

GOVERNMENT OF WEST BENGAL
DEPARTMENT OF URBAN DEVELOPMENT & MUNICIPAL AFFAIRS
LAND ALLOTMENT CELL (NON-RESIDENTIAL), 03rd FLOOR,
"NAGARAYAN",
DF-8, SECTOR - I, SALT LAKE, KOLKATA - 700 064.
Email ID: jsudma.adsuda@gmail.com
Computer No. E 543509

No.837-UDMA-27012(11)/22/2022-LMNR SEC-Dept. of UDMA

Dated:- 02.12.2022

ORDER

Subject: Mutation of leasehold right of the land measuring 5.16968 cottah at Plot No. EN-46, Sector-V, Salt Lake, Kolkata-700 091 with building thereon in favour of M/s. Technit represented by its present partners- M/S Paulson Hotel and Resorts Private Limited (92.5%) and Kamalini Paul (7.5%).

WHEREAS a plot of land measuring about 5.16968 cottah at Plot no. EN-46, Sector-V, Salt Lake was leased out to Smt. Rekha Pal, Proprietress of M/s. A.C. Enterprise for a period of 999 years by executing Lease Deed on 26/04/1986 for the purpose of Manufacturing of corrugated box and mosquito repellent sticks and Possession of the said land was handed over to the said lessee on 27.02.1987;

AND WHEREAS the said lessee vide her letter dated 14.07.2010 had prayed for transfer of leasehold right of the aforesaid plot of land in favour of M/s. Technit;

AND WHEREAS in terms of this Department's Order no. 3702-UD dated 04.11.2010, the aforesaid lessee had deposited Rs. 15,50,904/- (Rupees fifteen lakhs fifty thousand nine hundred four) only for transfer of leasehold right of the aforesaid plot of land in favour of M/s. Technit and the Treasury Officer, Bidhannagar had subsequently confirmed the said deposit vide his Memo No. 30/BDN/TRY dated 18.01.2011;

AND WHEREAS the said lessee was granted permission under this Department's G.O. no. 331-UD/9L- 114/82 dated 28/01/2011 to transfer the leasehold right of the said land in favour of M/s. Technit, a Partnership firm;

AND WHEREAS a Deed of Assignment of lease was executed on 03/05/2011 by and between Smt. Rekha Pal, Proprietress of M/s A.C. Enterprise (Original Lessee) and M/s. Technit, a partnership firm represented by its the then partners namely (i) Kishore Kumar Biswas (ii) Madhumita Biswas (iii) Manisha Bose and (iv) Abhilasha Shaw.;

AND WHEREAS by virtue of the aforesaid Deed of Assignment of lease, M/s. Technit, a Partnership firm became the Lessee and prayed for permission to change the purpose of the land from manufacturing of corrugated box and mosquito repellent sticks to IT/ITeS and Software Development Industry and the same was allowed vide memo no 237-UD/9L- 114/82 dated 24.01.2012;

AND WHEREAS M/s. Technit, being a Partnership Firm reconstituted time to time due to retirement and admission of partners of the firm on several occasions which are as follows:-

A. two partners namely (i) Kishore Kumar Biswas and (ii) Madhumita Biswas, retired from the partnership firm and three new Partners namely (i) Debashis Bose (22.22%) (ii) Ravinder Singh (22. 22%) and (iii) Anishka Bose (11.12%) were admitted in the said firm and share percentage among the partners became as follows:-

1. Manisha Bose (22.22%).
2. Abhilasha Shaw (22.22%).
3. Debashis Bose (22.22%).
4. Ravinder Singh (22. 22%).
5. Anishka Bose (11.12%).

