

Bidyut Kumar Ghosh

Guru Pada Ghosh

BIDYUT KUMAR GHOSH

AADHAAR : 3957-0042-4410

Son of Late Umakanta Ghosh , by Faith- Hindu, by Occupation- Business by Nationality - Indian, residing at Alisha,P.S.- Burdwan, P.O.- Jotram, Dist.- Purba Bardhaman,Pin- 713104 . **PAN: AQPPG2765B** hereinafter referred to as "**First Party** "(which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, executors and administrators) of the **First Part**

And

GURU PADA GHOSH,

AADHAAR : 4971-0459-8402

Son of Late Dulal Chandra Ghosh , by Faith- Hindu, by Occupation- Retired from Service, by Nationality - Indian, residing at Alisha,P.S.- Burdwan, P.O.- Jotram, Dist.- Purba Bardhaman,Pin- 713104. PAN: **AFHPG0726P** referred to as called "**Second Party** " (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her heirs, legal representatives, executors, administrators and assigns) of the **Second Part**;

WHEREAS the Party of the First Part namely Bidyut Kumar Ghosh and the Party of the Second Part namely Guru Pada Ghosh are the sole and absolute of owners R.S. and L.R. Plot No. 121 and have absolutely seized and possessed of or otherwise well and sufficiently entitled to the Lands, hereditaments and premises, free from all encumbrances, charges, liens, attachments, trusts whatsoever to howsoever more- fully described in the entire First Schedule hereinafter written.



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Bidyut Kumar Ghosh

Guru Pada Ghosh

AND WHEREAS R.S. and L.R. Plot No. 121 measuring an area of 45 Decimals originally belonged to Asutosh Ghosh son of Kedarnath Ghosh whose name was duly recorded in the C.S. Record of Rights vide C.S. Khatian No: 02 and after his demised the same was inherited by his son namely Dulal Chandra Ghosh as per the provisions of the Hindu Law of Inheritance and subsequently during the operations of the L.R. Record of Rights, his name was duly recorded in the vide L.R.Khatian No. 42 under one man one Khatian, in the year 1975.

AND WHEREAS while enjoying and possessing the property Dulal Chandra Ghosh died intestate and the said immovable property was inherited in equal share by his two Legal Heirs namely Guru Pada Ghosh, being his son and Santi Bala Ghosh wife of Late Uma Kanta Ghosh, being his daughter, as per the provisions of the Hindu Law of Inheritance.

AND WHEREAS after becoming the joint owner of the entire 45 Decimals of the immovable property Guru Pada Ghosh and Santi Bala Ghosh duly mutated their names in the L.R.Record of Rights vide L.R. Khatian No: 410 and L.R. Khatian No: 409 respectively under one man one Khatian.

AND WHEREAS while enjoying and possessing the property Santi Bala Ghosh died intestate and the said immovable property was inherited by her only Legal Heir namely Bidyut Kumar Ghosh son of Late Uma



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Bidyut Kumar Ghosh

Gurupada Ghosh

Kanta Ghosh, being her only son as per the provisions of the Hindu Law of Inheritance who subsequently mutated his name in the L.R. Record of Rights vide L.R. Khatian No: 260 under one man one Khatian.

AND WHEREAS while enjoying and possessing the property Bidyut Kumar Ghosh being the party of the First Part duly converted his share of the property measuring an area of 22.50 Decimals from Shali to Commercial Bastu, vide Conversion Case No: CN/2023/0218/503 dated 26.09.2023 issued by S.D.L.&L.R.O, Sadar North Purba Bardhaman and Gurupada Ghosh being the party of the Second Part duly converted his share of the property measuring an area of 22.50 Decimals from Shali to Commercial Bastu, vide Conversion Case No: CN/2024/0218/940 dated 30.01.2025 issued by S.D.L.&L.R.O, Sadar North Purba Bardhaman

AND WHEREAS the above mentioned party of the First Part and Second Part are the sole and absolute Owners of R.S. and L.R. Plot No. 121 measuring an area of 45.00 Decimals in equal shares who are absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the piece and parcel of the same as described in the First Schedule duly mutated their names in the L.R.R.O.R vide L.R. Khatian Nos: 260 and 410 under one man one khatian .

22/11/25



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Pradyut Kumar Ghosh

Pran Rana Ghosh

AND WHEREAS as both the Owners are enjoying and possessing their retained property jointly as per their respective share of 50% each as described in the **First Schedule** referred below , the parties have decided to partition the same by metes and bound for more convenient and exclusive possession as well as better use , occupation and enjoyment of the divided portions and the parties have mutually agreed and decided to have the said property partitioned in the manner hereinafter appearing i.e, the Party of the Part A shall accept the property described in the **Second Schedule** and the Party of the Part B shall accept the property described in the **Third Schedule** hereto as their exclusive properties in lieu of their respective shares as to their joint estate all questions about accounts and mutual dealings having being waived and both the Parties shall accept the common passage as described in the **Fourth Schedule** as their joint property.

