

पश्चिम बंगाल WEST BENGAL

M 307358

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

**DEED OF CONVEYANCE**

(For conversion of Leasehold land to Freehold Land)

~~22 JUL 2025~~  
~~21 JUN 2025~~

Dist. Sub Registrar  
Kalyani, Nadia

~~21 JUN 2025~~

THIS DEED OF CONVEYANCE is made on this 11<sup>th</sup> day of July 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 AND SRI DINESH CHANDRA KHATUA (PAN- AFJPK5319J, AADHAR- 7138 4788 6632) Son of Late Jagadish Chandra Khatua aged about- 77 years and is residing at B-7/305, Kalyani, P.O. & P.S. Kalyani, Dist- Nadia, Pin-741235, West Bengal, 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.

Contd.....P/02

*Dinesh Chandra Khatua*

*M.V. N.A.  
1942728  
14/07/2025*

*Prayer no: 1313000102/25*



*[Signature]*  
*11/7/25*

798 11 JUL 2025  
S.L. No..... Date.....  
Value..... 500/-  
Name.....  
Address.....  
Signature.....  
Prokash Ch. Sarkar  
Stamp Vendor  
A D S R Office Kalyani Nadia

Rishabh Ch. Khosla  
Kalyan



Addl. Dist. Sub Registrar  
Kalyani, Nadia

14 JUL 2025

Ratan Bhowmik  
S/o - Late Rasoraj Bhowmik  
Address - B-5/23, Kalyani, Nadia.  
P.O. & A.S. - Kalyani, pin-741235 (W.B.)  
proof: - Service.

*Dinesh Chandra Khanna*

WHEREAS the residential plot of Schedule Land measuring about 05 (Five) cottah Nil Chattak & 16 (Sixteen) sqft was allotted by the Govt. of West Bengal to Atul Chandra Chakrabarty (name of the allottee) and Lease Deed has been executed on 23.04.1987 (date of Execution) by and between Sri Atul Chandra Chakrabarty & the Governor of the state of West Bengal represented through Department of Urban Development and Municipal affairs with and duly registered on 23.04.1987 in the office of the Sub-Registrar, Kalyani, Nadia which has been recorded in Book No I Volume No II, Page No 106 to 112 **Being Deed No 501 in the year of 1987** (hereinafter referred to as the said Principal Lease Deed) of schedule property/ plot/ building lying and situated at (details of land /flat to be incorporated) subject to the limitation, terms and conditions mentioned therein for the purpose erect of house building/commercial/ e.t.c for a period of 999 years.

AND WHEREAS the possession has been handed over on 18.06.1954 to Sri Atul Chandra Chakrabarty vide possession certificate dated 10.12.1984.


AND WHEREAS the original allottee Sri Atul Chandra Chakrabarty applied to the Governor of West Bengal (hereinafter referred to as the "LESSOR") for a lease of residential Plot No.'305' 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 16<sup>th</sup> day of November, 1951.

AND WHEREAS the allottee has paid the sum of Rs 3,440=22P(Rupees Three Thousand Four Hundred Forty and paise Twenty Two) only towards the premium or salami payable by the allottee in terms of the Agreement of Lease dated the 16<sup>th</sup> day of November, 1951.

Contd.....P/03





  
Addl. Dist. Sub Registrar  
Kalyani, Nadia

17 4 JUL 2025

AND WHEREAS by an Indenture of Lease was executed by between the Lessor and Sri Atul Chandra Chakrabarty son of Late Dr Ananda Mangal Chakrabarty was registered in Book No I Volume No II, Page No 106 to 112 Deed No 501 for the year 1987 of the Sub-Registrar, Kalyani, Nadia for a lease of Residential Plot No "305" 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 a period of 999 years from 16.11.1951 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 Transferor contained in the said lease.

AND WHEREAS the original Lessee Sri Atul Chandra Chakrabarty son of Late Dr Ananda Mangal Chakrabarty transferred his leasehold interest in favour of Sri Dinesh Chandra Khatua after obtaining prior permission from the Government vide No. 4274/3L-108/51 dated 16.11.1987 and on the basis of Registered Transfer Deed No. 2764 for the year 1987, the name of Sri Dinesh Chandra Khatua was recorded by the office of the Estate Manager, Kalyani vide memo No. 1155/B-7/305 dated 25.03.1988.

