

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.835 -UDMA-27012(11)/45/2025-LMNR SEC Dept. of UDMA

Dated:12.09.2025

ORDER

Sub: Permission in favour of the lessee Ambuja Realty Development Ltd. for assignment of SBUA 8156 sq. ft. and car parking space 1080 sq. ft. along with proportionate undivided share of land to Mr. Pravesh Dudani, Mrs. Aditi Dudani, Mr. Govind Prasad Dudani, and Mrs. Renu Dudani for Unit No:ECSL-1204 on 12th 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 11.06.2025 applied for assignment of SBUA 8156 sq. ft. and car parking space 1080 sq. ft. along with proportionate undivided share of land in favour of **Mr. Pravesh Dudani, Mrs. Aditi Dudani, Mr. Govind Prasad Dudani, and Mrs. Renu Dudani** in respect of Unit No:ECSL-1204 on 12th 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 order No. 782-UDMA-27012(11)/45/2025-LMNR SEC Dept. of UDMA, dated 26.08.2025, the lessee has deposited the necessary permission fees for 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. with floor	Carpet Area in sq. ft.	Amount of Permission fees deposited	GRN No. and Date
Mr. Pravesh Dudani, Mrs. Aditi Dudani, Mr. Govind Prasad Dudani, and Mrs. Renu Dudani	ECSL-1204 (12 th floor)	8156 sq. ft.	1080 sq. ft. (4 no. at 1 st floor & 4 no. at 3 rd floor)	6455 sq. ft.	Rs. 4,61,490/-	192025260244934161, dated 01.09.2025

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 the undersigned is directed by order of the Governor to say that the Governor has been pleased to grant permission in favour of the lessee **Ambuja Realty Development Ltd.** for assignment of the SBUA of 8156 sq. ft. along with car parking space of 1080 sq. ft. with proportionate undivided share of land to **Mr. Pravesh Dudani, Mrs. Aditi Dudani, Mr. Govind Prasad Dudani, and Mrs. Renu Dudani** in respect of Unit No: ECSL-1204 on 12th floor of the premises at plot no: EM-4, Sector-V,

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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.

However, in case of non-realization of any govt. dues payable by the present lessee, Ambuja Realty Development Ltd. if detected later on, the assignees Mr. Pravesh Dudani, Mrs. Aditi Dudani, Mr. Govind Prasad Dudani, and Mrs. Renu Dudani 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-1204 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.

The matter will be further processed after receipt of the same.

Encl: As stated

By order of the Governor

Sd/-

Additional Secretary to the
Government of West Bengal

No. 835/1(5)-UDMA-27012(11)/45/2025-LMNR SEC Dept. of UDMA

Dated:12.09.2025

Copy forwarded for information and necessary action to:-

1. Ambuja Realty Development Limited, Ecospace Business Park, Block-4B, 6th Floor, Premises No.11F/11, New Town, Kolkata-700 156 with the request to submit draft deed of assignment accordingly for vetting by this Department.
2. Executive Officer, NDITA, GN-20, Sector-V, Salt Lake.
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.

Lw
12/9/2025
Additional Secretary to the
Government of West Bengal

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