Government of West Bengal

Office of the Block Land & Land Reforms Officer অন্তাল, পশ্চিম বর্ধমান

Memo No: 180/BLRO-ADL/23

Date: 17/02/23



প্রমেশ্বর লাল সন্তনালিকা (হাফ)

পিতা/স্বামীর নাম:

রানীগঞ্জ

P.S.: অগ্রাল

District: পশ্চিম বর্ধমান

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

Ref: His/Her application dated: 25/01/2023

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 17/02/2023 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/2023/2301/37)

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	상하는 것이 없는 사람이 되었다.
ভাদুর, 42,	2490	1054		667	0.1000	কানালী	কমার্সিয়াল বাস্ত
অণ্ডাল							

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.
- c) 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.
- e) The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

17/02/2023

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.

Collector u/s 4C of the WBLR Act, 1955

Block and Baharde Reforms Officer Andal, Paschim Bardhaman Dated: 17/02/2023

Memo:

(i) The RI, of the অণ্ডাল for information and taking necessary action.

(ii) Office copy of the certificate to be kept with the relevent case Record

Block Land & Land Reforms Officer

West Bengal Form No. 1077

L&LR

SBP

Application No.:

রাজম্বের দাখিলা এবং বিবিধ তলব

REVE2022230103111

বাযতেব অংশ



			ו זו הטובוה			
১। জেলার নাম	২।খানার নাম ও তৌজি নং		৩। সার্কেলের নাম	ও ভহশীল মক নং	৪।ভূমিসহায়কের রসিদনং	
পশ্চিম বর্ধমান	অণ্ডাল		অভান		REVREC2022230102920	
৫।মৌজার নাম ও জে.এল. নং		७।जमावन्दी नः	৭। খডিয়ান নং	৮। দাগ লং	৯। জমির পরিমাণ (শতক)	
ভাদুর[42]			2490	1054	10.0000	
১০। রায়তের না	ম ও পিতা/স্বামী	রি লাম ও সাকি	ন	১১। কাহার দ্বারা	(থাজনা) দাথিল হইয়াছে	
পরমেহার লাল সম্ভনালিকা (হাফ), পিতা– ভোলানাখ, ঠিকালা–রানীগঞ				পরমেশ্বর লাল সন্তনালিকা (হাফ)		

রায়তের উপর সালিয়ানা তলব

নগদ	সার	দথক	<u> পূর্তকর</u>	শিক্ষা	বিবিধ		গ্রামীণ কর্মদংস্থ	ন আইনে দেয়	শোট	
খাজনা ১২	চার্জ ১৩	র ১৪	20	কর ১৬	থাস জমি বাবদ লাইসেন্স ফি ১৭(ক)	অন্যান্য ১৭ (খ)	সার চার্জ ১৮ (ক)	সেস ১৮(খ)	59	
4	0	1	1	ı	0	0	1	2	10	

उ.यागील

	তিল স্বের পূর্বেকার ২০	ভৃতীয় সনের বাকি ২১	দ্বিতীয় সনের বাকি ২২	হান সনের পূর্ববতী ২৩	হাল ২৪	সূদ ২৫	অগ্রি ন ২৬
খাজনা	0	0	0	0	0	66	
সার চার্জ	0	0	0	0	0	0	0
স্ম কর	18	1	1	ī	1	0	0
দূৰ্ত কর	18	ī	i	3	1	0	0
শিষ্ডা কর	18	1	. 18	ı	-1	0	0
খাস জমি বাবদ লাইসেন্স ফি	0	, 0	0	0	0	0	0
অন্যান্য	0	0	0	0	0	0	0
গ্ৰামিন কৰ্মসংস্থান আইনে দেৱ	0	0	0	0	0	0	0
(ক) দার চার্জ	18	1	1	1	1	0	0
(থ) সেস	0	0	0	0	0	0	0
<u>মোট</u>	72	4	4	4	4	66	0
বাদ মিলাহ	0	0	0	0	0	0	0
वाःना मन	1385 - 1425	1426	1427	1428	1429	0	0

*যে সনের বাবদ ওয়াশীল: [১৩৮৫-১৪২৯]

মোট আদায়

(কথার)

আদায়কারী কর্মচারীর সহি ও ভারিথ

চটবা: চেকের দ্বারা থাজনা দেওয়া হইলে এইখানে তাহার সবিশেষ বিবরণ লিখিতে হইবে

INR -154/-One Hundred Fifty Four Only.

