

6071/24

I-6063/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

M 306201

M.V.-N.A.
Q-3133933

12/12/2024

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

12/12/2024

Addl. Dist. Sub Registra
Kalyani Nadia

72 DEC 2024

DEED OF CONVEYANCE

(For conversion of Leasehold land)

THIS CONVEYANCE is made on the 5th day of December 2024 (Two Thousand Twenty Four) BETWEEN



Contd 2

27

05 NOV 2021

Sl. No. Date

Name Value 500

Address Kausik Sengupta

Kalyani

STAMP VENDER

Sujit Kumar Sen

A.D.S.R. Office

Kalyani, Nadia.



নিম্নোক্ত প্রাপ্তি ইংলিশ ওয়েস্ট বেঙ্গাল

A.M.

১১/১১/২১

১১/১১/২১

১১/১১/২১

১১/১১/২১



Addl. Dist. Sub Registrar
Kalyani Nadia

12 DEC 2021

Addl. Dist. Sub Registrar
Kalyani Nadia

12 DEC 2021

THIS CONVEYANCE is made on the day

of December 2021 (Two Thousand Twenty Four) BETWEEN

Cond...



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 the office and assign) of the **ONE PART**.

AND

SRI KAUSHIK SENGUPTA PAN - BARPS2823K, Aadhaar No. 7813 4768 8985, Son of Sakti Pada Sengupta, by Profession Service, by religion Hindu, by Nationality indian, and residing at **B - 10 / 223** Kalyani, P.O. & P.S. - Kalyani, Dist. - Nadia, Pin - 741235 hereinafter called the "**THE VENDEE**" (which expression shall unless excluded by or repugnant to the context be deemed to include **his** heirs, administrators, representative and permitted assignees) of the **OTHER PART**.

WHEREAS the plot of Schedule Land measuring about 08 (eight) Cottah, NIL Chattaks and 16 (Sixteen) Square feet was allotted by the Govt. of West Bengal to Smt Aruna Dutta and Lease deed has been executed on 13.02.1984 by and between the Governor of the State of West Bengal represented through Department of Urban Development and Municipal Affairs with Sri Sakti Pada Senguptal and duly registered on 18.02.1984 in the office of the Additional District Sub-Registrar of Kalyani, Nadia, which has been recorded in Book No. 1, Volume No. 5, Pages 25 to 32, Being Deed No. 219 for the year of 1984 (hereinafter referred to as the principle Lease Deed) of schedule plot with building lying and situated at plot No. 223, Sub-Block No. B - 10, of Block 'B' in the Kalyani Township subject to the limitation, terms and conditions mentioned therein for the purpose erect of residential dwelling house for a period of 999 (Nine Hundred Ninety Nine) years.

AND WHEREAS, the possession has been handed over to Sri Snehasis Roy, representative of Lessee Sri Shakti Pada Sengupta on 14.07.1982.

Contd 3



[Handwritten signature]

AND WHEREAS after obtaining permission from the Governor the original allottee Smt Aruna Dutta transferred her lease hold interest in the said plot of land fully described in the schedule hereunder to Sri Sakti Pada Sengupta, Son of Late Kulada Kanta Sengupta by way of affidavit dated 03.03.1982 and duly been accepted by Government and recorded vide order No. 402 / 3L - 51 / 57 dated 14.04.1982 of Estate Manager, Kalyani.

AND WHEREAS, after the demise of the recorded lessee Sri Sakti Pada Sengupta his legal heirs namely Sri Kaushik Sengupta inherited the property by virtue of WILL granted by the District Delegate at Kalyani, District Nadia on 04.07.2019 and recorded by the Government under Order No. 089/B - 10 / 223 dated 08.07.2021 of Estate Manager, Kalyani.

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 conveyance 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 mutated lessee.

AND WHEREAS, the STATE GOVERNMENT, hereby introduced **West Bengal Land Conversion (Leasehold land to Freehold) Scheme, 2022**, and in pursuance of such Scheme the Government of West Bengal issued a Gazette Notification vide No. 1902-UDMA-24011 (15)/52 / 2023 GENL-SEC dated 17th day of November, 2023, the details of which has been mentioned in the said Scheme read with Notification No. 946/UDMA-22012(11) / 13/2024 - ESTT - TCP SEC Dept. of UDMA dated 11th June, 2024.



Contd 4

AND WHEREAS representing that the said Lease is still valid and subsisting and the said Vendee applied to the Vendor to purchase reverionary 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 proeprty subject to the terms and conditions appearing hereinafter.

AND WHEREAS Govt. of West Bengal through Department of Urban Development and Municipal affairs, after receiving the consideration amount and other applicable charges for conversion lease hold to free hold in terms of the notification vide No. 946 - UDMA - 22012 (11) /13/2024 - ESTT -TCP SEC - Dept. of UDMA dated 11th June, 2024 and after satisfying himself issued a Coverion 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. 10,51,713/-** (Rupees Ten Lakh Fifty One Thousand Seven hundred Thirteen) paid as conversion fees 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 / Vendees the permanent, transferable and heritable rights in respect of the demised land situated at plot No. 223, Sub-Block No. B - 10, Block No. 'B' in (hereinafter referred to as the said proeprty) 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:-

Contd 5



[Handwritten signature]

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 done 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 prespective 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, swage, 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 Vendees. 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 preceedings.