NOW THIS DEED WITNESSETH that without any monetary consideration and in consideration of their exclusive possession of the property as per their respective shares the parties of the First Part and Second Part hereby mutually grant transfer convey assure , assign confirm and release each other of the said property as per their respective shares **ALL THAT** the First Schedule Property as described in below free from all encumbrances **TOGETHER WITH** the undivided proportionate impartible part or share interest in the piece or parcel of plot of land mentioned in schedule in proportion to the demised area comprised within the said property hereinafter referred to as 'the said

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Adv.*



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Bidyat Kumar Ghosh;

—Guru Pade Ghosh

premises' more fully described in the **Second** and **Third** Schedule hereunder written hereinafter absolutely and for ever free from all encumbrances, charges, liens, claims, demands, liabilities, trusts, mortgages, attachments, executions, easements, lispens, whatsoever TOGETHER WITH all benefits and advantage available in the common passage and the property with ,sewerage, drains, ways, water courses, ditches, fences, paths AND ALL manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the said land hereditaments and property or any part thereof belonging or in any way appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertaining thereto AND the reversion or reversions remainder or remainders AND rents issues and profits of the said demised property land hereditaments and or any and every part thereof AND all the legal incidence thereof AND ALL the estate right title interest inheritance possession use trust property claim and demands whatsoever both at law and equity of the owner into and upon and in respect of the said property or any and every part thereof therein comprised and hereby granted and transferred TOGETHER WITH ALL deeds pattahs muniments and evidence of title which in any way exclusively relate to or concern the 'said property' or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the owners or any person or persons from whom the owner can or may procure the same without any action or suit at law

Bidyat
Ghosh



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Bidjet Kumar Ghoshy

Gurn Pada Ghoshy

or in equity TOGETHER WITH all and full benefits of under the existing plan in respect of the said demised property land hereditaments and property TO HAVE AND TO HOLD the said demised property hereby partitioned , conveyed, transferred, assigned, assured and expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Parties absolutely and forever free from all encumbrances, mortgages, leases, liens, executions, easements, lispence attachments, trust, claims, demands, restrictions, prohibitions and liabilities whatsoever AND doth hereby covenant with each other , that each of the Parties absolutely and lawfully seized and possessed of or otherwise well and sufficiently entitled to the 'said property' and every part thereof free from all encumbrances and liabilities of whatsoever nature AND THAT NOTWITHSTANDING any act deed or thing by themselves done executed or knowingly suffered to the contrary to their Ownership at the time of execution of these presents are lawfully rightfully of and/or otherwise well and sufficiently entitled to the said property with the rights appertaining thereto and hereby granted, partitioned , conveyed, transferred, assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the said AND THAT NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid the Owners have now in themselves good right and full and absolute power to grant sell convey transfer and assure the said property hereby granted sold conveyed transferred and assured or expressed so to

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Pradyut Kumar Ghosh

Purnima Ghosh

be unto and to the Parties in the manner aforesaid AND that the Parties shall and may at all times hereafter peaceably and quietly enter into take possession hold possess and enjoy the said property and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Parties or any person or persons lawfully or equitably claiming from under or interest for the Parties AND that the Parties shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Owners well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner or former or other estates, encumbrances, mortgages, leases, charges, liens, demands, restrictions and prohibitions whatsoever suffered or made or liabilities created in respect of the said property by the Parties or by any person or persons lawfully and equitably claiming from under or in trust for the Parties **AND THAT** all rates and other impositions and/or outgoings payable in respect of the said property land hereditaments have been paid by the Parties in full upto and/ or pertaining upto the date of these presents AND the Parties doth hereby covenant with the Parties that the Parties shall bear and pay all Municipal rates and taxes and other impositions and outgoings absolutely concerning the said demised property and proportionately in respect of common areas to the extent of their respective area acquired in the property AND FURTHER the Parties shall observe fulfill and perform the covenants and discharge his obligations concerning the said property and all future exploitations and enjoyments thereof in common with the

