

901/2020

I-737/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 287993

Certified that the documents is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this document are the part of this document.

Addl. Dist Sub-Registrar
Alipore, South 24 Parganas

13 FEB 2020

CANCELLATION DEED OF DEVELOPMENT AGREEMENT

THIS CANCELLATION OF AGREEMENT FOR DEVELOPMENT IS MADE ON THIS THE 10TH DAY OF FEBRUARY, 2020 (TWO THOUSAND TWENTY).

BY & BETWEEN

SRI NARAYAN CHANDRA SAHA (PAN NO.AMAPS2255H) (AADHAR NO. 851849561575), son of Late Nakul Chandra Saha, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Q-31, Kamdahari Purbapara, P.O Garia, P.S. formerly Regent Park presently Bansdroni, Kolkata - 700084, District - South 24 Parganas, hereinafter called and referred to as the "LAND OWNER" (which expression shall unless exclude by or repugnant to the context be deemed to mean include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

13.2.2020
12:22
1605
223228/2020

Sri Narayan Chandra Saha

18 JAN

AND

M/S. SOUMYA CONSTRUCTION (PAN NO. AYNPM6694H), a Proprietorship Firm, having its office at T-21, Subhash Pally, P.O. Garia, P.S. Banskroni, Kolkata-700084, represented by its sole Proprietor namely **SRI. SOUMYAJIT MAITI (PAN NO. AYNPM6694H) (AADHAAR NO. 411907354656)**, son of Sri. Ranjit Kumar Maity, by faith-Hindu, by Natinality - Indian, by Occupation - Business, residing at T-21, Subhash Pally, P.O. Garia, P.S. Banskroni, Kolkata-700084, hereinafter called and referred to as the "DEVELOPER" (which expression shall unless exclude by or repugnant to the context or subject be deemed to mean include its heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS the Party of the First Part herein **SRI NARAYAN CHANDRA SAHA** is the sole & absolute Owner & Possessor in respect of a piece and parcel of Bastu land measuring 07 Cottahs 08 Chittaks 00 Sq.ft. more or less together with 400 Sq.ft. R.T. Shed structure standing thereon, lying and situated at Mouza - Kamdahari, J.L. No. 49, District Collectorate Touzi No. 14, R.S. No. 200, appertaining to R.S. Dag No. 837/1571, comprised in R.S. Khatian No. 291, presently within the limits of the Kolkata Municipal Corporation, Ward No.111, K.M.C. Premises No. 91, Kamdahari Purbapara, Assessee No. 311111200912, P.S. formerly Regent Park presently Banskroni, District Sub-Registrar and Additional District Sub-Registrar at Alipore in the District South 24 Parganas.

AND WHEREAS with the desire to Develop his said property by raising a multi storied building thereon, the Party of the First Part herein has engaged the Party of the Second Part herein as the Developer to materialize his such desire and for the same they have entered into an Agreement for Development on 28th day of February, 2019 on the basis of various mutually settled terms and conditions as set-forth therein. The said Agreement has been registered at the Office of the District Sub-Registrar - I at Alipore and recorded in Book No. I, Volume No.1601, Page from 31360 to 31415, being No.160100648 for the year 2019.

Be it mentioned here that due to some unavoidable circumstances and for various of other reasons the idea/plan of Development of the property by raising a multi storied building thereon has not been matured and till date nothing can be done towards the materialization of the Project. And under the changed circumstances the Parties herein named i.e. the Land Owner and Developer herein named have mutually decided not to proceed with the Development Project any more at this point of time and because of the same they have further decided to cancel the said Agreement dated 28th day of February, 2019.

WITNESSETH THIS CANCELLATION OF AGREEMENT FOR DEVELOPMENT.

NOW THIS CANCELLATION OF AGREEMENT FOR DEVELOPMENT WITNESSETH that in pursuance to the mutual settlement made by and between the Parties herein, the Agreement for Development dated 28th day of February, 2019 is hereby called off and/or considered as cancelled. On & from the execution of this Document none of the Parties herein will have any claim and/or demand and/or grievance and/or allegations against each other and so no binding upon any of the Parties in respect of the terms of the said Agreement will remain alive and/or in existence.

