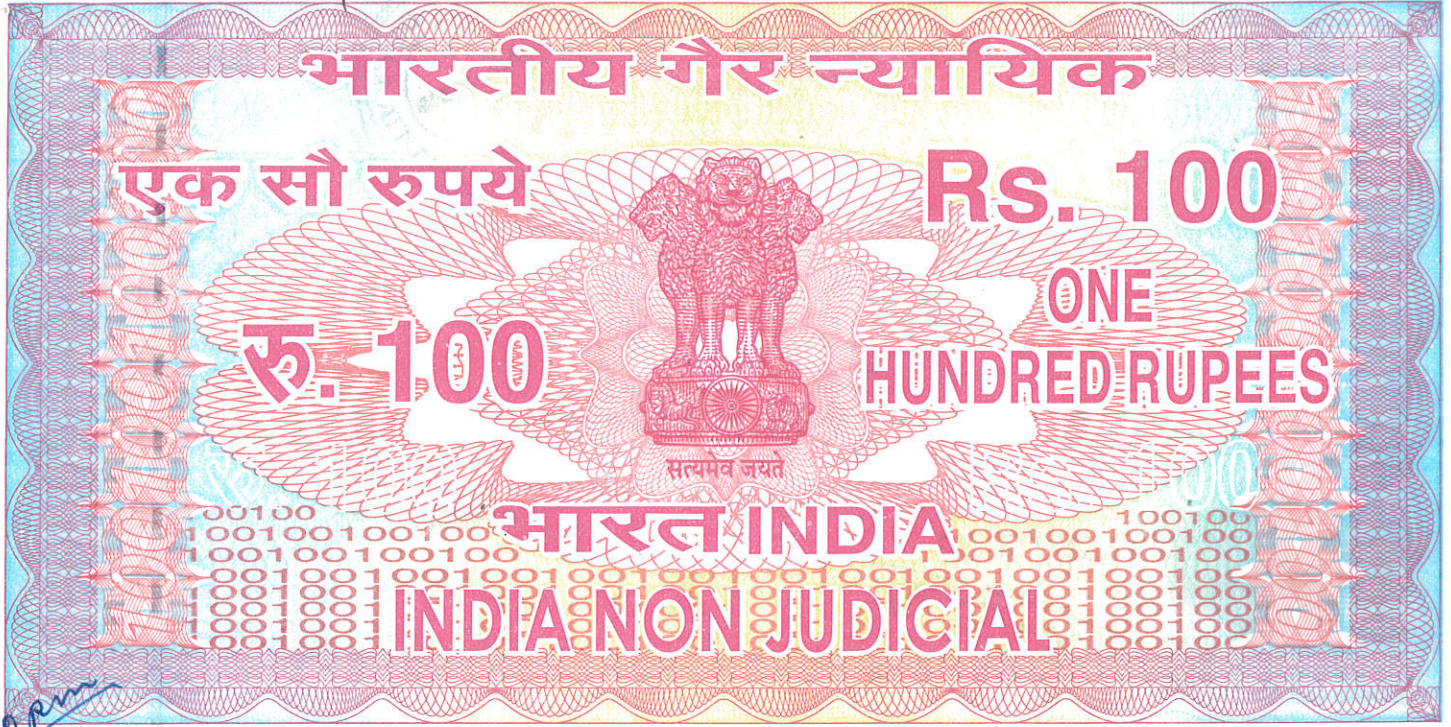


5496/22

iv - 134/2022



5.20 pm

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 878742

3  
23/12/22  
3/36/3168/22

Certify that the document is registered to registration. The signature sheet and the endorsement sheets attached with this document are the original of this document.

3  
Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

27 DEC 2022

VC-1269  
23/12/2022

DEED OF DECLARATION/RECTIFICATION

THIS INDENTURE OF DECLARATION/RECTIFICATION made this 23<sup>rd</sup> day of December Two Thousand Twenty Two.

