

Dated: 22nd July 2026

To,
The Authority,
West Bengal Real Estate Regulatory Authority,
Calcutta Greens Commercial Complex (1st Floor),
1050/2, Survey Park, Santoshpur,
Kolkata – 700075, West Bengal.

Reference:

- Project Name: Rounak Infinity
- Project Application No: WBRERA/NPR-005734

Subject: Declaration regarding the classification of land as "VITI" / "BASTU" pursuant to Order/Memo No. 7/2349-2366/C/2000 issued by the Director of Land Records and Surveys, Government of West Bengal.

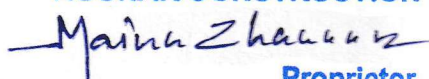
Respected Sir / Madam,

I, Mainak Chakraborty S/o Late Amalendu Chakraborty aged 47 R/o A – 8/406, Kalyani, Near A – 8 Play Ground Ward No 16 Kalyani Nadia West Bengal 741235 Proprietor of developing concern Named Rounak infinity of the proposed project do hereby solemnly declare, undertake, and submit as under:

As per the clarification and administrative order issued by the Government of West Bengal, Office of the Director of Land Records and Surveys & Joint Land Reforms Commissioner, vide Memo No. 7/2349-2366/C/2000 dated 3rd May 2000 (enclosed herewith), it is officially established that:

Lands classified as "VITI" and "BASTU" are both non-agricultural homestead land classes and are used interchangeably across districts in West Bengal.

Conversion under Section 4C of the West Bengal Land Reforms (WBLR) Act is strictly required only if agricultural land (e.g., *Sali*) is being converted to non-agricultural character.

ROUNAK CONSTRUCTION

Proprietor

Continued to next page....

Page 2 of 2

No conversion under Section 4C of the WBLR Act is necessary for construction on land classified as "VITI", as it already holds an established non-agricultural homestead character.

In alignment with the aforementioned government notification, the building plan / layout for the project has been duly sanctioned by the competent local sanctioning authority without requiring a separate Section 4C conversion order.

We hereby undertake that the development work being executed on the subject plot strictly complies with the approved sanction plans and applicable municipal and land laws of West Bengal.

In view of the statutory clarification issued by the Land & Land Reforms Department, Government of West Bengal vide Memo No. 7/2349-2366/C/2000 dated 03.05.2000, we pray before the Authority to accept this declaration for the records and treat the land classification as fully compliant for all regulatory purposes on the WBRERA portal.

Thanking you,

Yours faithfully,

ROUNAK CONSTRUCTION

Proprietor

Mainak Chakraborty
Rounak Construction
West Bengal
Date: 22-Jul-26

Enclosures:

1. Annexure A: Copy of Government of West Bengal Order / Memo No. 7/2349-2366/C/2000 dated 3rd May 2000.
2. Annexure B: Copy of recent Record of Rights (Land Conversion Certificate) reflecting the land classification.

3. The District Land & Land Reforms Officer,
4. The Commissioner,.....Divn.
5. Municipal Affairs Department
6. Urban Development Department
7. Panchayat & Rural Development Department
8. Commerce and Industries Department
9. Cottage and Small Scale Industries Department
10. Food Processing Department
11. West Bengal Industrial Development Corporation
12. The Inspector General of Registration

P. Bandyopadhyay

Joint Secretary *

Land & Land Reforms Deptt.,

Govt. of West Bengal

Government of West Bengal

Office of the Director of Land Records and Surveys

& Joint Land Reforms Commissioner, West Bengal

35, Gopal Nagar Road, Alipur, Calcutta-27.

Memo No.7/2349-2366/C/2000

Dated, Alipur, the 3rd May, 2000

From: Director of Land Records and Surveys
And Joint Land Reforms Commissioner,
West Bengal.

To

The District Land & Land Reforms Officer,

It appears that the lands classified as "VITI" and "BASTU" are both classes of non agricultural land and are also used interchangeably in different districts. Conversion under sec 4C of the WBLR Act is only necessary if an agricultural land has to be converted to non agricultural character. For the purpose of homestead use if the land is found to be classified as "VITI" or any other class of non agricultural land approved for the purpose of recording in the land records of the concerned district, no conversion is needed. Even this will create no bar in sanctioning house building loan in case any house is proposed to be constructed on "VITI" land subject to the fulfillment of other terms & conditions.

He is therefore requested to kindly inform this to all concerned accordingly at an early date.

S. Suresh Kumar

Director of Land Records and Surveys

And Joint Land Reforms Commissioner,

West Bengal.

Government of West Bengal

Land and Land Reforms Department

Sec-AI : Branch-L.R.I.

Writers' Buildings, Cal - 1.

Memo. No. 2665(38) IS/329/99 IS

Dated, Cal., the 10/29th May, 2000

To

The Commissioner,

The District Magistrate & Collector,

The A.D.M. and D.L.&L.R.O./D.L.&L.R.O.,

Sub : Guidelines to be followed in matters pertaining to conversion of lands classified as Burning Ghat(Smasan)/Graveyard (Kabarsthan)/ Bhagar (Dunghill)/Pasture Land (Gocharan bhumi).

