

5229/24

J-5235/2024



पश्चिम बंगाल WEST BENGAL

M 306144

Certified that the document is admitted in 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)

28/10/2024
Sub Registrar
Dist. Kalyani Nadia

This conveyance made on this 25th day of October 2024 (Two thousand twenty four) 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

1) **SRI. SUSOBHAN GHATAK** (PAN Card No. ADSPG0146N) son of Late Santosh Kumar Ghatak, by profession Self Service, by religion Hindu, by Nationality Indian and residing at 550 ChakGaria (plot no-30) Commint park Housing Panchasayar, Kolkata, West Bengal Pin-700094 (2) **SMT. SANGEETA GHATAK** (PAN Card No. ACZPG6616M) daughter of Late Santosh Kumar Ghatak, by profession Retired, by religion Hindu, by Nationality Indian and residing at Ak -154 Sector II Tank No-8 Saltlake City P.S- Bidhannagar, Kolkata -700091, hereinafter called "The Vendee"(which expression shall unless excluded by or repugnant to the context be deemed to include his/her heirs, administrator(s), representative and permitted assignees) of the **Other Part**.

Contd.....P/2

25/10/24

Sangeeta Ghatak

Susobhan Ghatak

28 OCT 2024

12 SEP 2024

3355

Serial No. _____ Date _____
Value _____ Rs. 500 _____ Ps. _____
Name _____
Address _____

AMIT BISWAS
Stamp Vendor
Kalyani A.C.J. & Court

Susobhan Ghatak & others
Kalyani, Nadia



Addl. Dist. Sub Registrar
Kalyani Nadia

28 OCT 2024

WHEREAS the plot of Schedule Land measuring about 07 cottah, 02 Chattak and 24 sqft. was allotted by the Govt. of West Bengal to Smt. Geeta ghatak for a lease of Plot No.'295' in the Sub-Block No. B-1 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 19th day of April 1962 the allottee has paid the sum of Rs. 4514 =13 (Rupees Four thousand five hundred fourteen and thirteen paisa) only towards the premium or salami payable by the allottee in terms of the Agreement of Lease dated the 19th day of April 1962.

AND WHEREAS Lease Deed has been executed on 31.07.1968 made between the Governor of the state of West Bengal represented through Department of Urban Development and Municipal affairs with Smt. Geeta Ghatak and duly registered on 22.08.1968 in the office of Sub registered Ranaghat which has been recorded in Book No. 1 Volume No. 130 at page 265 to 271 , being Deed No. 10738 in the year of 1968 (hereinafter referred to as the said Principle Lease Deed) of schedule property/ plot/ building lying and situated at Plot No.'295' in the Sub-Block No. B-1 of Block No. 'B' of the Kalyani Township subject to the limitation, terms and conditions mentioned therein for the purpose erect of Residential house etc. for a period of 999 years.

AND WHEREAS the possession has been handed over to Smt Geeta Ghatak on 25.11.1962.

AND WHEREAS after the demise of the original lessee Smt Geeta Ghatak her legal heirs namely 1) Sri Susobhan Ghatak, 2) Smt Sangeeta Ghatak recorded by the Government under Order No. 1263/B-1/295 dated 16.06.2014 of Estate Manager, Kalyani.

Contd.....P/3



[Handwritten signature]



Addl. Dist. Sub Registrar
Kalyani Nadia

28 OCT 2024

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 THEREFORE, the State Government, hereby introduced **West Bengal Land Conversion (Leasehold land to Freehold) Scheme, 2022**, for conversion of leasehold land into freehold land only in respect of residential and commercial plots except land in khatian-1 and khas land, details of which has elucidated in the subsequent chapters of the said Scheme.

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 **them** 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 the terms and conditions appearing hereinafter.

AND WHEREAS Govt. of West Bengal through Deptt 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 11.06.2024 and after satisfying himself issued a Conversion Certificate for Lease Hold to Free Hold, subject to the terms and condition mentioned therein.

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NOW THIS INDENTURE WITNESS THAT in consideration of the sum of Rs.

Rs. 9,12,688/ (Rupees Nine Lakh twelve thousand six hundred eighty eight) 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. B-1/295 in (hereinafter referred to as the said property) more fully described in the schedule hereunder TO HAVE AND TO HOLD the same unto the Vendee/Vendees with permanent heritable and transferable rights, SUBJECT to the exceptions, reservations, covenants and conditions hereafter contained, that is to say, as follows:-

1. The Vendee will have only the exclusive surface rights over the said property.
2. The Vendor excepts and reserves unto himself all mines and minerals of whatever nature lying in or under the said property together with full liberty at alltimes 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

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[Handwritten signature]

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, 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 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.



