



Government of West Bengal  
Office of Additional District Magistrate & District Land & Land Reforms Officer  
South 24 Parganas  
New Treasury Building (8<sup>th</sup> & 9<sup>th</sup> Floor), Alipore  
Kolkata - 700 027.

Memo No. 51 A (C) / 17 / 4882 / P/15/

Dated: 31-08-2015

To : Li Chin Cheng

Village : 119/28 Matheswartala Road,  
P.O :  
P.S : Tiljala  
District : Kolkata - 700 046.

Sub : Your application dated 3.3.15 praying for changing of character of land from one class to another.

In terms of the provisions laid down in Section 4C of the WBLR Act, 1955 as amended up to date read with provisions of rule 5A of W.B.L.R rules, 1965 permission is hereby accorded to you for conversion of land one class to another as noted in the schedule - I below with effect from this date subject to the terms and conditions as noted in schedule - II.

**SCHEDULE - I**

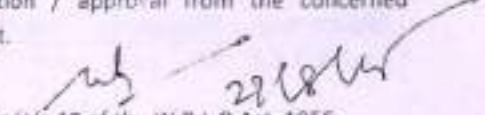
Schedule of lands specially demarcated in the site plan for which conversion is allowed vide Case no. 17 (6)/2015 Office of the B.L & L.R.O, A.T.M Kasba, South 24 Parganas.

Mouza with J.L. No & P.S	Khatian No		Plot No		Classification as per R.O.R	Total area of the plot in acres	Area allowed to convert	Classification of land to which conversion is allowed.
	R.S	L.R	R.S	L.R				
Mouza - Rajapur J.L. No. - 23 P.S - Survey Park	484 487 491 493 496 499 502 525 528 531 534 538	..... ..... ..... ..... ..... ..... ..... ..... ..... ..... ..... .....	1002	..... ..... ..... ..... ..... ..... ..... ..... ..... ..... ..... .....	Beel	12.36	4 Cattah 18 Sq ft. (6.65 dec)	Bastu

SCHEDULE - I

Terms and conditions for conversion

- a) That the order directing change, conversion or alternation is without prejudice to any of the provisions of Chapter - IIB of the W.B.L.R Act.
- b) That the order directing change, conversion or alternation is without prejudice to the provision of sub-section (3) of section 6 of the West Bengal Estates Acquisition Act, 1953 (West Bengal Act. I of 1954).
- c) That where the land is situated within any urban agglomeration within the meaning of the urban land (Ceiling & Regulation) Act, 1976 (33 of 1976), the order directing change, conversion or alternation is without prejudice to the provisions of the said act.
- d) That where the land is situated within the jurisdiction of a Development authority constituted under the West Bengal Town and Country (Planning and Development), Act, 1979 (West Ben. Act XIII of 1979), the order directing change, conversion or alternation is without prejudice to the provisions of the said act.
- e) That where the land is situated within the area of East Kolkata wetlands as defined in the East Kolkata Wetlands (Conservation and Management) Act, 2006 ( West Ben. Act VII of 2006), the order directing change, conversion or alternation is without prejudice to the provisions of the said Act.
- f) That where the object change of conversion is to use the land for a purpose for which approval Or permission or license from an appropriate authority is necessary, the order directing change conversion or alternation is subject to obtaining such approval or permission or license from such authority as soon as the order granting changing or conversion as sought for is made.
- g) That where the application relates to permission for change, conversion or alternation of any land having water body, the order directing change, conversion or alternation is subject to creation of compensatory water body or equal or large size of such water body within a period of 90 days from the date of issue of the order granting change, conversion or alternation as sought for is made.
- h) The land Revenue shall be determined as per sec. 23 of the W.B.L.R Act, 1955 as amended up to date and
- i) Conversion is allowed However necessary no-objection / approval from the concerned authorities must be obtained as required for such project.

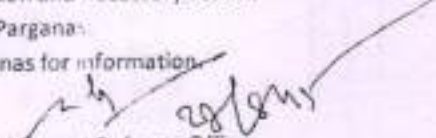
  
Collector U/s 4C of the W.B.L.R Act, 1955  
And  
District Land & Land Reforms Officer  
South 24 Parganas.