BY & BETWEEN





**WEST BENGAL ELECTRONIC INDUSTRY DEVELOPMENT CORPORATION LIMITED** CIN:U52209WB1974SGC029237 (PAN AAACW2411Q), a Limited Company registered under the Companies Act, 1956, having its registered office at Webel Bhavan, Block-EP & GP, Sector – V, Bidhannagar, Salt Lake, Post Office -Sech Bhawan, Police Station - Electronic Complex, Kolkata 700091, District North 24 Parganas, West Bengal, represented by its **Constituted Attorney, MR. SUBHANKAR ROY, (PAN AZYPR0183N) & (AADHAR 9622 9252 6830)** son of Late Sudhindra Chandra Roy, working for gain at WEBEL, Block- EP & GP, Sector – V, Bidhannagar, Salt Lake, Post Office-Sech Bhawan, Police Station-Electronic Complex, Kolkata 700091, District: North 24 Parganas, West Bengal, hereafter referred to as the “**SUB-LESSOR**”, (which term and expression shall mean and include wherever the context so requires or permits themselves, successors-in-interest and/or assigns) of the **ONE PART;**

**AND**

**DELTA PV PRIVATE LIMITED**, a Company within the meaning of the Companies Act, 2013 having its registered office at Acropolis, 13<sup>th</sup> Floor, 1858/1, Rajdanga Main Road, Kasba, Police Station Kasba, Post Office Kasba , Kolkata 700 107 and Income Tax Permanent Account Number AABCD1954A represented by its **Authorized Signatory, MR. SANJOY KUMAR MOHANTY**, son of Late Madhusudan Mohanty working for gain at Acropolis 13<sup>th</sup> Floor, 1858/1 Rajdanga Main Road, Kolkata- 700 107 by faith Hindu, by occupation Service, citizen of India, and having Income Tax Permanent Account Number ADNPMO487B and Aadhaar Number 4565 0735 2120 and hereinafter referred to as the “**SUB-LESSEE**” (which expression unless excluded by or repugnant to the context shall include its successors-in-interest, administrators and assigns) of the **OTHER PART;**

**WHEREAS** a Deed of Sub-lease between the Sub-Lessor and the Sub-Lessee was executed on 3<sup>rd</sup> day of August, 2005 (hereinafter referred to as “**the said Original Deed**”) and the said Original Deed was registered at the office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, Kolkata in Book No. I,



*[Signature]*  
Addl District Sub-Registrar  
Bidhanagar, (Salt Lake City)

23 DEC 2022

Volume No. 361, Pages 291 to 305, Being No. 5931 for the year 2005 in respect of All That piece or parcel of land measuring about 1.00 acre (Plot No. A1-3) within 87.55621 acres complex in Block - EP & GP, Sector - V, Bidhannagar, Salt Lake City in the District of 24-Parganas (North) within Police Station - Bidhannagar (East), Sub-Registration Office - Bidhannagar, Salt Lake City (hereinafter referred to as “**the said Premises**”) for the purpose of electronics industry.

**AND WHEREAS** by a Deed of Rectification/Declaration dated 23<sup>rd</sup> March, 2001 between the Governor of the State of West Bengal and the Sub-Lessor herein, Clause 2 (vii) of the Original Deed of Lease dated 19<sup>th</sup> January, 1987 was amended and/or modified to the extent that the Sub-Lessor herein is authorized to allow its Sub-Lesseees to construct built-up space and make second sub-lease of surplus floor area / space to the genuine entrepreneurs as may be approved by the Sub-Lessor.


**AND WHEREAS** the Sub-Lessee now desires to construct their building at the said Premises for setting up IT Park for the use of IT / ITES and Electronics Units.

**AND WHEREAS** the Sub-Lessor agrees to consider the request of the Sub-Lessee for construction of the said building at the said Premises for using the built-up space for electronics and IT/ITES units also.

**NOW THIS DEED OF DECLARATION/RECTIFICATION WITNESSETH**  
as follows:

1. The Sub-Lessee hereby confirms that they will construct a building on the said Premises for the purpose the land was allotted to them and in addition to that for setting up IT/ITES units and shall be entitled to use the built up space for its own IT/ITES purpose/business and shall also be entitled to sub-let/sub-lease the surplus built up space of the building to be constructed on the said Premises to third parties for use as IT/ITES and electronics units only on previous written consent of the Sub-Lessor but the built up space shall not be used for other purposes except as per the policy/guideline of the Urban Development and Municipal Affairs Department, Government of West Bengal.



