

GOVERNMENT OF WEST BENGAL
DEPARTMENT OF URBAN DEVELOPMENT & MUNICIPAL AFFAIRS
LAND ALLOTMENT CELL (NON-RESIDENTIAL), 03rd FLOOR,
"NAGARAYAN",
DF – 8, SECTOR – I, SALT LAKE CITY, KOLKATA: 700064.
Email ID: nrland.addsudma@gmail.com

No. 898-UDMA-27012(11)/12/2023-LMNR SEC-Dept. of UDMA

Dated:-09.10.2025

ORDER

Sub: Permission for post facto regularization of transfer of 100% leasehold right of the land measuring 5.16968 cottah at plot no. EN-43, Sector-V, Salt Lake with building thereon and change of purpose for "manufacturing printing letter pads, cover papers etc." to "Hotel purpose" in favour of Radha Kanhaiya Hotels Pvt. Ltd.

WHEREAS a prayer was received by this Department from the Director, Radha Kanhaiya Hotels Pvt. Ltd. dated 11/02/2023 praying for transfer of the leasehold right of plot no. EN-43, Sector-V, Salt Lake, Kolkata-91 measuring 5.16968 cottah in favour of Radha Kanhaiya Hotels Pvt. Ltd.

AND WHEREAS the said plot was initially leased out to M/R Industries, a partnership firm, for the purpose of manufacturing printing letter pads, cover papers etc. on 07/04/1993;

AND WHEREAS this Department vide order no. 959(2), dated 18/03/2009 allowed the said partnership firm to transfer its leasehold rights without any change of land use purpose in favour of M/R Infotech, another partnership firm. The Deed of Assignment was executed on 26.06.2009 and registered in the office of the ADSR, Bidhannagar on 23/10/2009;

AND WHEREAS a fresh deed of assignment was executed on 17/01/2014 and accordingly the leasehold right was further transferred in favour of Hotel East Palace Pvt. Ltd. for use on the original purpose. But no deed of registration had ever been done as per office record;

AND WHEREAS, as per office record, Hotel East Palace Pvt. Ltd. paid permission fee for change of purpose amounting to Rs. 25,84,800/- for setting up a Hotel and also submitted a draft deed of rectification vide their letter dated 31.03.2014. But no deed of rectification had been executed in this Department. No Permission Order to this effect was issued from the Department either;

AND WHEREAS in their letter dated 08/09/2018, Hotel East Palace had complained to this Deptt. that Punjab National Bank had published a notice for e-auction in respect of the demised land;

AND WHEREAS subsequently an e-auction was reportedly conducted by Punjab National Bank for realization of their unadjusted dues against Hotel East Palace Pvt. Ltd. But ultimately, it appears that possession of the demised land along with G+9 storied building was handed over to Radha Kanhaiya Hotels Pvt. Ltd. by virtue of a one time settlement scheme between the three parties, i.e. Punjab National Bank, Hotel East Palace Pvt. Ltd. & Radha Kanhaiya Hotels Pvt. Ltd. but no approval of the UD&MA Deptt. was taken for such action whatsoever ;

AND WHEREAS the Executive Engineer (Design), SLR& DC, reported that, presently Radha Kanhaiya Hotels Pvt. Ltd. is running their hotel business in a G+9 storied building constructed on the demised plot;

AND WHEREAS a hearing was held in this Department with all concerned on 12/02/2025 and as per proceedings of the hearing, it was decided that at first M/R Infotech, being the recorded lessee, would submit a formal transfer proposal in respect of the plot no. EN-43, Sector-V, Salt Lake, Kol-91 in favour of Radha Kanhaiya Hotels Pvt. Ltd. It was also decided that two affidavits would be required from (a) Hotel East Palace Pvt. Ltd. and (b) M/R Infotech.

It was decided that Shri Hare Krishna De, the only authorized person in favour of Hotel East Palace Pvt. Ltd. would submit an Affidavit with some specific declarations viz. :-

- (i) That he is the sole authorised person to represent Hotel East Palace Pvt. Ltd. vide it's resolution.
- (ii) That Hotel East Palace Pvt. Ltd. had never registered any Deed in favour of themselves and hence as per official records, still M/R Infotech is the registered lessee in respect of the plot no. EN-43, Sector-V, Salt Lake, Kolkata-91.
- (iii) That the Hotel East Palace Pvt. Ltd. was declared insolvent in the year 2022.

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(iv) That Hotel East Palace Pvt. Ltd. shall have no right / interest / possession and shall not claim any right / interest over the subject property which includes G+9 storied building over plot no. EN-43, Sector-V, Salt Lake, Kolkata-91.