Memo No. 51A (C) / 17 / 4882 / 1(3) / P/15/

Dated: 31.08.15

Copy forwarded to :

1. The S.D.L & L.R.O, Alipore Sadar South 24 Parganas for information and necessary action.
2. The Block Land & Land Reforms Officer, A.T.M Kasba, South 24 Parganas
3. The Revenue Inspector .....G.P, South 24 Parganas for information

  
District Land & Land Reforms Officer  
South 24 Parganas.



Form--A

A Certificate of Mutation

To Ssi. Li chin cheng, S/O H. Li Yun, F.A. 119/2B, Matheswartalla  
(Name and address of the applicant) Road. P.S. - Tiljala.  
cat - 46

Reference 791/99

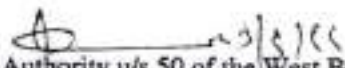
He/She is informed that his/her name has been mutated in respect of the land described in the schedule below :

The Schedule

- 1. District..... 24 Parganas (S)
- 2. Police Station..... Kharla
- 3. Mouza..... Rajapur
- 4. J. L. No..... 23
- 5. Khatian No. R.S. 484, 487, 491, 493, 496, 499, 502, 505, 525, 528, 531, 534, 538
- 5. Plot No. R.S. 1052
- 7. Area..... 04k. 18 sajt.



8. classification: - Tail.  
(as per R.C.R.)

  
Prescribed Authority u/s 50 of the West Bengal  
Land Reforms Act, 1955

Copy forwarded to :-





28/11/97  
1-12-97

14016

00AA 885426

Sec 8 (B) of the W. B. Provisions of the  
 Variation of Instruments) Act 1904  
 Market value amount of Rs. 24,827.51  
 at date of issue date of Rs. 34,200/-

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 481500

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1. D. No. 34201 dated 2/12/97  
 2. D. No. 5700 dated 2/12/97

A-1980/-  
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 me 6  
 2019/-

THIS INDENTURE made this 28th Day of November  
 One Thousand Nine Hundred and Ninety-Six BETWEEN (1)  
SRI PARTHA SOME, Son of Sri Chittaranjan Some, (2) SMT. MAHUA  
SCME, Daughter of Sri Chittaranjan Some, both by faith-Hindu,  
 by occupation-Business, both of 49/58, P.G.M. Shah Road, P.S.  
 Jadavpur, 1st Floor, Calcutta-700 033, both represented by  
 their Constituted Attorney SRI SUBIR DUTTA, Son of Late Sukumar  
 Dutta, by faith-Hindu, by occupation-Business of 49/58, P.G.M.  
 Shah Road, P.S. Jadavpur, Calcutta-700 033, duly appointed by  
 a General Power of Attorney dated 19-12-95, registered at the  
 Office of the A.D.S.R. III at Alipore and recorded in Book No. IV.