It has come to the notice of the Government that the concerned authorities have been facing great difficulties in absence of any clearcut guidelines to be followed in matters pertaining to conversion of land (both in Collector's Khatian and Private raiyati plots of land)

Government of West Bengal
Office of the Block Land & Land Reforms
Officer
हरिनघाटा, नदीया



Certificate of Conversion

Memo : 124/2025

Date : 04/02/2025

To

नाम: सुपर्णा तामाणी चक्रवर्ती

पिता/स्वामीर नाम: मैनाक

ठिकाना: निज

P.S.: हरिनघाटा

District: नदीया

Sub: Order allowing Change, conversion or alteration of mode of use of land.

Ref: His/Her application dated: 21/12/2024

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for change, conversion or alteration of mode of use of land from one class to another as noted in the schedule-I below with effect from 04/02/2025, subject to the terms and condition as noted in schedule-II.

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2024/1304/643)

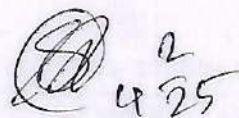
Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
बालिन्दि, 007, हरिनघाटा	1206	1516		992	0.0604	ग्रामन	भिट्टि

Schedule – II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955 and any of the provisions of sub section(3) of section 6 of the West Bengal Estate Acquisition Act 1953.(West Bengal Act I of 1954)
- This permission for conversion is also without prejudice to any provision of the Urban Land (Ceiling and Regulation) Act, 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.

- c) This permission for conversion is also without prejudice to any provision of the East Kolkata Wetlands (Conservation and Management) Act, 2006 (West Bengal ACT VII of 2006) where the land is situated within the areas of East Kolkata Wetlands as defined in the East Kolkata Wetlands (Conservation and Management) Act, 2006 (West Bengal ACT VII of 2006).
- d) Where the object of change or conversion is to use the land for a purpose for which approval or license from an appropriate authority is necessary, the order directing change, conversion or alteration is subject to obtaining such approval or permission or license from such authority as soon as the order granting change or conversion as sought for is made.
- e) Where the application relates to permission for change, Conversion or alteration of any land having water body, the order allowing change, conversion or alteration is subject to creation of compensatory water body of equal or larger size of such water body within a period of 90 days from the date of issue of the order granting change, conversion as sought for is made.
- f) This permission of conversion will stand revoked if the land is found already acquired under any proceedings of Land Acquisition Act or any other Act.
- g) This permission for conversion is subject to the approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 wherever applicable.
- h) This permission for conversion will stand revoked if there is any violation of the provision of prevailing laws enforcing prevention of environmental pollution affecting public health in general of the locality at any point of time.
- i) This permission of conversion will also stand revoked if the land is used for other than the purpose for which permission is given.
- j) The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.
- k) This conversion certificate is issued in accordance with the notification bearing no. 4296-LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt and Addl Chief Secretary to the Govt of West Bengal, published on 24.09.2009 in the Kolkata Gazette, Extraordinary.

 18/25

Collector u/s 4C of the WBLR Act, 1955

Block Land & Land Reforms Officer

Hrinshata Nedia
Block Land & Land Reforms Officer

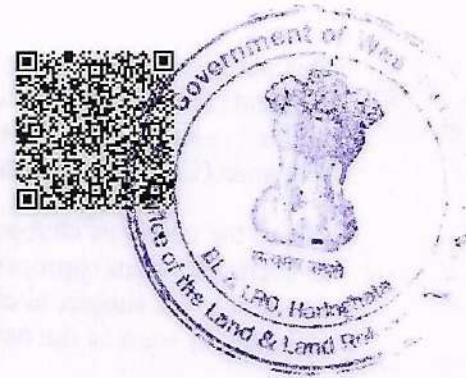
Memo
No:

Dated: 04/02/2025

- (i) The RI, of the শরিনঘাটা-1 for information and taking necessary action.
- (ii) Office copy of the certificate to be kept with the relevent case Record

Block Land & Land Reforms Officer

Government of West Bengal
Office of the Block Land & Land Reforms
Officer
হরিনঘাটা, নদীয়া



Certificate of Conversion

Memo : 125/25

Date : 04/02/2025

To

নাম: মৈনাক চক্রবর্তী

পিতা/স্বামীর নাম: অমলেন্দু

ঠিকানা: নিজ

P.S.: হরিনঘাটা

District: নদীয়া

Sub: Order allowing Change, conversion or alteration of mode of use of land.

Ref: His/Her application dated: 21/12/2024

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for change, conversion or alteration of mode of use of land from one class to another as noted in the schedule-I below with effect from 04/02/2025, subject to the terms and condition as noted in schedule-II.

