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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Cancellation of Development Agreement

THIS DEED OF CANCELLATION OF DEVELOPMENT AGREEMENT made this  
20<sup>th</sup> day of January Two Thousand Seventeen (2017)

BETWEEN

Certified that the document is admitted to registration. The signature sheet and endorsement sheets attached to the document are the part of the document.

Additional District Sub-Registrar  
Bardhaman, 24 Pgs (N)

20 JAN 2017

19377

(1) SM  
SRI T

Dilip Kr. Saha

NAME.....  
 ADD.....  
 Rs.....

19 DEC 2016

S. CHATTERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kolkata

19 DEC 2016  
19 DEC 2016



Addl. District Sub-Registrar  
Belghoria, 24 Pgs. (N)

20 JAN 2017



**(1) SMT. PRANATI ROY** (PAN AFWPR7201M) widow of late Bimal Roy **(2) SRI TIRTHANKAR ROY** (PAN AHKPR2759L) & **(3) SRI SUBHANKAR ROY** (PAN AWXPR5036J), both are sons of late Bimal Roy, all are by faith Hindu, by Nationality Indian, by occupation business, all are residing at 17/13, Ghanashyam Banerjee Road, (Patna Thakurtala), P.O. & P.S. Nimta, Kolkata-700049, District North 24 Parganas hereinafter jointly referred to as the **LANDOWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, legal representatives and assigns) of the **ONE PART**

**AND**

**M/S. EN-SUIT REALTORS**, (PAN AADFE2088B) a partnership firm constituted under Indian Partnership Act, 1932, having its office at 27, B. N. Ghosal Road, Belghoria, Kolkata-700056 being represented by its any two partners namely **(1) SRI BIPLAB ROY**, (PAN ADIPR2583G) son of Late Puspa Ranjan Roy, by caste Hindu, by occupation business, residing at 15, Chowdhury Para Lane, P.O. & P.S. Belghoria, Kolkata -700056, District North 24 Parganas, **(2) SRI KRISHNENDU BASU**, (PAN AGZPB7535Q) son of late Rathindra Chandra Basu, by caste Hindu, by occupation business, residing at Flat No. A-2, 2<sup>nd</sup> floor, Indranita Apartment 27, B. N. Ghosal Road, P.O. & P.S. Belghoria, Kolkata-700056, District North 24 Parganas and its sub partner of this project only **(3) SRI GAUTAM KAR** (PAN AMUPK9834E) son of late Bimal Chandra Kar by faith Hindu, by Nationality Indian, by occupation business, residing at 75, Nabin Pally, Police Station Belghoria, Kolkata-700056, District North 24-Parganas hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **OTHER PART**

**WHEREAS** by a bengali deed of Kobala dated 06<sup>th</sup> August 1993 and made between the Sri Rabindra Nath Ghosh son of later Panchu Ghosh @ Panchanan Ghosh of Patna, Uttar Nimta, Kolkata-700049 therein referred to as the vendor of the one part and Sri Bimal Roy son of late Abinash Chandra Roy of G.B. Road, Kolkata-700049 therein referred to as the purchaser of the other part and registered at the office of the Additional District Sub Registrar Cossipore Dum Dum, North 24 Parganas and recorded in Book No. I, Being No. 4613 for the

year 1993 wherein the said Sri Rabindra Nath Ghosh sold, transferred and conveyed his right, title and interest of all that land measuring an area of 6 (six) cottahs 9 (nine) chhatacks 3 (three) square feet be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag No. 96, R.S. Khatian No. 1382, under North Dum Dum Municipality, Ward No.2, lying and situated at Holding No. 96, Ghanashyam Banerjee Road, P.S. Nimta, District North 24 Parganas unto and in favour of the said Sri Bimal Roy

**AND WHEREAS** by another bengali deed of Kobala dated 02<sup>nd</sup> February 1998 and made between the said Sri Rabindra Nath Ghosh son of later Panchu Ghosh @ Panchanan Ghosh of Patna, Uttar Nimta, Kolkata-700049 therein referred to as the vendor of the one part and Sri Bimal Roy son of late Abinash Chandra Roy of G.B. Road, Kolkata-700049 therein referred to as the purchaser of the other part and registered at the office of the Additional District Sub Registrar Cossipore Dum Dum, North 24 Parganas and recorded in Book No. I, Being No. 526 for the year 1998 wherein the said Sri Rabindra Nath Ghosh sold, transferred and conveyed his right, title and interest of all that land measuring an area of 7 (seven) cottahs 12 (twelve) chhatacks 37 (thirty seven) square feet be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag No. 99, R.S. Khatian No. 1382, under North Dum Dum Municipality, lying and situated at Holding No. 12, P.S. Nimta, District North 24 Parganas unto and in favour of the said Sri Bimal Roy

