

5246/25

I-5181/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

M.V-1, 44/55, 768
Q-3034763
12/11/2025

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

7-591695

12/11/2025

DEED OF CONVEYANCE

Add. Dist. Sub Registrar
Kalyani, Nadia

(For conversion of Leasehold Land to Freehold Land)

2 NOV 2025

THIS DEED OF CONVEYANCE is made on this 31st day of October 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

Biswajit Ghosh

Contd.....P/02

[Handwritten signature]



AND

SRI BISWAJIT GUPTA (PAN- AIZPG7641Q, AADHAR- 5569 5126 8592) Son of Late Mantu Gupta aged about- 37 years residing at B-7/303, Kalyani, P.O. & P.S. Kalyani, Dist- Nadia, Pin-741235, West Bengal.

And

He is 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.**

AND WHEREAS the original allottee **Smt Usha Rani Mukherjee** applied to the Governor of West Bengal (hereinafter referred to as the "**LESSOR**") for a lease of **residential** Plot No. '303' 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 **04th day of January, 1959.**

AND WHEREAS the allottee has paid the sum of **Rs. 2894=17P (Rupees Two Thousand Eight Hundred Ninety Four and paise Seventeen)** only towards the premium or salami payable by the allottee in terms of the Agreement of Lease dated the **04th day of January, 1959.**



Contd.....P/03

Biswajit Gupta

AND WHEREAS the possession has been handed over on 09.04.1959 to **Smt Usha Rani Mukherjee** vide possession certificate issued dated 23.06.1959.

AND WHEREAS by an Indenture of Lease was executed on **26.12.1970** by and between the Lessor and **Smt Usha Rani Mukherjee** wife of Late Kanai Lal Mukherjee which was registered in Book No I Volume No 188, Page No 226 to 235 **Deed No 5448 for the year 1970** of the Registrar of assurances, Calcutta, for a lease of Residential Plot No "303" 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 04.01.1959 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 Lessee contained in the said lease.

AND WHEREAS the original Lessee **Smt Usha Rani Mukherjee** wife of Late Kanai Lal Mukherjee transferred her leasehold interest by way of gift in favour of **Smt Chinmoyee Chatterjee wife of Sri Jyoti Prasad Chatterjee** after obtaining prior permission from the Government vide No. 5902/3L- 78/52 dated 21.12.1971 and the name of **Smt Chinmoyee Chatterjee** was recorded by the office of the Estate Manager, Kalyani vide memo No. 949/3L-78/58 dated 05.05.1981 on the basis of **Deed No 5010 for the year 1971**.

Contd.....P/04



Biswajit Gupta

AND WHEREAS the recorded Lessee of **Smt Chinmoyee Chatterjee** wife of **Sri Jyoti Prasad Chatterjee** transferred her leasehold interest by way of gift in favour of **Smt Minati Gupta** wife of **Mantu Gupta** after obtaining prior written permission from the Government vide No. 12-3L-78/58 dated 30.09.1981 and the name of **Smt Minati Gupta** was recorded by the office of the Estate Manager, Kalyani vide memo No. 218-/3L-78/58 dated 15.12.1981 on the basis of Transfer Deed duly registered vide No.7672 for the year 1981.

AND WHEREAS after demise of **Smt Minati Gupta**, the leasehold interest was recorded in the name of **Sri Biswajit Gupta** by virtue of Probated Will and his name was recorded by the Office of the Estate Manager, Kalyani vide memo No. 1382/B-7/303 dated 24.10.2024.

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.

Contd.....P/05



Biswajit Gupta

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.

AND WHEREAS representing that the said Lease is still valid and subsisting and the said Vendees 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.



Contd.....P/06

Biswajit Gupta

NOW THIS INDENTURE WITNESS THAT in consideration of the sum of **Rs 13,46,826/- (Rupees Thirteen Lakhs Forty Six Thousand Eight Hundred and Twenty Six) only** paid as conversion fees vide **GRN No 192025260298421308 Dated 10.10.2025** 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 Vendees the permanent, transferable and heritable rights in respect of the demised land situated at **Residential Plot No. 303 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 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 Vendees 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 Vendees 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.