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Bidyut Kumar Ghughy

Sumit Kumar Ghughy

other Co-owners in the said building **AND THAT** the Parties shall unless prevented by fire or some other irresistible force produced or cause to be produced and allow the Parties to take copies and / or extracts there from at the costs and expenses of the Parties of all deeds, documents and writings relating to the said property and will in the meantime unless prevented as aforesaid keep the deeds, documents and writings safe unobliterated and un-cancelled AND FURTHER that the Parties and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said demised property land hereditaments and or any part thereof from through under or in trust for the Parties shall and will from time to time and at all times hereafter at the request and costs of the Parties make do acknowledge and execute all such needs deeds matter and things whatsoever for further better and more perfectly and effectually granting and assuring the said property and the rights appertaining thereto and every part thereof unto and to the ownership of the Parties as shall or reasonably required AND FURTHER MORE THAT the Parties and all their heirs, executors, administrators shall at all times hereafter indemnify and keep indemnified the each of the Parties against loss, damages, costs, charges and expenses, if any, suffered by reason of any defect in the title of the Parties or any breach of the covenants hereunder contained and the Parties shall be entitled to mutate their respective names in the Record of Burdwan Municipality and in all or any permissions or registrations such as Electricity Installation, Permissions and Consents, and all other statutory and obligatory requirements necessary for residential purpose without any further act,



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Bidyut Kumar Ghosh

Common Passa Ghosh

deed or letters as well as no-objection from the Parties **AND FURTHER MORE THAT** the photos and fingerprints of both the hands of the parties with annexed sketch map attached herewith will be treated as a part and parcel of this instrument.

FIRST SCHEDULE ABOVE REFERRED TO

All that a part of the Vacant landed Property situated at District Purba Bardhaman within Sub-Registry Office at Burdwan, P.S. Bardhaman Mouza Alisha, J.L No. 77 within Baikunthapur-II Gram Panchayat bearing :

Sl No:	L.R. Plot No:	L.R. Kh. No:	Recorded Class	Proposed use & Present Classification	Area (in Decimals)
1	121	260	Shali	Other Commercial Usage	22.50
2	121	410	Shali	Other Commercial Usage	22.50
Total Area					45.00

AND THE SAID PREMISES IS BUTTED AND BOUNDED BY,

On the North: R.S. & L.R. Plot No: 122

On the South: R.S. & L.R. Plot No: 118

On the East: R.S. & L.R. Plot Nos: 102 & 117

On the West: Common Passage & Bhalobasa Apartment

SECOND SCHEDULE ABOVE REFERRED TO

AS ALLOTTED TO THE FIRST PART i.e,

BIDYUT KUMAR GHOSH VALUED AT: Rs. 4,86,00,000/-

(Description of the Premises which is the subject matter of this Partition)

All that a part of the Vacant landed Property situated at District Purba Bardhaman within Sub-Registry Office at Burdwan, P.S. Bardhaman



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Bidyut Kumar Ghosh
Guru Pada Ghosh

Mouza Alisha, J.L No. 77 within Baikunthapur-II Gram Panchayat bearing R.S. & L.R. Plot No: 121 L.R.Kh. No. 260 Recorded Classification : Shali Proposed Use : Other Commercial Usage (Converted to Commercial Bastu vide Conversion Case No: CN/2023/0218/503 dated 26.09.2023) Area : 22.50 Decimals which is demarcated in **Red** colour boundary line on the plan annexed.

THIRD SCHEDULE ABOVE REFERRED TO

AS ALLOTTED TO THE SECOND PART i.e

GURU PADA GHOSH VALUED AT: Rs. 4,86,00,000/-

(Description of the Premises which is the subject matter of this Partition)
All that a part of the Vacant landed Property situated at District Purba Bardhaman within Sub-Registry Office at Burdwan, P.S. Bardhaman Mouza Alisha, J.L No. 77 within Baikunthapur-II Gram Panchayat bearing R.S. & L.R. Plot No: 121 L.R.Kh. No. 410 Recorded Classification : Shali Proposed Use : Other Commercial Usage (Converted to Commercial Bastu vide Conversion Case No: CN/2024/0218/940 dated 30.01.2025) Area : 22.50 Decimals which is demarcated in **Blue** colour boundary line on the plan annexed.

FOURTH SCHEDULE ABOVE REFERRED TO

AS ALLOTTED TO BOTH THE FIRST and SECOND PART i.e,

BIDYUT KUMAR GHOSH and GURU PADA GHOSH

Along with a common passage (Green) measuring an area of : **2554 Sq ft. or 5.85 Decimals** which is demarcated in Green colour boundary line on the plan annexed.



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IN WITNESS WHEREOF the parties hereto put their respective hands
seals and signatures on the day month year first before written.

(Read over in English and explained in Bengali)

Signed Sealed and Delivered by the Parties at Burdwan.