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.

AND WHEREAS, the State Government, hereby introduced West Bengal Land Conversion (Leasehold land to Freehold) Scheme, 2022, and in pursuance of such scheme the Govt. of West Bengal issued a Gazette notification vide no.91-UDMA-22012(11)/1/2023-ESTT-TCP SEC-DEPTT OF UDMA DATED 17th January,2023 read with Notification No. 1902- UDMA- 24011(15)/52/2023 GENL SEC dated 17th day of November,2023 and Notification No.946/UDMA-22012(11)/13/2024-ESTT-TCP SEC-Dept. of UDMA dated 11/06/2024 the details of which has been mentioned in the said Scheme.

Contd.....P/04



*(Handwritten signature)*

*Dinesh chandra Khatua*



  
Addl. Dist. Sub Registrar  
Kalyani, Nadia

114 JUL 2025

AND WHEREAS representing that the said Lease is still valid and subsisting and the said Vendee applied to the Vendor to purchase reversionary right, title and interest of the Vendor in the said demised property leased out to him under the said Lease Deed to the extent of its permanent, transferable and heritable rights and the Vendor has agreed to sell such right, title and interest of the said demised property subject to payment of applicable fees and the terms and conditions appearing hereinafter.

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 and after satisfying himself issued a Conversion Permission Certificate for Lease Hold to Free Hold, subject to the terms and condition mentioned therein.

NOW THIS INDENTURE WITNESS THAT in consideration of the sum of Rs 7,53,334/- (Rupees Seven Lakhs Fifty Three Thousand Three Hundred Thirty Four) only paid as conversion fees vide GRN No 192025260055299778 Dated 08.05.2025 before the execution hereof the receipt where of the Vendor hereby admit and acknowledges and issued a Conversion Certificate subject to the intimation mentioned hereinafter the Vendor both hereby grants, conveys, sells, releases and transfers, assigns and assures unto the aforesaid Vendee the permanent, transferable and heritable rights in respect of the demised land situated at **Residential Plot No. 305 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.

Contd.....P/05



*[Handwritten signature]*

*Givesh chandra Khatri*



Dinesh chandra Khatri



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.
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.

Contd.....P/06



  
Addl. Dist. Sub Registrar  
Kalyani, Nadia

17.4 JUL 2025




Dinesh chandra Khaliya

- 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.
- 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 and the plot No. B-7/305 at Kalyani was leased out for Residential purpose only in terms of the Lease Deed registered vides No 501 for the year 1987.
- 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.

Contd.....P/07



  
Addl. Dist. Sub Registrar  
Kalyani, Nadia

14 JUL 2025


7  
IN WITNESS WHEREOF the parties hereunto have, hereunto set his signed in this present day, month and year first above written.

**THE SCHEDULE ABOVE REFERRED TO**

All that peace and parcel of land measuring about 05 (Five) cottahs Nil chattaks & 16 (Sixteen) Sqft to be the same little more or less/ at plot No. B-7/305, 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: 30'-00" wide Road  
South: Plot No. B-7/306  
East: 40'-00" wide Road  
West: Plot No. B-7/304

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

  
ESTATE MANAGER, KALYANI  
U.D. & M.A. DEPT.  
KALYANI, NADIA

In the presence of Witness :-

*Balaram Ghosh*  
Accountant, UD&MA Deptt.  
*Dinesh chandra Khatri*

Signature of the Vendee :-

Witness:


1. *Mousumi Khatri*  
*B-7/305, Kalyani, Nadia*
2. *Ratan Bera*  
*B-5/23, Kalyani, Nadia.*

(Name, Signature and address of witness).



RIGHT  
LEFT



  
Addl. Dist. Sub Registrar  
Kalyani, Nadia

14 JUL 2025

SPECIMEN FOR TEN FINGER PRINTS

LEFT						 Dinesh Chandra Khalsa
	Thumb	Index	Middle	Ring	Small	
RIGHT						

Attested by me : *Dinesh Chandra Khalsa*

LEFT						
	Thumb	Index	Middle	Ring	Small	
RIGHT						

Attested by me :


LEFT						
	Thumb	Index	Middle	Ring	Small	
RIGHT						

Attested by me :

LEFT						
	Thumb	Index	Middle	Ring	Small	
RIGHT						

Attested by me :