5BP, Kolkata- 700015

Saturday, November 26, 2022 12:34:44 PM

- ** ताजञ्च अपान मन्भवित मानिकानात विधला शनि घটाय ना।
- ** The collection is made provisionally u/s 23 of WBLR Act on the basis of present use without prejudice to the applicability of provision u/s 4B & 4D of WBLR Act.

^{***}This is a system generated Revenue receipt and does not require any signature***

প্তালা- পশ্চিম	বর্ধমান থতিয়ান নং- ২৪৯০		02082		
মৌজা- ভাদুর •	জে.এল.নং- ৪২	51 JHW W	- অগ্রাল	3 3	
.(১) রাজয়– (২) জমির প	2010	থতিয়ান তৈ ৩) মোট দাগের	রির তারিথ সংখ্যা- ১	- 19/03/	2019
	(৪) অত্রস্বত্বের দখলকারের বিবরণ		(৫) শ্বন্ধ	(৬) মং	য়ব্য
নাম- পিতা∸	পরমেশ্বর লাল সন্তনালিকা (হাফ) ভোলানাখ		রায়ত	5	
ठेकाना-	রানীগঞ				
(৭) অত্রস্বহের	নিজ দথলীয় জমি	-	*		
স নং	জমির শ্রেনী মন্তব্য	দাগের পরিমা	সোট দাগে ন(এ) অক্র	ার মধ্যে ম্বন্থের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের গরিমান একর হেক্টর
P¢8	কালালী	3.40		৬৬৭	0.50
	আগত থং লং্- 182/1				

Certified to be true copy u/s 76 of Indian Evidence Act, 1872 (Act 1 of 1872)

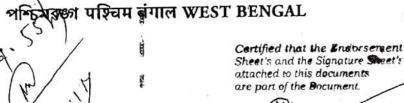
Fees Received: Application Fee: Rs. 10, Authentication Fee: Rs. 10 x 1, Total fee: Rs. 20, Copy No.:1060

Page 5 of 5

২০/০৩/২০১৯ ০৩:85 PM

Digitally signed by DEBASISH ROY Date: 2019.03.20 13:11:44 MSK





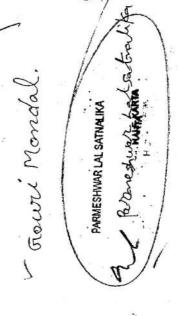
D 089733

Additional District Sub-Registrar Ranigani, Paschim Berdhaman

2 2 SEP 2017

2211 SEEP 2007

Query No. 0204-0001227718/.2017 GRN No. 19-201718-00672137



: 20703

DEED OF SALE

DEED OF SALE :: Mouza Bhadur (under Gram Panchayat), P.S. Andal, Sale Value : Rs. 14,00,000/-, Assessed Market Value : Rs. 16,00,000/-, Area : 10 Decimal.

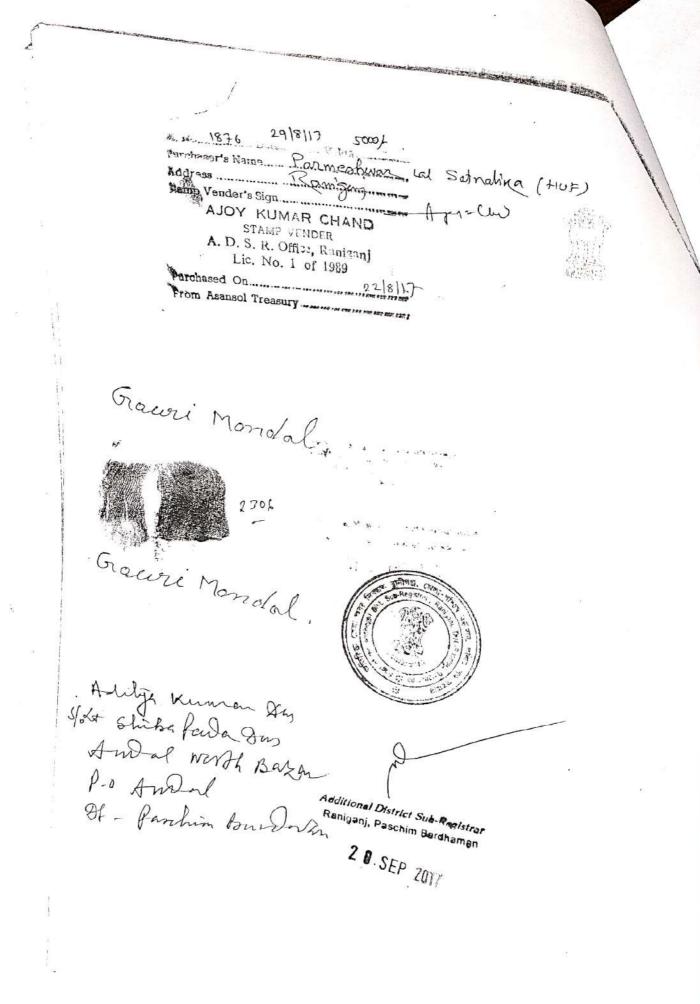
THIS DEED OF SALE is made on this the blod day of Augul 2017 (TWO THOUSAND SEVENTEEN);