In presence of witnesses:

1. Koushik Roy
S/o-Mr. Uma charan Roy
G.T. Road, Alisha
Burdwan

Bidyut Kumar Ghosh

Gura Pada Ghosh

2. Babhu Samanta
G.T. Road, Alisha
Burdwan

Drafted by me and typed in my office

Sumit Ranjan Bhadra,

Sumit Ranjan Bhadra, LL.M, Advocate,

Enrolment No: WB : 612 of 2003

District Judge's Court, Purba Bardhaman












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SPECIMEN FORM FOR TEN FINGERPRINTS

 <p><i>Bidyut Kumar Ghosh</i></p>					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Signature *Bidyut Kumar Ghosh*

 <p><i>Gurus Pada Ghosh</i></p>					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Signature *Gurus Pada Ghosh*





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SPECIMEN FORM FOR TEN FINGERPRINTS

 <i>Koushik Roy</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
Signature <i>Koushik Roy</i>	<i>Koushik Roy</i>				



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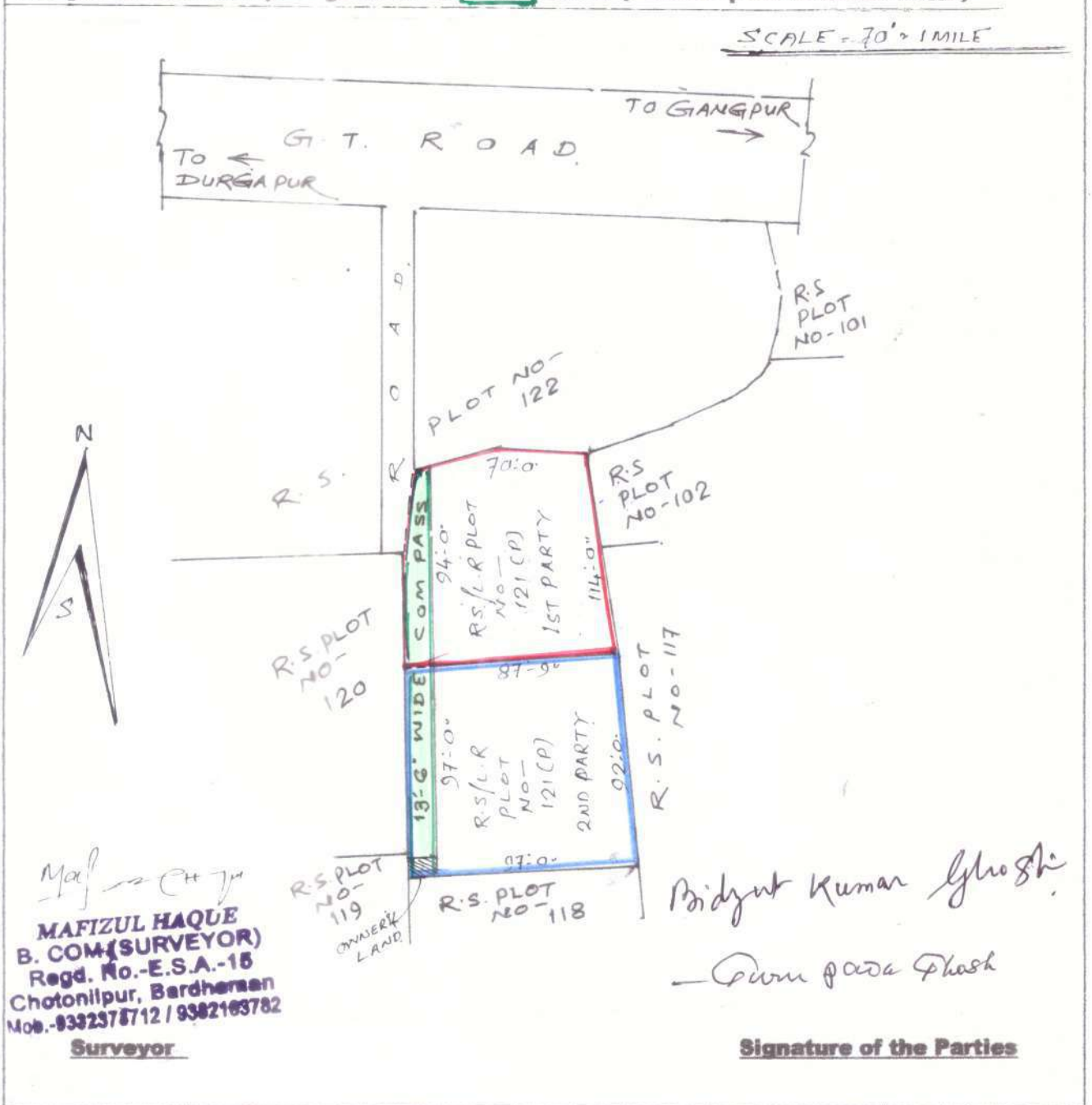
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SKETCH MAP

