

**Government of West Bengal**  
**Department of Urban Development & Municipal Affairs**  
**Land Cell(Non-Residential), 3rd Floor**  
**"NAGARAYAN"**  
**DF-8, Sector-I, Salt Lake, Kolkata-700064.**  
**E-mail ID:nrland.addsudma@gmail.com**

No.491-UDMA-27012(11)/93/2023-LMNR SEC-Dept. of UDMA-Part (1)

Dated:-03.06.2025

ORDER

**Sub: Permission for post-facto regularization of assignment of leasehold right of unit No. 11 on 15th floor having SBUA 701 sq. ft. (carpet area 407 sq. ft.) of the building constructed at plot no. EM-03, Sector-V, Salt Lake in favour of Mr. Anirudh Kotia for IT/ITeS purpose.**

WHEREAS the lessee **TECHNA INFRASTRUCTURE PVT. LTD.** vide their letter dated 04.03.2025 submitted a proposal for transfer of unit no. 11 on 15th floor having SBUA 701 sq. ft.(carpet area 407 sq. ft.) of the building constructed at plot no. EM-03,Sector-V, Salt Lake in favour of Mr. Anirudh Kotia for IT/ITeS purpose;

AND WHEREAS the Department of IT&E, Government of West Bengal has approved that the activity/business of proposed assignee i.e. Mr. Anirudh Kotia is for IT/ITeS purpose;

AND WHEREAS on departmental enquiry it was found that Mr. Anirudh Kotia has been already running their activity at the above mentioned proposed spaces;

AND WHEREAS in terms of this Department's demand notice no. 471-UDMA-27012(11)/93/2023-LMNR SEC-Dept. of UDMA-Part(1), dated 27.05.2025 the lessee has deposited the necessary permission fees for assignment of SBUA with proportionate undivided share of the leasehold right of land as shown against the said company as mentioned below:-

Proposed assignee	Unit No. with floor	Super built up area (in sq. ft.)	Permission fee for transfer along with 100% penalty	GRN no. and date
<b>Mr. Anirudh Kotia</b>	Unit no. 11 at 15 <sup>th</sup> floor	701 (carpet area 407 sq. ft.)	Rs. 1,62,300/-	192025260091392908, GRN date 02/06/2025

NOW, THEREFORE, after careful consideration of the matter and in terms of this Department's notification no. 5081-UD/O/M/SL(AL/NR)8L-08/04, dated 26.11.2012 and notification no. 1675-UD/O/M/SL(AL/NR)/8L-8/2004, dated 06.5.2008, the undersigned is directed by order of the Governor to say that the Governor has been pleased to grant post-facto permission in favour of the lessee **Techna Infrastructure Private Limited** for assignment of leasehold right of unit no. 11 on 15th floor having SBUA 701 sq. ft.(carpet area 407 sq. ft.) of the building constructed at plot no.EM-03, Sector-V, Salt Lake in favour of **Mr. Anirudh Kotia** for IT/ITeS purpose as mentioned in the table above for the remaining period of lease subject to execution and registration of a deed of assignment in conformity with the original lease deed.

However, in case of non-realization of any govt. dues payable by the present lessee, **Techna Infrastructure Pvt. Ltd.**, if detected later on, the assignee **Mr. Anirudh Kotia** will be responsible for clearing the same after receipt of Demand Notice from the Department.

**It may be noted that the draft deed of assignment shall be submitted to this Department as per enclosed model draft within 7(Seven) days from the date of issue of this order and registration of the same shall be completed within 4(four) months on receipt of executed copy of deed of assignment from this Department.**

By order of the Governor,

*Sd/-*

Additional Secretary to the  
Government of West Bengal

Encl: As stated.

No. 491/1(5)-UDMA-27012(11)/93/2023-LMNR SEC-Dept. of UDMA-Part (1)

Dated:-03.06.2025

Copy forwarded for information and necessary action to:-

1. The Director, Techna Infrastructure Pvt. Ltd., EM-03, Sector-V, Salt Lake, Kolkata-700091 with the request to submit draft deed of assignment accordingly for vetting by this Department.
2. The Executive Officer, NDITA, GN-20, Sector-V, Salt Lake, Kolkata-700091.
3. The Special Engineer, SLR &DC, Nirman Bhawan, Salt Lake, Kolkata -700091.
4. The Executive Engineer, Design, SLR &DC, Nirman Bhawan, Salt Lake, Kolkata -700091 with the request to place inspection report on expiry of the above mentioned stipulated period of registration of deed of assignment.
5. The Section Officer IT Cell of this Department for uploading this order in the official website.

*Anil*  
Additional Secretary to the  
Government of West Bengal