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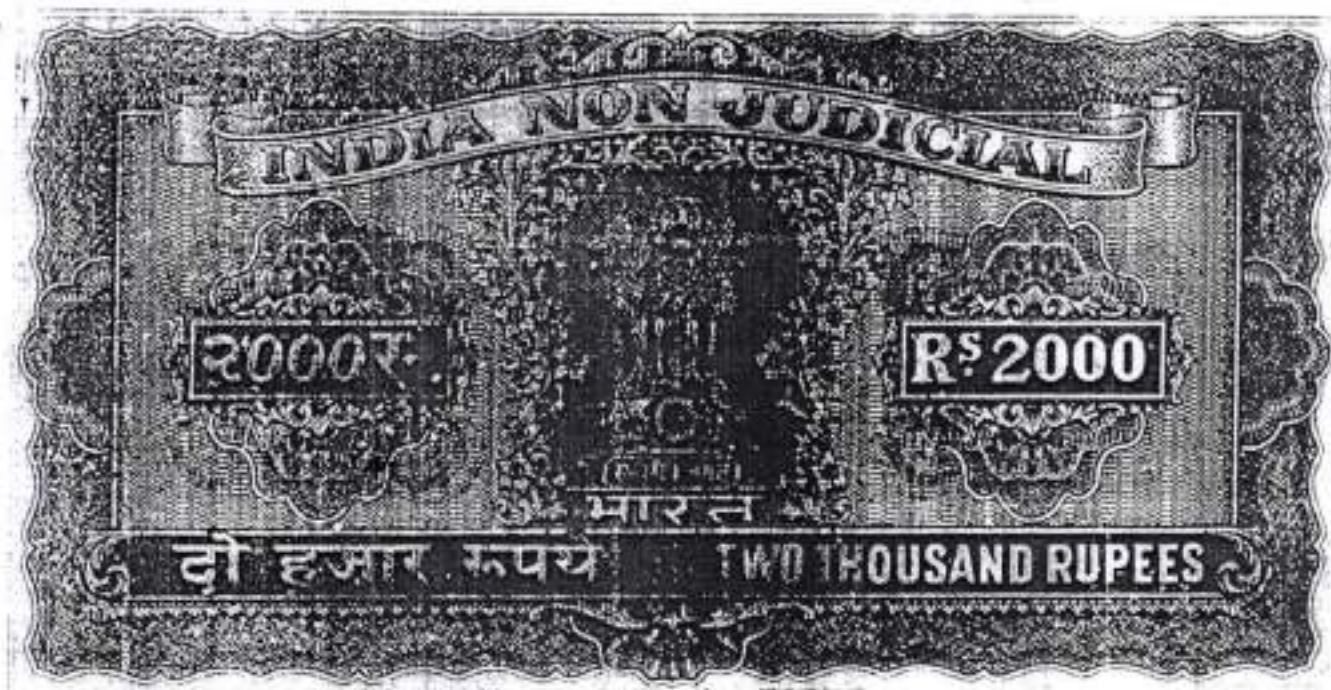
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Being deed No.206, for the year 1995, hereinafter referred to as the V E N D O R S ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, successors, representatives, administrators and assigns ) of the ONE PART :

A N D

LI CHIN CHENG, Son of Late Li Yan Pa, by faith-Buddhist, by occupation-Business, residing at 119/25, Natheswartalla Road, P.S. Tiljala, Calcutta-700 046, hereinafter referred to as the P R O C H A S E E ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, successors, executors, representatives, administrators and assigns ) of the OTHER PART :

W H E R E A S the predecessors of the present Vendors and their other co-sharers namely Sri Asish Kumar Roy Chowdhury, Dibak Kumar Roy Chowdhury, Roma Roy Chowdhury, Manasi Mitra, Lalit Kumar Roy Chowdhury, Smt. Nilima Roy Chowdhury, Smt. Tripti

11046/1) 17/11/97  
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31/1/97 19/11/97



112-Kompas-11  
11/11/97





12/11/97  
Chin Cheng  
112 Middle Market St  
Evanston

12/11/97  
C. H. H.



Post-Registered  
12/11/97



- 4 -

10 WHEREAS During the District Revenue Settlement the said land tenure was recorded as S. S. Mutation No. 10, in the name of the predecessors of the present Vendors and their co-sharers.

11 WHEREAS at the time of Revision of Settlement the predecessors of the present Vendors and their co-sharers submitted Form 'B' under Section 6 (C) of the West Bengal Tenancy Abolition Act and retained possession of the said land. The said claim was duly admitted and recorded in S. S. Mutation No. 11 under different laws and rules in finally published Records of Rights, under different Khanda Mutations.

12 WHEREAS accordingly 1.24 Decimals of land was recorded as S. S. Mutation No. 1002 under Khanda Mutation in the name of Smt. Amar Roy Chowdhury.

13 WHEREAS accordingly 1.24 Decimals of land was recorded as S. S. Mutation No. 1002 under Khanda Mutation in the name of Smt. Amar Roy Chowdhury the predecessor of Smt. Amar Roy Chowdhury and Smt. Amar Roy Chowdhury and Smt. Amar Roy Chowdhury.