The Party of the First Part hereinafter will remain free to deal with his property as mentioned in the Schedule herein as per her desire in any way whatsoever and the Party of the Second Part herein will have no right and/or authority to raise any objection and/or claim and/or requisition against the same on any account whatsoever.

The Developer does hereby declare and say that till date he has neither encumbered the Property under the Schedule herein on any account whatsoever nor done anything which may create any problem for the Land Owner (being the Party of the First Part herein named) to deal with his property hence further under the Schedule herein in any manner whatsoever. The Developer does hereby further declare and say that if any Third Party claims in future for any account whatsoever in respect of the Property under the Schedule herein for any act done by him by virtue of the Agreement for Development dated 28th day of February, 2019, then he will take the responsibility to sort out the same at his instance.

It is to be mentioned here specifically that there was no Advance Amount given or taken at the time of registration of the said development agreement so none of the Parties herein will have any financial demand against each other on account of damage or anything whatsoever for the purpose of non materialization of the Development Work as desired for and/or on the ground of Cancellation of the **AGREEMENT FOR DEVELOPMENT** dated 28th day of February, 2019.

SCHEDULE ABOVE REFERRED TO

ALL THAT a piece and parcel of Bastu land measuring 07 Cottahs 08 Chittaks 00 Sq.ft. more or less together with 400 Sq.ft. R.T. Shed structure standing thereon, lying and situated at Mouza - Kamdahari, J.L. No. 49, District Collectorate Touzi No. 14, R.S. No. 200, appertaining to R.S. Dag No. 837/1571, comprised in R.S. Khatian No. 291, presently within the limits of the Kolkata Municipal Corporation, Ward No.111, K.M.C. Premises No. 91, Kamdahari Purbapara, Assessee No.

1111200912, P.S. formerly Regent Park presently Bansdroni, District Sub-Registrar and Additional District Sub-Registrar at Alipore in the District South 24 Parganas.

The property is butted and bounded by:

ON THE NORTH : 16'-00" wide Road;

ON THE SOUTH : Land of Plot No. 836;

ON THE WEST : Land of Plot No. 838;

ON THE EAST : Others Land;

IN WITNESS WHEREOF the Parties herein have set and subscribe their respective signature on the day, month and year above mentioned after going through the contents herein, understanding the meaning of the same and realizing the result thereof.

IN PRESENCE OF:

1) *Sucharish Acharyya*
S/o. S.K. Acharyya
 Vill + P.O. - *Dhura*
 P.S. - *Jaynagar*
 Dist - *24 Pgs*
 PIN - *743337*

2) *Bodhisatwa Basu*
(Advocate)
Alipore Blue Court
Kol - 27

HARAJAN CHA Saha
 SIGNATURE OF THE LAND OWNER

SOUMYA CONSTRUCTION
Soumyajit Hathi
 Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by:-

Bodhisatwa Basu

BODHISATWA BASU

Advocate,

Enrolment No.2138/2009

Alipore Police Court,

Kolkata - 700027

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

Name

Signature



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

Name N. NAKHAR...

Signature N. N. Saha (NAKARAJY PHA-SAHA)



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

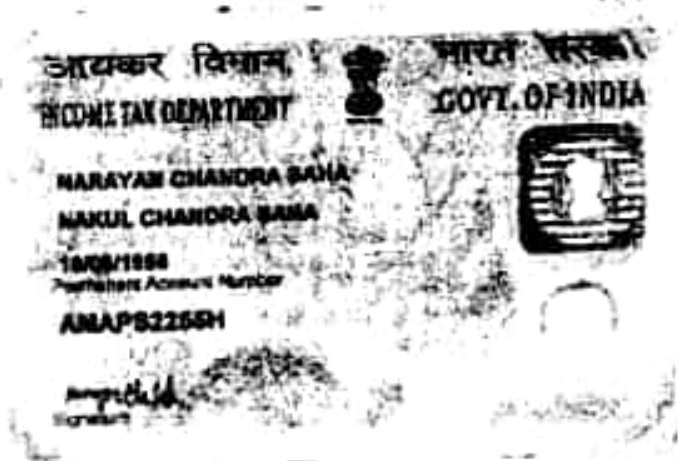
Name SUMYAJIT HALTI

Signature Somyajit Halti

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

Name

Signature



NARAYAN CH. SAMA.