The sketch map depicting the vacant land situated at District Purba Bardhaman within Sub-Registry Office at Burdwan, P.S. Bardhaman Mouza Alisha, J.L No. 77 within Baikunthapur-II Gram Panchayat bearing R.S. & L.R. Plot No: 121 L.R.Kh. No. 260 recorded Classification : Shali Proposed Use : Bastu Area : 22.50 Decimals and R.S. & L.R. Plot No: 121 L.R.Kh. No. 410 recorded Classification : Shali Proposed Use : Bastu Area : 22.50 Decimals , Total Area : 45 Decimals belonging to Bidyut Kumar Ghosh s/o Late Umakanta Ghosh and Guru Pada Ghosh s/o Late Dulal Chandra Ghosh both residing at Alisha,P.S.- Burdwan, P.O.- Jotram, Dist.- Purba Bardhaman,Pin- 713104 has been partitioned as follows :

Red Portion allotted for 1st Party namely Bidyut Kumar Ghosh (L.R. Kh No: 260 Area: 22.50 Dec.)
Blue Portion allotted for 2nd Party namely Guru Pada Ghosh (L.R. Kh No: 410 Area: 22.50 Dec.)
Along with a common passage drawn in **Green** Colour (2554 Sq ft. or 5.85 Decimals)





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आयकर विभाग
INCOME TAX DEPARTMENT
BIDYUT KUMAR GHOSH



भारत सरकार
GOVT. OF INDIA

UMAKANTA GHOSH

02/03/1970

Permanent Account Number
AQPPG2765B

Bidyut Kumar Ghosh

Signature



04022009

इस कार्ड के खोने वाले पर कृपया सूचित करें। लॉटार
आयकर पैन सेवा इकाई, एन एस डी एल
महली मंजिल, टाईम्स टॉवर, कमला मिल्स कम्पाउंड,
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013

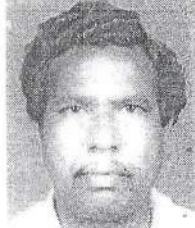
*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2495 1650 Fax: 91-22-2495 0664,
e-mail: panns@nsdl.co.in

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFHPG0726P



नाम /NAME

GURU PADA GHOSH

पिता का नाम /FATHER'S NAME

DULAL CHANDRD GHOSH

जन्म तिथि /DATE OF BIRTH

02-11-1952

हस्ताक्षर /SIGNATURE

Guru Pada Ghosh

CB Das

आयकर आयुक्त, प.बं.-III

COMMISSIONER OF INCOME-TAX, W.B. - III

ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
নির্বাচকের পছন্দ পরিচয় পত্র ELECTOR PHOTO IDENTITY CARD

FKH3029014



নাম : কৌশিক রায়
Name : Koushik Roy
পিতার নাম : উমাচরন রায়
Father's Name : Umacharan Ray

লিঙ্গ/Gender : পুং / Male
জন্ম তারিখ / বয়স : 03-10-1983
Date of Birth/ Age :
ঠিকানা : অলিশা, আলিশা, বর্ধমান (সদর), পূর্ব বর্ধমান, 713103
Address : ALISHA, Alisha, BURDWAN (SADAR), PURBA
BARDHAMAN, 713103

তারিখ/ Date : 05-08-2021 নির্বাচন নিবন্ধন অধিকারিক
Electoral Registration Officer

বিধানসভা নির্বাচন/কেন্দ্রের নং ও নাম : 266-বর্ধমান উত্তর
(তপশীলি জাতি)
Assembly Constituency No. and Name : 266-Burdwan
Uttar (SC)
অংশ নং ও নাম : 281-উইমেন ইন্ডাস্ট্রিয়াল ট্রেনিং ইনস্টিটিউট
Part No. and Name : 281-Womens Industrial Training
Institute

বিঃ দ্রঃ / Note
1. আপনার কাছে এই কার্ড থাকলে এমন কোন নিশ্চয়তা নেই যে কার্ড
ভোটার তালিকায় আপনার নাম রয়েছে। প্রতিটি নির্বাচনের আগে অনু
বয়ে ভোটার তালিকায় নাম যাচাই করুন।
2. এই কার্ডে উল্লিখিত জন্ম তারিখ ভোটার তালিকায় নাম নথিভুক্ত
ব্যতীত অন্য কোন কাজের জন্য মান্য হবে না।
Date of birth mentioned in this card shall not be treated as a pr
of age / D. O. B. for any purpose other than registration
electoral roll.