**AND WHEREAS** by way of aforesaid two bengali deed of kobala the said **Sri Bimal Roy** absolutely seized and possessed as absolute owner of all that land measuring an area of **14 (fourteen) cottahs 5 (five) chhatacks 40 (forty) square feet** be the same a little more or less and duly mutated his name before the concerned B.L. & L.R.O. as well as North Dum Dum Municipality and presently the said property has been reassessed and renumbered appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag Nos. 96 & 99, R.S. Khatian No. 1382, **Hal Khatian No. 2575**, lying and situated at Holding Nos. 10(3) & BH 4(8/1/13), Ghanashyam Banerjee Road, under North Dum Dum Municipality, Ward No. 2, P.S. Nimta, District North 24 Parganas



**AND WHEREAS** by a bengali deed of Kobala dated 02<sup>nd</sup> May 1990 and made between the said Sri Shambhu Nath Ghosh, Sri Ashok Kumar Ghosh, Sri Rabindra Nath Ghosh, Sri Prasanta Kumar Ghosh@ Sri Dhruba Kumar Ghosh, Sri Deb Kumar Ghosh @ Sri Deba Prasad Ghosh, Smt. Chaina Ghosh and Smt. Sudha Ghosh(Saha) therein jointly referred to as the vendors of the one part and Smt. Pranati Roy the land owner no. 1 herein and therein referred to as the purchaser of the other part and registered at the office of the Additional District Sub Registrar Cossipore Dum Dum, North 24 Parganas and recorded in Book No. I, Being No. 2241 for the year 1990 wherein the said Sri Shambhu Nath Ghosh & others sold, transferred and conveyed their right, title and interest of all that land measuring an area of 1 (one) cottah 14 (fourteen) chhattacks 31 (thirty one) square feet be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag No. 95, Sabek Khatian No. 1435, R.S. Khatian No. 2244/2245 & all that land measuring an area of 0 (zero) cottah 2 (two) chhattacks 4 (four) square feet be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag No. 92, R.S. Khatian No. 1397 & all that land measuring an area of 3 (three) cottahs 7 (seven) chhattacks 36 (thirty six) square feet be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag No. 93, R.S. Khatian Nos. 2046 & 2047, totaling to **5 (five) cottahs 8 (eight) chhattacks 26 (twenty six) square feet** be the same a little more or less under North Dum Dum Municipality, Holding No. 39, P.S. Nimta, District North 24 Parganas unto and in favour of the said Smt. Pranati Roy

**AND WHEREAS** by another bengali deed of Kobala dated 06<sup>th</sup> August 1993 and made between the said Sri Rabindra Nath Ghosh son of late Panchu Ghosh @ Panchanan Ghosh therein referred to as the vendor of the one part and Smt. Pranati Roy the land owner no. 1 herein and therein referred to as the purchaser of the other part and registered at the office of the Additional District Sub Registrar Cossipore Dum Dum, North 24 Parganas and recorded in Book No. I, Being No. 4614 for the year 1993 wherein the said Sri Rabindra Nath Ghosh sold, transferred and conveyed his right, title and interest of all that land measuring an area of 1 (one) cottah 11 (eleven) chhattacks 43 (forty three) square feet be the same a little more or less appertaining to Mouza Uttar

Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag No. 97, R.S. Khatian No. 1382 & all that land measuring an area of 0 (zero) cottah 6 (six) chhatacks 42 (forty two) square feet be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag No. 96, R.S. Khatian No. 1382 totaling to **2 (two) cottahs 2 (two) chhatacks 40 (forty) square feet** be the same a little more or less under North Dum Dum Municipality, Holding No. 64, Ghanashyam Banerjee Road, P.S. Nimta, District North 24 Parganas unto and in favour of the said Smt. Pranati Roy

**AND WHEREAS** Smt. Rikta Roy widow of late Anil Roy and Smt. Pranati Roy daughter of late Anil Roy are the joint owners of all that land measuring an area of 2 (two) cottah 00 (zero) chhatacks 00 (zero) square feet be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172 & 173, R.S. Dag No. 92, R.S. Khatian No. 1397 & all that land measuring an area of 6 (six) cottahs 10 (ten) chhatacks 18 (eighteen) square feet be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172 & 173, R.S. Dag No. 98, R.S. Khatian No. 658 totaling to **8 (eight) cottahs 10 (ten) chhatacks 18 (eighteen) square feet** be the same a little more or less under North Dum Dum Municipality, Holding No. B-H-3 (8/1/1) and 199 (436), Ghanashyam Banerjee Road, P.S. Nimta, District North 24 Parganas by way of inheritance from Anil Roy their predecessor in interest

