



## WEST BENGAL HOUSING BOARD

(ESTD. UNDER WB.ACT XXXII OF 1972)

“A B A S A N”

105, S.N.BANERJEE ROAD, KOLKATA – 700 014.

Phone : 2265-1965, 2264-1967/3966/8968/9974/0950; FAX: 2264/1480/0979 Email: wbhb@vsn

No. 4194/H.C / HB/SPIO/(G)

Date. 17.01.2024

SPEED POST

To : Shri Pratik Samajpati  
693/1 Jubilee Park, Sarsuna  
Kolkata – 700 061.  
Mobile no. 8777651862.

Sub : Seeking information under RTI Act 2005 .

Ref : Your letter dated 04.01.2024.

Dear Sir,

With reference to your above noted letter dt. 04.01.2024 following the reply :

Query :

Reply :

Query No. 1:

Please follow the ORDER No. 465/1/(2)/HC/AHC-II/428/D.Cell/HB., Dated 04.09.2019.

Query No. 2:

Total 8% of present Market Value as per e-Assessment Slip.

Query No. 3:

Please follow the ORDER No. 465/1/(2)/HC/AHC-II/428/D.Cell/HB., Dated 04.09.2019.

Query No. 4:

As it is Lease right property.

Query No. 5:

Please follow the ORDER No. 465/1/(2)/HC/AHC-II/428/D.Cell/HB., Dated 04.09.2019.

Query No. 6:

Please follow the ORDER No. 465/1/(2)/HC/AHC-II/428/D.Cell/HB., Dated 04.09.2019.

Query No. 7:

Yes, from WBHB.

Query No. 8:

Market Value is obtained from [www.wbregistration.gov.in](http://www.wbregistration.gov.in) and if needed same may be verified with the concerned registering officer.

Query No. 9:

Not in our scope.

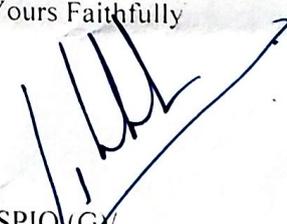
Query No. 10:

N.A.

Query No. 11:

N.A.

Thanking You,  
Yours Faithfully

  
SPIO(G)

Assistant Housing Commissioner –I  
West Bengal Housing Board.



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Phone : 2265-1965, 2264-1967/3966/8968/9974/0950; FAX: 2264/1480/0979

Email- [wbhousingboard@gmail.com](mailto:wbhousingboard@gmail.com)

Website: [www.wbhousingboard.i](http://www.wbhousingboard.i)

No.

/HB.

Dated:

### ORDER

In terms of the resolution of the 542<sup>nd</sup> Meeting of the Board, held on 29.05.2019 it is hereby ordered that the following charges shall be levied, for issuance of NOC :

The areas be classified as

Percentage of consideration money  
to be charged as transfer fees

Kolkata Municipal Corporation Area	8% ✓
Municipal Corporation Area	6% ✓
Municipality Areas	5% ✓
Panchayat Areas	4% ✓

This order shall have retrospective effect from 14.06.2019.

No. *465/1(2) / H/ATHe-II / 428 /*

*0.001 / HB*

*Sd/-*  
Asstt. Housing Commissioner-II,  
West Bengal Housing Board.

Copy forwarded to:-

1. The C.A.-cum-A.P., WBHB for information.
2. ✓ The L. A. O., WBHB for information and necessary action.

Date: *04-9-2019*

*3/9/19*  
Asstt. Housing Commissioner-II,  
West Bengal Housing Board.