- BY -

Cont...

Published L.R. Record of Rights as Rayat;

Cont...P/3.



Good Monda farmethinan Latsa PARMESHWAR LAL SATNALIKA

-:: 2 ::-

SMT. GOURI MONDAL, Wife of Late Pareshnath Mondal, by faith Hindu, Indian National, by Occupation Housewife, PAN: BSXPM7326M, resident of Thana Road, Andal North Bazar, P.O. & P.S. Andal, A.D.S.R. Office Raniganj, Sub-division Durgapur, Dist. Paschim Bardhaman (W.B), Pin Code-713321, herein-after called the "VENDOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, successors, executors, assigns, administrators and legal representatives) of the ONE PART;

-:: IN FAVOUR OF ::-

PARMESHWAR LAL SATNALIKA (HUF), having its PAN : AAGHP8213A, duly represented by its Karta SRI PARMESHWAR LAL SATNALIKA, Son of Late Bholanath Satnalika, by faith Hindu, Nationality Indian, by Occupation Business, resident of Sostigoria, Raniganj, P.O. & P.S. Raniganj, A.D.S.R. Office Raniganj, Sub-division Asansol, Dist. Paschim Bardhaman (W.B), Pin Code-713347, herein-after called the "PURCHASER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, successors, executors, assigns, administrators and legal representatives) of the OTHER PART;

WHEREAS the property described in the Schedule below and herein-after referred to as the said property is owned and possessed by the Vendor who is the absolute owner of the same.

AND WHEREAS the Vendor purchased the schedule mentioned property from its the then lawful owner Sri Anil Mondal, Son of Late Panchanan Mondal of Dignala, P.S. Andal, by virtue of four separate Regd. Deed of Sale being Nos. 106, 406, 408 & 927 respectively for the year 1990 of A.D.S.R. Office Durgapur for valuable consideration.

AND WHEREAS the name of the Vendor has duly been recorded in the finally Published L.R. Record of Rights as Rayat;

Cont...P/3.



FARMESHARIAL SATURITA

FORMESHARIAL SATURITA

-:: 3 ::-

AND WHEREAS accordingly the Vendor is now absolutely seized and possessed of and is otherwise well and sufficiently entitled to the aforesaid lands, properties, hereditaments and appurtenances with all easement rights, attached thereto morefully described and mentioned in Schedule below, having had acquired the same in the manner aforesaid and in exclusive possession, and the vendor's have absolute right, full power and authority to sell the schedule mentioned property free from all encumbrances.

AND WHEREAS the Vendor abovenamed is in urgent need of money to defray her family expenses as also to meet other lawful necessities has decided and announced to sell part and parcel of the aforesaid property, which is more clearly mentioned in Schedule below and delineated in the Plan annexed hereto, free from all encumbrances at the price of Rs. 14,00,000/- (Rupees Fourteen Lacs) only verifying the said price to be the best, fair, reasonable, and highest in the present market rate.

AND WHEREAS the Purchaser accepted the said offer announced by the Vendor and has agreed to pay the said sum of Rs. 14,00,000/- (Rupees Fourteen Lacs) only unto the Vendor for purchasing the Schedule mentioned property.