8. The Vendee shall 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 liabilities 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 in any loan, mortgage, charge or any other liabilities has been incurred upon the said plot of land as a

Contd 7



[Handwritten signature]

Lessee before being owner 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.

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 entitles to have mutation of this name in all pulic records, local body in this respect .

14. This transfer shall be deemed to have come into force with effect from the date of registration of this Deed.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE OR PERCEL of land on ground measuring Nil Bighas, 08 (Eight) Cottahs, NIL Chattaks, 16 (Sixteen) Square feet, to be the same a little more or less being **Plot No.223, Sub - Block No. B - 10, of Block No. 'B'** in the town of Kalyani developed by the Government of West Bengal in the Sub - Division of Kalyani, Thana Kalyani , within the District of Nadia, which has butted and bounded by :

On the North by : 30' - 00 " Wide Road

On the East by : Plot No. B - 10 / 224

On the South by : Plot No. B - 10 / 229

On the West by : Plot No. B - 10 / 222

And



Contd 8

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

SIGNED SEALED AND DELIVERED BY VENDOR:

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

[Signature]
05.12.24
ESTATE MANAGER KALYANI
U.D. & M.A. DEPTT.
KALYANI, NADIA

In the presence of Witness : 1.

Balaji Majumdar
Information Asstt.
U.D. & M.A. Deptt.

2.

SIGNED AND DELIVERED BY

By the Vendee :

Kanubhai Sur Gupta

In the presence of witness :

1. *Ramdam Das*
Dharanbiri colony
Konchrapara, 24 P.S. Caly

2. *Rond Mondal*
Kalyani Somantra
Aladara, Kalyani



SIGNATURE & IMPRESSION OF TEN FINGERS

L E F T						
	LITTLE FINGER	RING FINGER	MIDDLEFINGER	FORE FINGER	THUMB	
R I G H T						

MY PHOTO & SIGNATURE ATTESTED BY ME

Ranshi San Gupta

L E F T						
	LITTLE FINGER	RING FINGER	MIDDLEFINGER	FORE FINGER	THUMB	
R I G H T						

MY PHOTO & SIGNATURE ATTESTED BY ME

L E F T						
	LITTLE FINGER	RING FINGER	MIDDLEFINGER	FORE FINGER	THUMB	
R I G H T						

MY PHOTO & SIGNATURE ATTESTED BY ME

L E F T						
	LITTLE FINGER	RING FINGER	MIDDLEFINGER	FORE FINGER	THUMB	
R I G H T						

MY PHOTO & SIGNATURE ATTESTED BY ME



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



192024250312836548

GRN Details

GRN:	192024250312836548	Payment Mode:	SBI Epay
GRN Date:	12/12/2024 11:16:50	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	6040138694715	BRN Date:	12/12/2024 11:17:05
Gateway Ref ID:	CHR8992383	Method:	State Bank of India NB
GRIPS Payment ID:	121220242031283653	Payment Init. Date:	12/12/2024 11:16:50
Payment Status:	Successful	Payment Ref. No:	2003133933/2/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SAFIAR RAHAMAN
Address:	KALYANI
Mobile:	7501685399
Period From (dd/mm/yyyy):	12/12/2024
Period To (dd/mm/yyyy):	12/12/2024
Payment Ref ID:	2003133933/2/2024
Dept Ref ID/DRN:	2003133933/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003133933/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	62613
2	2003133933/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	10524
Total				73137

IN WORDS: SEVENTY THREE THOUSAND ONE HUNDRED THIRTY SEVEN ONLY.



Government of West Bengal

OFFICE OF THE ESTATE MANAGER, KALYANI
Department of Urban Development & Municipal Affairs

D.C. Building, Kalyani, Nadia, PIN - 741 235

Tel. No.:033-2582-9126 ● Email: emanager.kalyani@gmail.com

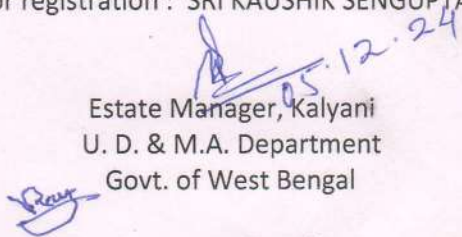
Memo No. 1532/B-10/223

Dated, Kalyani, the 05/12/2024

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

The following documents executed by this office on 05.12.2024 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-10/223 at Kalyani Township.
- (b) Name of the Executor : Estate Manager, Kalyani.
U. D. & M. A. Department, Govt. of West Bengal.
- 2.(a) Name of the claimant : Sri Kaushik Sengupta
- (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 KAUSHIK SENGUPTA


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

Memo No.....

Dated.....

Copy forwarded to Sri Kaushik Sengupta, S/o. Sakti Pada Sengupta of B-10/223, P.O. & P.S. Kalyani, Dist – 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 transfer deed.

