

**GOVERNMENT OF WEST BENGAL
DEPARTMENT OF URBAN DEVELOPMENT & MUNICIPAL AFFAIRS
LAND CELL (Non-Residential), 3rd FLOOR
"NAGARAYAN",
DF-8, SECTOR-1, SALT LAKE, KOLKATA-700 064
Email ID: nrland.addsudma@gmail.com**

No.479-UDMA-27012(11)/3/2020-LMNR SEC-Dept. of UDMA

Dated:-25.06.2026

ORDER

Subject: Permission for renting out of SBUA measuring 4,376.57 sq. ft. on 3rd floor of the building constructed at plot no.EN-06, Sector-V, Salt Lake, Kolkata-91 in favour AU SMALL FINANCE BANK LIMITED for commercial use of office only as well as change of purpose land from "Manufacturing of electrical goods" to "Commercial purpose".

WHEREAS the plot of land measuring 10.12761 cottah bearing no. EN-6, Sector-V, Salt Lake leased out to Smt. Sikha Bose, proprietress of M/s Super Sonic Industries for the purpose of manufacturing of electrical goods by executing a Lease Deed on 4th April, 2006;

AND WHEREAS Possession of the said plot of land was handed over to her on 18th July, 2006 vide Possession Certificate No. B- 329 dated 18th July, 2006;

AND WHEREAS the said lessee i.e. Smt. Sikha Bose vide her letter dated 08th August, 2014 had prayed for transfer of leasehold right of the said plot of land in favour of M/s. Indus Realty Private Limited;

AND WHEREAS this Department vide order No. 3908-UD/SL(AL)/9L-70/82(Pt.), dated 27th October, 2016 allowed Smt. Sikha Bose, Proprietress of M/s. Super Sonic Industries to transfer of leasehold right of the said plot of land being No. 6, in Block - EN measuring 10.12761 cottah in Sector-V, Salt Lake to M/s. Indus Realty Private Limited for the residual period of lease, for the purpose of manufacturing of electrical goods subject to execution of a Deed of Assignment in conformity with the terms and conditions of the original Lease Deed executed on 4th April, 2006;

AND WHEREAS By executing a Deed of Assignment of Lease on 11.01.2017 and registered on 21.02.2017 the above mentioned plot of land was transferred in favour of M/s. Indus Realty Private Limited.;

AND WHEREAS this Department vide order no. 2363-UD/SL(AL)/9L-70/82(Pt.), dated 13th July, 2017, mutated the Plot of land being no. 06 in Block EN, Sector -V, Salt Lake measuring 10.12761 cottahs to M/s Indus Realty Private Limited for **manufacturing of electrical** goods for the unexpired period of lease granted on the demised land;

AND WHEREAS this Department issued a Demand Notice bearing no.436-UDMA-27012(11)/3/2020-LMNR SEC-Dept. of UDMA, dated 17.06.2026 amounting to **Rs. 15,72,643/-** in terms of this Department's notification nos. 4004-UD, dated 08.12.2011 and notification no. 4006-UD, dated 08.12.2011, with a request to the lessee to deposit the above mentioned permission fees for renting out of SBUA measuring 4,376.57 sq. ft. on 3rd floor of the building constructed at plot no.EN-06, Sector-V, Salt Lake, Kolkata-91 in favour **AU SMALL FINANCE BANK LIMITED** for commercial use of office only as well as change of purpose from **"Manufacturing of electrical goods" to " Commercial purpose"**;

AND WHEREAS the lessee has deposited the requisites permission fees amounting to Rs. 15,72,643/- through GRIPS Portal vide GRN No. 192026270109751921, GRN date 19/06/2026;

NOW, THEREFORE, after careful consideration of the matter and in terms of this Department's Notification nos. 4004-UD, dated 08.12.2011 and 4006-UD, dated 08.12.2011 and read with Notification no. 386-UDMA-27012(11)/7/2024, dated 13.05.2024, 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 **Indus Realty Pvt. Ltd.** for renting out of SBUA measuring 4,376.57 sq. ft. on 3rd floor of the building constructed at plot no.EN-06, Sector-V, Salt Lake, Kolkata-91 in favour **AU SMALL FINANCE BANK LIMITED** commercial use of office only as well as change of purpose land from **"Manufacturing of electrical goods" to " Commercial purpose"** as mentioned above for 10 (Ten) years from the date of issue of this Permission Order with the following terms and conditions:-



Contd....p/2

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).

It may kindly be noted that all the requisite fees mentioned above are as per extant notifications and are subject to revision through fresh notifications if deemed fit by the Government and the lessee would remain liable to make necessary payment accordingly in future in case of tenant or change of purpose.

By order of the Governor,

Sd/-
Special Secretary to the
Government of West Bengal

No.479/1(5)-UDMA-27012(11)/3/2020-LMNR SEC-Dept. of UDMA

Dated:-25.06.2026

Copy forwarded for information to:

1. The Director, Indus Realty Private Limited, Plot No. EN-06, Sector-V, Salt Lake, Kolkata-700091.
2. The Executive Officer, Nabadiganta Industrial Township Authority, GN-20, Sector-V, Salt Lake, Kolkata-700091;
3. The Special Engineer, Salt Lake Reclamation & Development Circle, Nirman Bhawan, Salt Lake, Kolkata-700091;
4. The Executive Engineer, Design, Salt Lake Reclamation & Development Circle, Nirman Bhawan, Salt Lake, Kolkata-700091;
- ✓ 5. The Section Officer IT Cell of this Department for uploading this order in the official website.

Lw
25/6/2026
Special Secretary to the
Government of West Bengal