NOW THIS DEED WITNESSETH: That in consideration of the payment of the sum of Rs. 14,00,000/- (Rupees Fourteen Lacs) only made by the Purchaser as per Memo of Consideration given hereunder, in favour of the Vendor, the whole of the aforesaid consideration money as the sale price of the Property (the receipt whereof the said Vendor do hereby admit and acknowledge) and the Vendor in her personal capacity do hereby convey, grant, transfer, and absolutely assign her land to the Purchaser free from all encumbrances, charges, claims and demands what-so-ever. ALL THAT the Vacant land more specifically mentioned in Schedule below and delineated in the Plan annexed hereto.

AND ALL the estate, right, title, interest, claim and demand what-so-ever together with all liberties, privileges, easements of the Vendor in or to the property hereby conveyed and every part thereto TO HOLD the same unto and to the use of the Purchaser and his representatives absolutely.

Cont...P/4.



- Gowa Morde

PAYMESHWAKIA SAIMAKA PAYMESH DA LASA HIEKARIA

-:: 4 ::-

AND the Vendor and all persons claiming through or under her do hereby further agree with the Purchaser at all times, hereafter and upon any reasonable request and at the costs of the Purchaser to do and execute all such lawful acts, deeds and things what-so-ever for further and more perfectly conveying and assuring the said property and every part thereof to the Purchaser and his representatives and placing him in possession of the same according to the true intent meaning of this deed.

AND the Vendor do hereby also agree to save harmless and keep indemnified the Purchaser against all losses, damages, costs, and expenses which he may be sustained by reason of any claim being made by anybody whom-so-ever to the said property or in respect of any arrears of taxes or cesses due thereof.

AND the Vendor do hereby further agree with the Purchaser and declare that she has not done or been party to any act, whereby the Vendor is prevented from conveying or assigning the said property.

AND the Vendor do hereby further pree with the Purchaser and declare that the Purchaser shall be entitled from this day to entitle the Schedule mentioned property hereby conveyed as an absolute owner as his own chattel in any manner as he may like or find necessary from generation to generation without any disturbance of the Vendor or her heirs, executors and legal representatives, and have every right to sell, alienate, lease, gift, mortgage etc. to any person(s) or authority.

AND the Vendor do hereby give his consent and approval for recording the name of the Purchaser in the Landlord's Sherista and in the Gram Panchayat and shall help the Purchaser in such recording and/or mutating of her name in such place or places and the Purchaser henceforth shall pay all rents and taxes to the Gram Panchayat and to the Govt. Revenue Department.

Cont P/5.



-:: 5 ::-

SCHEDULE

In the Dist. of Paschim Bardhaman, Sub-division Durgapur, under P.S. Andal, A.D.S.R. Office Raniganj, Mouza Bhadur, J.L. No. 42, all that piece and parcel of land, hereditaments and appurtenance with all easement rights attached thereto appertaining to Khatian No. 19 (Nineteen) corresponding to L.R. Khatian No. 182/1, (One hundred eighty two Bye One) bearing R.S. & L.R. Plot No. 1054 (One thousand fifty four), Class of land Kanali at present fit for Bastu, measuring an Area 10 (Ten) Decimal of vacant land hereby sold, which is shown and delineated by Red Border Line in the Plan annexed hereto, which do form form a part of this deed. There is no road attached to the sold out property. Rayat Dakhali Swatiya.

The Proportionate annual ground rent is payable to the Govt. of West Bengal through the B.L. & L.R.O., Andal, Dist. Paschim Bardhaman.

	MEMO	QE CONSIDERATION	
Cheque No.	Date	Bank & Branch	Amount (Rs)
797417	2-5-2017	Rai guy Branch	1,00,000.00
R-75.5	01-9-2013-	Ranges Branch	13,00,000.00
		iel	
1		Tota	Rs. 14,00,000.00

Cont P/6.

of Parmethun latertality

IN WITNESSES WHEREOF the Vendor hereof has executed and signed these presents on the day, month and year written at the outset.

This Deed has been Printed in 6 Pages and in Page No.1(A), Photo & Ten Fingers Print given by the Parties duly attested, being the part of this Deed.

