

To
The Land Manager, Bidhannagar
Government of West Bengal
Department of UD & MA
Nagarayan
DF-8, Sector-I, (4th Floor)
Salt Lake City
Kolkata - 700 064

Received on 15/02/2022.
(Contents not verified)
Office of the L.M. Bidhannagar
U.D. Dept. Govt. of West Bengal

15/02/2022

SUBJECT: Permission for transfer of **undivided 100% share** of leasehold right, title and interest in respect of Plot No. **EC - 130**, Sector-I, Salt Lake City, Kolkata - 700064 with One (G) storied building measuring **1259 Sq. ft.** and covered garage measuring **120 Sq. ft.**

Sir,

We, the undersigned, intend to transfer our **undivided 100% share** of leasehold interest of the Plot along with construction made thereon to [1] **Sri Abhishek Sethi**, aged about **46** years, having PAN: **AKUPS2075H** & AADHAAR: **4015 2335 2202**, son of Late Gyan Chand Sethi, [2] **Smt. Bhagyashree Sethi**, aged about **42** years, having PAN: **ANOPS0450M** & AADHAAR: **6350 4781 2870**, wife of Sri Abhishek Sethi and [3] **Sri Rajat Sethi**, aged about **22** years, having PAN: **IOJPS4555H** & AADHAAR: **8513 8631 2907**, son of Sri Abhishek Sethi, all by religion - Jain, all by occupation - Business, all by nationality - Indian and all residents of 37, Dr. Abani Dutta Road, Salkia, under Police Station: Golabari & Post Office: Salkia, Howrah - 711 106, District: Howrah, West Bengal at a consideration of **Rs. 2,20,00,000/-** (Rupees Two Crores Twenty Lakhs only) under the existing terms and conditions of the Department of Urban Development & Municipal Affairs, Government of West Bengal for which We shall pay the prescribed permission fees to the Government of West Bengal so that the permission of transfer of leasehold interest may be issued and the Deed of Transfer/Assignment may be executed for the purpose.

We declare that except this present proposal We have not entered any agreement with any other person for transfer of our above mentioned plot earlier.

In this context, the requisite particulars/information are furnished below for your kind consideration and taking necessary action:

A. Details of Allotees/Lessees:

1. Name and address of Original Lessees:

Name: **BISHNU PADA DAS**, since deceased & **SMT. ARATI DAS**
Address: **L-3, C I T Buildings, Cristopher Road, Calcutta-14**

2. Name and address of 1st Mutated Lessees:

Name: **SMT. ARATI DAS, SRI AMIT KUMAR DAS & SMT. ANJANA CHANDA**
Address: **EC-130, Sector-I, Salt Lake City, Kolkata-700064**

3. Name and address of 2nd Mutated Sole Lessee:

Name: **SMT. ARATI DAS**
Address: **EC-130, Sector-I, Salt Lake City, Kolkata-700064**

4. Name and address of present Mutated Lessees:

Name: **1. SRI RAVINDRA KUMAR CHOPRA 2. SRI BIRENDRA KUMAR CHOPRA**
Address: **Rabindra Nagar Complex, Block G, 4th Floor, Flat No. 401, 88, College Road, Under Police Station: AJC Bose Botanic Garden & Post Office: Botanic Garden, Howrah - 711 103, District: Howrah, West Bengal**

B. Particulars of the Applicants:

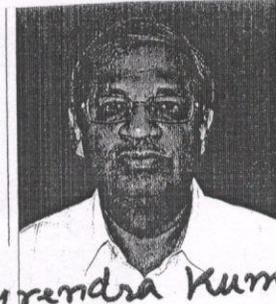
(a) Name: 1. SRI RAVINDRA KUMAR CHOPRA 2. SRI BIRENDRA KUMAR CHOPRA
(b) Address: Rabindra Nagar Complex, Block G, 4th Floor, Flat No. 401, 88, College Road, Under Police Station: AJC Bose Botanic Garden & Post Office: Botanic Garden, Howrah - 711 103, District: Howrah, West Bengal