  
Addl. Dist. Sub Registrar  
Kalyani, Nadia

14 JUL 2025

# UDMA Kalyani

Nadia

## Permission for conversion from leasehold to freehold Format-I (For Built Up Residential Plot)

Permission is hereby granted for execution of Deed of Conveyance in connection with conversion of leasehold land to freehold land maintaining the same usage of the land, considering the application submitted by **Mr./Mrs./Ms. Dinesh Chandra Khatua**, through online portal in terms of Notification no **91-UDMA-22012(11)/1/2023-ESTT-TCP SEC-Dept. of UDMA** dated **17th January, 2023** read with Notification no **1920/UDMA-24011(15)/52/2023-GENL SEC-Dept. OF UDMA** dated **17th November, 2023** of the Department of UD & MA for conversion of the following schedule of land, leased out for Built Up Residential Plot purpose in favour of

Applicant Name	Father/Husband Name	Phone Number	PAN No	Aadhar No	Plot No
Dinesh Chandra Khatua	Jagadish Chandra Khatua	89XXXXXX84	XXXXXXX19J	71XXXXXXXX32	00305

for **= 99 Years of Lease** years by virtue of registered deed of lease, being no: 501 Dated **1987-04-23** registered at the Office of the **A.D.S.R. KALYANI** and is currently enjoyed by **Mr./Mrs./Ms. Dinesh Chandra Khatua** on leasehold basis as mutated lessee(s) and **conversion fees** of Rs: **753,334.00** under the Head of Account for Leasehold to Freehold Plot Conversion Fees, Government of West Bengal through GRIPS (Transaction Id. **A8D32B6EBCAF492596C77A6F0F90A7**) was paid.

**Land Schedule** : (decimal)  
**District** : Nadia  
**Police Station** : Kalyani  
**Mouza** : Block-B7(R)  
**Plot No** : 00305  
**Area** : 8.286667  
**Usage** : **Purpose.**  
(To be mentioned exactly the same as was mentioned in the lease deed)

### Instructions to be followed: -

- A draft deed in prescribed format is enclosed herewith.
- The applicant(s) shall submit 2 (two) sets of draft deed, duly typed in the prescribed format (one on non-judicial stamp paper of Rs.500/- denomination and other on non-judicial stamp paper of Rs. 100/-) for execution of the same.
- Date of execution of Deed of Conveyance shall be given on receipt of filled in draft deeds.
- The applicant(s) **SHALL RETURN BACK** the original lease deed and Deed of Assignment (if any) before execution of the new Deed of Conveyance.
- After Execution of the Deed of Conveyance, the said instrument shall be registered by the applicant(s) at concerned office of registration (A.D.S.R. KALYANI) within **FOUR** months from the date of execution.

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



192025260157600058

GRN Details

GRN: 192025260157600058  
GRN Date: 14/07/2025 10:53:29  
BRN : 6479351132818  
Gateway Ref ID: 193869063  
GRIPS Payment ID: 140720252015760004  
Payment Status: Successful  
Payment Mode: SBI Epay  
Bank/Gateway: SBIEPay Payment Gateway  
BRN Date: 14/07/2025 10:54:51  
Method: State Bank of India WIBMO PG CC  
Payment Init. Date: 14/07/2025 10:53:29  
Payment Ref. No: 2001942728/2/2025  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr Dinesh Chandra Khatua  
Address: Kalyani  
Mobile: 7003327699  
Period From (dd/mm/yyyy): 14/07/2025  
Period To (dd/mm/yyyy): 14/07/2025  
Payment Ref ID: 2001942728/2/2025  
Dept Ref ID/DRN: 2001942728/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001942728/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	44710
2	2001942728/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	7540
Total				52250

IN WORDS: FIFTY TWO THOUSAND TWO HUNDRED FIFTY ONLY.

PAID

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](mailto:emanager.kalyani@gmail.com)


Memo No. G10/B-7/305

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

Dated, Kalyani, the 11/07/2025

The following documents executed by this office on 11.07.2025 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-7/305 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 Dinesh Chandra Khatua
- (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 Dinesh Chandra Khatua.

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

Memo No. ....

Dated.....

