

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](mailto:nrland.addsudma@gmail.com)

No. 230-UDMA-27012(11)/81/2024-LMNR SEC Dept. of UDMA

Dated, 13.03.2026

**ORDER**

**Sub: Permission in favour of the lessee Ambuja Realty Development Ltd. for assignment of SBUA of 7806 sq. ft. and car parking space of 1080 sq. ft. along with proportionate undivided share of land in favour of Ms. SHRADDHA NEOTIA in respect of the Unit No: ECSL-0903 on the 9th floor of the premises at plot no: EM-4, Sector-V, Salt Lake, Kolkata-700091 for IT/ ITeS purpose along with permission to continue with the existing tenant Siemens EDA for 10 (Ten) years from the date of the tenancy agreement.**

WHEREAS a Permission Order was issued vide memo no. 975-UDMA dt-10.11.2025 towards assignment of SBUA of 7806 sq. ft. and car parking space of 1080 sq. ft. along with proportionate undivided share of land in favour of **Ms. SHRADDHA NEOTIA** in respect of Unit No: ECSL-0903 on the 9<sup>th</sup> floor of the premises at plot no: EM-4, Sector-V, Salt Lake, Kolkata-700091 for IT/ ITeS purpose ;

AND WHEREAS it has been noticed that certain modifications are required in the said Permission Order as the existing tenant named **SIEMENS EDA** was not mentioned in the aforesaid order;

AND WHEREAS it is seen that a tenant company named **SIEMENS EDA** is running their operation at the proposed space and the lessee has submitted an affidavit regarding 'no-objection' from the said **SIEMENS EDA** for the proposed transfer of leasehold rights in favour of **Ms SHRADDHA NEOTIA**.

AND WHEREAS in terms of this Department's order No. 863-UDMA-27012 (11)/81/2024-LMNR SEC- Dept. of UDMA, dated 22.09.2025, the lessee has deposited the necessary permission fees for assignment in respect of the mentioned SBUA and car parking space with proportionate undivided share of the land as well as necessary permission fees along with penalty and processing fees against the said tenancy as shown in the following table:-

Proposed assignee	Unit No. with floor	SBUA in sq. ft.	Built up area	Carpet Area	Car parking area in sq. ft. & floor	Total Permission fees (including total fees against the tenancy) deposited	GRN No. and Date
MS SHRADDHA NEOTIA	ECSL-0903 at 9 <sup>th</sup> floor	7806	6401 sq. ft.	6183 sq. ft.	1080 sq. ft. (4 nos on 4 <sup>th</sup> floor and 4 nos. in Basement)	4901994/-	GRN No.192025260310437858, GRN date 18.10.2025

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 & Notification no. 4006-UD/O/M/SL(AL/NR)/8L-08/2004 dated-08.12.2011 & 1990 UD/O/M/SL(AL/NR)/8L-08/2004 dated 04.06.2008 , and in partial modification of this Department's Permission Order issued vide memo no. 975-UDMA dated 10.11.2025 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 7806. sq. ft. along with car parking space of 1080 sq. ft. with proportionate undivided share of land to **MS SHRADDHA NEOTIA** in respect of Unit No: ECSL-0903 on 9<sup>th</sup> 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. Permission is also granted for the existing tenancy at the said space in favour of **Siemens EDA** in terms of Order no. 386-UDMA-27012(11)/7/2024-LMNR SEC, dated 13.05.2024 which will be **valid for 10 (Ten) years from the date of the tenancy agreement from 07.06.2024 to 06.06.2034 executed between Ambuja Realty Development Ltd. with Siemens EDA (India) Pvt. Ltd under the following terms and conditions:-**

(i) If the lessee applies for further renting out proposal within 10 (Ten) years and if the tenant is the same but the nature of business is different, the permission fees for change of purpose @ Rs. 5,00,000/- per cottah with proportionate share of land will only be charged;

(ii) If the tenant is different but nature of business is the same, only processing fees of Rs. 15,000/- will be charged;

(iii) If both the tenant and nature of business are different, then processing fees of Rs. 15,000/- and permission fees for change of purpose @ Rs. 5,00,000/- per cottah with proportionate share of land will be charged as per extant notifications, i.e., **no further permission fees for renting out @ Rs 250/- per sq. ft. would be charged if the proposal is made within 10 (Ten) years.**

(iv) However, if the application is made after the expiry of 10 (Ten) years validity period, the lessee shall have to apply for fresh renting out in case of same tenant or a different tenant irrespective of the nature of the business and Demand Notice will be raised with usual processing fees and permission fees afresh as per Government Notification(s).

**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 MS SHRADDHA NEOTIA 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.**

Encl: As stated.

By order of the Governor,

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Special Secretary to the  
Government of West Bengal

No.230/1(5) -UDMA-27012(11)/81/2024-LMNR SEC Dept. of UDMA

Dated,13.03.2026

Copy forwarded for information and necessary action to:-

1. The Director, Ambuja Realty Development Ltd.,Ecospace Business Park, Block-4B, 6th floor, Premises No. 11F/11, Action Area, New Town, Kolkata 700160, **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.
3. The Special Engineer, SLRDC, Nirman Bhawan, Salt Lake City, Kolkata-700091.
4. The Executive Engineer, Design, SLRDC, Nirman Bhawan, Salt Lake City, Kolkata - 700 091 **with a 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.

*sf*  
13/3/2026  
Special Secretary to the  
Government of West Bengal

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