**AND WHEREAS** by another bengali deed of Gift dated 18<sup>th</sup> February 2015 and made between the Smt. Rikta Roy widow of late Anil Roy therein referred to as the donor of the one part and Smt. Pranati Roy the land owner no. 1 herein and therein referred to as the donee of the other part and registered at the office of the Additional District Sub Registrar Cossipore Dum Dum, North 24 Parganas and recorded in Book No. I, Being No. 1546 for the year 2015 wherein the said Smt. Rikta Roy gifted, transferred and conveyed her undivided 50 % right, title and interest of all that land measuring an area of 2 (two) cottah 00 (zero) chhatacks 00 (zero) square feet be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172 & 173, R.S. Dag No. 92, R.S. Khatian No. 1397 & all that land measuring an area of 6 (six) cottahs 10 (ten) chhatacks 18 (eighteen) square feet be the same a



little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172 & 173, R.S. Dag No. 98, R.S. Khatian No. 658 totaling to **8 (eight) cottahs 10 (ten) chhattacks 18 (eighteen) square feet** be the same a little more or less under North Dum Dum Municipality, Holding No. B-H-3 (8/1/1) and 199 (436), Ghanashyam Banerjee Road, P.S. Nimta, District North 24 Parganas **i.e.** all that land measuring an area of 1 (one) cottah 00 (zero) chhattacks 00 (zero) square feet be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172 & 173, R.S. Dag No. 92, R.S. Khatian No. 1397 & all that land measuring an area of 3 (three) cottahs 5 (five) chhattacks 9 (nine) square feet be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172 & 173, R.S. Dag No. 98, R.S. Khatian No. 658 totaling to **4 (four) cottahs 5 (five) chhattacks 09 (nine) square feet** be the same a little more or less under North Dum Dum Municipality, Holding No. B-H-3 (8/1/1) and 199 (436), Ghanashyam Banerjee Road, P.S. Nimta, District North 24 Parganas unto and in favour of the said Smt. Pranati Roy

**AND WHEREAS** by way of aforesaid two bengali deed of kobala & one deed of gift the said **Smt. Pranati Roy** absolutely seized and possessed as absolute owner of all that land measuring an area of **16 (sixteen) cottahs 05 (five) chhattacks 39 (thirty nine) square feet** be the same a little more or less and duly mutated her name before the concerned B.L. & L.R.O. as well as North Dum Dum Municipality and presently the said property has been reassessed and renumbered appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag Nos. 95,92,93,97,96 & 98, R.S. Khatian No. 2244/2245, 1397, 2046,2047, 1382,1397 & 658, **Hal Khatian No. 2576**, lying and situated at Holding Nos. BH 3(8/1/1), 9(2), 17(13) & 191(436), Ghanashyam Banerjee Road, under North Dum Dum Municipality, Ward No. 2, P.S. Nimta, District North 24 Parganas

**AND WHEREAS** by a bengali deed of Kobala dated 30<sup>th</sup> May 2005 and made between the said Sri Kesto Ghosh, Sri Mohon Ghosh, Smt. Bijoli Ghosh, Sri Pintu Ghosh, Sri Mrityunjoy Ghosh, Smt. Putul Guha, Smt. Baby Ghosh, Smt. Minati Ghosh, Sri Sintu Ghosh, Sri Netai Ghosh, Sri Gour Ghosh, Smt. Pratima Some, Smt. Kalpana Ghosh, Sri Sanjoy Ghosh, Sri Debasis Ghosh, Smt. Mili



Ghosh & Smt. Sharmila Ghosh therein jointly referred to as the vendor of the one part and Sri Tirthankar Roy the land owner no. 2 herein and therein referred to as the purchaser of the other part and registered at the office of the Additional District Sub Registrar Cossipore Dum Dum, North 24 Parganas and recorded in Book No. I, Being No. 9418 for the year 2005 wherein the said Sri Kesto Ghosh & others sold, transferred and conveyed his right, title and interest of all that land measuring an area of **10 (ten) cottahs 04 (four) chhattacks 19 (nineteen) square feet** be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag No. 100, R.S. Khatian No. 613, under North Dum Dum Municipality, Ward No. 2, Ghanashyam Banerjee Road, P.S. Nimta, District North 24 Parganas unto and in favour of the said Sri Tirthankar Roy

**AND WHEREAS** by way of aforesaid bengali deed of kobala the said **Sri Tirthankar Roy** absolutely seized and possessed as absolute owner of all that land measuring an area of **10 (ten) cottahs 04 (four) chhattacks 19 (nineteen) square fee** be the same a little more or less and duly mutated his name before the concerned B.L. & L.R.O. as well as North Dum Dum Municipality and presently the said property has been reassessed and renumbered appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag No. 100, R.S. Khatian No. 613, **Hal Khatian No. 2654**, under North Dum Dum Municipality, Ward No. 2, Ghanashyam Banerjee Road, P.S. Nimta, District North 24 Parganas