Copy forwarded to Sri Dinesh Chandra Khatua resident of B-7/305, Kalyani, P.O. & P.S. Kalyani, Dist- Nadia, Pin-741235, for information and necessary action. They are 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



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](mailto:emanager.kalyani@gmail.com)


Memo No. 610/B-7/305

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

Dated, Kalyani, the 11/07/2025

The following documents executed by this office on // .07.2025 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-7/305 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 Dinesh Chandra Khatua**
- (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 Dinesh Chandra Khatua.**

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

Memo No.....

Dated.....

Copy forwarded to **Sri Dinesh Chandra Khatua** resident of **B-7/305, Kalyani, P.O. & P.S. Kalyani, Dist- Nadia, Pin-741235**, for information and necessary action. They are 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-1303-03502/2025	Date of Registration	21/07/2025
Query No / Year	1303-2001942728/2025	Office where deed is registered	A.D.S.R. KALYANI, District: Nadia
Query Date	07/07/2025 1:29:51 PM		
Applicant Name, Address & Other Details	RAMPADA HALDER CHANDURIA, Thana : Chakdaha, District : Nadia, WEST BENGAL, Mobile No. : 7003327699, Status :Solicitor firm		
Transaction	[0152] Sale, Conversion of Leasehold interest to Freehold interest	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]
Set Forth value	Rs. 7,53,334/-	Market Value	Rs. 56,17,726/-
Stamp duty Paid(SD)	Rs. 45,210/- (Article:23)	Registration Fee Paid	Rs. 7,540/- (Article:A(1), E)
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other-Details
L1	RS-305		Bari	Bari	5 Katha 16 Sq Ft	6,50,000/-	50,22,226/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>8.2867Dec</b>	<b>6,50,000 /-</b>	<b>50,22,226 /-</b>	



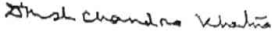
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	794 Sq Ft.	1,03,334/-	5,95,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 794 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>794 sq ft</b>	<b>1,03,334 /-</b>	<b>5,95,500 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>UD DEPARTMENT</b> DC BUILDING, City:- , 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 :**  
Name,Address,Photo,Finger print and Signature



SI No	Name	Photo	Finger Print	Signature
1	<b>Mr DINESH CHANDRA KHATUA (Presentant )</b> Son of Late JAGADISH CHANDRA KHATUA Executed by: Self, Date of Execution: 11/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office	 14/07/2025	 LTI 14/07/2025 Captured	 14/07/2025

Son of Late JAGADISH CHANDRA KHATUA B-7/305 KALYANI, City:- , P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: AFxxxxxx9J, Aadhaar No: 71xxxxxxxx6032, Status :Individual, Executed by: Self, Date of Execution: 11/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr DIBYENDU LAL BHATTACHARJEE</b> Son of Mr SD ILLEGIBLE DC BUILDING, City:- , P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Male, By Caste: Hindu, Occupation: Government Service, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : UD DEPARTMENT (as ESTATE MANAGER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RATAN BISWAS</b> Son of Late RASARAJ BISWAS B-5/23 KALYANI, City:- , P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235	 14/07/2025	 LTI 14/07/2025 Captured	 14/07/2025

Identifier Of Mr DINESH CHANDRA KHATUA, Mr DIBYENDU LAL BHATTACHARJEE

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	UD DEPARTMENT	Mr DINESH CHANDRA KHATUA-8.28667 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	UD DEPARTMENT	Mr DINESH CHANDRA KHATUA-794.00000000 Sq Ft

Endorsement For Deed Number : I - 130303502 / 2025

On 14-07-2025

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

Presented for registration at 11:48 hrs on 14-07-2025, at the Office of the A.D.S.R. KALYANI by Mr DINESH CHANDRA KHATUA ,Claimant.

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

Execution is admitted on 14/07/2025 by Mr DINESH CHANDRA KHATUA, Son of Late JAGADISH CHANDRA KHATUA, B-7/305 KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Retired Person

Identified by Mr RATAN BISWAS, , Son of Late RASARAJ BISWAS, B-5/23 KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by profession Business