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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 a Lessee before being owner upon exercising the option for conversion from Leasehold land to Freeholdland and execution of this Deed of Conveyance, the aforesaid liabilities will be borne by the Vendee.

11. The Vendee shall not change the Land Use as change of Land use is not permissible under the said Scheme, 2022.

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 registration of this Deed.

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

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THE SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE OR PERCEL of land on ground measuring Nil Bighas 07 Cottahs 02 Chattaks and 24 Square feet to be the same a little more or less being plot No. 295 Sub-Block No. B-1 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 : Plot No. B-1/296
On the East by : 40'-00" wide road
On the South by : Plot No. B-1/294
And On the West by : Plot No. B-1/292

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



Presence of Witness :

[Signature]
Accounts Clerk
Estate Manager Kalyani
UD & MA Department

SIGNED AND DELIVERED BY

By the Vendee :

[Signature]
[Signature]

In the presence of witness :
(Name and address in full)

1. Imman Hossain Malik
VILL + P.O. - Khospur P.S. - Tehatta
Dist - Nadia 741160
2. *[Signature]*
B-15/97 Kalyani
Dist - Nadia 741235



Government of West Bengal

OFFICE OF THE ESTATE MANAGER, KALYANI
URBAN DEVELOPMENT & MUNICIPAL AFFAIRS DEPARTMENT

D.C. Building, Kalyani, Nadia, Pin – 741235

Tel. No.:033-2582-9126 ● Email: emanager.kalyani@gmail.com / em-emkly-wb@bangla.gov.in

Memo No. 1386/B-1/295

Dated: 25 / 10 / 2024

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

The following documents executed by this office on 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-1/295
- (b) Name of the Vendor : Estate Manager, Kalyani
U. D. & M. A. Department
Govt. of West Bengal
- 2.(a) Name of the Vendee : SUSOBHAN GHATAK & SANGEETA GHATAK

(b) Whether the documents have been executed between her :: Yes

3. The name of the messenger through whom the documents are sent for registration:

SUSOBHAN GHATAK
AND
SANGEETA GHATAK


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

Memo No.

Dated: / / 2024

Copy forwarded to Sri Susobhan Ghatak & Smt Sangeeta Ghatak, residing at B-1/295 at Kalyani Nadia, Pin - 741235 for information and necessary action. They was 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-23/24 of Registration Act, 1908/1972. 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

SPECIMEN FROM FOR TEN FINGERPRINTS

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

Above given finger impression of me and attested by me

Left Hand						 <i>Sroobhan Chak</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me

Left Hand						 <i>S...</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me

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

Above given finger impression of me and attested by me



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



192024250257364618

GRN Details

GRN:	192024250257364618	Payment Mode:	SBI Epay
GRN Date:	28/10/2024 11:16:18	Bank/Gateway:	SBIcPay Payment Gateway
BRN :	4045142982556	BRN Date:	28/10/2024 11:16:49
Gateway Ref ID:	61051605	Method:	State Bank of India WIBMO PG CC
GRIPS Payment ID:	281020242025736460	Payment Init. Date:	28/10/2024 11:16:18
Payment Status:	Successful	Payment Ref. No:	2002735992/4/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SUBHANKAR PAUL
Address:	KALYANI COURT
Mobile:	7501685399
Period From (dd/mm/yyyy):	28/10/2024
Period To (dd/mm/yyyy):	28/10/2024
Payment Ref ID:	2002735992/4/2024
Dept Ref ID/DRN:	2002735992/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002735992/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	54271
2	2002735992/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	9134
Total				63405

IN WORDS: SIXTY THREE THOUSAND FOUR HUNDRED FIVE ONLY.