**AND WHEREAS** by a bengali deed of Kobala dated 30<sup>th</sup> May 2005 and made between the said Sri Kesto Ghosh, Sri Mohon Ghosh, Smt. Bijoli Ghosh, Sri Pintu Ghosh, Sri Mrityunjoy Ghosh, Smt. Putul Guha, Smt. Baby Ghosh, Smt. Minati Ghosh, Sri Sintu Ghosh, Sri Netai Ghosh, Sri Gour Ghosh, Smt. Pratima Some, Smt. Kalpana Ghosh, Sri Sanjoy Ghosh, Sri Debasis Ghosh, Smt. Mili Ghosh & Smt. Sharmila Ghosh therein jointly referred to as the vendor of the one part and Sri Subhankar Roy the land owner no. 2 herein and therein referred to as the purchaser of the other part and registered at the office of the Additional District Sub Registrar Cossipore Dum Dum, North 24 Parganas and recorded in Book No. I, Being No. 9419 for the year 2005 wherein the said Sri Kesto Ghosh & others sold, transferred and conveyed his right, title and



Interest of all that land measuring an area of **07 (seven) cottahs 01 (one) chhattack 00 (zero) square feet** be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag Nos. 100 & 101, R.S. Khatian No. 613, under North Dum Dum Municipality, Ward No. 2, Ghanashyam Banerjee Road, P.S. Nimta, District North 24 Parganas unto and in favour of the said Sri Subhankar Roy

**AND WHEREAS** by way of aforesaid bengali deed of kobala the said **Sri Subhankar Roy** absolutely seized and possessed as absolute owner of all that land measuring an area of **07 (seven) cottahs 01 (one) chhattack 00 (zero) square feet** be the same a little more or less and duly mutated his name before the concerned B.L. & L.R.O. as well as North Dum Dum Municipality and presently the said property has been reassessed and renumbered appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag Nos. 100 & 101, R.S. Khatian No. 613, **Hal Khatian No. 2655**, under North Dum Dum Municipality, Ward No. 2, Ghanashyam Banerjee Road, P.S. Nimta, District North 24 Parganas

**AND WHEREAS** by a bengali deed of Kobala dated 30<sup>th</sup> May 2005 and made between the said Sri Kesto Ghosh, Sri Mohon Ghosh, Smt. Bijoli Ghosh, Sri Pintu Ghosh, Sri Mrityunjoy Ghosh, Smt. Putul Guha, Smt. Baby Ghosh, Smt. Minati Ghosh, Sri Sintu Ghosh, Sri Netai Ghosh, Sri Gour Ghosh, Smt. Pratima Some, Smt. Kalpana Ghosh, Sri Sanjoy Ghosh, Sri Debasis Ghosh, Smt. Mili Ghosh & Smt. Sharmila Ghosh therein jointly referred to as the vendor of the one part and Sri Tirthankar Roy & Sri Subhankar Roy the land owner no. 2 & 3 herein and therein jointly referred to as the purchasers of the other part and registered at the office of the Additional District Sub Registrar Cossipore Dum Dum, North 24 Parganas and recorded in Book No. I, Being No. 9420 for the year 2005 wherein the said Sri Kesto Ghosh & others sold, transferred and conveyed his right, title and interest of all that land measuring an area of **02 (two) cottahs 05 (five) chhattack 11 (eleven) square feet** be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag Nos. 100 & 101, R.S. Khatian No. 613, under North Dum Dum Municipality, Ward No. 2, Ghanashyam Banerjee Road, P.S. Nimta,

District North 24 Parganas unto and in favour of the said Sri Tirthankar Roy & Sri Subhankar Roy

**AND WHEREAS** by way of aforesaid bengali deed of kobala the said **Sri Tirthankar Roy & Sri Subhankar Roy** absolutely seized and possessed as absolute owner of all that land measuring an area of **02 (two) cottahs 05 (five) chhattack 11 (eleven) square feet** be the same a little more or less and duly mutated his name before the concerned B.L. & L.R.O. as well as North Dum Dum Municipality and presently the said property has been reassessed and renumbered appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172, R.S. Dag Nos. 100 & 101, R.S. Khatian No. 613, under North Dum Dum Municipality, Ward No. 2, Holding No. BH-162(533/1), Ghanashyam Banerjee Road, P.S. Nimta, District North 24 Parganas

**AND WHEREAS** in the event that have happened the said **Sri Bimal Roy, Smt. Pranati Roy, Sri Tirthankar Roy, Sri Subhankar Roy & Sri Tirthankar Roy & Sri Subhankar Roy** are thus now absolute owner their respective demarcated portion

**AND WHEREAS** the said **Sri Bimal Roy, Smt. Pranati Roy, Sri Tirthankar Roy & Sri Subhankar Roy** having decided to develop their respective property after amalgamation into a single holding and to erect a **G + Four Storied** commercial cum residential building thereat in different block, duly proposed the Developer to the planned development of the said property after demolition of the existing old dwelling house and by constructing a new **G + Four Storied** residential-cum-commercial building thereon comprising of self-contained residential flats/units / shops / garages etc. on ownership basis according to the sanctioned building plan to be duly sanctioned by the **North Dum Dum Municipality**.