**Admission Execution (for exempted person)**

Execution by Mr DIBYENDU LAL BHATTACHARJEE, , ESTATE MANAGER, UD DEPARTMENT (Others), DC BUILDING, City:- , 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 7,540.00/- ( A(1) = Rs 7,533.00/- ,E = Rs 7.00/- ) and Registration Fees paid by by online = Rs 7,540/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/07/2025 10:54AM with Govt. Ref. No: 192025260157600058 on 14-07-2025, Amount Rs: 7,540/-, Bank: SBI EPay ( SBlEPay), Ref. No. 6479351132818 on 14-07-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 45,210/- and Stamp Duty paid by by online = Rs 44,710/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/07/2025 10:54AM with Govt. Ref. No: 192025260157600058 on 14-07-2025, Amount Rs: 44,710/-, Bank: SBI EPay ( SBlEPay), Ref. No. 6479351132818 on 14-07-2025, 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

On 21-07-2025

**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.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 45,210/- and Stamp Duty paid by , by Stamp Rs 500.00/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10,00/-

2. Stamp: Type: Impressed, Serial no 745, Amount: Rs.500.00/-, Date of Purchase: 11/07/2025, Vendor name: P C Sarkar



**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 58986 to 59004  
being No 130303502 for the year 2025.



*(Handwritten signature)*

Digitally signed by Abhijit chatterjee  
Date: 2025.07.21 16:08:45 +05:30  
Reason: Digital Signing of Deed.

**(Abhijit Chatterjee) 21/07/2025**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. KALYANI**  
**West Bengal.**

### Major Information of the Deed

Deed No :	I-1303-03550/2025		Date of Registration	22/07/2025
Query No / Year	1303-2001942728/2025		Office where deed is registered	A.D.S.R. KALYANI, District: Nadia
Query Date	07/07/2025 1:29:51 PM			
Applicant Name, Address & Other Details	RAMPADA HALDER CHANDURIA, Thana : Chakdaha, District : Nadia, WEST BENGAL, Mobile No. : 7003327699, Status :Solicitor firm			
Transaction	[0152] Sale, Conversion of Leasehold Interest to Freehold interest			
Set Forth value	Rs. 7,53,334/-		Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]
Stampduty Paid(SD)	Rs. 45,210/- (Article:23)		Market Value	Rs. 56,17,726/-
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		Registration Fee Paid	Rs. 7,540/- (Article:A(1), E)

#### Land Details :

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

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-305		Bari	Bari	5 Katha 16 Sq Ft	6,50,000/-	50,22,226/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>8.2867Dec</b>	<b>6,50,000 /-</b>	<b>50,22,226 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	794 Sq Ft.	1,03,334/-	5,95,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 794 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>794 sq ft</b>	<b>1,03,334 /-</b>	<b>5,95,500 /-</b>	

#### Seller Details :

SI No	Name, Address, Photo, Finger print and Signature
1	<b>UD DEPARTMENT</b> DC BUILDING, City:- , 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

23/07/2025 , Query No:-13032001942728 / 2025 Deed No :-I-03550/2025.  
Document is digitally signed.

ails :

e,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
<b>DINESH CHANDRA KHATUA (Presentant )</b> Late JAGADISH CHANDRA KHATUA Executed by: Self, Date of Execution: 11/07/2025 Witnessed by: Self, Date of Execution: 14/07/2025 ,Place :		 Captured	
	14/07/2025	LTI 14/07/2025	14/07/2025

Late JAGADISH CHANDRA KHATUA B-7/305 KALYANI, City:- , P.O:- KALYANI, P.S:-Kalyani, District:- West Bengal, India, PIN:- 741235 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India Date of Birth:XX-XX-1XX8 , PAN No.: AFxxxxxx9J, Aadhaar No: 71xxxxxxxx6032, Status: Individual, Executed by: Self, Date of Execution: 11/07/2025  
Witnessed by: Self, Date of Admission: 14/07/2025 ,Place : Office

ative Details :

e,Address,Photo,Finger print and Signature

**BYENDU LAL BHATTACHARJEE**  
Mr SD ILLEGIBLE DC BUILDING, City:- , P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235, Sex: Male, By Caste: Hindu, Occupation: Government Service, Citizen of India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : UD DEPARTMENT (as ESTATE MANAGER)

Details :

Name	Photo	Finger Print	Signature
<b>RASARAJ BISWAS</b> RASARAJ BISWAS KALYANI, City:- , P.O:- KALYANI, District:-Nadia, West Bengal, PIN:- 741235		 Captured	
	14/07/2025	14/07/2025	14/07/2025

Mr DINESH CHANDRA KHATUA, Mr DIBYENDU LAL BHATTACHARJEE

of property for L1

From	To. with area (Name-Area)
DEPARTMENT	Mr DINESH CHANDRA KHATUA-8.28667 Dec
From	To. with area (Name-Area)
DEPARTMENT	Mr DINESH CHANDRA KHATUA-794.00000000 Sq Ft

Deed No:-13032001942728 / 2025 Deed No :-1-03550/2025.  
Digitally signed.