শনাক্তকারীর দ্বারা ঘোষণা

নাম- Koushik Roy পিতা/স্বামীর নাম- Uma charan Roy
পেশা- Business সাকিম Alisla, Burdwan
পোস্ট অফিস- Joteram থানা- Burdwan
জেলা- Purba Bardhaman পিন- 713104 রাজ্য- West Bengal
ভোটার কার্ড নাম্বার- FKH3029014 বিধানসভা.....
পার্ট নং-..... ক্রমিক নং-.....

আমি নিম্নে লিখিত ব্যক্তি/ ব্যক্তিগণ কে শনাক্ত করিতেছি :-

- ১) Bidyut Kumar Ghosh ২) Guru Pada Ghosh
৩)..... ৪).....
৫)..... ৬).....
৭)..... ৮).....
৯)..... ১০).....

উপরিউল্লিখিত ব্যক্তি/ ব্যক্তিগণ আমার দীর্ঘ 10-৫৫ বৎসরের সুপরিচিত এবং তিনি/তাহাদের সহিত আমার ভালো পরিচিতি রহিয়াছে।

আমি এতদ্বারা ঘোষণা করিতেছি যে, ভবিষ্যতে যদি কোনও সময় উপরিউল্লিখিত ব্যক্তি/ ব্যক্তিগণের পরিচয় সম্পর্কে প্রশ্ন ওঠে, তাহলে আমি এই ধরনের অসঙ্গতির জন্য সম্পূর্ণভাবে দায়ী থাকিব এবং (ভবিষ্যতে প্রমাণিত হইলে) এই ধরনের অপরাধের দায়ভার সম্পূর্ণভাবে বহন করিব। উপরিউল্লিখিত সকল তথ্য আমি জ্ঞাত হইয়া উক্ত ঘোষণা পত্রে স্বাক্ষর করিলাম।

Koushik Roy

শনাক্তকারীর স্বাক্ষর

ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA

IMW2226546

নাম: গুরুপদ ঘোষ
Name: Gurupada Ghosh
পিতার নাম: দুলালচন্দ্র ঘোষ
Father's Name: Dulalchandra Ghosh
লিঙ্গ / Gender: পুরুষ / Male
জন্ম তারিখ / বয়স:
Date of Birth / Age: 02-11-1952

e-Electors Photo Identity Card - সচিব ভোটার পরিচয় পত্র

ঠিকানা: N0402, আলিশা, আলিশা, বর্ধমান সদর (উত্তর),
পূর্ব বর্ধমান, পশ্চিমবঙ্গ - 713104
Address: N0402, ALISHA, ALISHA,
BARDHAMAN (SADAR NORTH), PURBA
BARDHAMAN, WEST BENGAL - 713104

নির্বাচন নিবন্ধন আধিকারিক, 266 - বর্ধমান উত্তর
Electoral Registration Officer, 266 -
Burdwan Uttar

Download Date -: 10-01-2025

IMW2226546

1950 <https://ceowestbengal.nic.in> Old EPIC No WB/39/271/777114

Gurupada Ghosh

ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
নির্বাচনকেন্দ্রের পরিচয় পত্র ELECTOR PHOTO IDENTITY CARD

IMW2262715



নাম : বিদ্যুৎ কুমার গোস্বামী
Name : BIDYUT KUMAR GHOSH

পিতার নাম : উমাকান্ত গোস্বামী
Father's Name : Umakanta Ghosh

EPIC No. : IMW2262715

লিঙ্গ/Gender : পুং / Male
জন্ম তারিখ / বয়স : 02-03-1970
Date of Birth/ Age :
ঠিকানা : আলিশা পাড়া ও উল্লাস, আলিশা, বর্ধমান (সদর), পূর্ব
বর্ধমান, 713103
Address : Aalisha Para O Ullash, Alisha, BURDWAN
(SADAR), PURBA BARDHAMAN, 713103

তারিখ/ Date : 08-03-2022 নির্বাচক নিবন্ধন আধিকারিক
Electoral Registration Officer

বিধানসভা নির্বাচনকেন্দ্রের নং ও নাম : 266-বর্ধমান উত্তর
(তপশীলি জাতি)
Assembly Constituency No. and Name : 266-Burdwan
Uttar (SC)

Note

1. প্রতি নির্বাচনের আগে, অনুগ্রহ করে দেখে নিন বর্তমান ভোটার তালিকায়
আপনার নাম আছে কিনা।
1) Before every Election, please check that your name exists in
current electoral roll.
2. নির্বাচনের উদ্দেশ্যে ব্যাভীত, এই কার্ডটি বয়সের প্রমাণ নয়।
2) This card is not a proof of age except for the purpose of
election.