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To,

S.P.I.O. (General), Assistant Housing Commissioner-II  
West Bengal Housing Board,  
1<sup>st</sup> Floor, 105, S. N. Banerjee Road,  
Kolkata – 700014

**Sub: - Request for information under RTI-Act 2005-Application reg.**

I, Pratik Samajpati, Son of Pratul Kumar Samajpati, currently residing in 6932/1 Jubilee Park, Sarsuna, Kolkata – 700061 wish to seek information under the Right to Information Act, 2005. The information needed pertains to the transfer of leasehold property (land measuring 2.98 Katha with a constructed double storied RCC structured building having a built-up area of 257 Sq. Mtr.) situated in Sarsuna Satellite Township Phase – I Area, which is the subject matter comes within the ambit of the West Bengal Housing Board, as per the details given below:

1. What is the rate of the lease transfer fee required to be paid to the West Bengal Housing Board for obtaining a No Objection Certificate [hereinafter referred to as **“the NOC”**] which is required for transfer of leasehold property situated in Sarsuna Satellite Township Area, Phase - I (equivalent to that of a sale transaction)?
2. How the above stated transfer fee is calculated?
3. What is the basis and source of the formula applied for deciding the rate of the lease transfer fee required for obtaining the NOC from the West Bengal Housing Board and under which statutory provision?
4. Why the above lease transfer fee is required to be paid to the West Bengal Housing Board to obtain an NOC even when the property is

being mutated with the Kolkata Municipal Corporation and regular taxes are being paid?

5. Since the above-mentioned rate of the lease transfer fee has undergone changes several times in the recent past, kindly provide me with the minutes of the meetings in which the decision(s) has been taken with regards to changes in the rate for granting the NOC?
6. With regards to the above stated question, kindly provide me with the relevant copy of the Government Order, Gazette Notification, Newspaper publications (name, date and page number of the said newspaper) vide which the changes, if any has been notified to the general public at large?
7. Is there any application form required to apply for the NOC from the West Bengal Housing Board for lease transfer? If, yes, where we can get it from?
8. Is there any requirement under the existing laws in force vide which, a Market valuation certificate is needed to be placed before the West Bengal Housing Board for obtaining an NOC?
9. With regards to the above stated question, since property registration and stamp duty calculation happens based on ADSR valuation, should not the government ADSR office declared valuation should be acceptable by the West Bengal Housing Board?
10. Since, Sarsuna Satellite Township Plot Holders Association, by its constitution, is registered with the Registrar of Societies under the West Bengal Societies Registration Act, 1961 and is not a co-operative society by structure and organization, then whether at all any NOC is required to be obtained from the Plot Holders Association in order to further obtain an NOC from the West Bengal Housing Board?

11. With regards, to the above stated question, if the answer is in the affirmative then what is the locus standi of the Sarsuna Satellite Township Plot Holders Association in the above-mentioned process? West Bengal Housing Board have the locus-standi in matters of sale or lease right transfer or title transfer of any property situated in the same area?

It is certified that I am a bona fide Citizen of India.

I have deposited the required amount of Rs.10/-(Rupees Ten only) towards application fee (Receipt enclosed) with vide receipt no.        dated        .01.2024.

Further, I also undertake to pay any additional fees/charges (if applicable) as prescribed under the RTI Act and or relevant Rules.

(Signature of the Applicant)

**Name: Pratik Samajpati**

**Address: 693/1 Jubilee Park, Sarsuna,**

**Kolkata - 700061**

**Mobile No: 8777651862**

**E-mail ID: adv.samajpatipratik@gmail.com**



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Phone : 2265-1965, 2264-1967/3966/8968/9974/0950; FAX: 2264/1480/0979 Email: wbhb@vsn

No. 4194/H.C / HB/SPIO/(G)

Date. 17.01.2024

SPEED POST

To : Shri Pratik Samajpati  
693/1 Jubilee Park, Sarsuna  
Kolkata – 700 061.  
Mobile no. 8777651862.

Sub : Seeking information under RTI Act 2005 .

Ref : Your letter dated 04.01.2024.

Dear Sir,

With reference to your above noted letter dt. 04.01.2024 following the reply :

Query :

Reply :

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Please follow the ORDER No. 465/1/(2)/HC/AHC-II/428/D.Cell/HB., Dated 04.09.2019.

Query No. 2:

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Query No. 3:

Please follow the ORDER No. 465/1/(2)/HC/AHC-II/428/D.Cell/HB., Dated 04.09.2019.