**AND WHEREAS** the said **Sri Bimal Roy, Smt. Pranati Roy, Sri Tirthankar Roy & Sri Subhankar Roy** on 31<sup>st</sup> March 2015 executed and registered a Development Agreement with the **M/S. EN-SUIT REALTORS**, (PAN AADFE2088B) a partnership firm constituted under Indian Partnership Act, 1932, having its office at 27, B. N. Ghosal Road, Belghoria, Kolkata-700056



being represented by its partners represented by its partners **(1) SRI BIPLAB ROY**, (PAN ADIPR2583G) son of Late Puspa Ranjan Roy, by caste Hindu, by occupation business, residing at 15, Chowdhury Para Lane, P.O. & P.S. Belghoria, Kolkata -700056, District North 24 Parganas and **(2) SRI KRISHNENDU BASU**, (PAN AGZPB7535Q) Son of Late Rathindra Chandra Basu, by caste Hindu, by occupation business, residing at Flat No. A-2, 2<sup>nd</sup> floor, Indranita Apartment 27, B. N. Ghosal Road, P.O. & P.S. Belghoria, Kolkata - 700 056, District North 24 Parganas and its sub partner of this project only **(3) SRI GAUTAM KAR** (PAN AMUPK9834E) son of late Bimal Chandra Kar by faith Hindu, by Nationality Indian, by occupation business, residing at 75, Nabin Pally, Police Station Belghoria, Kolkata-700056, District North 24-Parganas in Book No. I, CD Volume No. 9, Pages from 746 to 786, Being No. 03356 for the year 2015 the terms and condition fully mentioned in the said Development Agreement dated 31<sup>st</sup> March 2015

**AND WHEREAS** in the even date i.e 31<sup>st</sup> March 2015 a Development Power of Attorney also executed and registered by the said **Sri Bimal Roy, Smt. Pranati Roy, Sri Tirthankar Roy & Sri Subhankar Roy** in favour of the said **M/S. EN-SUIT REALTORS**, (PAN AADFE2088B) a partnership firm constituted under Indian Partnership Act, 1932, having its office at 27, B. N. Ghosal Road, Belghoria, Kolkata-700056 being represented by its partners represented by its partners **(1) SRI BIPLAB ROY**, (PAN ADIPR2583G) son of Late Puspa Ranjan Roy, by caste Hindu, by occupation business, residing at 15, Chowdhury Para Lane, P.O. & P.S. Belghoria, Kolkata -700056, District North 24 Parganas and **(2) SRI KRISHNENDU BASU**, (PAN AGZPB7535Q) Son of Late Rathindra Chandra Basu, by caste Hindu, by occupation business, residing at Flat No. A-2, 2<sup>nd</sup> floor, Indranita Apartment 27, B. N. Ghosal Road, P.O. & P.S. Belghoria, Kolkata - 700 056, District North 24 Parganas and its sub partner of this project only **(3) SRI GAUTAM KAR** (PAN AMUPK9834E) son of late Bimal Chandra Kar by faith Hindu, by Nationality Indian, by occupation business, residing at 75, Nabin Pally, Police Station Belghoria, Kolkata-700056, District North 24-Parganas in Book No. I, CD Volume No. 9, Pages from 866 to 884, Being No. 03360 for the year 2015 the terms and condition fully mentioned in the said Development Power of Attorney dated 31<sup>st</sup> March 2015



**AND WHEREAS** in terms of the herein before in part recited Deed of Development Agreement all those holdings amalgamated in to a single holding being Holding No. 162(533/1), Ghanashyam Banerjee Road, P.S. Nimta, District North 24 Parganas and a building plan was duly sanctioned being No. 612/2016-2017 dated 03.11.2016 from the **North Dum Dum Municipality**

**AND WHEREAS** one of the land owner Bimal Roy son of late Abinash Chandra Roy died intestate on 14<sup>th</sup> December 2016 leaving behind his widow Smt. Pranati Roy and his two sons namely Sri Tirthankar Roy & Sri Subhankar Roy as his only legal heirs/ heiress under the Hindu Succession Act 1956