04 EPIC No. WB/26/271577722

Bidyut Kumar Ghosh



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



192025260164261208

2-5-5-4/25

GRN Details

GRN:	192025260164261208	Payment Mode:	SBI Epay
GRN Date:	17/07/2025 12:42:34	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5913210959639	BRN Date:	17/07/2025 12:43:47
Gateway Ref ID:	2985969414	Method:	IDBI Bank-Retail NB
GRIPS Payment ID:	170720252016426117	Payment Init. Date:	17/07/2025 12:42:34
Payment Status:	Successful	Payment Ref. No:	2002059963/1/2025

[Qcry No*/Qcry Year]

Depositor Details

Depositor's Name: Ms JAI JAGANNATH BUILDERS
Address: ALISHA GT ROAD TOTERAM BURDWAN
Mobile: 9732364123
Period From (dd/mm/yyyy): 17/07/2025
Period To (dd/mm/yyyy): 17/07/2025
Payment Ref ID: 2002059963/1/2025
Dept Ref ID/DRN: 2002059963/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002059963/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	238010
2	2002059963/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	486007
			Total	724017

IN WORDS: SEVEN LAKH TWENTY FOUR THOUSAND SEVENTEEN ONLY.

Government of West Bengal

Office of the Sub-Divisional Land & Land Reforms Officer

সদর উত্তর পূর্ব বর্ধমান

To

বিদ্যুত কুমার ঘোষ

পিতা/স্বামীর নাম: উমাকান্ত

নিজ

P.S.: বর্ধমান

District: পূর্ব বর্ধমান

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 27/07/2023



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 conversion of land from one class to another as noted in the schedule-I below with effect from 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/2023/0218/503)

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
আলিশা, 77, বর্ধমান	260	121		5000	0.2250	শালি	কমার্শিয়াল বাস্তু

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.
- This permission of conversion is also without prejudice to any the 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.
- 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.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being 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. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in-the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

26/09/13
Collector u/s 4C of the WBLR Act, 1955
Sub-Divisional Land &
Land Reforms Officer
Sub-Divisional Land & Land Reforms Officer

Memo:

Dated:

- (i) The BL&LRO, বর্ধমান-2 for information and taking necessary action.
(ii) The RI, of the বৈকুণ্ঠপুর-2 for information and taking necessary action.
(iii) Office copy of the certificate to be kept with the relevent case Record

Sub-Divisional Land & Land Reforms Officer

Government of West Bengal

Office of the Sub-Divisional Land & Land
Reforms Officer

সদর উত্তর পূর্ব বর্ধমান



Certificate of Conversion

Memo : *Con. 128/SDL&LRD/(N)/2025*

Date : 30/01/2025

To

নাম: গুরুপদ ঘোষ

পিতা/স্বামীর নাম: দুলালচন্দ্র ঘোষ

ঠিকানা: নিজ

P.S.: বর্ধমান

District: পূর্ব বর্ধমান



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

Ref: His/Her application dated: 03/10/2024

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 30/01/2025, 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/2024/0218/940)

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
আলিশা, 77, বর্ধমান	410	121		5000	0.2250	শালি	কমার্শিয়াল বাস্তু

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.

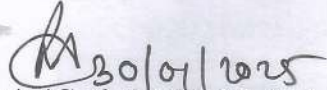
g) This permission for conversion is subject to the approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 wherever applicable.

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
&

Sub-Divisional Land & Land Reforms Officer

Sub-Divisional Land & Land Reforms
Officer, Berdhaman Sadar (North)
Purba Bardhaman
Dated: 30/01/2025

Memo
No:

- (i) The BL&LRO, বর্ধমান-2 for information and taking necessary action.
(ii) The RI, of the বৈকুণ্ঠপুর-2 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

Major Information of the Deed







Deed No :	I-0203-05541/2025	Date of Registration	17/07/2025
Query No / Year	0203-2002059963/2025	Office where deed is registered	
Query Date	17/07/2025 12:32:11 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Koushik Roy Alisa Purba Bardhaman, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713104, Mobile No. : 7719335655, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0501] Partition, Partition	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 9,72,00,000/-	Rs. 9,72,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,43,010/- (Article:45)	Rs. 4,86,007/- (Article:A(1), E)		
Remarks	Partition Amount Rs 4,86,00,000/-		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Gram Panchayat: BAIKUNTHAPUR-II, Mouza: Alisa, JI No: 77, Pin Code : 713103.