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2024/1304/639)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
বালিন্দি, 007, হরিনঘাটা	1203	1517		2000	0.1000	আমল	ভিটি

Schedule – II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955 and any of the provisions of sub section(3) of section 6 of the West Bengal Estate Acquisition Act 1953.(West Bengal Act I of 1954)
- This permission for conversion is also without prejudice to any provision of the Urban Land (Ceiling and Regulation) Act, 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.

- c) This permission for conversion is also without prejudice to any provision of the East Kolkata Wetlands (Conservation and Management) Act, 2006 (West Bengal ACT VII of 2006) where the land is situated within the areas of East Kolkata Wetlands as defined in the East Kolkata Wetlands (Conservation and Management) Act, 2006 (West Bengal ACT VII of 2006).

- d) Where the object of change or conversion is to use the land for a purpose for which approval or license from an appropriate authority is necessary, the order directing change, conversion or alteration is subject to obtaining such approval or permission or license from such authority as soon as the order granting change or conversion as sought for is made.

- e) Where the application relates to permission for change, Conversion or alteration of any land having water body, the order allowing change, conversion or alteration is subject to creation of compensatory water body of equal or larger size of such water body within a period of 90 days from the date of issue of the order granting change, conversion as sought for is made.

- f) This permission of conversion will stand revoked if the land is found already acquired under any proceedings of Land Acquisition Act or any other Act.

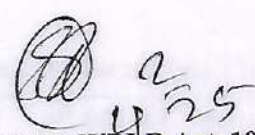
- g) This permission for conversion is subject to the approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 wherever applicable.

- h) This permission for conversion will stand revoked if there is any violation of the provision of prevailing laws enforcing prevention of environmental pollution affecting public health in general of the locality at any point of time.

- i) This permission of conversion will also stand revoked if the land is used for other than the purpose for which permission is given.

- j) The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

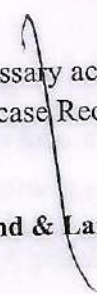
- k) This conversion certificate is issued in accordance with the notification bearing no. 4296-LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt and Addl Chief Secretary to the Govt of West Bengal, published on 24.09.2009 in the Kolkata Gazette, Extraordinary.


Collector u/s 4C of the WBLR Act, 1955
Block Land & Land Reforms Officer
Haringhata, Nadia
Block Land & Land Reforms Officer

Dated: 04/02/2025

Memo
No:

- (i) The RI, of the হরিনঘাটা-1 for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevant case Record


Block Land & Land Reforms Officer

Government of West Bengal

Office of the Sub-Divisional Land & Land
Reforms Officer
কল্যাণী নদীয়া



Certificate of Conversion

Memo :

168

Date : 18/02/2025

To

নাম: মৈনাক চক্রবর্তী

পিতা/স্বামীর নাম: অমলেন্দু

ঠিকানা: নিজ

P.S.: হরিনঘাটা

District: নদীয়া

Sub: Order allowing Change, conversion or alteration of mode of use of land.

Ref: His/Her application dated: 21/12/2024

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for change, conversion or alteration of mode of use of land from one class to another as noted in the schedule-I below with effect from 18/02/2025, subject to the terms and condition as noted in schedule-II.

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2024/1304/640)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
বালিন্দি, 007, হরিনঘাটা	1920	1537		5000	0.2000	আমল	ভিটি

Schedule – II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955 and any of the provisions of sub section(3) of section 6 of the West Bengal Estate Acquisition Act 1953.(West Bengal Act I of 1954)
- This permission for conversion is also without prejudice to any provision of the Urban Land (Ceiling and Regulation) Act, 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.

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- d) Where the object of change or conversion is to use the land for a purpose for which approval or license from an appropriate authority is necessary, the order directing change, conversion or alteration is subject to obtaining such approval or permission or license from such authority as soon as the order granting change or conversion as sought for is made.

- e) Where the application relates to permission for change, Conversion or alteration of any land having water body, the order allowing change, conversion or alteration is subject to creation of compensatory water body of equal or larger size of such water body within a period of 90 days from the date of issue of the order granting change, conversion as sought for is made.

- f) This permission of conversion will stand revoked if the land is found already acquired under any proceedings of Land Acquisition Act or any other Act.

- g) This permission for conversion is subject to the approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 wherever applicable.

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- j) The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

- k) This conversion certificate is issued in accordance with the notification bearing no. 4296-LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt and Addl Chief Secretary to the Govt of West Bengal, published on 24.09.2009 in the Kolkata Gazette, Extraordinary.

Collector u/s 4C of the WBLR Act, 1955
&

Sub-Divisional Land & Land Reforms Officer

Memo
No:

Dated: 18/02/2025

- (i) The BL&LRO, হরিশাট্টা for information and taking necessary action.
(ii) The RI, of the হরিশাট্টা-1 for information and taking necessary action.
(iii) Office copy of the certificate to be kept with the relevant case Record

Sub-Divisional Land & Land Reforms Officer