**AND WHEREAS** in the event that have happened the said Smt. Pranati Roy, Sri Tirthankar Roy & Sri Subhankar Roy are thus now absolute owner of all that land measuring an area of **02 (two) bighas 10 (ten) cottahs 06 (six) chhattack 19 (nineteen) square feet** be the same a little more or less appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172 & 173, R.S. Dag Nos. 92,93, 95,96,97,98,99,100 & 101, R.S. Khatian Nos. 613,658,1382,1397,2046,2047,2244 & 2245, Hal Khatian Nos. 2575,2576,2654 & 2655, lying and situated at Holding No. 162(533/1), Ghanashyam Banerjee Road, under North Dum Dum Municipality, Ward No. 2, P.S. Nimta, District North 24 Parganas fully mentioned in the Schedule hereunder written

**AND WHEREAS** both the parties herein agreed to cancel the said Development Agreement dated 31<sup>st</sup> March 2015, Being No. 03356 for the year 2015 as well as Development Power of Attorney dated 31<sup>st</sup> March 2015, Being No. 03360 for the year 2015

**NOW THIS AGREEMENT WITNESSES** and it is hereby agreed to and declared by and between the parties hereto as follows: -

1. That both the parties herein agreed to cancel the said Development Agreement dated 31<sup>st</sup> March 2015, Being No. 03356 for the year 2015 as well as Development Power of Attorney dated 31<sup>st</sup> March 2015, Being No. 03360 for the year 2015



2. That immediately after execution of this Cancellation of Development Agreement dated 31<sup>st</sup> March 2015, Being No. 03356 for the year 2015 the said landowners shall have every right to execute a fresh Development Agreement.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring an area of **02 (two) bighas 10 (ten) cottahs 06 (six) chhattack 19 (nineteen) square feet** be the same a little more or less together with construction measuring an area of 15000 sq.ft. standing thereon appertaining to Mouza Uttar Nimta, J.L. No. 2, R.S. 102, Touzi No. 172 & 173, R.S. Dag Nos. 92,93, 95,96,97,98,99,100 & 101, R.S. Khatian Nos. 613,658,1382,1397,2046,2047,2244 & 2245, Hal Khatian Nos. 2575,2576,2654 & 2655, lying and situated at Holding No. 162(533/1), Ghanashyam Banerjee Road, under North Dum Dum Municipality, Ward No. 2, P.S. Nimta, District North 24 Parganas and the same is butted and bounded as follows:-

**ON THE NORTH BY** : Property of Dipak Majumder & Devi Paul;  
**ON THE SOUTH BY** : Partly 22'-00" wide Ghanashyam Banerjee Road & partly building of Shyamal Roy & Ratan Dey;  
**ON THE EAST BY** : Municipality High drain &  
**ON THE WEST BY** : 12'-00" wide Municipal Road.

**IN WITNESSES WHEREOF** the parties above hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

by the **LANDOWNERS** at Kolkata

in the presence of :

1. *Dilip Kumar Saha*  
Advocate  
High Court, Calcutta

2. *Sandip Manna*  
7/A, N.C. Chatterjee St.  
KOL - 700057.

*Pranali Roy*  
*Jyothankar Roy*  
*Subhankar Roy*

**SIGNED SEALED AND DELIVERED**

by the **DEVELOPERS** at Kolkata in the presence of :

1. *Dilip Kumar Saha*  
Advocate

2. *Sandip Manna*

**EN-SUIT REALTORS**

*Biplas Ray*  
Partner

**EN-SUIT REALTORS**

*Debashree Das*  
Partner

**EN-SUIT REALTORS**

*Contam Kon*  
Partner

Drafted by :

*Dilip Kumar Saha*

**Dilip Kumar Saha**

Advocate,

High Court, Calcutta

WB/1426/1995



SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Primali Ray



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Jitanku Roy



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Subhanakar Ray

**SPECIMEN FORM FOR TEN FINGERPRINTS**



*Bipras Ray*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Bipras Ray*



*Krishnaendu Bose*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature \_\_\_\_\_



*Santan Kumar*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Santan Kumar*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUBHANKAR ROY

BIMAL ROY

05/09/1988

Permanent Account Number

AWXPR5036J

*Subhankar Roy*

Signature



26082010

*Subhankar Roy*

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFWPR7201M



नाम /NAME

PRANATI ROY

पिता का नाम /FATHER'S NAME

ANIL ROY

जन्म तिथि /DATE OF BIRTH

01-03-1967

हस्ताक्षर /SIGNATURE

*Pranati Roy*

*Pranati Roy*

जायकर आयुक्त(सिस्टम), शिलांग

COMMISSIONER OF INCOME-TAX(SYSTEMS),SHILLONG

*Pranati Roy*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

TIRTHANKAR ROY

BIMAL ROY

10/08/1983

Permanent Account Number

AHKPR2759L

*Tirthankar Roy*

Signature



*Tirthankar Roy*

आयकर विभाग  
INCOME-TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BIPLAB ROY

PUSPA RANJAN ROY

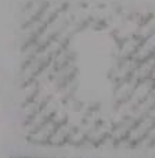
04/04/1967

Permanent Account Number

ADIPR2583G

*Biplab Roy*

Signature



यदि कार्ड खो जाय, या किसी के हाथ में मिले, तो तुरंत  
आयकर विभाग को सूचित करें।  
आयकर विभाग, इन्कम टैक्स डीपार्टमेंट,  
प्राथमिक भवन, टाईम्स टॉवर, कामला मिल्स कंपाउंड,  
एस. बी. मार्ग, लोअर पार्क, मुंबई - 400 013.

