

Government of West Bengal
Department of Urban Development & Municipal Affairs
Land Cell(Non-Residential), 3rd Floor
"NAGARAYAN"
DF-8, Sector-I, Salt Lake, Kolkata-700064.
E-mail ID:nrland.addsudma@gmail.com

No.597-UDMA-27012(11)/39/2020-LMNR SEC-Dept. of UDMA

Dated:-03.07.2025

ORDER

Subject: Permission for post-facto regularization of assignment of SBUA measuring 4,187 sq. ft. on 5th floor along with car parking area measuring 270 sq. ft. of the building constructed at plot no. DN-13, Sector-V, Salt Lake, Kolkata-91 in favour of Choice Assets Realty LLP as well as change of purpose of land from 'Manufacturing Hosiery Goods' to 'Office Purpose' and change of character of land from Industrial to Commercial.

WHEREAS a plot of land being no. 13, Block-DN measuring 10.12365 cottah in Sector-V, Salt Lake was leased out to Shri Bani Prasad Saha by executing a lease deed dated 19.01.1995 for the purpose of setting up a hosiery goods manufacturing unit;

AND WHEREAS Shri Bani Prasad Saha submitted a proposal for transfer of leasehold right of SBUA measuring 4,187 sq. ft. on 5th floor along with car parking area measuring 270 sq. ft. constructed at plot no. DN-13, Sector-V, Salt Lake, Kolkata-91 in favour of Choice Assets Realty LLP for Office purpose;

AND WHEREAS on departmental enquiry it was revealed that Choice Assets Realty LLP, was already running their business on the 5th floor having SBUA 4,187 sq. ft. along with car parking area measuring 270 sq. ft. of the building constructed at plot no. DN-13, Sector-V, Salt Lake, Kolkata-91 for Office purpose;

AND WHEREAS in terms of this Department issued a demand notice no. 672-UDMA-27012(11)/39/2020-LMNR SEC-Dept. of UDMA, dated 13.08.2024 and subsequent reminder nos. 211-UDMA-27012(11)/39/2020-LMNR SEC-Dept. of UDMA, dated 28.02.2025, and 458-UDMA-27012(11)/39/2020-LMNR SEC-Dept. of UDMA, dated 22.05.2025 and 539-UDMA-27012(11)/39/2020-LMNR SEC-Dept. of UDMA, dated 17.06.2025 the lessee has deposited the following permission fees through GRIPS Portal:-

Proposed assignee	Floor	Super built up area (in sq. ft.)	Car Parking Space (in sq. ft.)	Subject	Amount (in Rs.)	GRN no. and date
Choice Assets Realty LLP	5 th floor	4,187	2 nos. covered car parking @ 135 sq. ft. each = 270.00 sq. ft.	Permission fees for change of purpose of land from "Manufacturing Hosiery Goods" to "Office Purpose"@ 5,00,000/- (rupees five lakh) per cottah along with 100% penalty in terms of notification no. 4004-UD, dated 08.12.2011 read with notification no.1676-UD, dated06.05.2008	Rs. 10,39,100/-	192025260121622962, GRN date 21/06/2025
				Permission fees for change of Character of land from Industrial to Commercial purpose @ Rs.8,00,000/- (rupees eight lakh) per cottah in terms of notification no. 3540-UD, dated 13.09.2013	Rs. 8,31,280/-	
				Permission fees for transfer of lease hold right @ Rs.6,00,000/- per cottah along with 100% penalty of super built up area measuring 4,187 sq. ft. along with 270 sq. ft. car parking area in terms of notification no. 5081-UD, dated 26.11.2012 read with notification no. 1675-UD, dated 06.05.2008 with proportionate share of land	Rs. 13,27,320/-	
Total is Rs. 31,97,700/- (Rupees thirty one lakh ninety seven thousand seven hundred) only						

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NOW, THEREFORE, after careful consideration of the matter and in terms of this Department's Notification nos. 4004-UD/O/M/SL(AL/NR)/8L-08/04, dated 08.12.2011 read with Notification no. 1676-UD/O/M/SL(AL/NR)/8L-08/2004, dated 06.05.2008, Notification no. 3540-UD/O/M/SL(AL/NR)/8L-08/04, dated 13.09.2013 and Notification no. 5081-UD/O/M/SL(AL/NR)/8L-08/2004, dated 26.11.2012 read with Notification no. 1675-UD/O/M/SL(AL/NR)/8L-8/2004, dated 06.05.2008, the undersigned is directed by order of the Governor to say that the Governor has been pleased to grant permission in favour of the lessee **Shri Bani Prasad Saha** for assignment of **SBUA measuring 4,187 sq. ft. on 5th floor along with car parking area measuring 270 sq. ft.** of the building constructed at plot no. DN-13, Sector-V, Salt Lake, Kolkata-91 in favour of **Choice Assets Realty LLP** for office purpose as well as change of purpose of land from "Manufacturing Hosiery Goods" to "Office Purpose" and change of Character of land from "Industrial" to "Commercial" purpose for the remaining period of lease subject to execution and registration of a deed of assignment in conformity with the original lease deed.

However, in case of non-realization of any govt. dues payable by the present lessee, **Shri Bani Prasad Saha**, if detected later on, the **Choice Assets Realty LLP** will be responsible for clearing the same after receipt of Demand Notice from the Department.

It may be noted that the draft deed of assignment shall be submitted to this Department as per enclosed model draft within 7(Seven) days from the date of issue of this order and registration of the same shall be completed within 4(four) months on receipt of executed copy of deed of assignment from this Department.

Encl: As stated

By order of the Governor,

Sdt

Additional Secretary to the
Government of West Bengal

No.597/1(5)-UDMA-27012(11)/39/2020-LMNR SEC-Dept. of UDMA

Dated:-03.07.2025

Copy forwarded for information and necessary action to:-

1. Shri Bani Prasad Saha, Plot No. DN-13, Sector-V, Salt Lake, Kolkata-700091 with the request to submit draft deed of assignment accordingly for vetting by this Department.
2. The Executive Officer, NDITA, GN-20, Sector-V, Salt Lake, Kolkata-700091.
3. The Special Engineer, SLR &DC, Nirman Bhawan, Salt Lake, Kolkata -700091.
4. The Executive Engineer, Design, SLR &DC, Nirman Bhawan, Salt Lake, Kolkata -700091 with the request to place inspection report on expiry of the above mentioned stipulated period of registration of deed of assignment.
5. The Section Officer IT Cell of this Department for uploading this order in the official website.

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3/7/2025
Additional Secretary to the
Government of West Bengal

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