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.972-UDMA-27012(11)/47/2025-LMNR SEC-Dept. of UDMA Dated:10.11.2025

ORDER

Sub: Permission in favour of the lessee Sri Rabindra Nath Paul for transfer of lease hold right of the area measuring 3.9 cottah in respect of plot no.CP-7/4, Sector-V, Salt Lake for printing press purpose.

WHEREAS a plot of land measuring 3.9 cottah was leased out to Sri Rabindra Nath Paul for the purpose of Manufacturing of Printing Press for the period of 999 years on payment of provisional salami of Rs. 30,000/- only per cottah vide this Department's order no. 2928-UD dtd-14.08.2007;

AND WHEREAS a lease deed was executed on 04.08.2008 and possession of the land was handed over to the lessee on 25.11.2008 vide no. B-356;

AND WHEREAS it appears from record that the lessee had failed to construct the building on the demised plot of land within three years from the date of issue of possession certificate i.e. 25.11.2008 and in terms of clause 2(6)(a) of the lease deed a show cause notice was issued to Sri Rabindra Nath Paul vide this department 's order no. 2753-UD dtd.26.06.2012;

AND WHEREAS after careful consideration of the matter this Department had issued a letter directing the Executive Engineer(Design), Salt Lake Reclamation and Development Circle to issue the Wider and Narrower Certificate in respect of demised plot of land vide this department letter no. 4051-UD dtd. 7.09.2012;

AND WHEREAS thereafter the Executive Engineer, Design vide his Memo No. 717/D(E) dtd. 09.11.2012 had informed that the lessee Sri Rabindra Nath Paul has registered the lease deed by a separate site plan in place of original site plan issued by the Executive Engineer Design, Salt Lake Reclamation Division Circle ;

AND WHEREAS vide no.5363-UD dt-14.12.2012 the lessee was asked to explain the above mentioned discrepancy ;

AND WHEREAS the lessee Sri Rabindra Nath Paul in his letter dt- 05.03.2013 had requested to allow him to rectify the matter by executing a necessary Deed of Rectification or in the alternative, a declaration would be made by him before the Notary as may be decided and directed to him ;

AND WHEREAS again, Sri Rabindra Nath Paul in his letter dated- 10th October, 2014 had stated that he would rectify the matter by executing necessary Deed of Rectification and he will bear all relevant and necessary expenses;

AND WHEREAS a Deed of Rectification was made on 30.03.2015 ;

AND WHEREAS the lessee Rabindra Nath Paul requested this department to permit change of land use from Printing Press to Guest House Cum restaurant in respect of plot no.CP-7/4, Sector-V, Salt Lake on 14.05.2015;

AND WHEREAS vide letter dated-30.09.2015 & dt-05.04.2016 the lessee was requested to submit some documents for consideration of his proposal for change of purpose but no reply was received ;

AND WHEREAS the lessee Sri Rabindra Nath Paul vide their letter, dated 10.06.2025 further applied for transfer of lease hold right of the entire area of 3.9 cottah in respect of plot

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no. CP-7/4, Sector-V, Salt Lake for printing press purpose in favour of Mr. Rajib Sen & Mrs. Sampa Sen;

AND WHEREAS the lessee submitted CA vetted DPR of the above mentioned proposed transferee for utilization on printing press purpose;

AND WHEREAS in terms of this Department's order No.892-UDMA-27012(11)/47/2025 LMNR SEC-Dept. of UDMA, dated 08.10.2025 the lessee had deposited the necessary permission fees for transfer of leasehold right of the land as shown against the said transferee company as mentioned below:-

Proposed tranferee	Area of the land	Amount of Permission fees deposited	GRN No. and Date
Mr. Rajib Sen & Mrs. Sampa Sen	3.9 cottah	Rs. 11,70,000	GRN No.192025260299457332, GRN date 11.10.2025

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, 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 **Sri Rabindra Nath paul for transfer of 100% lease hold right of the area measuring 3.9 cottah in respect of plot no. CP-7/4, Sector-V, Salt Lake for printing press purpose in favour of the assignees Mr. Rajib Sen & Mrs. Sampa Sen as mentioned in the table above 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, Sri Rabindra Nath paul, if detected later on, the assignees Mr. Rajib Sen & Mrs. Sampa Sen 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.

By order of the Governor,

Enclo: As stated.

Sd/-

Additional Secretary to the
Government of West Bengal

No.972-UDMA-27012(11)/47/2025-LMNR SEC-Dept. of UDMA Dated:10.11.2025

Copy forwarded for information and necessary action to:-

1. Shri Rabindra Nath Paul, HB, 266, Sec-III, Salt Lake,Kolkata-700106 **with a request to submit draft deed of assignment accordingly for vetting by this Department.**

2. The Executive Officer, NDITA, GN-20, Sector-V, Salt Lake.

3. The Special Engineer, SLRDC, Nirman Bhawan, Salt Lake City, Kolkata-700 091.

4. The Executive Engineer, Design, SLRDC, Nirman Bhawan, Salt Lake City, Kolkata - 700 091 **with a request to place inspection report on expiry of the above mentioned stipulated period of registration of deed of assignment.**

5. The Section Officer, IT & E-Gov. Cell of this department with a request to upload this order on the official website of this department.

10/11/2025

Additional Secretary to the
Government of West Bengal