

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.449-UDMA-27012(11)/39/2020-LMNR SEC-Dept. of UDMA

Dated:-19.06.2026

ORDER

Subject: Partial modification of this Department's Permission Order No. 2780-UD/O/M/SL(AL)/9L-77/82, dated 20th June, 2013.

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 this Department vide Permission order no. 2780-UD/O/M/SL(AL)/9L-77/82, dated 20th June, 2013 had allowed the lessee i.e. Bani Prasad Saha to transfer the leasehold right and interest of 347.432 sq. mt. built up space on each floor of the building constructed at that plot in favour of i) M/s. Brahmaputra Television Networks on 2nd floor, ii) M/s. URO Infotech Ltd. on 3rd floor, iii) M/s. Uro Infra Realty Ltd. on 4th floor, (iv) **M/s. Fivebro International Pvt. Ltd. on 5th floor** respectively at the building constructed at plot no. DN-13, Sector-V, Salt Lake, Kolkata-91 subject to execution of Deed of Assignment of Lease in conformity with the terms and conditions of the original lease deed

AND WHEREAS no deed of assignment of lease had been executed and registered for assignment of 5th floor of the building constructed at plot no. DN-13, Sector-V, Salt Lake, Kolkata-91 in favour of **M/s Fivebro International Limited;**

AND WHEREAS **Sri Bani Prasad Saha vide e-mailed dated 12/07/2023** 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 **due to non-implementation of project by M/s Fivebro International Limited;**

AND WHEREAS **M/s. Fivebro International Limited had submitted an NOC** by Notary Affidavit with proper stamp declaring that it has no rights, title and interest at SBUA measuring 4844 sq. ft. at 5th floor of the building constructed at Plot no. DN-13 and also it had no objection if the above mentioned area is transferred in favour of present applicant i.e. **Choice Assets Realty LLP;**

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 vide this Department's order no. **597-UDMA-27012(11)/39/2020-LMNR SEC-Dept. of UDMA, dated 03.07.2025** permission was granted towards post-facto regularization of assignment of SBUA **4,187 sq. ft. at 5th floor** along with car parking area measuring 270 sq. ft. in favour of **Choice Assets Realty LLP and hence cancellation of this Department's** earlier permission order 2780-UD/O/M/SL(AL)/9L-77/82, dated 20th June, 2013 in favour of M/s Fivebro International Limited is technically a prerequisite;

Therefore, after careful consideration of the matter, the permission granted in favour of the lessee Shri Bani Prasad Saha for assignment of leasehold rights of SBUA measuring 4,844 sq. ft. on the 5th floor of the building constructed at Plot no. DN-13, Sector-V, Salt Lake in favour of **M/s. Fivebro International Limited** issued vide this Department's order no. 2780-UD/O/M/SL(AL)/9L-77/82, dated 20th June, 2013 stands cancelled with the other assignments allowed in the said order remaining unchanged..

By order of the Governor,

Sdt

Special Secretary to the
Government of West Bengal

No.449/1(5)-UDMA-27012(11)/39/2020-LMNR SEC-Dept. of UDMA

Dated:-19.06.2026

Copy forwarded for information and necessary action to:-

1. Shri Bani Prasad Saha, Plot No. DN-13, Sector-V, Salt Lake, Kolkata-91.
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.
5. ✓ The Section Officer IT Cell of this Department for uploading this order in the official website.

19/6/2026
Special Secretary to the
Government of West Bengal

Anik