

Government of West Bengal
Department of Urban Development & Municipal Affairs
'NAGARAYAN', Land Cell(Non-Residential),3rd Floor
DF-8, Sector-I, Salt Lake, Kolkata-700 064
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No.289 -UDMA-27012(11)/58/2021-LMNR SEC-Dept. of UDMA

Dated: - 09.04.2024

ORDER

Subject:- Post facto permission for regularization of assignment of the area measuring 2727 sq. ft. at unit no. 706 on 7th floor along with 248 sq. ft. car parking area of the building constructed at plot no. DN-51, Sector-V, Salt Lake, Kolkata-91 in favour of Dhansukh Realtors Pvt. Ltd.

WHEREAS the lessee Infinity BPO Services Pvt. Ltd. vide letter dated 30.08.2019 had submitted a proposal for assignment of super built up area (SBUA) measuring 2727 sq. ft. at unit no.706 on 7th floor with two (2) nos. car parking space measuring 248 sq. ft. (124x2) in favour of Dhansukh Realtors Pvt. Ltd. at the building constructed at Plot No. DN-51, Sec-V, Salt Lake for IT/ITeS purpose;

AND WHEREAS the DPR of Dhansukh Realtors Pvt. Ltd. for IT/ITeS purpose has been approved by the Department of I.T. & E, Government of West Bengal vide letter no. EC: Project Report: 2021, dated 17.09.2021;

AND WHEREAS on Departmental enquiry it was revealed that one Minebea Intec India Pvt. Ltd., a short term tenant of Dhansukh Realtors Pvt. Ltd. was already functioning in the said floor area for commercial purpose;

AND WHEREAS in response to this Department letter no. 273-UDMA, dated 04.05.2023, Infinity BPO Services Pvt. Ltd. vide letter dated 08.11.2023 prayed to this Department to allow them to transfer the said unit in favour of Dhansukh Realtors Pvt. Ltd. as the proposed transferee i.e. Dhansukh Realtors Pvt. Ltd. is still willing to use the said unit for IT/ITeS purpose;

AND WHEREAS this Department after considering the matter had issued a demand notice being no. 144-UDMA-27012(11)/58/2021-LMNR SEC-Dept. of UDMA, dated 21.02.2024 for following permission fees:-

Sl No.	Subject	Amount (in Rs.)	Notification no.
1.	Permission fee for transfer of lease hold right @ Rs.3,00,000/- per cottah along with 100% penalty of proportionate share of land commensurate with the super built up area measuring 2727 sq. ft. along with 248 sq. ft. car parking area	Rs. 2,18,220/-	In terms of Notification no. 5081-UD, dated 26.11.2012 read with notification no. 1675-UD, dated 06.05.2008
2.	Permission fee for change of purpose @ Rs. 5,00,000(five lakh) per cottah along with 100% penalty due to commercial use of the unit by Minebea Intec at the time of unauthorized renting out	Rs. 3,63,700/-	In terms of notification no. 4004-UD, dated 08.12.2011 read with notification no.1676-UD, dated06.05.2008
3.	Permission fee for renting out @ Rs.250/- per sq. ft. and non-refundable processing fee of Rs.15,000/- along with 100% penalty for post facto regularization of unauthorized renting out	Rs. 15,02,500/-	In terms of notification no.4006-UD, dated 08.12.2011 read with notification no.1990-UD, dated 04.06.2008
Total is Rs. 20,84,420/- (Rupees twenty lakh eighty four thousand four hundred twenty) only			

AND WHEREAS Infinity BPO Services Pvt. Ltd. has deposited the requisite permission fee amounting to Rs. 20,84,420/- (Rupees twenty lakh eighty four thousand four hundred twenty) only through GRIPS Portal vide GRN No. 192023240432388931, GRN date 20.03.2024;

Therefore, 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-8/2004, dated 06.5.2008, the undersigned is directed by order of the Governor to say that Infinity BPO Services Pvt. Ltd. has been granted post facto permission for transfer of lease hold right of the following super built up space along with car parking space of the building constructed at plot no.DN-51, Sector-V, Salt Lake, Kolkata-91 along with proportionate undivided share of land in favour of Dhansukh Realtors Pvt. Ltd., for IT/ITeS purpose for the un-expired remaining period of lease subject to execution of a Deed of assignment of lease:-

Sl. No.	Name of Company	Super built up area (sq. ft.) with floor and unit no.	Car Parking Space (sq. ft.)
1.	Dhansukh Realtors Pvt. Ltd.	2,727sq. ft. at unit no. 706 on 7 th floor	248 sq. ft. car parking area

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.

The undersigned is further directed to state that in case of non-realization of any govt. dues payable by the present lessee if detected later on, the assignee will be responsible for clearing the same after receipt of demand notice from this Department.

Encl: As stated.

By order of the Governor,

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Additional Secretary to the
Government of West Bengal

No.289/1(5)-UDMA-27012(11)/58/2021-LMNR SEC-Dept. of UDMA

Dated:- 09.04.2024

Copy forwarded for information and necessary action:-

1. Director, Infinity BPO Services Pvt. Ltd. DN-51, Sector-V, Salt Lake Kolkata-700091. A copy of model draft deed of assignment is enclosed herewith with the request to prepare draft deed of assignment accordingly and to submit the same within 7 days to this Department for approval.
2. Executive Officer, NDITA, GN-20, Sector-V, Salt Lake, Kolkata-700091.
3. Special Engineer, SLR &DC, Nirman Bhawan, Salt Lake, Kolkata -700091.
4. 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 for registration of deed of assignment of lease.
5. Section Officer IT Cell of this Department for uploading this order in the official website.

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Additional Secretary to the
Government of West Bengal

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