station - Phulbagan, Kolkata – 700 010, District Kolkata, hereinafter called and referred to as the “PROMOTER /DEVELOPER” (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its heirs, executors, successors-in-office, successor-in-interest, administrators, successors, legal representatives, assigns and nominees) of the OTHER PART.

WHEREAS one Shri Panchu Panja, son of Late Sarada Prasad Panja since deceased absolutely seized and possessed **ALL THAT** piece and parcel of a plot of land measuring 97 (Ninety Seven) Decimal more or less lying and situates in Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, comprised in Khatian No. 381, C.S. Dag No. 2403, under Police Station - Dum Dum, within the then local limits of Sultanpur Gram Panchayat now Dum Dum Municipality, Sub-Registry Office Cossipore Dum Dum now A.D.S.R.O. Cossipore Dum Dum, the then District 24-Parganas now District North 24-Parganas.

AND WHEREAS while in absolute peaceful possession and enjoyment of the said property, the said Panchu Panja died intestate leaving behind Shri Kartick Chandra Panja and Smt. Shaila Bala Dasi as his only surviving representatives, legal heirs and successors to inherit the property left by said Panchu Panja. Thus Shri Kartick Chandra Panja and Smt. Shaila Bala Dasi became the joint owners in respect of the above mentioned property by inheritance, having equal share each..

AND WHEREAS while in joint peaceful possession and enjoyment of the said property, the said Shri Kartick Chandra Panja and Smt. Shaila Bala Dasi jointly sold the above mentioned property to one Shri Methulal Ahir by virtue of a Registered Deed of Conveyance which was executed on 02.03.1931 and registered on 07.03.1931 at Sub Registry Office Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 2, Pages from 246 to 248, Being No. 229 for the year 1931.

AND WHEREAS while in absolute peaceful possession and enjoyment of the said property, the said Shri Methulal Ahir died intestate leaving behind his wife Smt. Jashoda Goalini and only daughter Dhanmani Yadav as his only surviving representatives, legal heirs and successors to inherit the above mentioned property left by said Methulal Ahir. THUS after the demise of Methulal Ahir, the said Smt. Jashoda Goalini and Dhanmani Yadav became the joint owners in respect of the property left by said Methulal Ahir by inheritance, having equal share each.

AND WHEREAS after acquiring the above mentioned property by inheritance, the said Smt. Jashoda Goalini recorded her name in the Revisional Settlement and had been enjoying and possessing the same jointly free from all sorts of encumbrances.

AND WHEREAS while in joint peaceful possession and enjoyment of the said property, the said Smt. Jashoda Goalini died intestate on 03.03.1977 leaving behind her only daughter Smt. Dhanmani Yadav as her only surviving representative, legal heir and successor to inherit the property left by said Smt. Jashoda Goalini. Thus said Smt. Dhanmani Yadav became the absolute owner in respect of the above mentioned property and had been enjoying and possessing the same free from all encumbrances.

AND WHEREAS while in absolute peaceful possession and enjoyment of the said property, the said Smt. Dhanmani Yadav sold, transferred and conveyed her right, title and interest in ALL THAT piece and parcel of land measuring 03 (Three) Cottahs 08 (Eight) Chittacks more or less out of total land lying and situates in Mouza – Sultanpur, comprised in Khatian No. 381, C.S. Dag No. 2403 Hal Dag No. 2403/3345 to Shri Paresh Chandra Gangopadhyay by virtue of a Registered Deed of Conveyance dated 09.9.1977 at Sub-

Registry Office Cossipore Dum Dum and recorded in Book No. I, Volume No.124, Pages from 49 to 53, Being No. 5383 for the year 1977.

AND WHEREAS after acquiring the abovementioned property by virtue of purchase, the said Shri Paresh Chandra Gangopadhyay constructed a dwelling house upon a portion of the abovementioned property and had been enjoying and possessing the same free from all sorts of encumbrances by paying usual rents and taxes regularly.

AND WHEREAS while in absolute peaceful possession and enjoyment of the abovementioned property, the said Shri Paresh Chandra Gangopadhyay gifted the land measuring 03 (Three) Cottahs 02 (Two) Chittacks 03 (Three) Sq. ft. more or less together with house to his wife Smt. Mira Gangopadhyay by virtue of a Registered Deed of Gift dated 30.09.1989 at A.D.S.R.O. Cossipore Dum Dum and recorded in Book No. I, Volume No. 104, Pages from 81 to 90, Being No. 4886 for the year 1989.

