

5322/25

I - 5215/2025



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

Certified that the document is admitted for registration. The signature sheets and the endorsement sheet attached with this document are the part of this document. M 307800

M.V. 20/12/25
Q-3068461
17/11/2025

17/11/2025

DEED OF CONVEYANCE

Addl. Dist. Sub Registrar
Kalyani Nadia

17 NOV 2025

(For conversion of Leasehold Land to Freehold Land)

THIS DEED OF CONVEYANCE is made on this the 14th day of November, Two Thousand and Twenty Five (2025) BETWEEN the Governor of West Bengal, hereinafter called "THE VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the ONE PART

Contd.....P/02

14/11/25



Rajoy Sanke Majumdar

AND

SRI BIJAY SANKAR MAJUMDAR (PAN- ADKPM8280F, AADHAR- 9952 4906 2044) Son of Late Raghu Nath Majumdar, aged about- 75 years residing at B-7/158, Kalyani, P.O. & P.S. Kalyani, Dist- Nadia, Pin-741235, West Bengal.

And

He is hereinafter called "**THE VENDEE**" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, administrator(s), representative (s) and permitted assignee(s)) of the **OTHER PART**.

AND WHEREAS the original allottee **Sri Sudhir Ranjan Banerjee** applied to the Governor of West Bengal (hereinafter referred to as the "**LESSOR**") for a lease of residential Plot No.'158' in the Sub-Block No.'B-7' of Block No. 'B' of Kalyani Town (Kanchrapara Development Scheme) of the Government of West Bengal in the Sub-Division Kalyani in the District of Nadia hereinafter described in the schedule hereunder written for the period of 999 years and the Governor accepted the proposal of the allottee subject to the payment of the premium or salami and rent and subject to the due and faithful performance, observance and fulfillment of the terms and conditions and covenants embodied in an Agreement for lease dated the 23rd day of August, 1966.

AND WHEREAS the original Lessee **Sri Sudhir Ranjan Banerjee** son of Late Dakshina Ranjan Banerjee transferred his leasehold interest in favour of **SRI BIJAY SANKAR MAJUMDAR** Son of Late Raghu Nath Majumdar after obtaining prior permission from the Government vide memo No. 411/3L-175/66 dated 26.02.1981 and the name of **SRI BIJAY SANKAR MAJUMDAR** was recorded by the office of the Estate Manager, Kalyani vide memo No. 1165/31-175/66 dated 05.06.1981 on the basis of Affidavit sworn on 25.03.1981.

Contd.....P/03



Signature
24/11/25

Signature of Sri Sudhir Ranjan Banerjee

AND WHEREAS the allottee has paid the sum of Rs. 3,020=83P (Rupees Three Thousand Twenty and paise Eighty Three) only towards the premium or salami payable by the allottee in terms of the Agreement of Lease dated the the 23rd day of August, 1966.

AND WHEREAS the possession has been handed over on 22.07.1981 to SRI BIJAY SANKAR MAJUMDAR vide possession certificate issued vide No. 958/DEV/I-19/74 dated 10.08.1981.

AND WHEREAS by an Indenture of Lease was executed on 08.10.1982 by and between the Lessor and SRI BIJAY SANKAR MAJUMDAR Son of Late Raghu Nath Majumdar which was registered in Book No I Volume No 140, Page No 152 to 159 Deed No 8827 for the year 1982 of the Sub - Registrar Office of Ranaghat, for a lease of Residential Plot No "158" Sub-Block No 'B-7' in Block. B of the Kalyani Town (Kanchrapara Development Scheme of the Government of West Bengal) in the Sub-Division of Kalyani, District Nadia, hereinafter described in the schedule hereunder written was granted by the Lessor to the original allottee for Residential Purpose of the lessee for a period of 999 years from 23.08.1966 subject to the payment of premium or salami, rent and performance, observance and fulfillment of the terms, conditions and covenants on the part of the Lessee contained in the said lease.

AND WHEREAS, it was under active consideration of the State Government to introduce a scheme for allowing the conversion of leasehold land parcels into freehold for the convenience of lessees on option basis on payment of conversion fee determined on the basis of plot size, type of plot and current market price of the land parcel, from willing lessees/mutated lessees.

Contd.....P/04



A handwritten signature in black ink, appearing to be 'Bijay Sankar Majumdar'.

Bijay Sankar Majumdar

David James Hughes

AND WHEREAS Government of West Bengal through Department of Urban Development and Municipal affairs, after receiving the consideration amount and other applicable charges for conversation lease hold to free hold in terms of the Gazette Notification vide no 1902- UDMA-24011(15)/52/2023 GENL SEC dated 17th day of November, 2023 read with Notification No. 946/UDMA-22012(110/13/2024—ESTT-TCP SEC Dept. of UDMA Dated 11th June, 2024 and after satisfying himself issued a Conversion Permission Certificate for Lease Hold to Free Hold, subject to the terms and condition mentioned therein.

