S/L 8
25.11.2026
Court. No. 25
suvayan

WPA 4026 of 2026

Mayapur Crafts Private Limited & Ors.
Vs.
The State of West Bengal & Ors.

Mr. Soumabho Ghosh
Mr. Debarshi Das
Mr. Amit Pan

...for the petitioners.

Mrs. Sudipa Banerjee
Ms. Sneha Chatterjee

...for the State.

1. The petitioners have filed the present writ application praying for setting aside the communication dated June 3, 2025 and the subsequent memo dated July 17, 2025 issued by the District Registrar, Nadia and the Deputy Commission of Stamp Revenue (Legal), West Bengal respectively. The petitioners are the owner of Khatian nos. 4759, 4758, 4820 and 5091. The said Khatians having several plot numbers. There is a dispute with regard to three plots being LR Plot nos. 269, 226 and 275 as no conversion certificate under Section 4C of the WBLR Act, 1955 was issued with respect of the said plots. There is not dispute with regard to the other plots. But on receipt of the communication from the District Registrar, Nadia dated June 10, 2025, the Deputy Commission of Stamp Revenue has instructed/directed all the registering officers under his control not to register any kind of document involving properties mentioned in the memo dated June 10, 2025.

2. This Court has called for report. Accordingly, the BL&LRO, Nabadwip, District-Nadia has submitted report wherein it is stated that as per e-Bhuchitra LR records it appears that LR Plot nos. 269 (Classification – AUSH), 226 (Classification – AUSH) and 275 (Classification – AUSH) of JL no. 13 (Mouza – Mollapara) no Conversion Certificate under Section 4C of WBLR Act, 1955 were issued and it was found that unauthorized construction of buildings have been made out by the persons without obtaining valid permission for change of area, character or use of land as required under Section 4C of WBLR Act, 1955.

3. The report further reveals that from the e-Bhuchitra Computerized LR Records that an area of 0.08 acres of LR Plot no. 270 of JL no. 13 as recorded under LR Khatian no. 4759 (Raiyat – Mayapur Craft Private Limited) has been converted from Aush to Commercial Vastu vide Conversion Case no. CN/2022/1311/246. It is further mentioned that an area of 0.10 acre of LR Plot no. 145 of JL no. 13 as recorded under LR Khatian no. 4820 (Raiyat – Sri Dharamveer Singh) has been converted from Aust to Viti vide Commercial Case no. CN/2022/1311/244. An area of 0.10 acre of LR Plot no. 145 of JL no. 13 as recorded under LR Khatian no. 4758 (Raiyat – Ecoprom East Private Ltd.) has been converted from Aush to Viti vide Conversion Case no. CN/2022/1311/245. It is further mentioned that vide Conversion Case nos. CN/2022/1311/53 and CN/2022/1311/83 an area of 0.10 acre of LR Plot no. 227

as recorded under LR Khatian no. 4759 has been converted from Aush to Viti in each case. Vide Conversion Case nos. CN/2022/1311/52 and CN/2022/1311/82 an area of 0.10 acre of LR Plot no. 146 as recorded under LR Khatian no. 4758 has been converted from Aush to Viti in each case.

4. Learned counsel appearing for the petitioners by referring the said report submitted that the abovementioned plots are not having any dispute with regard to the conversion. But on receipt of the memo dated June 3, 2025, the Deputy Commission of Stamp Revenue (Legal), West Bengal has passed a direction restricting the registration of all plots under the said Khatian numbers. The authorities have further submitted the report wherein it has been clarified that there is no dispute with regard to the aforementioned plots and as such there will be no difficulty for registration of the deeds with respect of the aforesaid plots other than the plots which has not been converted by the competent authority.

5. In view of the above, the communication dated July 17, 2025 issued by the Deputy Commission of Stamp Revenue (Legal), West Bengal is modified restricting only with regard to the plots which has not been converted in accordance with law and will not effect the registration of the plots which have been converted in accordance with law. Accordingly, the communication dated July 17, 2025 will not give effect to the plot numbers as mentioned above which has already been

converted in accordance with law and the authorities are directed to take appropriate steps for registration and mutation in accordance with law on compliance of all formalities.

6. Learned counsel appearing for the State submits that on November 23, 2026 learned Advocate Ms. Sneha Chatterjee has also appeared along with learned Advocate Ms. Sudipa Banerjee but her name has not been recorded.

7. Accordingly, the order dated November 23, 2026 name of Ms. Sneha Chatterjee be recorded along with Ms. Sudipa Banerjee for the State.

8. WPA 4026 of 2026 is disposed of.

9. Urgent photostat certified copies of this order, if applied for, be supplied to the parties upon compliance with all the necessary formalities.

(Krishna Rao, J.)