(c) Signature in full: (1) Ravindra Kumar Chopra (2) Birendra Kumar chopra

(d) Contact No.: (1) 94325 94613 (2) 98310 15840

(e) L.T.I.: (1)  (2) 
(1) (2)

(f) Self Attested Photo:



Ravindra Kumar Chopra Birendra Kumar chopra

(g) Status of the applicant: (1) Self (2) Self
(h) Age: (1) 67 & (2) 63 Years
(i) Profession: Both in Business
(j) Nationality: Both Indians

C. Details of Proposed Transferees:

(a) Names: [1] SRI ABHISHEK SETHI
[2] SMT. BHAGYASHREE SETHI
[3] SRI RAJAT SETHI

(b) Address: All residents of:
37, Dr. Abani Dutta Road, Salkia, under Police Station: Golabari & Post Office: Salkia, Howrah - 711 106, District: Howrah, West Bengal

(c) Signature in full :

[1]

Bhishnu Sethi

[2]

Bhagya Shree Sethi

[3]

Rajal Sethi

(d) Contact No(s):

[1] 98318 42840, [2] 98318 70414 & [3] 78900 09110

(e) L.T.I.:

[1]



[2]



[3]



(f) Self Attested Photo:

[1]



Bhishnu Sethi

[2]



Bhagya Shree Sethi

[3]



Rajal Sethi

(g) Status of the Applicants: Self

(h) Age:

[1] 46, [2] 42, and [3] 22

(i) Profession:

All in Business

(j) Nationality:

All Indians

D. Details of Land:

- (1) Plot No.: 130, Block: EC, Sector-I, Salt Lake City, Kolkata - 700 064.
- (2) Area of Land: 4.2395 Cottahs.
- (3) Status of Land: (whether vacant / building): **Building**
 - (i) Vacant for year(s)- **Not applicable**
 - (ii) **One (G) storied** building according to plan last sanction No. **SL/P/BP-1646 R3** dated **13th January, 1987**.
 - (iii) Construction commenced on **not available** and completed on **11.01.1988**.
 - (iv) Constructed by: **Bishnu Pada Das**, since deceased & **Smt. Arati Das**, The Original Lessees
 - (v) Details of demolition if any: **Not Applicable**
- (4) Allotment / Offer letter being No.: **Not available**
- (5) Deed of **Lease** being No. **6162** registered in favour of **Bishnu Pada Das**, Since Deceased & **Smt. Arati Das** in the Office of the Sub Registrar, Cossipore, Dum Dum on **20th day of August, 1970** in Book No. I, Volume No. **95**, Pages **73 to 79** for the year **1970**.

- (6) **Possession Certificate No. 2522** dated **25th July, 1975** by Executive Engineer, Design, Salt Lake Reclamation & Development Circle, Sech Bhawan and Calcutta -64.
- (7) **Mutation Letter No. 2203-SL(AL)/(EC-130)** dated **6th August, 2002**.
- (8) **Deed of Gift** being No. **03596** registered in favour of **Smt. Arati Das** in the Office of the D.S.R.-II, North 24 Parganas, Barasat on **23rd day of April, 2010** in Book No. I, CD Volume No. **11**, Pages **3670 to 3680** for the year **2010** followed by a **Deed of Declaration** being no. **00558** in the Office of the D.S.R.-II, North 24 Parganas, Barasat on **16th day of July, 2010** in Book No. IV, CD Volume No. **2**, Pages **892 to 899** for the year **2010**.
- (9) **Deed of Gift** being No. **03597** registered in favour of **Smt. Arati Das** in the Office of the D.S.R.-II, North 24 Parganas, Barasat on **23rd day of April, 2010** in Book No. I, CD Volume No. **11**, Pages **3681 to 3691** for the year **2010** followed by a **Deed of Declaration** being no. **00557** in the Office of the D.S.R.-II, North 24 Parganas, Barasat on **16th day of July, 2010** in Book No. IV, CD Volume No. **2**, Pages **884 to 891** for the year **2010**.
- (10) **Mutation Letter No. 905(2)-UD/SL(AL)/EC-130** dated **19th April, 2011**
- (11) **Transfer of Lease/Deed of Assignment** being No. **01096** registered in favour of **Sri Ravindra Kumar Chopra and Sri Birendra Kumar Chopra** in the Office of the Addl. District Sub Registrar, Bidhannagar (Salt Lake City) on **5th day of April, 2013** in Book No. I, CD Volume No. **3**, Pages **3497 to 3511** for the year **2013**.
- (12) **Mutation Order** issued vide memo No. **66/SL(AL)/3L-35/66(EC-130)** dated **13th January, 2021**.