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

Major Information of the Deed

Deed No :	I-1303-06063/2024	Date of Registration	12/12/2024
Query No / Year	1303-2003133933/2024	Office where deed is registered	
Query Date	10/12/2024 5:19:49 PM	A.D.S.R. KALYANI, District: Nadia	
Applicant Name, Address & Other Details	Safiar Rahaman Kalyani Court,Thana : Kalyani, District : Nadia, WEST BENGAL, PIN - 741235, Mobile No. : 8981597773, 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. 10,51,713/-	Rs. 98,28,225/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 63,113/- (Article:23)	Rs. 10,524/- (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-B10(R) Arterial Road, Mouza: Block-B10(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-223		RentFree Viti/Bastu (Freehold)	Bari	8 Katha 16 Sq Ft	10,51,713/-	98,28,225/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					13.2367Dec	10,51,713 /-	98,28,225 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Urban Development Department D.C. Building, City:- Kalyani, 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 :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Kaushik Sengupta (Presentant) Son of Mr Sakti Pada Sengupta Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office	Photo  12/12/2024	Finger Print  Captured LTI 12/12/2024	Signature  12/12/2024
Son of Mr Sakti Pada Sengupta B-10/223, City:- Kalyani, P.O:- Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: BAXxxxxx3K, Aadhaar No: 78xxxxxxxx8985, Status :Individual, Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Urmi Sanyal Daughter of Mr Xxxx DC Building, City:- Kalyani, P.O:- Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235, Sex: Female, By Caste: Hindu, Occupation: Government Service, Citizen of: India, , State Government Office,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Urban Development Department (as Officer)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Safiar Rahaman Son of Mr Jahan Boksha Tarafdar Kalyani Court, City:- Kalyani, P.O:- Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235		 Captured	
	12/12/2024	12/12/2024	12/12/2024
Identifier Of Shri Kaushik Sengupta, Mrs Urmi Sanyal			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Urban Development Department	Shri Kaushik Sengupta-13.2367 Dec

Endorsement For Deed Number : I - 130306063 / 2024

On 12-12-2024

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 11:35 hrs on 12-12-2024, at the Office of the A.D.S.R. KALYANI by Shri Kaushik Sengupta ,Claimant.

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

Execution is admitted on 12/12/2024 by Shri Kaushik Sengupta, Son of Mr Sakti Pada Sengupta, B-10/223, P.O: Kalyani, Thana: Kalyani, , City/Town: KALYANI, Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Service

Indetified by Mr Safiar Rahaman, , Son of Mr Jahan Boksha Tarafdar, Kalyani Court, P.O: Kalyani, Thana: Kalyani, , City/Town: KALYANI, Nadia, WEST BENGAL, India, PIN - 741235, by caste Muslim, by profession Advocate

Admission Execution (for exempted person)

Execution by Mrs Urmi Sanyal, , Officer, Urban Development Department (Others), D.C. Building, City:- Kalyani, 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 10,524.00/- (A(1) = Rs 10,517.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 10,524/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2024 11:17AM with Govt. Ref. No: 192024250312836548 on 12-12-2024, Amount Rs: 10,524/-, Bank: SBI EPay (SBlePay), Ref. No. 6040138694715 on 12-12-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 63,113/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 62,613/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 27, Amount: Rs.500.00/-, Date of Purchase: 05/11/2024, Vendor name: S K Sen
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2024 11:17AM with Govt. Ref. No: 192024250312836548 on 12-12-2024, Amount Rs: 62,613/-, Bank: SBI EPay (SBlePay), Ref. No. 6040138694715 on 12-12-2024, Head of Account 0030-02-103-003-02



Abhijit Chatterjee

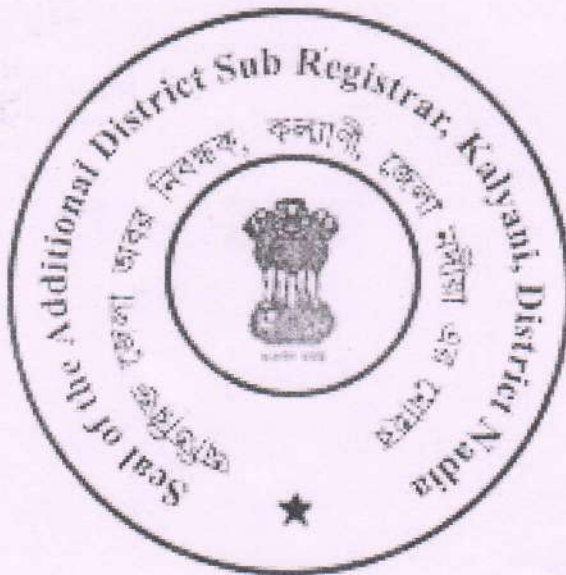
**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KALYANI**

Nadia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1303-2024, Page from 106049 to 106064
being No 130306063 for the year 2024.



Digitally signed by Abhijit chatterjee
Date: 2024.12.13 10:17:51 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 13/12/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.