If this card is lost / someone's lost card is found,  
please inform / return to:  
Income Tax PAN Services Unit, NSDL,  
1st Floor, Times Tower,  
Kamala Mills Compound,  
S. B. Marg, Lower Park, Mumbai - 400 013.  
Tel: 91-22-2499-4680, Fax: 91-22-2495-0664.  
e-mail: [itahd@nsdl.co.in](mailto:itahd@nsdl.co.in)

*Biplab Roy*

*Biplab Roy*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KRISHNENDU BASU  
RATHINDRA CHANDRA BASU  
17/09/1967  
Permanent Account Number  
AGZPB7535Q

*Krishnendu Basu*  
Signature



*Krishnendu Basu*

आयकर विभाग  
INCOME TAX DEPARTMENT

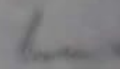
GAUTAM KAN

BIWAL CHANDRA KAN

257017588

Permanent Account Number

8WUPK5E3AE

  
Signature



भारत सरकार  
GOVT OF INDIA



Gautam Kan



## Major Information of the Deed

	I-1526-00170/2017	Date of Registration	20/01/2017
	1526-1000019601/2017	Office where deed is registered	
	19/01/2017 4:02:27 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Transaction	Sanjay Ghosh 36, Patna Road, Thana: Nimta, District: North 24-Parganas, WEST BENGAL, PIN - 700049, Mobile No.: 9830475463, Status: Others		
[0903] Declaration, Cancellation of Agreement / Declaration	Additional Transaction		
Set Forth value	Market Value		
Rs. 2/-			
Stampduty Paid(SD)	Rs. 4,38,88,395/-		
Rs. 100/- (Article:17)	Registration Fee Paid		
Remarks	Rs. 7/- (Article:E)		
	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :


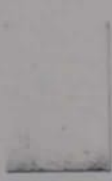
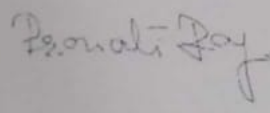
District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Ghanashyam Banerjee Road, Mouza: Uttar Nimta, Ward No: 2



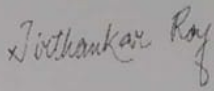

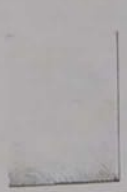
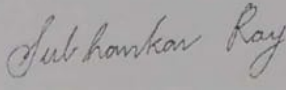
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-92	RS-613	Bastu	Bastu	2 Bigha 10 Katha 6 Chatak 19 Sq Ft	1/-	3,26,38,395/-	Width of Approach Road: 12 Ft.,
<b>Grand Total :</b>						1 /-	326,38,395 /-	

### Structure Details :



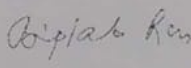


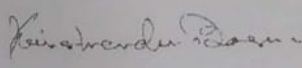
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	15000 Sq Ft.	1/-	1,12,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 15000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		15000 sq ft	1 /-	112,50,000 /-	

### Executant Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	<b>Smt Pranati Roy</b> Wife of Late Bimal Roy Executed by: Self, Date of Execution: 20/01/2017 , Admitted by: Self, Date of Admission: 20/01/2017 ,Place : Office	 20/01/2017	 LTI 20/01/2017	 20/01/2017
17/13, Ghanashyam Banerjee Road, Patna Thakurtal, P.O:- Nimta, P.S:- Nimta, District:-North 24 -Parganas, West Bengal, India, PIN - 700049 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFWPR7201M, Status :Individual				

Name	Photo	Fingerprint	Signature
<b>Shri Subhankar Roy</b> Son of Late Bimal Roy Executed by: Self, Date of Execution: 20/01/2017 , Admitted by: Self, Date of Admission: 20/01/2017 ,Place of Execution: Office			
20/01/2017	LTI 20/01/2017	20/01/2017	
17/13 , Ghanashyam Banerjee Road , Patna Thakurtal, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHKPR2759L, Status :Individual			
Name	Photo	Fingerprint	Signature
<b>Shri Subhankar Roy</b> Son of Late Bimal Roy Executed by: Self, Date of Execution: 20/01/2017 , Admitted by: Self, Date of Admission: 20/01/2017 ,Place of Execution: Office			
20/01/2017	LTI 20/01/2017	20/01/2017	
17/13 , Ghanashyan Banerjee Road , Patna Thakurtal, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AWXPR5036J, Status :Individual			
<b>M / S E N Suit Realtors</b> 27 , B N Ghosal Road, P.O:- Belghoria, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056 PAN No. AADFE2088B, Status :Organization, Executed by: Representative			

