

Government of West Bengal
Department of Land and Land Reforms and Refugee Relief Rehabilitation
Land Policy Branch
NABANNA(6th Floor),
325, Sarat Chatterjee Road, Howrah-711102

ORDER

Memo. No: 3331 - 2P-02/21(Pl.)

Dated: 17-08-2023

WHEREAS M/s Alom Extrusions Limited, after enactment of the WBLR(Amendment) Act, 2017, made a prayer to the concerned department to set up a mini-township at Malipanchghara, Howrah where their existing unit was forced to close down by an order of West Bengal Pollution Control Board and shifted to Falta, Diamond Harbour in the district of South 24 Parganas and also prayed to get the benefit of salami of 2% in terms of Explanation II of Rule 6B of the WBLR Rules, 1965 (Now Explanation III) for setting up of a mini-township therein;

AND WHEREAS M/s Alom Extrusions Limited (herein referred to as the LESSEE) was granted long term lease of 2.7250 acres (herein referred to as leasehold land) of Government vested land vide G.O. No. 2200-LP dated 20.06.2018, as allowed to be retained by this Department's Order No. 19068-L. Ref. dated 11/11/1963 under section 6(3) of the West Bengal Estates Acquisition Act, 1953 for a period of 99(ninety nine) years from 20.06.2018 for the purpose of setting up mini township with residential: commercial > 20:80 as per their application dated 13.03.2017 when the usage pattern of the land in the township under rule 6B of the WBLR rules 1965 was not spelt out;

AND WHEREAS lease deed in form 8AA was executed on 22.11.2018;

AND WHEREAS it has come to the notice of the Government that an area of 2.4983 acres of land was in actual possession of the said Company and the balance area was transferred by Deed of Conveyance;

AND WHEREAS Government decided to execute a Deed of Declaration / Deed of Rectification to correct the error with regard to area and annual rent for the purpose of setting up mini township with residential: commercial > 80:20;

AND WHEREAS M/s Alom Extrusions Limited vide application dated 17.05.2023 given undertaking of depositing requisite fees for transferring leasehold land to freehold land, when the policy will come into force;

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NOW, THEREFORE, the Governor is pleased hereby to accord sanction to the freehold transfer as per provisions to sub-section(2) & sub-section(3) of section 52 of WBLR Act, 1955 read with rule 28B of WBLR Rules, 1965 and rule 215,216 & 218 of WBLR Manual-1991 for setting up of a mini township @ Residential : Commercial > 80:20 in the land situated at Mouza - Malipanchghara, JL No. - 1 in the district of Howrah for area of 2.4983 acres in favour of M/s Alom Extrusions Limited (where their pre-existing company was closed due to order from West Bengal Pollution Control Board), at a salami of **Rs. 87,21,339/-**(2% of CMV), and Conversion fee of **Rs. 6,54,10,042/-**(15% of CMV) for leasehold to freehold transfer with the following conditions:

- (i) after conversion to freehold land, lessee will follow rules and guidelines as enunciated in this Department's Gazette Notification No. 2701-LP/1A-03/2023 dated 10th July, 2023 and pay Land revenue as per section 23 of WBLR Act, 1955. On realization of amount towards salami and rent after adjusting with previous paid salami and rent, if any, the Deed of Declaration / Deed of Rectification will be executed. Thereafter, Deed of Conveyance of subsisting lessee for settlement on freehold basis as per Form 11 will be executed. The existing Salami and Annual rent will continue till execution of the Deed of Declaration/Rectification;
- (ii) that on realization of salami and annual rent as mentioned above within 45 days from the date of issue of this memo, the Deed of Declaration/ Deed of Rectification, duly inserting the land schedule, should be executed in duplicate by the DL&LRO, Howrah, for and on behalf of the Governor of West Bengal and the Director of M/s Alom Extrusions Limited along with two witnesses and thereafter the draft Deed of Declaration / Deed of Rectification *duly vetted by this Department* be engrossed on due stamp papers executed by the District Land and Land Reforms Officer, Howrah and placed before the Registrar concerned for registration. Stamp duty and Registration fees should be borne by the concerned Lessee. Same procedure should be followed for the Deed of Conveyance;
- (iii) the amount should be credited to the head "0029-Land Revenue-00-101-Land Revenue/ Tax-002-Collection from Estate Leased to Farmers-30-Lease rent/ Salami" (code: "0029-00-101-002-30") in the budget of the current financial year;
- (iv) the project should commence within 3(three) years from the date of execution of lease deed;
- (v) If it is detected subsequently that the land is involved in any Court Case in any Hon'ble Court of Law, including WBLRTT, then all concerned shall abide by the orders as may be passed by such Hon'ble Court or WBLRTT

This is issued with the approval of the 45th Meeting Cabinet held on 07-08-2023 and has been communicated vide Cabinet Sectt. U/O No. CAB(D)-722 dated 10-08-2023.

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Land schedule

District	P.S.	Mouza with JL No	RS Plot No	LR Plot No	Area
Howrah	Malipanchghara	Malipanchghara, 01	160	168	0.4485
			161	169	0.2673
			82/267	171	1.1726
			74/254	172	0.0198
			82	88	0.4484
			83	89	0.0025
			85	90	0.0261
			84	91	0.0026
			86	92	0.1105
				Total	2.4983

By Order of the Governor

SYAMAL GHATAK

Deputy Secretary to the Government of West Bengal

Memo No. 3331/1(6)-LP

Dated: 17-08-2023

1. The Director of Land Records & Surveys, West Bengal,
35, Gopalnagar Road, Alipore, Kolkata - 700027
2. District Magistrate & Collector, Howrah
3. ADM and DL&LRO, Howrah. A copy of Draft Deed of Conveyance is enclosed herewith.
4. The Director
M/s Alom Extrusions Limited
ALOM HOUSE, 7B, Hemendra Coomar Mukherjee Sarani, Kolkata - 700071
Email: info@alomextrusions.com
5. Guard File.
- ✓ 6. O/C

Setan 17/8/23

Deputy Secretary to the Government of West Bengal

DESPATCHED
Signature.....
Date..... 18/08/23