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Please follow the ORDER No. 465/1/(2)/HC/AHC-II/428/D.Cell/HB., Dated 04.09.2019.

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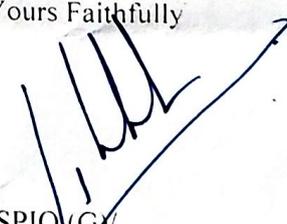
Query No. 10:

N.A.

Query No. 11:

N.A.

Thanking You,  
Yours Faithfully

  
SPIO(G)

Assistant Housing Commissioner –I  
West Bengal Housing Board.



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Email- [wbhousingboard@gmail.com](mailto:wbhousingboard@gmail.com)

Website: [www.wbhousingboard.i](http://www.wbhousingboard.i)

No.

/HB.

Dated:

### ORDER

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to be charged as transfer fees

Kolkata Municipal Corporation Area	8% ✓
Municipal Corporation Area	6% ✓
Municipality Areas	5% ✓
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This order shall have retrospective effect from 14.06.2019.

No. 465/1(2) / HB.

465/1(2) / HB. / 428/1  
/HB.

Sd/-  
Asstt. Housing Commissioner-II,  
West Bengal Housing Board.

Copy forwarded to:-

1. The C.A.-cum-A.P., WBHB for information.
2. ✓ The L. A. O., WBHB for information and necessary action.

Date: 04-9-2019

Asstt. Housing Commissioner-II,  
West Bengal Housing Board.

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To

**Date: 07.02.2024**

Appellate Authority – Financial Advisor-cum-Chief Accounts Officer  
West Bengal Housing Board,  
1<sup>st</sup> Floor, 105, S. N. Banerjee Road,  
Kolkata – 700014

**Sub: - Request for information before the Appellate authority concerned under the RTI-Act 2005 impugning the reply dated 17.01.2024 bearing No. 4194/H.C/HB/SPIO/(G)**

I, Pratik Samajpati, Son of Pratul Kumar Samajpati, currently residing in 693/1 Jubilee Park, Sarsuna, Kolkata – 700061 wish to impugn your reply dated 17.01.2024 bearing No. 4194/H.C/HB/SPIO/(G) under the Right to Information Act, 2005.

The information needed pertains to the transfer of leasehold property (land measuring 2.98 Katha with a constructed double storied RCC structured building having a built-up area of 257 Sq. Mtr.) situated in Sarsuna Satellite Township Phase – I Area, which is the subject matter comes within the ambit of the West Bengal Housing Board, as per the details given below:

1. With regards to **my question No. 3 of my application dated 04.01.2024**, the answer to which was only referred to an **Order No. 465/1/ (2) /HC/AHC-II/428/D.Cell/H. B dated 04.09.2019** does not sufficiently transpired to my query. Kindly provide me with the appropriate answer which is supported by a statutory provision?
2. With regards to **my question No. 5 of my application dated 04.01.2024**, the answer to which was again referred to the aforementioned same **Order No. 465/1/(2)/HC/AHC-**

**II/428/D.Cell/H.B dated 04.09.2019 does not at all transpired my query and from the bare perusal of the reply dated 17.01.2024 , it *ipso facto* seems that the authority concerned merely referring to the aforementioned order for each and every questions of my application which is nothing but an act of shifting of burden from his/her own shoulder.** In the aforementioned context, I hereby request you to kindly provide me with the minutes of the meeting in which the decision(s) has been taken with regards to change(s) in the rate for granting the NOC for lease transfer has been decided?

3. With regards to **my question No. 6 of my application dated 04.01.2024, the concerned authority again referred to the aforesaid Order dated 04.09.2019 which should be absolutely treated as a mockery and miscarriage of justice as any change(s) in the rate(s) related to matters concerning any land, immovable property, the concerned authority should publish that through a Gazette Notification and newspaper publication. Whether the same has been complied with or not? If the response/reply to the above is in affirmative,** kindly provide me with the relevant copy of the Government Order, Gazette Notification, Newspaper publications (name, date and page number of the said newspaper) vide which the changes, has been notified to the general public at large?
4. In context to the **Order No. 465/1/(2)/HC/AHC-II/428/D.Cell/H.B dated 04.09.2019 which has been appended in your reply dated 17.01.2024,** the rate of 8% which is applicable for areas under the Kolkata Municipal Corporation, lease transfer fee required to be paid for obtaining the NOC is levied upon the market valuation of the leasehold land only?