19/11/92  
Office Change  
11/11/92  
10/11/92  
19/11/92

Rs - 10000  
20000  
10000



Sub-Register-22  
Bangalore (South)  
22/11/92

AND WHEREAS accordingly .46 Decimals of land was recorded in Reg No.1002 under Khanda Khatian No.487 in the name of Lalit Kumar Roy Chowdhury.

AND WHEREAS accordingly .49 Decimals of land was recorded in Reg No.1002 under Khanda Khatian No.528 in the name of Malin Kumar Roy Chowdhury the predecessor of Nilima Roy Chowdhury, Smt. Tripti Roy, Smt. Dipti Palit, Smt. Supti Rajender and Smt. Samanti Ghosh.

AND WHEREAS accordingly .15 Decimals of land was recorded in Reg No.1002 under Khanda Khatian No.502 in the name of Babindra Kumar Roy Chowdhury.

AND WHEREAS accordingly .15 Decimals of land was recorded in Reg No.1002 under Khanda Khatian No.499 in the name of Alok Kumar Roy Chowdhury the predecessor of Anand Kumar Roy Chowdhury and Babindra Kumar Roy Chowdhury.

AND WHEREAS the said Alok Kumar Roy Chowdhury being dead his share devolved upon his two brothers Ashim Kumar Roy Chowdhury and Babindra Kumar Roy Chowdhury as the said Alok Kumar Roy Chowdhury died as a Bachelor and unmarried.

AND WHEREAS accordingly .25 Decimals of land was recorded in Reg No.1002 under Khanda Khatian No.391 in the name of Ashim Kumar Roy Chowdhury.

AND WHEREAS accordingly .23 Decimals of land was recorded in Reg No.1002 under Khanda Khatian No.491 in the name of Nerode Lal Roy Chowdhury the predecessor of Smt. Lal Roy Chowdhury and Smt. Shyamali Gupta.

AND WHEREAS accordingly .23 Decimals of land was recorded in Reg No.1002 under Khanda Khatian No.496 in the name of Suroj Kumar Roy Chowdhury the predecessor of Ilia Roy Chowdhury, Kalidas Roy Chowdhury, Somnath Roy Chowdhury and Bhim Kumar Roy Chowdhury.

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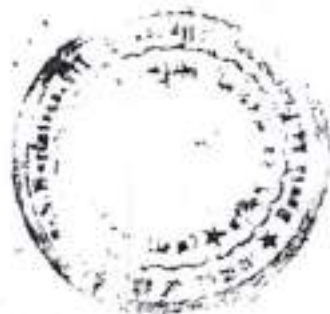


LIBRARY  
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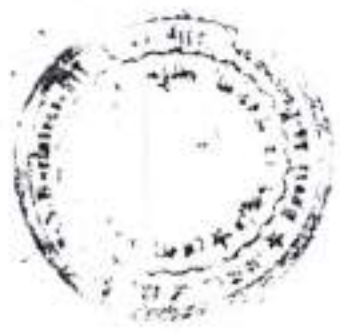
Director of Panchayats (SO-1)  
08/1/77

Doc No. 1001 under Khanda Khattian Nos. 487, 505, 502, 497, 528, 505, 534 & 493 of the said Mouza Fajarur from the then rightful owners Lalit Kumar Roy Chowdhury, Smt. Nilima Roy Chowdhury, Smt. Tripti Bose, Pabindra Kumar Roy Chowdhury, Ashim Roy Chowdhury, Smt. Maya Roy Chowdhury, Smt. Anusua Biswas, Smt. Sakti Roy Chowdhury, Smt. Senta Roy Chowdhury, Smt. Mala Deb, Goutam Chowdhury at or for the valuable Consideration mentioned therein.