B. on 02/03/2020 the said firm was reconstituted due to retirement and admission of new partners of the firm i.e. Anishka Bose (11.12%) retired from partnership firm and M/S Paulson Hotel and Resorts Private Limited (11.12%), represented by its directors Suparna Paul and Kushan Paul were admitted as the new partner of the said firm and share percentage among the partners became as follows:-

1. Manisha Bose (22.22%).
2. Abhilasha Shaw (22.22%).
3. Debashis Bose (22.22%).
4. Ravinder Singh (22. 22%).
5. Paulson Hotel and Resorts Private Limited (11.12%)

C. On 12/08/2020 the said firm was reconstituted as the partners namely Manisha Bose (22.22%), Abhilasha Shaw (22.22%), Ravinder Singh (22.22%) retired from the said firm and Kamalini Paul (6.3%) was admitted in the said firm and share percentage among the partners became as follows:-

1. Debashis Bose (22.22%).
2. Paulson Hotel and Resorts Private Limited (71.48%).
3. Kamalini Paul (6.3%).

D. On 14/08/2020 Debasish Bose retired from the said firm and share percentage among the partners became as follows:-

1. Paulson Hotel and Resorts Private Limited (92.5%).
2. Kamalini Paul (7.5%).

AND WHEREAS M/s. Technit vide letter dated 21.03.2022 has applied for mutation of leasehold right of plot no. EN-46, Sector-V, Salt Lake, Kolkata-700 091 with building thereon in favour of the said firm represented by its present partners Paulson Hotel and Resorts Private Limited (92.5%) and Kamalini Paul (7.5%);

AND WHEREAS this Department considered the mutation proposal of M/s. Technit and issued demand notice being no. No.613-UDMA-27012(11)/22/2022-LMNR SEC-Dept. of UDMA, dated 31.08.2022 read with matching demand notice being no. 297/D/1(2), dated 08.09.22 to deposit processing fees of Rs. 10,000/-(Rupees Ten Thousand) only in terms of this Department's Notification No. 4005-UD/O/M/SL(AL/NR)/8L-08/04 dated 08.12.2011 read with Corrigendum No 5600-UDMA-27012(11)/7/2021-LMNR SEC dated 10/12/2021 and transfer fee for leasehold right of Rs. 31,11,808/-(Rupees thirty one lakh eleven thousand eight hundred eight) only in term of this Department's notification no.5081-UD/O/M/SL(AL/NR)/8L-08/04 dated 26.11.2012 vide GRN No.192022230121428852, GRN date 14.09.2022 and the said deposit has been duly confirmed by this Department;

Now therefore, after careful consideration of the matter, the undersigned is directed to say that the Governor has been pleased to mutate the leasehold right of the land at plot no. EN-46, Sector-V, Salt Lake, Kolkata-700 091 measuring 5.16968 cottah with building thereon in favour of M/s. Technit represented by its present partners Paulson Hotel and Resorts Private Limited (92.5%) and Kamalini Paul (7.5%) by virtue of a Deed of Partnership dated 14.08.2020 for the remaining period of the lease.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT Lease-hold land measuring 5.16968 cottahs be the land title more or less, situated and lying at Plot No. 46 in Block-EN in Sector-V of Bidhannagar in the District of North 24- Parganas, Police Station-Bidhannagar East, Registration Office: A.D.S.R.-Bidhannagar (Salt Lake City) for industrial purposes, free from all sorts of encumbrances. The said land is butted and bounded as follows:-

BOUNDARIES :

NORTH : Plot No. EN-47

SOUTH : Plot No. EN-45

EAST : Type VI Road

WEST : Plot No. EN-59

By order of the Governor,

Sd/-

Additional Secretary to the
Government of West Bengal

No.837-UDMA-27012(11)/22/2022-LMNR SEC-Dept. of UDMA

Dated:-02.12.2022

Copy forwarded for information and necessary action to:-

1. M/s. Technit, EN-46, Sector-V, Salt Lake, Kolkata-700091.
2. Executive Officer, NDITA, GN-20, Sector-V, Salt Lake, Kolkata-700091.
3. Executive Engineer, Design, SLR &DC, Nirman Bhawan, Salt Lake, Kolkata -700091.
- ✓ 4. Section Officer (IT/e-Governance) Cell of this Department for uploading this order in the official website.

*ArBisw
on 02/12/22*

Additional Secretary to the
Government of West Bengal.