Endorsement For Deed Number : I - 130303550 / 2025

On 14-07-2025

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

Presented for registration at 11:48 hrs on 14-07-2025, at the Office of the A.D.S.R. KALYANI by Mr DINESH CHANDRA KHATUA, Claimant.

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Execution by Mr DIBYENDU LAL BHATTACHARJEE, , ESTATE MANAGER, UD DEPARTMENT (Others), DC BUILDING, City:- , 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.

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

On 21-07-2025

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

23/07/2025, Query No:-13032001942728 / 2025 Deed No :I-03550/2025.  
Document is digitally signed.

On 22-07-2025

**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.



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

23/07/2025 ,Query No:-13032001942728 / 2025 Deed No :I-03550/2025.  
Document is digitally signed.

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1303-2025, Page from 59529 to 59547  
being No 130303550 for the year 2025.



*[Handwritten signature]*

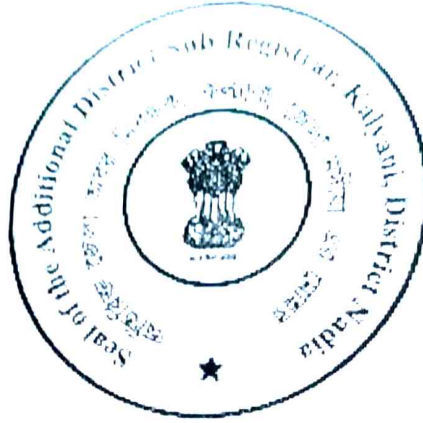
Digitally signed by Abhijit chatterjee  
Date: 2025.07.23 11:53:08 +05:30  
Reason: Digital Signing of Deed.

**(Abhijit Chatterjee) 23/07/2025**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. KALYANI**  
**West Bengal.**

23/07/2025 , Query No:- 13032001942728 / 2025 Deed No :I-03550/2025.  
Document is digitally signed.

Page 10 of 10

... of the ... (Registered in Book ...)  
Volume number 1303/2025, Page from 59529 to 59547  
Being No. 130303550 for the year 2025



Digitally signed by Abhijit chatterjee  
Date: 2025.07.23 11:53:08 +05:30  
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 23/07/2025  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. KALYANI  
West Bengal.

23/07/2025, Query No:-13032001942728 / 2025 Deed No 1-03550/2025.  
Document is digitally signed.

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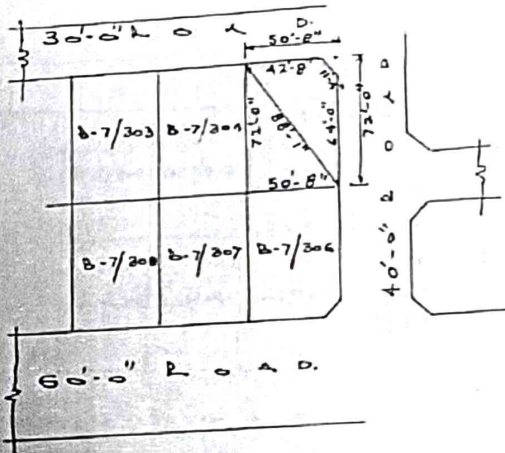
b-7/305

SCALE :- 1" = 1 MILE

NAME OF LESSEE :- SRI, ATUL CHANDRA CHAKRABARTY.

AREA :- BI. COIT. | CH. SPT.

0 - 5 - 0 - 16.



DRAWN BY M. K. Chakrabarty  
DRAFTSMAN 22.6.54  
CHECKED BY B. G. Ghosh  
SURVEYOR D/MAN. 22.6.54

R. Bose  
22.6.54  
SUPERVISING SURVEYOR  
KALYANI DIVISION  
GOVT. OF W. BENGAL.

Kalyani  
22.6.54  
EXECUTIVE ENGINEER  
KALYANI DIVISION  
GOVT. OF WEST BENGAL.