AND WHEREAS thereafter the Vendor Nos. 1 & 2 of these documents by an Inventory duly executed on 10th day of December, 1995 and registered on 18th day of December, 1995 at the office of the Dist. Sub-Registrar III Mirzapur recorded in Book No. I, Volume No. 37, Pages 129 to 214, Serial No. 1858, for the year 1995, purchased 34 Decimals of land which is  $27 \frac{2}{5}$  Decimals of land comprising P.S. Doc No. 1 under Khanda Khattian Nos. 484, 528 & 501 and  $6 \frac{1}{5}$  Decimals of land comprising P.S. Doc No. 1001 under Khanda Khattian Nos. 488, 507 & 430 of the said Mouza Fajarur from the then rightful owners Sri Ashoke Kumar Roy Chowdhury, Dipati Palit, Shank Kumar Roy Chowdhury, Rama Roy Chowdhury, Mahesh Mitra at or for the Consideration mentioned therein.

AND WHEREAS thereafter the Vendor Nos. 1 & 2 of these documents by an Inventory duly executed on 21st day of December, 1995 and registered on 26th day of December, 1995 at the office of the Dist. Sub-Registrar III, Mirzapur recorded in Book No. I, Volume No. 36, Pages 111 to 220, Serial No. 184, for the year 1995, purchased 34 Decimals of land which is 34 Decimals of land fully comprising the Mouza Fajarur comprising P.S. Doc No. 1002 under Khanda Khattian Nos. 486 & 431 of the said Mouza Fajarur from the then rightful owners Sri Ashoke Kumar Roy Chowdhury, Sri Dipak Deb, Sri Chandan, Sri. Rama Roy Chowdhury and Mahesh Mitra.

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2000-2001-2002  
11/11/00



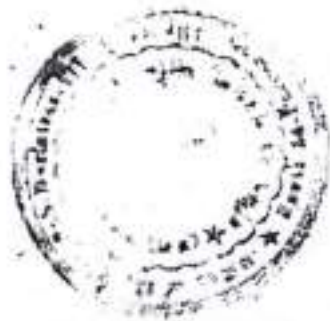
AND WHEREAS thereafter the Vendor Nos. 1 & 2 of these presents by an Indenture duly executed on 2nd day of January, 1996 and registered on 22nd day of January, 1996, at the Office of the Dist. Sub-Registrar III Alipore and recorded in Book No. I, Volume No.3, Pages 351 to 364, Being Deed No-117, for the year 1996, again purchased .23 Decimals of Sali land that is .21 Decimals of land comprising R.S.Dag No.1002 under Khanda Khatian No.521 and .2 Decimals of land comprising R.S.Dag No. 1030 under Khanda Khatian No.520 of the said Mouza-Rejapur from the then owners ~~Smt.~~ Dipak Kumar Foy Chowdhury, Smt. Rosa Roy Chowdhury and Manashi Mitra at or for the consideration mentioned therein.

AND WHEREAS by virtue of purchase by the aforesaid 5 (Five) Deeds the Vendors of these presents became the absolute owners of 148<sup>7</sup>/<sub>100</sub> Decimals of Sali land in R.S.Dag No.1007 and .23 Decimals of land in R.S.Dag No.1030.

AND WHEREAS the Vendors are lawfully seized and possessed of or otherwise well and sufficiently entitled to the said land more fully described in the Schedule below having unfettered right, title and interest thereto and free from all charges, liens, incumbrances, encumbrances and attachments whatsoever.

AND WHEREAS the Vendors herein with intent to sell, transfer or convey the said land divided the same into various small plots and declared for absolute sale of these Plots and the Purchaser herein agreed to purchase one of such plots being Plot No.1, measuring 4 Gattshe 9 Chittacks 18 ff. more or less fully described in the Schedule hereunder written free from all encumbrances at or for fixed price or Consideration of Rs.1,81,000/- (Rupees One Lac Eighty one thousand) only and the Vendors considering the said price reasonable and acceptable also agreed to

