

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

No. 801-UDMA-27012(11)/86/2023-LMNR SEC(UDMA)-Dept. of UDMA Dated, 01.09.2025

ORDER

Sub: Permission in favour of the Techna Infrastructure Pvt. Ltd. for post-facto regularisation of assignment of SBUA 26,997 sq. ft. and car parking space 3,712.5 sq. ft. along with proportionate undivided share of land in favour of M/S Karnani FNB Specialities LLP. for ground floor of the building at plot no: EM-03, Sector-V, Salt Lake, Kolkata-700091 for banquet hall cum convention centre and conference hall i.e. commercial purpose.

WHEREAS **Techna Infrastructure Pvt. Ltd.** vide their letter, dated 09.08.2023 applied for assignment of SBUA 26,997 sq. ft. and car parking space 3,712.5 sq. ft. along with proportionate undivided share of land in favour of **M/S Karnani FNB Specialities** in respect of ground floor of the premises at plot no: EM-03, Sector-V, Salt Lake, Kolkata-700091 for utilization on **banquet hall cum convention centre and conference hall purpose;**

AND WHEREAS the DPR of the above mentioned proposed transferee has been vetted by a Chartered Accountant for utilization of banquet hall cum convention centre and conference hall purpose;

AND WHEREAS it appears from the report of SLR&DC's that an office is running in the name of the Almond Kolkata at the ground floor area proposed to be assigned;

AND WHEREAS this department vide letter being no. 775-UDMA dated 03.11.2023 asked the lessee i.e. Techna Infrastructure Pvt. Ltd to clarify at what terms and conditions he allowed The Almond Kolkata to operate in said unit which was earmarked for Karnani FnB Specialities LLP. In reply to the abovementioned letter the lessee informed that Almond Kolkata is the brand name of the proposed transferee Karnani FNB Specialities LLP ;

AND WHEREAS SLR&DC informed that the proposed area is within the limit of SBUA for Non-IT Purpose of the building;

AND WHEREAS in terms of this Department's Demand notice being no. 691-UDMA dated 21.08.2024 subsequent 1st reminder vide no. 990-UDMA dated 05.12.2024 ,2nd Reminder vide no. 175-UDMA dated 19.02.2025 and 3rd reminder vide no. 584-UDMA dated 30.06.2025, the lessee has deposited the necessary permission fees through Grips Portal for post-facto regularisation of assignment of SBUA and car parking space along with proportionate undivided share of the leasehold right of land as shown against the said company as mentioned below:-

Proposed assignee	Floor	SBUA in sq. ft.	Car parking area in sq. ft.	Amount of Permission fees with 100% penalty deposited
M/S Karnani FNB Specialities LLP	Ground floor	26,997	3,712.5	Rs. 1,42,19,280/-

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 & Notification no. 1675-UD/O/M/SL(AL/NR)8L-08/2004, dated 06.05.2008, 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 Techna Infrastructure Pvt. Ltd. for assignment of the SBUA of 26,997 sq. ft. along with car parking space of 3,712.5 sq. ft. with proportionate undivided share of land to M/S Karnani FNB Specialities LLP in respect of Ground floor of the premises at plot no: EM-03,

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Sector-V, Salt Lake, Kolkata-700091 for banquet hall cum convention centre and conference hall 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 M/S Karnani FNB Specialities LLP 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

No. 801/1(5)-UDMA-27012(11)/86/2023-LMNR SEC(UDMA)-Dept. of UDMA Dated, 01.09.2025

Copy forwarded for information and necessary action to :-

1. The Director, Techna Infrastructure Pvt. Ltd. ,EM-03, Sector-V, Salt Lake,Kolkata-700 091, **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-700 091.
3. The Special Engineer, SLRDC, Nirman Bhawan, Salt Lake City, Kolkata-700 091.
4. The Executive Engineer, Design, SLRDC, Nirman Bhawan, Salt Lake City, Kolkata - 700 091 **with the request to place inspection report on expiry of the above mentioned stipulated period of registration of deed of assignment.**
5. Section Officer, IT & E-Gov. Cell of this department with a request to upload this order on the official website of this department.

sd/-
1/9/2025

Additional Secretary to the
Government of West Bengal

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