E. Ground(s) / Purpose of Transfer:

Due to financial need.

F. Details of Encumbrances:

- (i) Loan / Mortgage, if any: **No**
- (ii) Tenancy, if any: **No**
- (iii) Non-residential activity/ business/ shop, if any: **No**

We have already deposited the processing fees of **Rs.1,000/-** (Rupees One Thousand) only through Government Receipt Portal System [GRIPS] through Bikash Bhawan Branch of State Bank of India under the head of account "0217-Urban Development-60-Other Development Schemes-800-Other fees-001-Collection from Other Item-16-Other Fees" for which Original Copy of the receipted e-challan is being submitted along with this application.

We do solemnly declare that the instant application for transfer has been made according to our own will / desire and not being misguided / influenced / forced by anyone or by any means.

Necessary documents/ particulars are enclosed herewith for your ready reference and kind perusal. An early action from your end is earnestly solicited.

Yours faithfully,

Date: **15/02/2022**

Ravindra Kumar Chopra

Ravindra Kumar Chopra

Signature of 2 (two) near Relation/Witness with address:

1. *Gaurav Chopra*
GAURAV CHOPRA
88 College Road
Howrah - 711003.

Birendra Kumar Chopra

Birendra Kumar Chopra
APPLICANTS

2. *Ashinandan Chopra*
ABHINANDAN CHOPRA
88 College Road.
Howrah - 711003.

List of Enclosures (in addition to as stated above):

- 1) Copy of the Lease deed;
- 2) Copy of Possession Certificate;
- 3) Copy of 1st Mutation Letter dated 6th August, 2002;
- 4) Copy of 2nd Mutation Letter dated 19th April, 2011;
- 5) Copy of 3rd Mutation Order dated 13th January, 2021;
- 6) Original Indemnity Bonds (both from the Applicants and Intended Transferees);
- 7) Declaration by Transferors in the form of Notarized Affidavit;
- 8) Declaration both by the Transferors & Proposed Transferees in the form of Notarized Affidavit on Non-Judicial Stamp Paper of Rs. 10/-;
- 9) Notarized Declaratory Affidavit on Non-Judicial Stamp Paper of Rs.10/- concerning provisions of Urban Land Ceiling Act, 1976. [Separate Affidavit from every Proposed Transferees (in case of more than one Proposed Transferee)];
- 10) Letter of Consent/ Acceptance, regarding transfer from the Proposed Transferees;
- 11) Photograph, Specimen Signature and LTI of the Applicants and the Proposed Transferees duly self-attested;
- 12) Self-Attested Residence and Photo Identity Proof of the Applicants and the Proposed Transferees;
- 13) NOC from the concerned bank/financial institution in case of loan availed against the property - **Not applicable;**
- 14) Copy of sanctioned building plan;
- 15) Copy of Completion Certificate issued by Bidhannagar Municipality;
- 16) Copy of permission/NOC, if any Non-Residential Activity is running - **Not applicable;**
- 17) Receipted e-challan showing payment of Rs.1000/- as processing fees;
- 18) Notarised Declaratory Affidavit on Non-Judicial Stamp paper of Rs.10/- by transferees for rules and regulations in Bidhannagar.