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Biswasjit Gupta

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 Vendees 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 Vendees 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 Vendees 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.
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 Vendees and shall not be called in question in any proceedings.



Contd.....P/08

Biswajit Gupta

8. The Vendees 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 Vendees 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 Vendees on behalf of the Vendor both hereby releases the Vendees from all liability in respect of the covenants and conditions contained in the said Lease Deed required to be observed by the Vendees 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 Vendees.
11. **The Vendee shall not change the Land Use as change of Land use is not Permissible under the said scheme 2022 and the plot No. B-7/303 at Kalyani was leased out for Residential purpose only in terms of the Lease Deed registered vide No 5448 for the year 1970.**
12. The stamp duty and registration charges, upon this instrument shall be borne by the Vendees.
13. That the VENDOR do hereby covenants and assures that the Vendees 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.

Biswajit Gupta



Contd.....P/09

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 piece and parcel of land measuring about 05 (Six) cottahs Nil chattaks & 24 (Twenty Four) Sqft. to be the same little more or less at plot No. B-7/303, 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-7/308
 East: Plot No. B-7/304
 West: Plot No. B-7/302


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. DEPTT
 KALYANI, NADIA

In the presence of Witness :- 
 Accountant, U.D. & M.A. DEPTT.

Signature of the Vendee :- 

Witness:












1. 
 B-7/303, Kalyani, Nadia.

2. 
 Chandaria Madhya para
 Shimurati

(Name, Signature and address of witness).



SPECIMEN FROM FOR TEN FINGERPRINTS

Left Hand						 <i>Biswajit Gupta</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me *Biswajit Gupta.*

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						PHOTO
	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



Government of West Bengal

OFFICE OF THE ESTATE MANAGER, KALYANI

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

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

No. **971/B-7/303**.....

dated:- **31/10/2025**


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

Sir,

The following documents executed by this office on **31.10.2025** 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 in respect of Plot no.B-7/303 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 Biswajit Gupta.
- (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 Biswajit Gupta.

Yours faithfully,


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

Memo No.....


Dated.....

Copy forwarded to : **Sri Biswajit Gupta**. Of B-7/303, Kalyani, 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-23/24 of Registration Act, 1908. A certified copy of the registered lease deed/transfer deed may be submitted to this office within one month from the date of registration of the lease deed/transfer deed.



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



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



192025260336139698

GRN Details

GRN:	192025260336139698	Payment Mode:	SBI Epay
GRN Date:	12/11/2025 11:03:10	Bank/Gateway:	SBlePay Payment Gateway
BRN:	9252990458255	BRN Date:	12/11/2025 11:03:42
Gateway Ref ID:	380630939	Method:	State Bank of India WIBMO PG CC
GRIPS Payment ID:	121120252033613968	Payment Init. Date:	12/11/2025 11:03:10
Payment Status:	Successful	Payment Ref. No:	2003034763/2/2025 [Query No/*Query Year]

Depositor Details

Depositor's Name:	Mr BISWAJIT GUPTA
Address:	B-7/303 KALYANI
Mobile:	7501685399
Period From (dd/mm/yyyy):	12/11/2025
Period To (dd/mm/yyyy):	12/11/2025
Payment Ref ID:	2003034763/2/2025
Dept Ref ID/DRN:	2003034763/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003034763/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	80320
2	2003034763/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	13668
3	2003034763/2/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
			Total	94288

IN WORDS: NINETY FOUR THOUSAND TWO HUNDRED EIGHTY EIGHT ONLY.