PAID

✓

Major Information of the Deed

Deed No :	I-1303-05235/2024	Date of Registration	28/10/2024
Query No / Year	1303-2002735992/2024	Office where deed is registered	
Query Date	25/10/2024 6:59:40 PM	A.D.S.R. KALYANI, District: Nadia	
Applicant Name, Address & Other Details	SUBHANKAR PAUL KALYANI COURT, Thana : Kalyani, District : Nadia, WEST BENGAL, Mobile No. : 9477269687, 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. 9,12,688/-	Rs. 60,84,589/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 54,771/- (Article:23)	Rs. 9,134/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

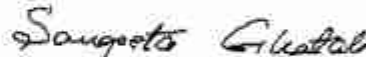
District: Nadia, P.S:- Kalyani, Municipality: KALYANI, Road: Block-B1(R) Arterial Road, Mouza: Block-B1(R), JI No: 0, Pin Code : 741235

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-295	RS-1	Bastu	Bastu	7 Katha 2 Chatak 24 Sq Ft	9,12,688/-	60,84,589/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :					11.8113Dec	9,12,688 /-	60,84,589 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ESTATE MANAGER KALYANI, NADIA, City:- Kalyani, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 743135 , State Government Office,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUSOBHAN GHATAK (Presentant) Son of Late SANTOSH KUMAR GHATAK Executed by: Self, Date of Execution: 25/10/2024 , Admitted by: Self, Date of Admission: 28/10/2024 ,Place : Office	Photo  28/10/2024	Finger Print  LTI 28/10/2024 Captured	Signature  28/10/2024
Son of Late SANTOSH KUMAR GHATAK SALT LAKE CITY, BIDHANNAGAR, City:- Not Specified, P.O:- BIDHANNAGAR, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: ADxxxxxx6N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/10/2024 , Admitted by: Self, Date of Admission: 28/10/2024 ,Place : Office				
2	Name Mrs SANGEETA GHATAK Daughter of Late SANTOSH KUMAR GHATAK Executed by: Self, Date of Execution: 25/10/2024 , Admitted by: Self, Date of Admission: 28/10/2024 ,Place : Office	Photo  28/10/2024	Finger Print  LTI 28/10/2024 Captured	Signature  28/10/2024
Daughter of Late SANTOSH KUMAR GHATAK SALT-LAKE CITY, BIDHANNAGAR, City:- Not Specified, P.O:- BIDHANNAGAR, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: ACxxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/10/2024 , Admitted by: Self, Date of Admission: 28/10/2024 ,Place : Office				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr DIBYENDU BHATTACHARYA Son of Mr KALYANI, NADIA, 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, , State Government Office,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ESTATE MANAGER (as ESTATE MANAGER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHANKAR PAUL Son of Mr S PAUL KALYANI COURT, NADIA, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235		 Captured	
	28/10/2024	28/10/2024	28/10/2024
Identifier Of Mr DIBYENDU BHATTACHARYA, Mr SUSOBHAN GHATAK, Mrs SANGEETA GHATAK			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ESTATE MANAGER	Mr SUSOBHAN GHATAK-5.90562 Dec, Mrs SANGEETA GHATAK-5.90562 Dec

Endorsement For Deed Number : I - 130305235 / 2024

On 28-10-2024

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 12:10 hrs on 28-10-2024, at the Office of the A.D.S.R. KALYANI by Mr SUSOBHAN GHATAK , one of the Claimants.

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

Execution is admitted on 28/10/2024 by 1. Mr SUSOBHAN GHATAK, Son of Late SANTOSH KUMAR GHATAK, SALT LAKE CITY, BIDHANNAGAR, P.O: BIDHANNAGAR, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession Service, 2. Mrs SANGEETA GHATAK, Daughter of Late SANTOSH KUMAR GHATAK, SALT-LAKE CITY, BIDHANNAGAR, P.O: BIDHANNAGAR, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession Retired Person

Indetified by Mr SUBHANKAR PAUL, , Son of Mr S PAUL, KALYANI COURT, NADIA, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by profession Advocate

Admission Execution (for exempted person)

Execution by Mr DIBYENDU BHATTACHARYA, , ESTATE MANAGER, ESTATE MANAGER (Others), KALYANI, NADIA, City:- Kalyani, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 743135

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 9,134.00/- (A(1) = Rs 9,127.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 9,134/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/10/2024 11:16AM with Govt. Ref. No: 192024250257364618 on 28-10-2024, Amount Rs: 9,134/-, Bank: SBI EPay (SBlePay), Ref. No. 4045142982556 on 28-10-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 54,771/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 54,271/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3355, Amount: Rs.500.00/-, Date of Purchase: 12/09/2024, Vendor name: A Biswas

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/10/2024 11:16AM with Govt. Ref. No: 192024250257364618 on 28-10-2024, Amount Rs: 54,271/-, Bank: SBI EPay (SBlePay), Ref. No. 4045142982556 on 28-10-2024, 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 90993 to 91008

being No 130305235 for the year 2024.



Digitally signed by ABHIJIT CHATTERJEE
Date: 2024.10.29 15:30:48 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 29/10/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.