भारत सरकार
GOVERNMENT OF INDIA



নারায়ণ চন্দ্র সর্মা
Narayan Chandra Saha
পিতা : নকুল চন্দ্র সর্মা
Father : NAKUL CHANDRA SAHA
জন্ম বর্ষ / Year of Birth : 1954
সুত্র / Male



8518 4956 1575

- সাধারণ মানুষের অধিকার

Narayan ch Saha

ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
কিউসি, কামদাহারী পুরা পারা,
পাড়া, কোলকাতা, পশ্চিম বঙ্গ
৯৪ পার্শ্বমা, পশ্চিমবঙ্গ, ৭০০০৪৪

Address:
Q31, KAMDAHARI PURSA
PARA, GARIA, Kolkata
Garia, South Twenty Four
Parganas, West Bengal,
700084



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

सोम्याजित माथी
SOUMYAJIT MAITI
रान्जित माथी
RANJIT MAITI

21/09/1978
 Permanent Account Number
AYNPM6694H

Soumyajit Maiti
 Signature



SOUMYA CONSTRUCTION

Soumyajit Maiti
Proprietor

If this card is lost / damaged / and card is
 cancelled / return to
 Income Tax PAN Service Unit, NDL,
 3rd Floor, Sarphu Chambers,
 Near Bazar Telephone Exchange,
 Bag. No. 41, 4045.

Telephone: 2777 0000, 2771 0081

भारत सरकार
GOVERNMENT OF INDIA



সৌম্যজিৎ মাইতি
Soumyajit Maiti
পিতা : রঞ্জিত কুমার মাইতি
Father : RANJIT KUMAR MAITI
জন্ম তারিখ / Year of Birth : 1978
মুদ্রা / Mark



4119 0735 4656

আধার - সাধারণ মানুষের অধিকার

Soumyajit Maiti

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
টি ১১, সুভাষ পল্লী, কোলকাতা,
পশ্চিম, পশ্চিম ২০ পার্শ্ব,
পশ্চিমবঙ্গ, ৭০০০১৪

Address:
T-21, SUBHASH PALLY,
Kolkata, Garia, South Twenty
Four Parganas, West
Bengal, 700014


1947
1800 180 1947


help@uidai.gov.in


www.uidai.gov.in


P.O. Box No. 1947
Bengaluru 560 021

भारतीय निर्वाचन आयोग
भारत
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XCZ1631084



निर्वाचक का नाम : सुबोध अचर्य
Elector's Name : Subodh Acharya
पिता का नाम : श्यामल कुमार
Father's Name : Shyamal Kumar Acharya
प्रा.सं. : पुरु/म
Date of Birth : 22/10/1982

Sudhant Acharya

XCZ1631084

सूचना
आय.सं. 1084, भा.सं. 1631084 का मतदाता है।
आय.सं. 1084, भा.सं. 1631084 का मतदाता है।

Address:
SARDAR GHOSHALACHARYA, DHRUVA
NAGAR, NAGAR, CHANDRABARTY
PARA, CHANDRABARTY, JOYBAGAR, BOU
TH 34 PARGANAS-743337

Sudhant Acharya

Date: 07/12/2016
137-बारापुर पुरा (SC) निर्वाचन क्षेत्र
निर्वाचक के प्रतिनिधि के रूप में
Facsimile Signature of the Electoral
Registration Officer for
137-Banarpur Pura (SC) Constituency

आपको सूचित है कि आप अपने मतदाता आई.सं. को एक ही
व्यक्ति के नाम पर ही दर्ज करवा सकते हैं। यदि आप
अन्य नाम पर मतदाता बनना चाहते हैं तो
In case of change in address mention the Card No.
on the address form for including your name in
the roll at the changed address and to obtain the
card with new number.

