

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.215-UDMA-27012(11)/21/2022-LMNR SEC-Dept. of UDMA

Dated:-03.03.2025

ORDER

Subject: Post-facto regularization of assignment of 2 nos. of car parking spaces of total area measuring 270 sq. ft. at the building constructed at plot no. DN-52, Sector-V, Salt Lake, Kolkata-91 in favour of IPE Global Social Services Pvt. Ltd..

WHEREAS the unit having super built up area measuring proportionate undivided share of the leasehold land commensurate with super built up area measuring 4825.76 sq. ft. on the 5th floor of the building at Plot No. DN-52, Sector-V, Salt Lake, Kolkata-700 091 was originally assigned to M/s Infrastructure Professionals Enterprises Pvt. Ltd. and after that the name of the company was changed to IPE Global Pvt. Ltd;

AND WHEREAS subsequently, on the order of the Delhi High Court in Company Petition No. 62 of 2014, the Social Services Division including the aforesaid unit of IPE Global Pvt. Ltd. was ultimately amalgamated with IPE Global Social Services Pvt. Ltd;

AND WHEREAS IPE Global Social Services Pvt. Ltd. was requested under this Department's Order No. 3447-UD/O/M/SL(AL/NR)/7L-34/95(Pt.) Vol.-3, dated 30.10.2017 to deposit the amount payable in terms of this Department's demand notice No. 392-UD/O/M/SL(AL/NR)/7L-34/95(Pt.) Vol.-3, dated 08.02.2016 for according post facto permission for transfer of leasehold interest of the aforesaid unit from IPE Global Pvt. Ltd. to IPE Global Social Services Pvt. Ltd.

AND WHEREAS IPE Global Social Services Pvt. Ltd. had deposited the requisite fee of Rs. 4,44,894/- in GRIPS Portal vide GRN No. 19-201718-017945680-2, GRN date 19.02.2018 in accordance with matching demand notice no. 742/D, dated 15.11.2017 issued by Executive Engineer, Design, SLR & DC and the said deposit was duly confirmed;

AND WHEREAS vide this Department's permission order no. 480-UDMA-27012(11)/21/2022-LMNR SEC-Dept. of UDMA, dated 20.07.2022 this Department has granted post facto permission for transfer of the leasehold interest of the unit having super built up area measuring 4825.76 sq. ft. on the 5th floor of the building at Plot No. DN-52, Sector-V, Salt Lake, Kolkata-700 091 from IPE Global Pvt. Ltd. to IPE Global Social Services Pvt. Ltd. for the remaining period of the lease subject to execution and registration of a deed of assignment of lease in conformity of the original lease deed and to deposit stamp duty @ 2% on the current market price of the proportionate undivided share of the demised land commensurate with the super built up area of the aforesaid unit in accordance with the provision of Indian Stamp(West Bengal Amendment) Act, 2012 to the appropriate authority on demand in terms of this Department's Order No. 3447- UD/O/M/SL(AL/NR)/7L-34/95(Pt.) Vol.-3, dated 30.10.2017 at the time of the registration of the same;

AND WHEREAS on examination of the draft deed of assignment of lease, it was detected that there were actually two nos. of car parking spaces measuring 270 sq. ft. which were also supposed to be transferred on assignment on a post-facto basis;

AND WHEREAS on further scrutiny of the file, it has been found that no car parking space has been mentioned in the original application of the lessee and the permission order was accordingly issued without mentioning car parking spaces;

AND WHEREAS IPE Global Social Services Pvt. Ltd. was requested under this Department's Order No.174-UDMA-27012(11)/21/2022-LMNR SEC-Dept. of UDMA, dated 19.02.2025 to deposit permission fees for post-facto regularization of assignment of 2 nos. of car parking spaces of total area measuring 270 sq. ft. at the building constructed at plot no. DN-52, Sector-V, Salt Lake, Kolkata 91;

AND WHEREAS IPE Global Social Services Pvt. Ltd. had deposited the permission fees for post-facto regularization of assignment of 2 nos. of car parking spaces of total area measuring 270 sq. ft. at the building constructed at plot no. DN-52, Sector-V, Salt Lake, Kolkata-91 of Rs. Rs. 24,018/- (rupees twenty four thousand eighteen) only in GRIPS Portal vide 192024250420470535, GRN date 25.02.2025;

NOW, THEREFORE after careful consideration of the matter in and 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, dated 06.05.2008, the undersigned is directed by order of the Governor to say that the Governor has been pleased to grant post-facto permission for transfer of the leasehold interest of the 2 nos. of car parking spaces measuring 270 sq. ft. at the building constructed at plot no. DN-52, Sector-V, Salt Lake, Kolkata-91 in favour of IPE Global Social Services Pvt. Ltd. for the remaining period of the lease subject to execution and registration of the deed of assignment in conformity with the original lease deed.

This has a continuation of this Department's earlier permission order no. 480-UDMA-27012(11)/21/2022-LMNR SEC-Dept. of UDMA, dated 20.07.2022.

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,

Sd/-

Joint Secretary to the
Government of West Bengal

Encl: As stated.

No.215/1(5) -UDMA-27012(11)/21/2022-LMNR SEC-Dept. of UDMA
Copy forwarded for information and necessary action:-

Dated:-03.03.2025

1. The Managing Director, IPE Global Social Services Pvt. Ltd., DN-52, Sector-V, Salt Lake, Kolkata-91(e-mail-faisalali@ipeglobal.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.

Sd/-
03.03.2025

Joint Secretary to the
Government of West Bengal.