WITNESSES :-

1. Adilya Kuman Am 6lo Ar. Shabe Falla Das And of North Boxan 10- Andel. Dt- Paschim Bardhoman

Growni Monolal.

(SIGNATURE OF THE VENDOR)

2. Jadar Mandal Vill Dignala Andal

PARMESHWAR LAL SATNALIKA

(SIZNATURE OF THE PURCHASER)

Drafted and prepared by me as per instruction of the Vendors and read over and explained the contents to the parties by me :-

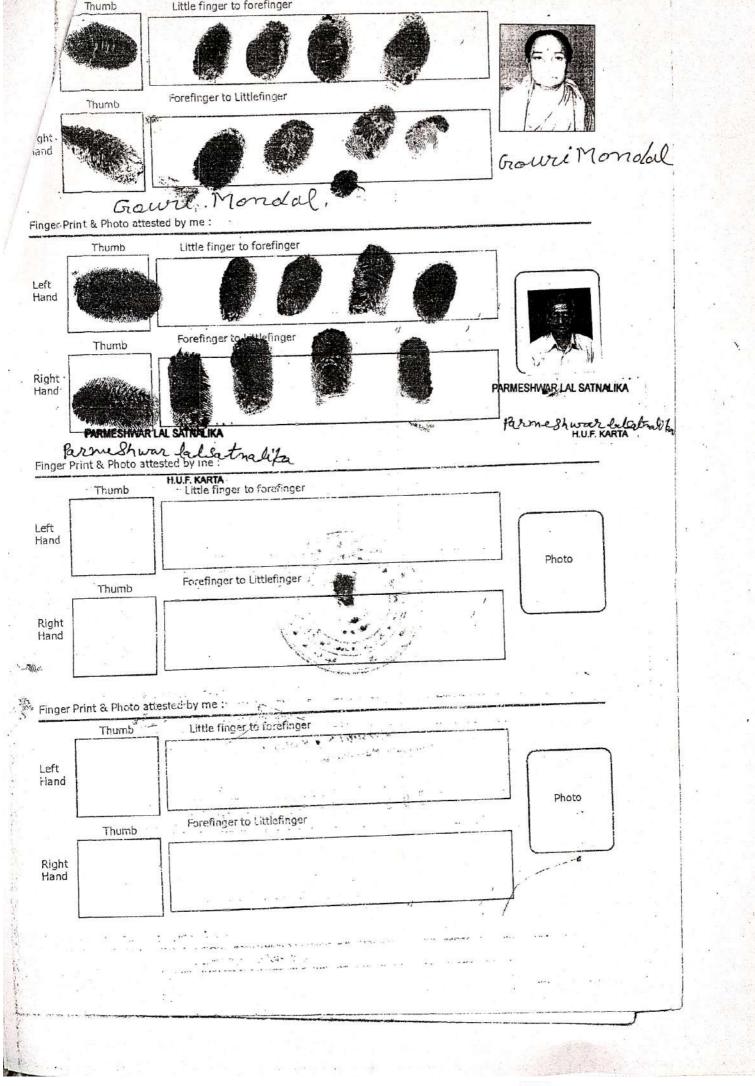
Enrolment No. F-24/24/94.

Computer typing & Printed by me :-

Salis Sen

Typist.

C.R. Road, RANIGANJ.



PART PLAN SHOWING IN MOUZA BHADUR, P.S. ANDAL, J.L. NO. 42, R.S. & L.R. Piot No. 1054, P.S. ANDAL, DIST. PASCHIM BARDHAMAN MEASURING AN AREA 10 DECIMAL SHOWN THUS PAGREMASER :- PAGRESHUAR LALSATNALTKA SIO LATE BHOLANATH SATNALTICA 1-5400 .8-29 64-5 SCALE = 1=66-0" 435.55H 70-18 Growni Mondal PARMESHWAR LAL SATNALIKA Parmethwarlalsatoplita TRACED BY Published L.R. Record of Rights as Rayat; Cont...P/3. Directorate of Registration & Stamp Revenue e-Challan

RN:

19-201718-006721375-2

Payment Mode

Counter Payment

GRN Date: 31/08/2017 10:09:41

Bank:

State Bank of India

BRN.