AND WHEREAS while in absolute peaceful possession and enjoyment of the said property, the said Smt. Mira Gangopadhyay gifted ALL THAT piece and parcel of bastu land measuring 03 (Three) Cottahs 02 (Two) Chittacks 03 (Three) Sq. ft. more or less together with one cemented flooring 30 years old single storied dwelling house measuring 600 Sq. ft. more or less to his son Shri Pankaj Kumar Gangopadhyay by virtue of a Registered Deed of Gift dated 14.12.2014 at A.D.S.R.O. Cossipore Dum Dum and recorded in Book No. I, CD Volume No. 29, Pages from 2073 to 2085, Being No. 11551 for the year 2014.

AND WHEREAS after acquiring the said property by way of gift, the said Shri Pankaj Kumar Gangopadhyay mutated his name in the assessment record of local Dum Dum Municipality as Holding No. 80, Nirmal Sengupta Sarani Bye lane, Kolkata – 700 079, Ward No. 3 and have been enjoying and possessing the same free from encumbrances by paying usual taxes regularly.

THUS Shri Pankaj Kumar Gangopadhyay, the Owner herein, acquired a valid right, title and interest over the aforesaid plot of bastu land measuring 03 (Three) Cottahs 02 (Two) Chittacks 03 (Three) Sq. ft. more or less together with one cemented flooring 30

years old single storied dwelling house measuring 600 Sq. ft. more or less standing thereon, hereinafter referred to as the "said property" and more fully described in the Schedule hereunder written, by virtue of gift and have been enjoying the same peacefully, freely, absolutely and without any interruptions from any corner whatsoever by paying usual rents and taxes to the proper authorities concerned in his own name as absolute owner and possessor and have the absolute power of ownership and also right to sell, gift, lien, mortgage, assign the same to anybody else in any way as he will think fit and proper.

AND WHEREAS the Owner herein was desirous to develop the said property more fully described in the Schedule hereunder written by raising a multi-storied building upon the said property consisting of several residential flats, shop rooms, garage, but due to paucity of fund, lack of time and inexperience in construction line he could not do it for which finding no other alternative, the said Shri Pankaj Kumar Gangopadhyay, the Owner entered into a Development Agreement dated 17th August, 2016, registered at A.D.S.R.O. Cossipore Dum Dum and recorded in Book No. I, CD Volume No.1506-2016, Pages from 250279 to 250305, Being No.1506-06703 for the year 2016, upon some terms and conditions specifically mentioned therein with the Developer.

The Owner also executed a Development Power of Attorney in favour of the Developer on 17th August, 2016 at A.D.S.R.O. Cossipore Dum Dum and recorded in Book No. I, CD Volume No.1506-2016, Pages from 250800 to 250815, Being No.1506-06716 for the year 2016 upon some terms and conditions specifically mentioned therein.

AND WHEREAS due to some unavoidable circumstances, the Developer herein is not in a position to construct the proposed building on the said property and hence he approached the Owner herein to cancel and/or rescind the said Development Agreement and to excuse them from contractual liabilities as arising out of the said Development Agreement and having come to know their such intention, the Owner hereby accepted their proposal and have agreed to cancel the same in all respect and accordingly the Parties hereto have entered into this Cancellation of Development Agreement under some terms and conditions hereunder written.

NOW THIS AGREEMENT WITNESSETH as follows:

1. That the said Development Agreement dated 17th August, 2016, Being No.1506-06703 for the year 2016 as mentioned hereinabove is stood cancel and/or rescind with effect from the date of execution of these presents;
2. That the Developer doth hereby agree, declare and confirm that they have no longer any right, title, claim or interest over the said property more fully described in the **Schedule** hereunder written from the date of execution of these presents;
3. That the Owner shall have absolute right or liberty to use, enjoy and possess on the same peacefully, freely, absolutely and without any interruptions from any corners together with rights to sell, convey and/or transfer the same to any third party/parties and he has also right to enter into any further Agreement with any terms and conditions in respect of the said property morefully described and mentioned in the Schedule hereunder written, with any third party/parties and in that case the Developer shall have no right to raise any objection for the same in any manner whatsoever and the present Developer shall not treated as an agent empowered by the Owner herein and the right, title and/or interest as an agent of the Owner is ceased to exists.
4. That the General Power of Attorney (if any) is also be treated as cancelled from the date of execution of these presents and the Developer shall have no power and/or authority to execute any deeds and/or documents in that basis accordingly;
5. That the Developer hereby handing over the Original Development Agreement to the Owner herein at the time of execution of this Agreement;
6. That the Developer herein do hereby at his own discretion and/or own consent declare that all the documents regarding the said property shall be treated as null and void by their own liability and/or it shall not prejudice the Owner in any respect whatsoever and if subsequently such case arise, then the Developer shall have to meet all sorts of liabilities in that respect whatsoever;
7. That the Owner has the power to make any further agreements, agreement for development in respect of the said property with any third party or parties upon the execution of this Cancellation of Development Agreement

without any consent of the Developer herein and the Developer herein shall not create any bar or prejudice for the fulfillment of the said project;