Contd.....P/05

Vendee the permanent, transferable and heritable rights in respect of the demised land situated at Residential Plot No. 158 in Sub-Block No B-7 of Block No. B (details of land /flat to be incorporated) (hereinafter referred to as the said property) more fully described in the schedule hereunder TO HAVE AND TO HOLD the same unto the Vendee with permanent heritable and transferable rights, SUBJECT to the exceptions, reservations, covenants and conditions hereafter contained, that is to say, as follows;-

1. The Vendee will have only the exclusive surface rights over the said property.
2. The Vendor excepts and reserves unto himself all mines and minerals of whatever nature lying in or under the said property together with full liberty at all times for the Vendor its agents and workmen, to enter upon all or any part of the property to search for, win, make merchantable, and carry away the said mines and minerals under or upon the said property or any adjoining lands of the Vendor and to lay down the surface of all or any part of the said property and any building under or hereafter to be erected thereon making fair compensation to the Vendee for damage down unto him thereby subject to the payment of land revenue or other imposition payable or which may become lawfully payable in respect of said property and to all public rights or easement affecting the same.
3. That notwithstanding execution of this deed, use of the property in contravention of the provisions of Land Use and Development Control Plan (LUDCP)/Master plan/ development plan / lay out plan shall not be deemed to have been condoned in any manner and the Planning Authority/ Development Authority shall be entitled to take appropriate action for contravention of relevant provisions in this regard or any other law for the time being in force.
4. The Vendee shall comply with the building, drainage and other bye- laws of the appropriate Municipal or other authorities for the time being in force.

Agreed to by Vendor



Contd.....P/06

[Signature]

5. The Vendee shall comply with the West Bengal Building Rules, rules relating to Solid Waste Management, Plastic Waste Management, e-Waste Management, Construction and Demolition Waste Management, Hazardous Waste Management, Noise Pollution (Regulation and Control) etc. and the respective bye-laws of the appropriate Municipal or other authorities for the time being in force.
6. The Vendee shall comply with the various State policies/guidelines with regard to the aforesaid matters including the matters relating to drainage, sewerage, drinking waters, control of mosquito breeding, public health, environmental norms etc. issued from time to time by the appropriate authorities.
7. If it is discovered at any stage that this Deed has been obtained by suppression of any factor by any misstatement, misrepresentation or fraud, then this Deed shall become void at the option of the Vendor, who shall have the right to cancel this Deed and forfeit the consideration paid by the Vendee. The decision of the Vendor in this regard shall be final and binding upon the Vendee and shall not be called in question in any proceedings.
8. The Vendee shall not commit any act of waste on the said property so as to render it unfit for the purpose of being used as house-site.
9. It is further declared that as a result of this Conveyance Deed, present Vendee from the date mentioned hereafter will become owner of the said property with permanent, transferable and heritable rights and the Conveyance Deed for lease of the land earlier executed with the Vendee on behalf of the Vendor both hereby releases the Vendee from all liability in respect of the covenants and conditions contained in the said Lease Deed required to be observed by the Vendee of the said demised property.

Handwritten signature/initials



Contd.....P/07

Handwritten signature/initials

10. It is also further declared that if any loan, mortgage, charge or any other liabilities has been incurred upon the said plot of land as Lessee before execution of this Deed upon exercising the option for conversion from Leasehold land to Freehold land and execution of this Deed of Conveyance, the aforesaid liabilities will be borne by the Vendee.
11. The Vendee shall not change the Land Use as change of Land use is not Permissible under the said scheme 2022 and the plot No. B-7/158 at Kalyani was leased out for Residential purpose only in terms of the Lease Deed registered vide No 8827 for the year 1982.
12. The stamp duty and registration charges, upon this instrument shall be borne by the Vendee.
13. That the VENDOR do hereby covenants and assures that the Vendee is entitled to have Mutation of his name in all public records, local body in this respect.
14. This transfer shall be deemed to have come into force with effect from the date of execution of this Deed.
- IN WITNESS WHEREOF the parties herunto have, hereunto set his signed in this present day, month and year first above written.