Major Information of the Deed

Deed No :	I-1303-05181/2025	Date of Registration	12/11/2025
Query No / Year	1303-2003034763/2025	Office where deed is registered	
Query Date	10/11/2025 2:11:46 PM	A.D.S.R. KALYANI, District: Nadia	
Applicant Name, Address & Other Details	K K GHOSH Kalyani, Thana : Kalyani, District : Nadia, WEST BENGAL, PIN - 741235, Mobile No. : 7501685399, Status :Solicitor firm		
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. 13,46,826/-	Rs. 1,44,35,768/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 81,320/- (Article:23)	Rs. 13,668/- (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-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-303		RentFree Viti/Bastu (Freehold)	RentFree Viti/Bastu (Freehold)	5 Katha 24 Sq Ft	13,46,826/-	1,34,68,268/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					8.305Dec	13,46,826 /-	134,68,268 /-	



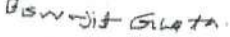
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1290 Sq Ft.	0/-	9,67,500/-	Structure Type: Structure,Status of Completion : Completed
Gr. Floor, Area of floor : 1290 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1290 sq ft	0 /-	9,67,500 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GOVERNOR OF THE STATE OF WEST BENGAL D C Building, City:- Not Specified, 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	Photo	Finger Print	Signature
	Mr BISWAJIT GUPTA (Presentant) Son of Late MANTU GUPTA Executed by: Self, Date of Execution: 31/10/2025 , Admitted by: Self, Date of Admission: 12/11/2025 ,Place : Office	 12/11/2025	 LTI 12/11/2025	 12/11/2025
Son of Late MANTU GUPTA B-7/303 KALYANI, City:- Not Specified, 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-1XX6 , PAN No.:: AIxxxxxx1Q, Aadhaar No: 55xxxxxxxx8592, Status :Individual, Executed by: Self, Date of Execution: 31/10/2025 , Admitted by: Self, Date of Admission: 12/11/2025 ,Place : Office				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Mr Dibyendul Bhattacharya Son of S D Illegable D C Building, City:- Not Specified, 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 : GOVERNOR OF THE STATE OF WEST BENGAL (as ESTATE MANAGER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr KALIKINKAR GHOSH Son of Late KASHINATH GHOSH KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235	 12/11/2025	 LTI 12/11/2025	 12/11/2025
Identifier Of Mr BISWAJIT GUPTA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	GOVERNOR OF THE STATE OF WEST BENGAL	Mr BISWAJIT GUPTA-8.305 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	GOVERNOR OF THE STATE OF WEST BENGAL	Mr BISWAJIT GUPTA-1290.00000000 Sq Ft

Endorsement For Deed Number : I - 130305181 / 2025

On 12-11-2025

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.

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

Presented for registration at 11:24 hrs on 12-11-2025, at the Office of the A.D.S.R. KALYANI by Mr BISWAJIT GUPTA ,Claimant.

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

Execution is admitted on 12/11/2025 by Mr BISWAJIT GUPTA, Son of Late MANTU GUPTA, B-7/303 KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Retired Person

Indetified by Mr KALIKINKAR GHOSH, , , Son of Late KASHINATH GHOSH, 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 Dibyendulal Bhattacharya, , ESTATE MANAGER, GOVERNOR OF THE STATE OF WEST BENGAL, D C Building, City:- Not Specified, P.O:- Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235

who is exempted FROM his personal appearence 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 13,668.00/- (A(1) = Rs 13,468.00/- ,E = Rs 200.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 13,668/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/11/2025 11:03AM with Govt. Ref. No: 192025260336139698 on 12-11-2025, Amount Rs: 13,668/-, Bank: SBI EPay (SBlePay), Ref. No. 9252990458255 on 12-11-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 80,820/- and Stamp Duty paid by , by Stamp Rs 1,000.00/-, by online = Rs 80,320/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 819, Amount: Rs.1,000.00/-, Date of Purchase: 17/10/2025, Vendor name: R Nath

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/11/2025 11:03AM with Govt. Ref. No: 192025260336139698 on 12-11-2025, Amount Rs: 80,320/-, Bank: SBI EPay (SBlePay), Ref. No. 9252990458255 on 12-11-2025, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1303-2025, Page from 93621 to 93638

being No 130305181 for the year 2025.



(Handwritten signature)

Digitally signed by Abhijit chatterjee
Date: 2025.11.13 13:36:38 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 13/11/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KALYANI
West Bengal.