8. That if the Developer create and/or intentionally be created any sorts of litigations and/or any sorts of bar and impediment by which the said Development project to be hampered then in that case the Developer is or shall be solely responsible and/or liable to that effect whatsoever;
9. That if any of the contractual party contravenes the covenants as laid down hereinabove then in that case the aggrieved party shall have the liberty to sue or seek redress before the competent Court of Law against each other i.e. vice-versa as per the Law of the Lands realms.

SCHEDULE ABOVE REFERRED TO
(Description of the said property)

ALL THAT piece or parcel of bastu land measuring 03 (Three) Cottahs 02 (Two) Chittacks 03 (Three) Sq. ft. more or less together with one cemented flooring 30 years old single storied dwelling house measuring 600 Sq. ft. more or less standing thereon lying and situates in Mouza– Sultanpur, J.L. No.10, R.S. No. 148, Touzi no. 173, comprised in Sabek and Hal Khatian No. 381, Sabek Dag No. 2403, Hal Dag No. 2403/3345, within the local limits of Dum Dum Municipality, Ward No.3, the then Holding No. 80, Nabapally now Holding No. 80, Nirmal Sengupta Sarani Bye Lane, Kolkata – 700 079, under P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas which is butted and bounded as follows :

ON THE NORTH BY : House of Late Paritosh Ganguly
ON THE SOUTH BY : 12 Ft. wide Municipal Road.
ON THE EAST BY : 9 Ft. wide Road thereafter drain.
ON THE WEST BY : House of Late Subodh Das

IN WITNESSES WHEREOF the parties hereby have set and subscribed their respective hands and signatures on this agreement on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

at Dum Dum by the PARTIES in the Presence of:

1. Apurba Halder
Gowrangra nagar
P.S. - New Town
Kolkata - 700159
2. Nilanjan Banerjee
Manik Banga Road,
Sodepur, Ghatga,
Kolkata - 700111

Ranjay Kumar Choudhury.

SIGNATURE OF THE OWNER

MAA TARA DEVELOPERS

Sunil K. Shaw

Partner

MAA TARA DEVELOPERS

Aravind Kalyan

Partner












SIGNATURE OF THE DEVELOPER

Drafted by me

Subhro Kanti Roy Chowdhury












Advocate

Subhro Kanti Roy Chowdhury
Advocate
High Court Calcutta
Reg. No. WB-478/2000

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 Ranvij Kumar Garg	left hand					
	right hand					












Name

Signature *Ranvij Kumar Garg*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 Sunil Dixit	left hand					
	right hand					

Name

Signature *Sunil Dixit*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 Babu Kalyan	left hand					
	right hand					

Name

Signature *Babu Kalyan*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1506-06003/2021	Date of Registration	02/08/2021
Query No / Year	1506-2001154965/2021	Office where deed is registered	
Query Date	09/07/2021 5:53:00 PM	1506-2001154965/2021	
Applicant Name, Address & Other Details	Nilanjan Banerjee Manik Danga Road, Thana : Ghola, District : North 24-Parganas, WEST BENGAL, PIN - 700111, Mobile No. : 9330287671, Status : Solicitor firm		
Transaction	Additional Transaction		
[0903] Declaration, Cancellation of Agreement / Declaration			
Set Forth value	Market Value		
Rs. 2/-	Rs. 59,76,749/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:17)	Rs. 7/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



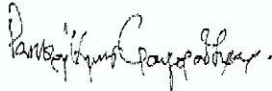
District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Nirmal Sengupta Sarani, Mouza: Sultanpur, , Ward No: 003, Holding No:80 JI No: 0, Pin Code : 700079

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2403/3345	RS-381	Bastu	Bastu	3 Katha 2 Chatak 3 Sq Ft	1/-	56,32,499/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					5.1631Dec	1 /-	56,32,499 /-	



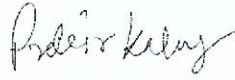


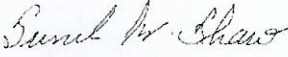
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1/-	3,44,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		600 sq ft	1 /-	3,44,250 /-	