Contd.....P/8



Buyer Banker Majumdar

THE SCHEDULE ABOVE REFERRED TO

All that peace and parcel of land measuring about 05 (Five) cottahs Nil chattaks & 25 (Twenty Five) Sqft. to be the same little more or less at plot No. 158, Sub-Block No. B-7 of Block No. B Kalyani Township P.S- Kalyani within the District of Nadia which has butted and bounded by;

North:	Plot No. B-7/159
South:	Plot No. B-7/156
East:	Plot No. B-7/141
West:	30'-00" wide Road

Signed, Sealed and Delivered by the Vendor

(For and on behalf of and by the order & direction
of the Government of West Bengal (Vendor)

14/11/25
ESTATE MANAGER, KALYANI
U.D. & M.A. DEPTT
KALYANI, NADIA

In the presence of Witness :-

Balaram Ghosh
Accountant, U.D. & M.A. Deptt

Signature of the Vendee :-

Prigay Sankar Majumdar

Witness:

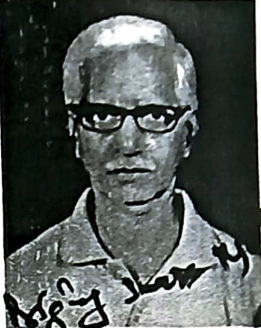
1. *Ranab Ganguly.*
B-7/192
P.O KALYANI NADIA

2. *Hiranmay Roy.*
B-10/308, Kalyani
NADIA.

(Name, Signature and address of witness).



SPECIMEN FROM FOR TEN FINGERPRINTS

Left Hand						 <i>Attested by Majors</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me *Attested by Majors*

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

Above given finger impression of me and attested by me

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

Above given finger impression of me and attested by me

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

Above given finger impression of me and attested by me



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



182025260340120068

GRN Details

GRN:	182025260340120068	Payment Mode:	SBI Epay
GRN Date:	14/11/2025 11:23:13	Bank/Gateway:	SBIPay Payment Gateway
BRN :	4098246147855	BRN Date:	14/11/2025 11:23:00
Gateway Ref ID:	2003096084	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	141120252034012005	Payment Init. Date:	14/11/2025 11:23:13
Payment Status:	Successful	Payment Ref. No:	2003068461/4/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Ms SIDDHI VINAYAK CONSTRUCTION
Address:	KALYANI
Mobile:	9830222404
Period From (dd/mm/yyyy):	14/11/2025
Period To (dd/mm/yyyy):	14/11/2025
Payment Ref ID:	2003068461/4/2025
Dept Ref ID/DRN:	2003068461/4/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003068461/4/2025	Property Registration- Stamp duty	0030-02-103-003-02	80342
2	2003068461/4/2025	Property Registration- Registration Fees	0030-03-104-001-16	13672
3	2003068461/4/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				94314

IN WORDS: NINETY FOUR THOUSAND THREE HUNDRED FOURTEEN ONLY.

✓



Government of West Bengal
OFFICE OF THE ESTATE MANAGER, KALYANI
Department of Urban Development & Municipal Affairs
D.C. Building, Kalyani, Kalyani, Nadia, PIN - 741 235
Tel. No.:033-2582-9126 Email: emanager.kalyani@gmail.com

Memo No. 1027/B-7/158.....

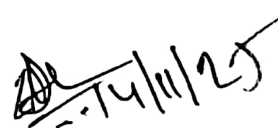
Dated, Kalyani, the 14/11/2025

To
The Additional District Sub-Registrar, Kalyani.
Kalyani, Nadia.

The following documents executed by this office on 14/11/2025.. on behalf of the Governor of West Bengal are sent herewith for registration. The particulars required under Section-88 of the Registration Act, are furnished below:-

- 1.(a) Brief description of the documents : Executed Deed of Conveyance in respect of Plot No. **B-7/158 at Kalyani**
- (b) Name of the Executor : Estate Manager, Kalyani.
U.D. & M. A. Deptt, Govt. of West Bengal.
- 2.(a) Name of the claimant : **Sri Bijay Sankar Majumdar**
- (b) Whether the documents have been executed between him :: Yes
3. The name of the messenger through whom the documents are sent for registration:

Sri Bijay Sankar Majumdar


Estate Manager, Kalyani
U. D. & M.A. Department
Govt. of West Bengal

Memo No.....

Dated.....

Copy forwarded to **Sri Bijay Sankar Majumdar** of **B-7/158** at Kalyani P.O. & P.S. Kalyani, District-Nadia, Pin-741235 for information and necessary action. He is requested to collect the original executed deed personally from this office for the purpose of registration. The statutory time limit for registration of document is 4 months from the date of execution under Section-23 of Registration Act, 1908. A certified copy of the registered deed of conveyance may be submitted to this office within one month from the date of registration of the deed of conveyance.