Major Information of the Deed

Deed No / Year	1-1605-00737/2020	Date of Registration	13/02/2020
Deed No / Year	1605-0000223228/2020	Office where deed is registered	
Query Date	06/02/2020 5:10:58 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bodhisatwa Basu Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8777340116, Status : Advocate		
Transaction	Additional Transaction		
[0903] Declaration, Cancellation of Agreement / Declaration	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 69,95,255/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 17)	Rs. 21/- (Article E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: South 24-Parganas P.S.- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road KAMDAHARI PURBA PARA, Premises No: 91, Ward No. 111 Pin Code : 700084

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 -)		Bastu	7 Katha 8 Chatak		68,75,255/-	Width of Approach Road: 16 Ft.
Grand Total :				12.375Dec	0/-	68,75,255/-	



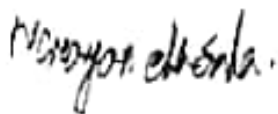
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	1,20,000/-	Structure Type: Structure

Gr Floor Area of floor: 400 Sq Ft., Residential Use. Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	400 sq ft	0/-	1,20,000/-	
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Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Shri NARAYAN CHANDRA SAHA Son of Late Nakul Chandra Saha Executed by: Self, Date of Execution: 10/02/2020 , Admitted by: Self, Date of Admission: 13/02/2020 ,Place : Office			
	13/02/2020	L11 13/02/2020	13/02/2020
Q-31, Kamdahari Purbapara, P.O:- Garia, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AMAPS2255H, Aadhaar No. 90xxxxxxxx0745, Status :Individual, Executed by: Self, Date of Execution: 10/02/2020 , Admitted by: Self, Date of Admission: 13/02/2020 ,Place : Office			
2	SOUMYA CONSTRUCTION T-21, Subhash Pally, P.O - Garia, P.S - Bansdrani, District -South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.: AYNPM6694H, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by Representative, Executed by: Representative		

Representative Details :





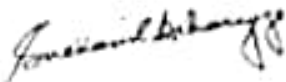
Name,Address,Photo,Finger print and Signature			
Sl No	Name	Photo	Signature
1	Shri SOUMYAJIT MAITI (Presentant) Son of Shri Ranjit Kumar Maity Date of Execution: 10/02/2020, , Admitted by: Self, Date of Admission: 13/02/2020, Place of Admission of Execution: Office		
		Feb 13 2020 4 05PM	L11 13/02/2020
T-21, Subhash Pally, P.O - Garia, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AYNPM6694H, Aadhaar No: 41xxxxxxxx4656 Status : Representative, Representative of : SOUMYA CONSTRUCTION (as Sole Proprietor)			

	Photo	Finger Print	Signature
Acharyya K. Acharyya Dhosa, P. S. - Joynagar, South 24 Parganas, West Bengal. PIN-743337			
	13/02/2020	13/02/2020	13/02/2020
Identifier Of Shri NARAYAN CHANDRA SAHA, Shri SOUMYAJIT MAITI			

Admission of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admitted under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 17 of Indian Stamp Act 1899

Representation (Under Section 82 & Rule 22A(3) 48(1), W.B. Registration Rules, 1962)

Presented for registration at 12:22 hrs on 13-02-2020 at the Office of the A.D.S.R ALIPORE by Shri SOUMYAJIT MAITI

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

Execution is admitted on 13/02/2020 by Shri NARAYAN CHANDRA SAHA, Son of Late Nakul Chandra Saha, Q-31, Kamdahari Purbapara, P.O: Garia, Thana: Bansdroni, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Identified by Mr Snehasish Acharyya, Son of Mr S K Acharyya, Dhosa, P.O Dhosa, Thana: Joynagar, South 24-Parganas, WEST BENGAL, India, PIN - 743337, by caste Hindu, by profession Others

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

Execution is admitted on 13-02-2020 by Shri SOUMYAJIT MAITI, Sole Proprietor, SOUMYA CONSTRUCTION (Sole Proprietorship), T-21, Subhash Pally, P.O:- Garia, P.S:- Bansdroni, District-South 24-Parganas, West Bengal, India, PIN - 700084

Identified by Mr Snehasish Acharyya, Son of Mr S K Acharyya, Dhosa, P.O: Dhosa, Thana: Joynagar, South 24-Parganas, WEST BENGAL, India, PIN - 743337, by caste Hindu, by profession Others

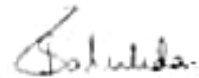
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs 45/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp
1. Stamp: Type Impressed, Serial no 917185, Amount Rs 100/-. Date of Purchase, 18/01/2020, Vendor name: I Chakraborty



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1605-2020, Page from 28357 to 28372
being No 160500737 for the year 2020.



Digitally signed by SUKANYA
TALUKDAR
Date: 2020.02.14 17:17:19 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2020/02/14 05:17:19 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)