Debtor Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Pankaj Kumar Gangopadhyay Son of Late Paresh Chandra Gangopadhyay Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 02/08/2021 ,Place : Office	Photo  02/08/2021	Finger Print  LTI 02/08/2021	Signature  02/08/2021
Sultanpur Nabapally, City:- Dum Dum, , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AKxxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 02/08/2021 ,Place : Office				
2	MAA TARA DEVELOPERS 147, Ramkrishna Road, City:- Dum Dum, , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 , PAN No.:: AAxxxxxx2A,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	Name Prabir Koley (Presentant) Son of Manik Lal Koley Date of Execution - 14/07/2021, , Admitted by: Self, Date of Admission: 02/08/2021, Place of Admission of Execution: Office	Photo  Aug 2 2021 6:30PM	Finger Print  LTI 02/08/2021	Signature  02/08/2021
Manikpur, Thakurpara, City:- Dum Dum, , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx5P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA TARA DEVELOPERS (as Partner)				
2	Name Sunil Kumar Shaw Son of Indra Deo Shaw Date of Execution - 14/07/2021, , Admitted by: Self, Date of Admission: 02/08/2021, Place of Admission of Execution: Office	Photo  Aug 2 2021 6:31PM	Finger Print  LTI 02/08/2021	Signature  02/08/2021

, Sarat Second Lane, City:- Kolkata, , P.O:- Phulbagan, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BMxxxxxx8K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAATARA DEVELOPERS (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Apurba Halder Son of Late Anil Krishna Halder Gouranga Nagar, City:- , P.O:- Gouranga Nagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159			
	02/08/2021	02/08/2021	02/08/2021
Identifier Of Pankaj Kumar Gangopadhyay, Prabir Koley, Sunil Kumar Shaw			

On 02-08-2021

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 15:17 hrs on 02-08-2021, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Prabir Koley .

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

Execution is admitted on 02/08/2021 by Pankaj Kumar Gangopadhyay, Son of Late Paresh Chandra Gangopadhyay, Sultanpur Nabapally, P.O: Italgacha, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession Service

Indetified by Apurba Halder, , , Son of Late Anil Krishna Halder, Gouranga Nagar, P.O: Gouranga Nagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Service

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

Execution is admitted on 02-08-2021 by Prabir Koley, Partner, MAA TARA DEVELOPERS (Partnership Firm), 147, Ramkrishna Road, City:- Dum Dum, , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079

Indetified by Apurba Halder, , , Son of Late Anil Krishna Halder, Gouranga Nagar, P.O: Gouranga Nagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Service

Execution is admitted on 02-08-2021 by Sunil Kumar Shaw, Partner, MAA TARA DEVELOPERS (Partnership Firm), 147, Ramkrishna Road, City:- Dum Dum, , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079

Indetified by Apurba Halder, , , Son of Late Anil Krishna Halder, Gouranga Nagar, P.O: Gouranga Nagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

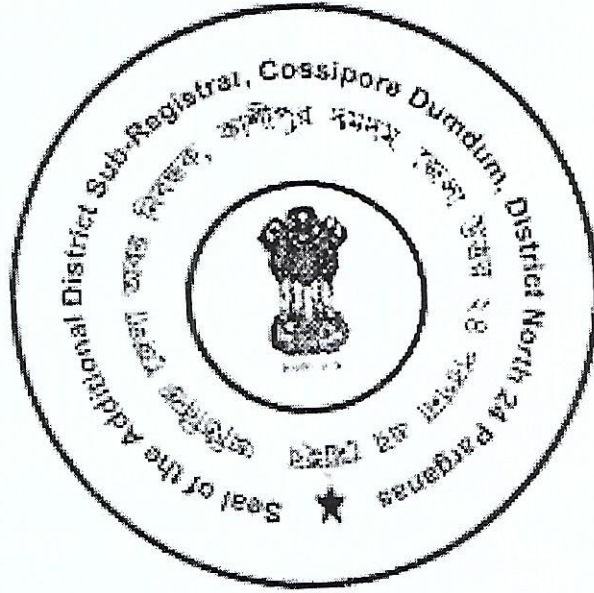
Certified that required Stamp Duty payable for this document is Rs. 25/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 42101, Amount: Rs.100/-, Date of Purchase: 24/06/2021, Vendor name: S Chatterjee



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 1506-2021, Page from 254146 to 254167
being No 150606003 for the year 2021.



Digitally signed by SUMAN BASU
Date: 2021.08.05 17:00:11 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2021/08/05 05:00:11 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)