

GOVERNMENT OF WEST BENGAL
Department of Urban Development & Municipal Affairs
Land Allotment Cell (Non-Residential), 3 rd Floor,
“NAGARAYAN”
DF – 8, Sector – I, Salt Lake City, Kolkata – 700 064
Email: nrland.addsudma@gmail.com

o/c

No. 717-UDMA-27012(11)/62/2022-LMNR SEC-Dept. of UDMA

Dated, 08.08.2025

ORDER

Sub: Permission for post-facto regularisation for conversion from Proprietorship Firm at plot no. DD-24A, Sec-I, Salt Lake measuring 4.738 cottah into a Private Ltd. Company (Aayash Hotel Pvt. Ltd.).

Whereas the Plot No. DD-24A, Sec-I, Salt Lake measuring 4.738 Cottah was leased out to Sri Swapan Kumar Ghosh for setting up a restaurant by executing a lease deed on 14.07.1987;

And whereas possession of the said plot was handed over to lessee vide P.C. No. 5518 dated 22.03.88;

And whereas this Department vide letter no. 3992-UD dated 09.10.2001 granted necessary permission for opening a bar and guest house alongwith the restaurant on the building at the said plot;

And whereas Sri Swapan Kumar Ghosh submitted an affidavit declaring that he intended to convert his business from 'Hotel Ayash', a proprietorship firm to a private limited company i.e. M/s. Ayash Hotel Pvt. Ltd.;

And whereas a Demand Notice vide memo no. 266-UD dated 21.01.2009 was issued and the lessee i.e. Sri Swapan Kumar Ghosh was directed to deposit permission fee amounting to Rs. 28,42,800/- for conversion from Proprietorship Firm into a Private Limited Company i.e. Ayash Hotel Pvt. Ltd. which remained unrealized for a long period of time and a reminder vide memo no. 69-UDMA dated 21.01.2025 was issued for depositing the said amount.

And whereas the lessee deposited the said permission fee through GRIPS portal vide GRN No.192024250388918028 dated 04.02.2025 and the said deposited amount has been duly confirmed by this department;

And it is found from a departmental enquiry that M/s. Aayash Hotel Pvt. Ltd. is already running at the said plot without prior permission of this department;

And hence another Demand Notice vide no. 302-UDMA, dated 28.03.2025 was issued and the lessee was directed to deposit of Rs. 28,42,800/- (Rupees twenty eight lakh forty two thousand eight hundred) only through GRIPS portal as 100% penalty towards post-facto regularization of such conversion from proprietorship firm to Private Limited Company i.e. Aayash Hotel Pvt. Ltd in terms of relevant notification of this Department ;

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P(2)

And whereas the lessee has deposited the said permission fees through GRIPS portal vide GRN No. 192025260123933048 dated 23.06.2025 and the said deposited amount has been duly confirmed by this department;

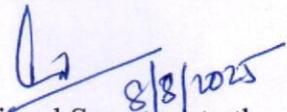
NOW, THEREFORE, after careful consideration of the matter the undersigned is directed by order of the Governor to say that the Governor has been pleased to grant post-facto permission for conversion of proprietorship firm at plot no. DD-24A, Sector-I, Salt Lake measuring 4.738 Cottah into Aayash Hotel Pvt. Ltd. for the remaining period of lease granted 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, Swapan Kumar Ghosh, if detected later on, the assignee Aayash Hotel Pvt. Ltd. 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 permission 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.

Encl: As stated

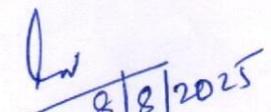
By order of the Governor


8/8/2025
Additional Secretary to the
Government of West Bengal

No. 717/1(3)-UDMA-27012(11)/62/2022-LMNR SEC-Dept. of UDMA Dated, 08.08.2025

Copy forwarded for information and necessary action to:-

1. Authorised signatory, Aayash Hotel Pvt. Ltd., plot no. DD-24A, Sec-I, Salt Lake .
2. The Executive Engineer, Design, SLRDC, Nirman Bhawan, Salt Lake City, Kolkata - 700 091.
3. Section Officer, IT & E-Gov. Cell of this department with a request to upload this order on the official website of this department.


8/8/2025
Additional Secretary to the
Government of West Bengal

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