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EX-107-10000 (3000)  
12/11/99

fully described in the Schedule hereunder written to the Purchaser herein at the said Consideration.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in Consideration of the said sum of Rs.1,81,000/- (Rupees One Lac Eighty one thousand) only paid by the Purchaser to the Vendors on or before the execution of these presents & the receipt whereof the Vendors do and each of them doth hereby admit and acknowledge & and of and from the same and every part thereof do hereby admit, release and forever discharge the Purchaser and the said land hereby intended to be conveyed they the Vendors do and each of them doth hereby indefeasible grant, sell, convey, transfer and assign unto the Purchaser All that piece or parcel of land measuring 4 Cottahs 8 Chittacks 18 Seta, more or less at Mouze-Rajapur, P.S. Kasba, Pargana-Khaspur, fully described in the Schedule hereunder written and delineated in the Map or Plan annexed hereto and therein bordered RED being Plot No.1, (hereinafter referred to as the 'Said Land') OR HOWSOEVER OTHERWISE the said land or any part thereof now is or are or heretofore was or were situated, butted, bounded, called, known, numbered, described and distinguished TOGETHER WITH all trees, plants, fences, ancient and other lights, paths, passages and all manner of rights, privileges, easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or in anywise appertaining thereto or usually held, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendors into and upon the same or any part thereof TOGETHER WITH all deeds, papers, muniments writings and evidences of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the custody, possession, power or control of the Vendors or any other person or persons from whom ...

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CONFIDENTIAL (S) (U)  
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they may procure the same without any action or suit TO HAVE  
AND TO HOLD the said land hereby granted and conveyed or expres-  
sued or intended so to be and every part thereof unto and to  
the use of the Purchaser absolutely and forever and the Vendors  
do and each of them doth hereby covenant with the Purchaser That  
Notwithstanding any act, deed or thing by the Vendors or their  
respective predecessors-in-title made done executed or knowingly  
suffered to the contrary they the Vendor are now lawfully, right-  
fully and absolutely entitled and possessed of or otherwise well  
and sufficiently entitled to the said land hereby granted, trans-  
ferred and conveyed or expressed or intended so to be and every  
part thereof without any manner or condition use, trust or  
other thing whatsoever to alter, defeat, frustrate or make void  
the same And That Notwithstanding any act, deed or thing  
whatsoever as aforesaid the Vendor have and in themselves good right  
full power and absolute authority to grant transfer and convey  
the said land hereby granted, transferred and conveyed or expressed  
or intended so to be unto and to the use of the Purchaser in  
manner aforesaid And the Purchaser shall lawfully at all time  
lawfully peaceably and quietly possess and enjoy the said land  
and receive the rents, issues and profits thereof without any  
lawful eviction, interruption, claim or demand made or by the  
Vendors or any persons claiming lawfully or unjustly claiming  
freehold or in trust for them And that the said land clear and  
freely and lawfully the freely admitted, accepted and released  
of all charges by and at the grace direction and consent of the Vendors well  
and lawfully discharged of from any and all all and all  
charges and encumbrances whatsoever and that the Vendors do hereby  
covenant and warrant that the said land is not lawfully or unjustly  
claimed or demanded by any person or persons lawfully or unjustly  
claiming or demanding the same And further that the Vendors do hereby  
covenant and warrant that the said land is not lawfully or unjustly  
claimed or demanded by any person or persons lawfully or unjustly  
claiming or demanding the same And that the Vendors do hereby

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of any part thereof from under or in trust for them the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assigning the said land and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may or may possibly be required. And the Purchaser shall or may get his name entered in the Office of the Deputie Municipal Corporation to receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever of any person or persons lawfully or equitably claiming by a title in trust for the Vendors or any of their predecessors-in-title and that free and clear, quietly and clearly and absolutely admitted, discharged, disencumbered, saved harmless and keep the Purchaser indemnified from or against all charges, estates, encumbrances created by the Vendors or any person or persons lawfully or equitably claiming as aforesaid.

FURTHER the Vendors and all persons and persons having lawfully or equitably claiming any estate or interest into or upon the said land or any part thereof or in trust for the Vendors shall and will and they shall or shall at all times hereafter at the request of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assigning and conveying the said land unto the said Purchaser as shall or may be lawfully required.