Estate Manager, Kalyani
U. D. & M.A. Department
Govt. of West Bengal

Major Information of the Deed

Deed No :	I-1303-05215/2025	Date of Registration	17/11/2025
Query No / Year	1303-2003068461/2025	Office where deed is registered	
Query Date	12/11/2025 10:09:11 PM	A.D.S.R. KALYANI, District: Nadia	
Applicant Name, Address & Other Details	SOURAV GHOSH KALYANI, Thana : Kalyani, District : Nadia, WEST BENGAL, PIN - 741235, Mobile No. : 7908521857, Status : Advocate		
Transaction	Additional Transaction		
[0152] Sale, Conversion of Leasehold Interest to Freehold interest	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 13,47,200/-	Rs. 70,12,813/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 80,842/- (Article:23)	Rs. 13,672/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for Issuing the assement slip.(Urban area)		

Land Details :

District: Nadia, P.S:- Kalyani, Municipality: KALYANI, Road: Block-A7(R) Arterial Road, Mouza: Block-B7(R), JI No: 0, Pin Code : 741235

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-158		RentFree Viti/Bastu (Freehold)	5 Katha 25 Sq Ft	10,47,200/-	54,82,813/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :				8.3073Dec	10,47,200 /-	54,82,813 /-	

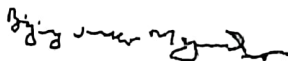
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2040 Sq Ft.	3,00,000/-	15,30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1020 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1020 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2040 sq ft	3,00,000 /-	15,30,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	U D DEPTT DC BUILDING KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 , State Government Office,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Mr BIJAY SANKAR MAJUMDAR (Presentant) Son of Late RAGHUNATH MAJUMDAR Executed by: Self, Date of Execution: 14/11/2025 , Admitted by: Self, Date of Admission: 17/11/2025 ,Place : Office				
				
		17/11/2025	LTI 17/11/2025	17/11/2025
Son of Late RAGHUNATH MAJUMDAR B-7/158 KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: ADxxxxxx0F, Aadhaar No: 99xxxxxxxx2044, Status :Individual, Executed by: Self, Date of Execution: 14/11/2025 , Admitted by: Self, Date of Admission: 17/11/2025 ,Place : Office				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr DIBYENDU LAL BHATTACHARYA Son of Mr S D ILLEGIBLE D C BUILDING KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , State Government Office,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : U D DEPTT (as ESTATE MANAGER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOURAV GHOSH Son of Mr BIJOY KUMAR GHOSH B-16/65 KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235		 Captured	
	17/11/2025	17/11/2025	17/11/2025
Identifier Of Mr BIJAY SANKAR MAJUMDAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	U D DEPTT	Mr BIJAY SANKAR MAJUMDAR-8.30729 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	U D DEPTT	Mr BIJAY SANKAR MAJUMDAR-2040.00000000 Sq Ft

Land Details as per Land Record

District: Nadia, P.S:- Kalyani, Municipality: KALYANI, Road: Block-A7(R) Arterial Road, Mouza: Block-B7(R), JI No: 0,
Pin Code : 741235

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 158		

Endorsement For Deed Number : I - 130305215 / 2025

On 17-11-2025

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 : 23 of Indian Stamp Act 1899.

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

Presented for registration at 10:35 hrs on 17-11-2025, at the Office of the A.D.S.R. KALYANI by Mr BIJAY SANKAR MAJUMDAR ,Claimant.

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

Execution is admitted on 17/11/2025 by Mr BIJAY SANKAR MAJUMDAR, Son of Late RAGHUNATH MAJUMDAR, B-7158 KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Retired Person

Identified by Mr SOURAV GHOSH, , Son of Mr BIJOY KUMAR GHOSH, B-16/65 KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by profession Advocate

Admission Execution (for exempted person)

Execution by Mr DIBYENDU LAL BHATTACHARYA, , ESTATE MANAGER, U D DEPTT, DC BUILDING KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235

who is exempted FROM his personal appearance in this office under section 88 of Registration Act XVI of 1908, is proved by his seal AND signature.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 13,672.00/- (A(1) = Rs 13,472.00/- ,E = Rs 200.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 13,672/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/11/2025 11:23AM with Govt. Ref. No: 192025260340120068 on 14-11-2025, Amount Rs: 13,672/-,
Bank: SBI EPay (SBlePay), Ref. No. 4998246147855 on 14-11-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

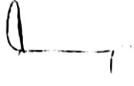
Certified that required Stamp Duty payable for this document is Rs. 80,842/- and Stamp Duty paid by , by Stamp Rs 500.00/-, by online = Rs 80,342/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 386, Amount: Rs.500.00/-, Date of Purchase: 30/10/2025, Vendor name: S K Sen

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/11/2025 11:23AM with Govt. Ref. No: 192025260340120068 on 14-11-2025, Amount Rs: 80,342/-,
Bank: SBI EPay (SBlePay), Ref. No. 4998246147855 on 14-11-2025, Head of Account 0030-02-103-003-02


Abhijit Chatterjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KALYANI
Nadia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1303-2025, Page from 95116 to 95132

being No 130305215 for the year 2025.



Digitally signed by Abhijit chatterjee
Date: 2025.11.19 15:34:45 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 19/11/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. KALYANI

West Bengal.