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ORDER SHEET
IN THE HIGH COURT AT CALCUTTA
ORIGINAL SIDE

AGA/2/2024
IA NO:GA/1/2024

IN THE MATTER OF- THE ADMINISTRATOR GENERAL OF WEST BENGAL

BEFORE:

The Hon'ble JUSTICE KRISHNA RAO

Date : September 05, 2024.

Appearance:

Mr. Indranil Nandi, Adv.

Mr. Sayak Konar, Adv.

...For the Petitioner

Mr. Sayan Ganguly, Adv.

Mr. Arindam Mondal, Adv.

...For the State

Mr. Souradipta Banerjee, Aadv.

Ms. Fetima Hassan, Adv.

...For Shreepati Apartments Pvt. Ltd.

Ms. Reshmi Ghosh, Adv.

Ms. Parna Mukherjee, Adv.

...For the Moonal Constructions Pvt. Ltd.

The Court: Counsel for the respective parties are present.

In compliance of the order passed by this Court dated 28th February, 2024 the Official Trustee has published a notice in the Bengali, English and Hindi newspapers published under the heading public notice inviting tender from the interested parties for taking the landed property situated at 206/1, Maharshi Debendra Road, Kolkata-700006 under Ward No.21 of the KMC, Police Station Jorabagan, land area about 7 Cottahs 7 Chittaks 15.91 Sq.Ft. (498.79 Sq. Mtr.) approximately along with structures standing thereon. As per

the said tender notice, three firms have participated in the tender process, namely, (1) “Shreepati Apartments Pvt. Ltd.”, (2) “Shreepati Enclave Pvt. Ltd.” and (3) “Roy Constructions Co.”. Shreepati Apartments Pvt. Ltd. has quoted Rs.3,10,000/- as lease rent per Month. Along with the said tender document the said firm has also enclosed a cheque of Rs.62,000/- of Indian Overseas Bank in the name of the Administrator General and Official Trustee of the West Bengal dated 26.06.2024, being the 20% of the proposed lease rent. The firm, namely, Shreepati Enclave Pvt. Ltd., has quoted Rs.3,06,000/- and also submitted a cheque of Rs.61,200/- being the 20% of the proposed lease rent in favour of the Administrator General and Official Trustee of the West Bengal of HDFC Bank dated 26.06.2024. The firm, namely, Roy Construction Co. has quoted Rs.3,01,000./- but has not deposited the 20% of the proposed lease rent as required in terms of the order passed by this Court.

Accordingly, the tender submitted by M/s. Roy Construction Company is rejected.

Considering the other two tenders of Shreepati Apartments Private Limited and Shreepati Enclave Private Limited, this Court finds that Shreepati Apartments Private Limited is the highest bidder who has quoted Rs.3,10,000/- and also submitted the demand draft of Rs.62,000/- being the 20% of the proposed lease rent, accordingly, the said tender of Shreepati Apartment Private Limited to leasing out the abovementioned premises is accepted. As the tender of Shreepati Enclave Private Limited is not accepted, accordingly, the Administrator General and Official Trustee of West Bengal is

directed to return the demand draft of Rs.61,2000/- to Shreepati Enclave Private Limited assigning the reason that its tender has not been accepted as he has quoted monthly lease rent less than the Firm, namely, Shreepati Apartments Private Limited.

The Administration General and Official Trustee of West Bengal is directed to take necessary steps for registration of the lease deed in respect of the property mentioned above in favour of Shreepati Apartments Private Limited and to get the same registered through the competent authority within a period of two months from date. It is made clear that the expenditure for registration of the lease deed shall be borne by Shreepati Apartments Private Limited. After completion of all formalities for registration of the lease deed, the Official Trustee shall submit the report before this Court along with the certified copy of the lease deed registered between the parties.

Let the matter appear on 4th December, 2024.

The original tender submitted by the parties be kept in a sealed cover by returning the cheque/demand draft to the learned Advocate for the learned Administrator after proper acknowledgement.

It is found from the record, one Moonal Consultants Private Limited has filed an application being GA/1/2024 praying for execution of the lease deed with respect of the above property for a monthly rent of Rs.1,50,000/- but this Court found that the other firm has quoted much higher amount than the proposed amount of M/s. Moonal Consultants Private Limited as the same is accepted by this Court.

Accordingly, GA/1/2024 is dismissed.

The report and the affidavit of service submitted by the Official Trustee be kept with the record.

(KRISHNA RAO, J.)

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