90015928

BRN Date:

01/09/2017 00:00:00

DEPOSITOR'S DETAILS

No.: 02040001227718/7/2017 [Query No./Query Year]

Name:

PARMESHWAR LAL SATNALIKA

Contact No.:

Mobile No.: +91 9832174798

E-mail:

Address:

SOSTI GORIA RANIGA

Applicant Name:

Mr S MUKHERJEE

Office Name:

Office Address:

Buyer/Claimants

Purpose of payment / Remarks:

Sale, Sale Document Payment No 6

PAYMENT DETAILS

Status of Depositor:

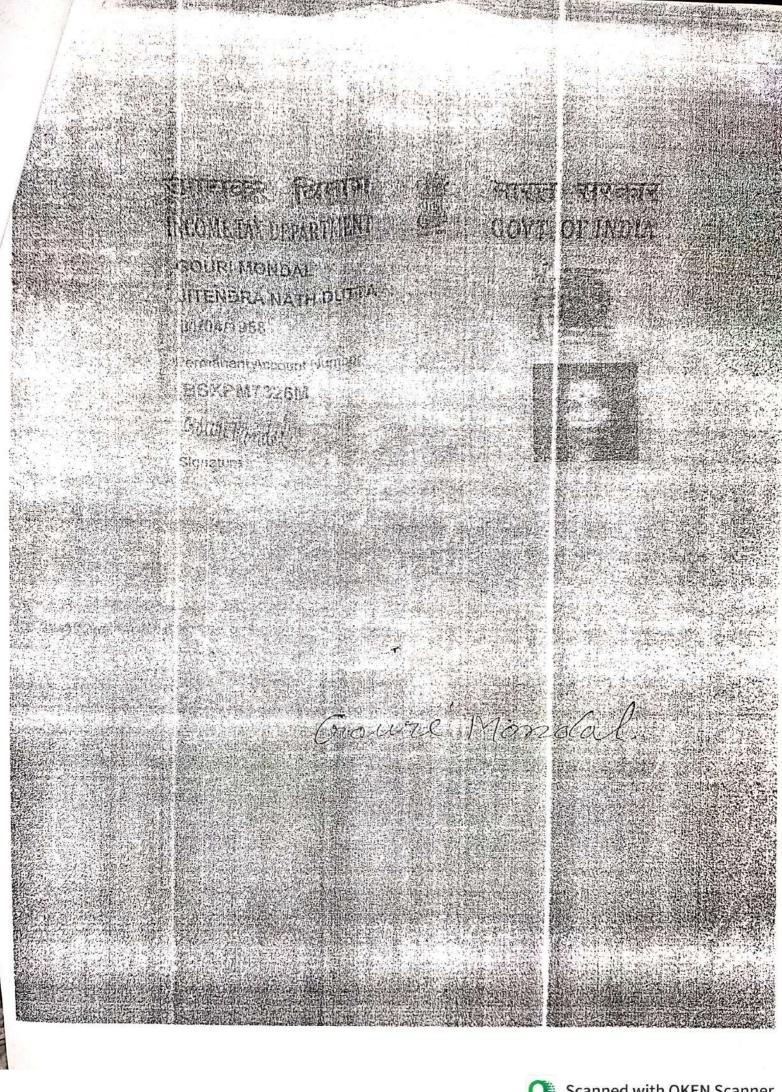
Identification Head of A/C Description Property Registration-Stamp duty 0030-02-103-003-02 75020 Property Registration-Registration 2 02040001227718/7/2017 0030-03-104-001-16 16014

Total

91034

In Words:

Rupees Ninety One Thousand Thirty Four only



आयकर विभाग INCOME TAX DEPARTMENT

भारत गण १५० GOVT. OF INDIA

PARMESHWAR LAL SATNALIKA

141. Page 1

30/09/1971

Permanent Account (Games AAGHP8213A

Signature

PARMESHWAR LAL SATNALIKA

Permeshwar dal Sataalita

Major Information of the Deed

Deed No:	I-0204-04286/2017	Date of Registration	22/09/2017
Query No / Year	0204-0001227718/2017	Office where deed is r	and the state of t
Query Date	29/08/2017 9:43:49 AM	A.D.S.R. RANIGANJ, D	THE REAL PROPERTY OF THE PROPERTY OF THE PARTY OF THE PAR
Applicant Name, Address & Other Details	S MUKHERJEE RANIGANJ,Thana : Raniganj, Distri No. : 9832117106, Status :Advocate		AL, PIN - 713347, Mobile
Transaction	The state of the s	Additional Transaction	11.73
[0101] Sale, Sale Documen	•	[4308] Other than Immo Agreement [No of Agree	vable Property,
Set Forth value		Market Value	
Rs. 14,00,000/-		Rs. 16,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 80,020/- (Article:23)		Rs. 16,014/- (Article:A(1)	
Remarks .			

