

06
30.06.2025
Court No.14
AGM

IN THE HIGH COURT AT CALCUTTA
CONSTITUTIONAL WRIT JURISDICTION

WPA 14023 of 2025

Sri Manas Kumar Roy Chowdhury & Anr.
Vs.
The State of West Bengal & Ors.

Mr. Dibyendu Chatterjee.
Mr. Rahul Deb Goenka.
Mr. Moinak Singha Barma.
Ms. Sunanda Chatterjee.
...for the Petitioners.

Mr. Dipanjan Dutta.
...for the State.

Mr. Satyam Mukherjee.
Ms. Sayani Ahmed.
Mr. Saibal Rakshit.
... for the private respondent.

1. The petitioners are aggrieved by the declaration of proposed use of land as Bastu from the recorded classification as Sali.
2. The petitioners allege that within a couple of months, the valuation of the adjacent property of the petitioners has shot up to a great extent.
3. The petitioners allege that the Registrar of the area should fix the valuation properly. Without physical verification of the land, the valuation of the property has been assessed.
4. On a perusal of the documents annexed to the writ petition, it appears that the subject land was sold under the classification Sali in April, 2024 thereafter the same has been re-sold in July, 2024 with the classification Sali but the land was proposed to be used as Bastu.

5. Because of the proposed change of classification of the land, the valuation of the property increased.
6. Learned advocate representing the private respondent submits that the property is still classified as Sali but there is proposal to convert the classification from Sali to Bastu.
7. After hearing the parties and on perusal of the documents, it appears that the classification of the land remains the same - Sali.
8. The sale price of the subject plot has been fixed upon mutual talks of the parties to the sale. The Registrar is only required to assess the valuation of the property. The Registrar has performed his work. Neither the buyer nor the seller are aggrieved by the valuation assessed by the Registrar.
9. Under such circumstances, the adjacent landowner ought not to challenge the valuation.
10. The writ petition appears to be utterly misconceived. The same fails and is hereby dismissed.
11. Urgent photostat certified copy of this order be supplied to the parties, if applied for, as early as possible.

(Amrita Sinha, J.)