AND the Vendors do hereby declare that the Purchaser, his solicitors, agents, and assigns, executors, administrators and assigns shall and will and they shall or shall at all times hereafter at the request of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assigning and conveying the said land unto the said Purchaser as shall or may be lawfully required.

*Handwritten signature*

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St. Petersburg, Florida  
10/11/99





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2000-2001-2002 (50-10)  
1/1/199

525, 534 & 538 appertaining to R.S. Dag No. 1002. Police Station formerly Ballybonge at present Washa. Also lying within the local limits of the Calcutta Municipal Corporation/Jadavpur Unit, Ward No. 109, Sub-Registry Office at Sealdah, District 24-Parganas West. Together with right to take Electric, Gas, water, Gas, Telephone etc., connection through the Road/Conduit Passage adjacent to the said Plot of land and situate of the said plot with all easements rights thereto and the said Plot of land is delineated in the map or plan annexed hereto and colour of the RED border lines, but not delineated in the manner following:-

- 1. SECTION 1 : R.S. Dag No. 1001 (Part)
- 2. SECTION 2 : R.S. Dag No. 1002 (Part).
- 3. SECTION 3 : R.S. Dag No. 1002 (Part).
- 4. SECTION 4 : 16'ft. Wide Road.

PLANNED part of 1.2.00/- payable to the Director, 24-Parganas South for the State of West Bengal.

PLANNED and hereby sold to the Applicant.

PLANNED the Particulars of the said and subscribed and the respective parts of the said and the said map.

SIGNED & DELIVERED by the  
 Vendor, who is to be  
 represented by

19

SIGNED & DELIVERED  
 As the Counsel & Attorney of  
 the Vendor, the said Partha Saha  
 and the said

21

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الجمهورية العربية السورية (S.A.R.)  
08/11/99



Memo of Consideration

RECEIVED from the Purchaser the within-mentioned sum of  
Rs.1,81,000/- ( Rupees One Lac Eighty one thousand ) only being  
the full Consideration Money as per Memo below :-

By Pay Order No.657082, dated 26-11-97, ... Rs.1,81,000.00  
on the Federal Bank Limited, Tangra,  
Calcutta-700 015.

( Rupees One Lac Eighty one thousand ) only.

WITNESSES :-

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As the Constituted Attorney of  
the Vendor Nos.1. Sri Partha Some  
and 2. Smt. Mahua Some.

Drafted by me :

Typed by :

Jayant Sinha  
Alipore Police Court  
Calcutta-22.



District Sub-Registrar-II  
Paritosh (South)



District Sub-Registrar-I  
Paritosh (South)

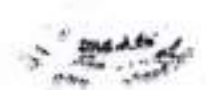
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1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.



The constituted Attorney for  
 Under Mrs. V. Belle Stone  
 of the above name



District Sub-Registrar-III  
Meerut 24, Farmanas (South)

9/3/1975

Serial No. 115  
Page No. 27  
Date No. 15/3/75  
For use of 18/3/75

District Sub-Registrar-III  
Meerut 24, Farmanas (South)



DEED OF CONVEYANCE  
DATED THIS THE 28th DAY OF November 1999

DEED OF CONVEYANCE

1. A. B. C.  
RECORD NO. 1234

D. E. F. G.  
RECORD NO. 5678

- 1) SRI PARTHA SOMI  
RECORD NO. 9012
- 2) SMT. MANUA SOMI  
RECORD NO. 3456

TENDERS  
RECORD NO. 7890

H. I. J. K.  
RECORD NO. 2345

L. M. N. O.  
RECORD NO. 6789

P. Q. R. S.  
RECORD NO. 1011

W. X. Y. Z.  
RECORD NO. 1213

DEPTD BY :

WITNESSES

A. B. C. D. E. F. G. H. I. J. K. L. M. N. O. P. Q. R. S. T. U. V. W. X. Y. Z.



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District Sub-Register-III  
Mur 24 Parganas (South)

28/11/97



District Sub-Register-II  
Mur 84 Parganas (South)  
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