Land Details:

District: Burdwan, P.S:- Andal, Gram Panchayat: ANDAL, Mouza: Bhadur

Sch No		Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1054	RS-182/1	Bastu	Kanali	10 Dec	14,00,000/-	16,00,000/-	
	Grand	Total :			10Dec	14,00,000 /-	16,00,000 /-	1.0

Seller Details:

SI No	Name,Address,Photo,Finger print and Signature
	Smt GOURI MONDAL (Presentant) Wife of Late PARESHNATH MONDAL THANA ROAD, ANDAL, NORTH BAZAR., P.O:- ANDAL, P.S:- Andal, District:-Burdwan, West Bengal, India, PIN - 713321 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BSXPM7326M, Status:Individual, Executed by: Self, Date of Execution: 30/08/2017, Admitted by: Self, Date of Admission: 20/09/2017, Place: Pvt. Residence, Executed by: Self, Date of Admission: 20/09/2017, Place: Pvt. Residence

Buyer Details:

SI No	Name,Address,Photo,Finger print and Signature
	PARMESHWAR LAL SATNALIKA H U F SOSTI GORIA., P.O:- RANIGANJ, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 PAN No.:: AAGHP8213A, Status: Organization, Executed by: Representative

17/10/2017 Query No:-02040001227718 / 2017 Deed № :I - 020404286 / 2017, Document is digitally signed.

Page 13 of 17



tative Details:

ame, Address, Photo, Finger print and Signature

	A	the same and the s	4 1942 1441 14	
1	Name	Photo	Finger Print	Signature
	Shri PARMESHWAR LAL SATNALIKA Son of Late BHOLA NATH SATNALIKA Date of Execution - 30/08/2017, Admitted by: Self, Date of Admission: 22/09/2017, Place of Admission of Execution: Office			Firmedovar lat Schoolita
		Sep 22 2017 2:08PM	LTI 22/09/2047	22/09/2017

SOSTI GORIA, P.O:- RANIGANJ, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, Pl 713347, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status: Representative, Representative of : PÁRMESHWAR LAL SATNALIKA H U F (as KARTA)

Identifier Details:

Name & address

Mr ADITYA KUMAR DAS

Son of Late SHIBA PADA DAS

NORTH BAZAR,, P.O:- ANDAL, P.S:- Andal, District:-Burdwan, West Bengal, India, PIN - 713321, Sex: Male, By Cast Hindu, Occupation: Others, Citizen of: India, , Identifier Of Smt GOURI MONDAL, Shri PARMESHWAR LAL SATNALIF

ADITYA KUMAR DAS

Son of Late SHIBA PADA DAS

ANDAL NORTH BAZAR, P.O:- ANDAL, P.S:- Andal, District:-Burdwan, West Bengal, India, PIN - 713321, Sex: Male, B Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Shri PARMESHWAR LAL SATNALIKA

22/09/2017

Adity Kernon Shs

Trans	Fransfer of property for L1						
	From	To. with area (Name-Area)					
1	Smt GOURI MONDAL	PARMESHWAR LAL SATNALIKA H U F-10 Dec					

Endorsement For Deed Number : I - 020404286 / 2017

17/10/2017 Query No:-02040001227718 / 2017 Deed No :I - 020404286 / 2017, Document is digitally signed.

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of Registration under section 60 and Rule 69.

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me number 0204-2017, Page from 60346 to 60362 ing No 020404286 for the year 2017.



Digitally signed by Sumanta Dhar Date: 2017.10.17 11:54:21 +05:30 Reason: Digital Signing of Deed.

(Sumanta Dhar) 17-10-2017 11:53:39 ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. RANIGANJ West Bengal.

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17/10/2017 Query No:-02040001227718 / 2017 Deed No :I - 020404286 / 2017, Document is digitally signed.

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