(v) That in no way the Lessor, i.e. the Deptt. of UDMA under Govt. of West Bengal will be held responsible for any claim and be held liable for realization of unadjusted dues which may arise in future on behalf of Hotel East Palace Pvt. Ltd. either to any financial organization or to anybody else.

It was also decided that **M/R Infotech** would submit an Affidavit declaring therein :-

(i) That no Deed of Transfer/Assignment or Rectification thereto was registered in between M/R Infotech and Hotel East Palace Pvt. Ltd.

(ii) That as per official records, still M/R Infotech is the registered lessee in respect of the plot no. EN-43, Sector-V, Salt Lake, Kolkata-91.

(iii) That M/R Infotech shall submit a formal proposal of transfer of its right and interest in respect of the said plot in favour of Radha Kanhaiya Hotels Pvt. Ltd. who is the present occupant of the subject property which includes a G+9 storied building also.

(iv) That M/R Infotech shall execute a Deed of Assignment incorporating the recitals regarding the change of purpose by M.R. Infotech & transfer in favour of Radha Kanhaiya Hotels Pvt. Ltd.

(v) That M/R Infotech shall deposit the fees for transfer and penalty charges as per existing G.O.

(vi) That M/R Infotech is well aware of the fact that Hotel East Palace Pvt. Ltd. was declared insolvent in the year 2022 and PNB has realised loan amount from Radha Kanhaiya Hotels Pvt. Ltd. on behalf of their client Hotel East Palace Pvt. Ltd. and Radha Kanhaiya Hotels Pvt. Ltd. is now in possession.

(vii) That M/R. Infotech has no objection if Lease Deed is executed and post facto approval is given by the Department in favour of present occupant Radha Kanhaiya Hotels Pvt. Ltd on agreeable terms and condition and after due realisation of charges and fees including penalty.

(viii) That M/R. Infotech thus relinquishes its right, interest and liabilities which may arise from the Deed of Assignment dated 26.06.2009 registered on 23.10.2009 with effect from the date of post facto approval.

AND WHEREAS **M/R Infotech** vide their letter dated 01.04.2025 prayed to this Department accordingly for post facto regularization of transfer of 100% leasehold right of the land measuring 5.16968 cottah at plot no. EN-43, Sector-V, Salt Lake with building thereon in favour of **Radha Kanhaiya Hotels Pvt. Ltd** for Hotel purpose and the concerned representatives of M/R Infotech & Hotel East Palace Pvt. Ltd. submitted affidavits in accordance with the terms and conditions fixed by this Department in the proceedings of hearing dated 12/2/2025;

AND WHEREAS this Department issued a Demand Notice vide no. 806-UDMA-27012(11)/11/2023-LMNR SEC-Dept. of UDMA, dated 02/09/2025 amounting to Rs. 62,03,616/- in terms of this Department's 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-08/2004, dated 06/05/2008 with a request to **M/R Infotech**, being the recorded lessee in respect of the plot to deposit the above mentioned permission fees for post facto regularization of transfer of leasehold right of the said land in favour of **Radha Kanhaiya Hotels Pvt. Ltd.**;

AND WHEREAS the recorded lessee has deposited the requisites permission fees through GRIPS Portal vide GRN No. 192025260271794841, dated 16/09/2025;

NOW, THEREFORE, after careful consideration of the matter and in terms of this Department's notification no. 5081-UD/O/M/SL(AL/NR)8L-08/04, dated 26/11/2012 read with notification no. 1675-UD/O/M/SL(AL/NR)/8L-08/2004, dated 06/05/2008 and notification no.4004-UD/O/M/SL(AL/NR)/8L-08/04, dated 08/12/2011, the undersigned is directed by order of the Governor to state that the Governor has been pleased to grant permission in favour of the lessee **M/R Infotech** for assignment of the leasehold right of the plot of land measuring 5.16968 cottah at EN-43, Sector-V, Salt Lake with building thereon and also for change of purpose from "manufacturing printing letter pads, cover papers etc." to "Hotel purpose" in favour of **Radha Kanhaiya Hotels Pvt. Ltd.** 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, **M/R Infotech**, if detected later on, **Radha Kanhaiya Hotels Pvt. Ltd.** 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,

sa/-

Additional Secretary to the
Government of West Bengal.

No. 898/1(5)-UDMA-27012(11)/12/2023-LMNR SEC-Dept. of UDMA

Dated:- 09.10.2025

Copy forwarded for information and necessary action:-

1. Sri Shyamal Basu Partner, M.R. Infotech, Plot No. EN-43, Sector-V, Salt Lake, Kolkata-91.e-mail: shyamalbasu54@gmail.com, 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.

9/10/2025

Additional Secretary to the
Government of West Bengal.

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