

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

No. 817-UDMA-27012(11)/46/2025-LMNR SEC-Dept. of UDMA

Dated: 09.09.2025

ORDER

Sub: Permission in favour of the lessee Ambuja Realty Development Ltd. for post-facto regularization of assignment of SBUA 1916 sq. ft. and car parking space 270 sq. ft. along with proportionate undivided share of land to ANKIT GARG & RICHA GARG for Unit No: ECSL0701 on 7th floor of the premises at plot no: EM-4, Sector-V, Salt Lake, Kolkata-700091 for IT/ITeS purpose.

WHEREAS the lessee **Ambuja Realty Development Ltd.** vide their letter, dated 10.06.2025 applied for post-facto regularization of assignment of SBUA 1916 sq. ft. and car parking space 270 sq. ft. along with proportionate undivided share of land in favour of **ANKIT GARG & RICHA GARG** in respect of Unit No: ECSL0701 on 7th floor of the premises at plot no: EM-4, Sector-V, Salt Lake, Kolkata-700091 for IT/ITeS purpose.

AND WHEREAS the DPR of the above mentioned proposed transferee has been approved by the WBEIDCL for utilization on IT/ITES purpose;

AND WHEREAS in terms of this Department's Demand Notice No. 654-UDMA-27012(11)/46/2025-LMNR SEC-Dept. of UDMA, dated 23.07.2025, the lessee has deposited the necessary permission fees for post-facto regularization of assignment of SBUA and car parking space 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	SBUA in sq. ft.	Car parking area in sq. ft.	Amount of Permission fees with 100% penalty deposited	GRN No. and Date
ANKIT GARG & RICHA GARG	ECSL0701 (7th floor)	1916 sq. ft.	270 sq. ft.	Rs. 2,18,460/-	192025260227763948 dated 23.08.2025

NOW, THEREFORE, after careful consideration of the matter and in terms of this Department's Notification No. 5081-JD/O/M/SL(AL/NR)8L-08/04, dated 26.11.2012 with 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 lessee **Ambuja Realty Development Ltd.** for assignment of the SBUA of 1916 sq. ft. along with car parking space of 270 sq. ft. with proportionate undivided share of land to **ANKIT GARG & RICHA GARG** in respect of Unit No: ECSL0701 on 7th floor of the premises at plot no: EM-4, Sector-V, Salt Lake, Kolkata-700091 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.

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However, in case of non-realization of any govt. dues payable by the present lessee, Ambuja Realty Development Ltd., if detected later on, the assignee ANKIT GARG & RICHA GARG will be responsible for clearing the same after receipt of Demand Notice from the Department.

Moreover, the undersigned is also directed to request you to incorporate the following terms and conditions in the draft deed of assignment of lease:-

- 1. The unit no. ECSL 0701 on the 7th floor of the building constructed at plot no. EM-4, Sector-V, Salt Lake City, Kolkata-700091 along with car parking space cannot be transferred by any individual(s) of the co-assignee/co-assignee(s) to any third party;**
- 2. The aforesaid unit cannot be sub-divided/sub-let or partly transferred to any third party;**
- 3. The above mentioned unit cannot be let out on rent to any third party without the prior permission of the Lessor;**
- 4. Any other condition as may be stipulated by the Lessor;**

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.

Encl: As stated

By order of the Governor

sd/-
Additional Secretary to the
Government of West Bengal

No. 817/1(5)-UDMA-27012(11)/46/2025-LMNR SEC-Dept. of UDMA

Dated: 09.09.2025

Copy forwarded for information and necessary action to:-

1. Ambuja Realty Development Ltd., Plot no: EM-4, 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, Sec-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.

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9/9/2025
Additional Secretary to the
Government of West Bengal

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