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-121 (RS :-121)	LR-260	Other Commercial Usage	Shali	22.5 Dec	4,86,00,000/-	4,86,00,000/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L2	LR-121 (RS :-121)	LR-410	Other Commercial Usage	Shali	22.5 Dec	4,86,00,000/-	4,86,00,000/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
		TOTAL :			45Dec	972,00,000 /-	972,00,000 /-	
		Grand Total :			45Dec	972,00,000 /-	972,00,000 /-	

Partitioner Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Bidyut Kumar Ghosh (Presentant) Son of Late Umakanta Ghosh Executed by: Self, Date of Execution: 17/07/2025 , Admitted by: Self, Date of Admission: 17/07/2025 ,Place : Office	 17/07/2025	 LTI 17/07/2025	 17/07/2025
Alisha, City:- Not Specified, P.O:- Jotram, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AQxxxxxx5B, Aadhaar No: 39xxxxxxxx4410, Status :Individual, Executed by: Self, Date of Execution: 17/07/2025 , Admitted by: Self, Date of Admission: 17/07/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Guru Pada Ghosh Son of Late Dulal Chandra Ghosh Executed by: Self, Date of Execution: 17/07/2025 , Admitted by: Self, Date of Admission: 17/07/2025 ,Place : Office	 17/07/2025	 LTI 17/07/2025	 17/07/2025
Alisha, City:- Not Specified, P.O:- Jotram, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AFxxxxxx6P, Aadhaar No: 49xxxxxxxx8402, Status :Individual, Executed by: Self, Date of Execution: 17/07/2025 , Admitted by: Self, Date of Admission: 17/07/2025 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Koushik Roy Son of Mr Umacharan Roy Bhalobasha Apartments, G. T. Road Federal Bank, Al. City:- Not Specified, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104	 17/07/2025	 LTI 17/07/2025	 17/07/2025
Identifier Of Mr Bidyut Kumar Ghosh, Mr Guru Pada Ghosh			

Defined & Alloted Share for each Partitioner

Sch No.	Partitioner Name	Party Number	Defined Share in (%)	Alloted share	Alloted share in (%)	Share in Market Value (In Rs.)
L1	Mr Bidyut Kumar Ghosh	1	50.0000	22.5 Dec	100	4,86,00,000/-
L2	Mr Guru Pada Ghosh	2	50.0000	22.5 Dec	100	4,86,00,000/-

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Gram Panchayat: BAIKUNTHAPUR-II, Mouza: Alisa, JI No: 77, Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 121, LR Khatian No:- 260	Owner:বিনুত কুমার ঘোষ, Gurdian:উমাঝার , Address:নিজ , Classification:শালি, Area:0.22500000 Acre,	Mr Bidyut Kumar Ghosh
L2	LR Plot No:- 121, LR Khatian No:- 410	Owner:গুরুপদ ঘোষ, Gurdian:দুলালচন্দ্র ঘোষ, Address:নিজ , Classification:শালি, Area:0.22500000 Acre,	Mr Guru Pada Ghosh

Endorsement For Deed Number : I - 020305541 / 2025

On 17-07-2025

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 : 45 of Indian Stamp Act 1899.

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

Presented for registration at 13:15 hrs on 17-07-2025, at the Office of the A.D.S.R. Bardhaman by Mr Bidyut Kumar Ghosh , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 9,72,00,000/-. Partition Amount Rs 4,86,00,000/-

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

Execution is admitted on 17/07/2025 by 1. Mr Bidyut Kumar Ghosh, Son of Late Umakanta Ghosh, Alisha, P.O: Jotram, Thana: Bardhaman
, , Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 2. Mr Guru Pada Ghosh, Son of Late Dulal Chandra Ghosh, Alisha, P.O: Jotram, Thana: Bardhaman
, , Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business
Indetified by Mr Koushik Roy, , , Son of Mr Umacharan Roy, Bhalobasha Apartments, G. T. Road Federal Bank, Al, P.O: Burdwan, Thana: Bardhaman
, , Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,86,007.00/- (A(1) = Rs 4,86,000.00/- ,E = Rs 7.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 4,86,007/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/07/2025 12:43PM with Govt. Ref. No: 192025260164261208 on 17-07-2025, Amount Rs: 4,86,007/-,
Bank: SBI EPay (SBlePay), Ref. No. 5913210959639 on 17-07-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,43,010/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 2,38,010/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 68, Amount: Rs.5,000.00/-, Date of Purchase: 04/07/2025, Vendor name: S ACHARYYA
2. Stamp: Type: Court Fees, Amount: Rs.10.00/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/07/2025 12:43PM with Govt. Ref. No: 192025260164261208 on 17-07-2025, Amount Rs: 2,38,010/-,
Bank: SBI EPay (SBlePay), Ref. No. 5913210959639 on 17-07-2025, Head of Account 0030-02-103-003-02



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2025, Page from 131458 to 131489
being No 020305541 for the year 2025.



Sanjit

Digitally signed by SANJIT SARDAR
Date: 2025.07.18 11:42:30 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 18/07/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.