**Representative Details :**

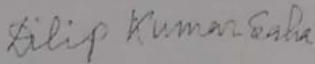
Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
<b>Shri Biplab Roy</b> Son of Late Puspa Ranjan Roy Date of Execution - 20/01/2017, , Admitted by: Self, Date of Admission: 20/01/2017, Place of Admission of Execution: Office			
Jan 20 2017 2:04PM	LTI 20/01/2017	20/01/2017	
15 , CHOWDHURY PARA LANE, P.O:- BELGHORIA, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADIPR2583G, Status : Representative, Representative of : M / S E N Suit Realtors (as PARTNER)			
Name	Photo	Finger Print	Signature
<b>Shri Krishnendu Basu</b> Son of Late Rathindra Chandra Basu Date of Execution - 20/01/2017, , Admitted by: Self, Date of Admission: 20/01/2017, Place of Admission of Execution: Office			
Jan 20 2017 2:05PM	LTI 20/01/2017	20/01/2017	



INDRANITA APARTMENT , 27 , B N GHOSAL ROAD, Flat No: A - 2, P.O:- BELGHORIA,  
 District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste:  
 Occupation: Business, Citizen of: India, PAN No. AGZPB7535Q, Status : Representative,  
 Representative of : M / S E N Suit Realtors (as PARTNER)

Name	Photo	Finger Print	Signature
<b>Shri GOUTAM KAR</b> Son of Late BIMAL CHANDRA KAR Date of Execution - 20/01/2017, , Admitted by: Self, Date of Admission: 20/01/2017, Place of Admission of Execution: Office			
	Jan 20 2017 2:05PM	LTI 20/01/2017	20/01/2017
75 , NABIN PALLY, P.O:- BELGHORIA, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMUPK9834E, Status : Representative, Representative of : M / S E N Suit Realtors (as PARTNER)			

**Identifier Details :**

Name & address	
Mr DILIP KUMAR SAHA Son of Late J G SAHA HIGH COURT CALCUTTA, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Smt Pranati Roy, Shri Tirthankar Roy, Shri Subhankar Roy, Shri Biplab Roy, Shri Krishnendu Basu, Shri GOUTAM KAR	20/01/2017
	

Endorsement For Deed Number : I - 152600170 / 2017

On 20-01-2017

**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 13:44 hrs on 20-01-2017, at the Office of the A.D.S.R. Belghoria by Shri GOUTAM KAR

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

Admitted on 20/01/2017 by 1. Smt Pranati Roy, Wife of Late Bimal Roy, 17/13, Ghanashyam Banerjee Thakurtal, P.O: Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by Profession Business, 2. Shri Tirthankar Roy, Son of Late Bimal Roy, 17/13, Ghanashyam Banerjee Thakurtal, P.O: Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by Profession Business, 3. Shri Subhankar Roy, Son of Late Bimal Roy, 17/13, Ghanashyam Banerjee Thakurtal, P.O: Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by Profession Business

Indetified by Mr DILIP KUMAR SAHA, Son of Late J G SAHA, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

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

Execution is admitted on 20-01-2017 by Shri Biplab Roy, PARTNER, M / S E N Suit Realtors, 27, B N Ghosal Road, P.O:- Belghoria, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056

Indetified by Mr DILIP KUMAR SAHA, Son of Late J G SAHA, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

Execution is admitted on 20-01-2017 by Shri Krishnendu Basu, PARTNER, M / S E N Suit Realtors, 27, B N Ghosal Road, P.O:- Belghoria, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056

Indetified by Mr DILIP KUMAR SAHA, Son of Late J G SAHA, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

Execution is admitted on 20-01-2017 by Shri GOUTAM KAR, PARTNER, M / S E N Suit Realtors, 27, B N Ghosal Road, P.O:- Belghoria, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056

Indetified by Mr DILIP KUMAR SAHA, Son of Late J G SAHA, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

**Payment of Fees**

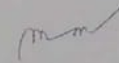
Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**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 193172, Amount: Rs.100/-, Date of Purchase: 19/12/2016, Vendor name: S Chatterjee



**Mohul Mukhopadhyay**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. Belghoria**  
**North 24-Parganas, West Bengal**



Registration under section 60 and Rule 69.  
Book - I  
Number 1526-2017, Page from 6690 to 6718  
No 152600170 for the year 2017.



*mm*

Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2017.01.31 16:22:04 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 31-01-2017 16:22:03  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
West Bengal.

(This document is digitally signed.)