

GOVERNMENT OF WEST BENGAL
OFFICE OF THE DIRECTOR OF LAND RECORDS AND SURVEYS
AND JOINT LAND REFORMS COMMISSIONER, WEST BENGAL
35, GOPAL NAGAR ROAD, ALIPORE, KOLKATA 700027
Tel: 2479-5727/5991/7355

No. 60/ 580 /C/16

Dated, Alipore, the 22nd March, 2018

Order

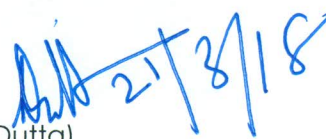
The system of noting 'আগত খং নং/ গত খং নং' against plot no which are transferred from one *khatian/khatians* to other *khatian/khatians* by means of deed of transfer, inheritance etc has already been introduced in e-bhuchitra software and has been in operation throughout the state. But recently, it has come to the knowledge of the Directorate that this information has not properly percolated among all SRO-IIs and R.Os throughout the state and there are still some confusions regarding application of this system in the R-o-R.

To dispel such confusions and also to bring the matter to the knowledge of all officers, following clarification is given herein under.

Before the introduction of 'আগত খং নং/ গত খং নং' notes, neither source *khatian* nor target *khatian* contains any references against plot no which are transferred. But it is the experience of this Directorate that omission of such notings from the R-o-Rs has created several problems. Especially in case of land transferred by the unrecorded legal heirs of a deceased raiyat, mutation in favour of vendee/vendees becomes very hard. Keeping in view of this problem, circulars have been issued in some districts instructing BLLROs not to entertain any mutation case where transfer of land has been done by one/more legal heirs of the deceased recorded raiyat unless mutation in favour of all legal heirs is done first. But such type of pre-condition cannot be imposed on a petitioner who has purchased a property quite lawfully from the legal heirs of a deceased raiyat.

The present e-bhuchitra module of mutation supports noting of such reference in the source and target *khatians* automatically.

In the light of the above, all DL&LROs are requested to advise all the BL&LROs suitably and to ensure that land transferred by unrecorded legal heirs of deceased raiyat is properly mutated in the CLR.


(S. Dutta)


Director of Land Records & Surveys and
Joint Land Reforms Commissioner, West Bengal

Memo no. 60/ 580(27)/C/16

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Copy forwarded to :-

- i) The Principal Secretary & Land Reforms Commissioner, Land & Land Reforms Department, Government of West Bengal, HRBC Building, 6th Floor, "Nabanna", 325, Sarat Chatterjee Street, Shibpur, Howrah-711102.
- ii) Additional DLR&S (all)..... of this Directorate.
- iii) DL&LROs (all)
- iv) Guard file.


(S. Dutta)

Director of Land Records & Surveys and
Joint Land Reforms Commissioner, West Bengal