It is certified that I am a bona fide Citizen of India.

I have deposited the required amount of Rs.10/-(Rupees Ten only) towards application fee (Receipt enclosed) with vide receipt no. \_\_\_\_\_ dated 08.02.2024.

Further, I also undertake to pay any additional fees/charges (if applicable) as prescribed under the RTI Act and or relevant Rules.

(Signature of the Applicant)

**Name: Pratik Samajpati**

**Address: 693/1 Jubilee Park, Sarsuna,**

**Kolkata - 700061**

**Mobile No: 8777651862**

**E-mail ID: adv.samajpatipratik@gmail.com**

**AK Entry Details**

DAK / Status / Check DAK Status

**DAK Entry Details**

DAK received Date : 18-04-2024

Letter Dated : NA

Letter Number : NA

Dairy Number : 600922

**DAK Classification**

Appeal/Complaint No. : NA

Choose Category : NA

**Sender Details**

Sender Belongs to : NA

Mode Of Communication : NA

Name : PRATIK SAMAJPATI

Gender : Male

Country : India

Address : 693/1, Jubilee Park, Sarsuna, Kolkata - 700061

e mail ID : adv.samajpatipratik@gmail.com

State/Ut : West Bengal

District : KOLKATA

City/Village : NA

Pincode : NA

Telephone : NA

Mobile No. : 8777651862

Email ID : adv.samajpatipratik@gmail.com

Dealing Officer/Registry : Dealing Officer/Registry

Remarks : NA

rt to Excel

**Dak Progress Records**

Dak Entry	Scrutiny	Bookmarked	Quality Checked	SH	SH Approved	SH Issue	SH Dispatched	Oder Sheet	Draft Decision	Decision Uploaded	Decision Approved
✗	✓	✓	✓	✗	✗	✗	✗	✗	✗	✗	✗

S.No	DAK Status	Remarks	User Name	Send To	Date & Time
1.		FOR SCRUTINY	LALITA AGARWALA	Argha Roy Chowdhury	4/18/24, 2:07 PM
2.	Scrutiny And Wating For Bookmark.		Argha Roy Chowdhury		5/13/24, 12:32 PM
3.	Bookmark Done		Argha Roy Chowdhury		5/13/24, 12:36 PM
4.		Submitted.	Argha Roy Chowdhury	Sarmistha Chatterjee	5/13/24, 12:36 PM
5.			Sarmistha Chatterjee		1/28/26, 2:28 PM
6.	Send For Quality Check		Sarmistha Chatterjee	Rupak Bhattacharjee	1/28/26, 3:09 PM
7.	Quality Checked		Rupak Bhattacharjee		1/29/26, 11:24 AM

Showing 1 of 1 Pages of 1 Records

&lt; previous () next &gt; ()

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**HEARING ON 24-02-2026**

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**State Chief Information Commissioner West Bengal** < scic-wb@nic.in >

Tue, 03 Feb 2026 1:10:36 PM +0530

To "wbhousingboard"<wbhousingboard@gmail.com>

Cc "advsamajpatipratik"<adv.samajpatipratik@gmail.com>

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Please find the attachment, for further details visit our website

West Bengal Information Commission

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**1 Attachment(s)**

WBIC-RTI-A-600922-1133-202...

16.3 KB

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**HEARING POSTPONED TO 16-03-2026**

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**State Chief Information Commissioner West Bengal** < scic-wb@nic.in >

Tue, 17 Feb 2026 3:22:29 PM +0530

To "croomhcp"<croomhcp@gmail.com>

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Please find the attachment, for further details visit our website

West Bengal Information Commission

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**1 Attachment(s)**

POSTPONED TO 16-03-2026....

557.8 KB