  
Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

23 DEC 2022

2. The Sub-Lessee hereby confirms that they will comply with all Government Orders, policy and guidelines issued from time to time by the Original Land Lord and/or Government Authorities and the Sub-Lessor.
3. The Sub-Lessee hereby confirms that they will strictly follow the policy decision of the Government in Urban Development Department "Not to allow more than 20% of total built up space of an IT/ITES industries for other activities".
4. The Sub-lessee has paid required permission fees to the Sub-lessor for construction of the building for setting up IT/ITES and Electronic Units only. The Sub-Lessee has also agreed to pay other fees, if any, payable to Urban Development Department and Sub Lessor for transfer / assignment of lease hold right at built up space partly or fully of the Leasehold premises as mentioned in the Schedule.
5. The Sub-Lessee hereby agrees and declares that they will abide by all other terms and conditions of the said Original Deed dated 3<sup>rd</sup> August, 2005 executed between the Sub-Lessor and the Sub-Lessee and the Original Lease Deed dated 19<sup>th</sup> January, 1987 executed between the Governor of the State of West Bengal and the Sub-Lessor herein. This Deed of Declaration/Rectification shall be deemed and construed to form part of the said Original Deed dated 3<sup>rd</sup> August, 2005 which shall always be read as amended and rectified in terms hereof.

#### **SCHEDULE OF THE LAND**

All That piece or parcel of land being Plot admeasuring about 1.00 acre (Plot No. A1-3) out of 87.555621 acres in Block – EP & GP, Sector –V, Bidhannagar, Salt Lake, (previous Police Station - Bidhannagar (East), current Police Station– Electronic Complex-Sector V, Bidhannagar, Registration Office at Bidhannagar, Salt Lake, Kolkata - 700 091, District North 24 Parganas.

- On the North** : Plot No. A1 – 1 & 2
- On the South** : 15 meters wide road
- On the East** : Plot No. N1 (Webel SL Energy Limited)
- On the West** : Plot No. A1 – 4.

All other terms of the Sub-Lease Deed dated 3<sup>rd</sup> August, 2005 shall remain unchanged and unaltered.



Additional District Sub-Registrar  
Bidhannagar, (Salt Lake City)

23 DEC 2022



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seal on the day, month and year first above written.

**COMMON SEAL OF** for and on behalf of West Bengal Electronics Industry Development Corporation Limited (Sub-Lessor) by its Constituted Attorney, Mr. Subhankar Roy, of the Company at Kolkata in the presence of:

1. *Khiziv Shaked*  
BB-48, Aryan CHSL  
New Town, Kolkata-156.

2. *Reshma Pal*  
*Singur, Balrambali*  
*Hooghly - 712409*  
SIGNED                      SEALED                      AND

**DELIVERED** for and on behalf of Delta PV Private Limited (Sub-Lessee) by its Authorised Signatory, Mr. Sanjoy Kumar Mohanty, of the Company at Kolkata in the presence of:

1. *Khiziv Shaked*

2. *Reshma Pal*

For West Bengal Electronics Industry  
Development Corporation Limited

*Subhankar Roy*  
Constituted Attorney

For Delta PV Pvt. Ltd.

*Sanjoy K. Mohanty*  
Authorised Signatory

(SANJOY K. MOHANTY)

Drafted by me

*Jally Dey*

**JALLY DEY**

(Advocate)

High Court, Calcutta

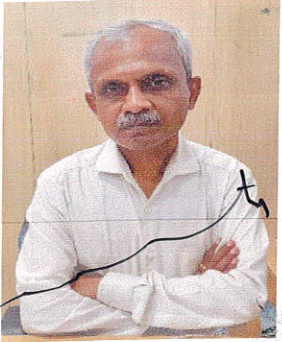










En. No.- F/1111/2016



Addl District Sub Registrar  
Bidhannagar, (Salt Lake City)

23 DEC 2022

**SPECIMEN FORM FOR TEN FINGER PRINTS**

	Sanjoy K. Maitany						
		(Left Hand)					
							
		(Right Hand)					
		Little	Ring	Middle	Fore	Thumb	



	Subhendu Koz						
		(Left Hand)					
							
		(Right Hand)					
		Little	Ring	Middle	Fore	Thumb	

PHOTO						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					



3  
Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

23 DEC 2022



2C-1269



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BIDHAN NAGAR, District Name :North 24-Parganas

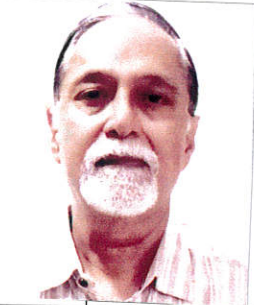

Signature / LTI Sheet of Query No/Year 15043003613168/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Sanjoy Kumar Mohanty Acropolish, 13th Floor, 1858/1, Rajdanga Main Road, City:- Not Specified, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107	Representative of Declarant [Delta PV Private Limited ]			 23.12.2022
2	Mr Subhankar Roy Webel Bhavan, Salt Lake City, Block/Sector: V, City:- Not Specified, P.O:- Sech Bhawan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091	Representative of Declarant [West Bengal Electronics Industry Development Corporation Limited ]			 23/12/22





Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Khizir Shakeel Son of Late Munawar Ahmed BB-48, Aryan Co Operative Housing Society Ltd., Block/Sector: Street No-109, City:- Not Specified, P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156	Mr Sanjoy Kumar Mohanty, Mr Subhankar Roy			<i>Khizir Shakeel</i> 23/12/2022

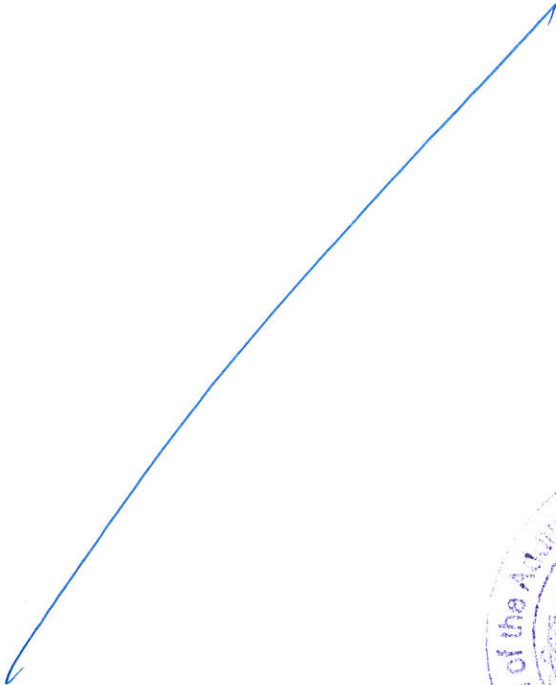
*3*

(Rita Lepcha)

ADDITIONAL DISTRICT  
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.  
BIDHAN NAGAR

North 24-Parganas, West  
Bengal



# DELTA PV PRIVATE LIMITED

Regd. Office: Acropolis, 13<sup>th</sup> Floor, 1858/1, Rajdanga Main Road, Kasba, Kolkata-700 107,  
Phone:033 6625 1200; E-mail Id- secretarial@emamirealty.com  
CIN: U40106WB1994PTC064439

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING NO.03/2019-20 OF THE BOARD OF DIRECTORS OF DELTA PV PRIVATE LIMITED HELD AT THE REGISTERED OFFICE OF THE COMPANY AT ACROPOLIS, 13<sup>TH</sup> FLOOR, 1858/1, RAJDANGA MAIN ROAD, KASBA, KOLKATA – 700107 ON SATURDAY, 17<sup>TH</sup> AUGUST, 2019**

## AUTHORISATION

“RESOLVED THAT in respect of Company’s Project at Plot No. A1-3, Block – EP & GP, Salt Lake, Sector - V, Bidhannagar, Kolkata – 700 091, Dr. Nitesh Kumar Gupta, son of Mr. Jitendra Kumar and Mr. Sanjoy Kumar Mohanty, son of Late Madhusudan Mohanty, be and are hereby appointed as the Authorised Representatives of the Company, to do all acts, deeds and things severally as may be necessary for the construction of the Project thereof, including to prepare, sign and submit the Plan, obtain all Statutory Approvals/ permissions/ consents/ licenses with Nabadiganta Industrial Township Authority, Fire Department, Airport Authority of India and /or any other statutory authority and to perform all such acts, deeds, matters and things necessary in this respect and to appear before such authorities on behalf of the Company as necessary from time to time as may be required to give effect to this resolution.”

**CERTIFIED TRUE COPY**  
For DELTA PV PRIVATE LIMITED

**DIRECTOR**  
**DIN: 08756907**





भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

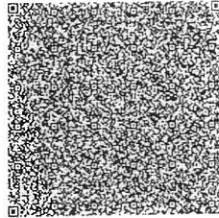
Enrolment No.: 0630/11111/00144

Download Date: 01/12/2020

To  
KHIZIR SHAKEEL  
C/O: Munawar Ahmed  
BB-48, 2ND FLOOR, ARYAN CO-OPERATIVE HOUSING SOCIETY LTD  
STREET NO 109  
ACTION AREA 1  
NEAR NEWTOWN BANDHAN BANK BRANCH  
Kolkata  
New Town  
North 24 Parganas West Bengal - 700156  
9836246116

Issue Date: 17/11/2020

Signature Not Verified  
Digitally signed by  
UNIQUE IDENTIFICATION  
AUTHORITY OF INDIA OI  
Date: 2020.12.01 18:01:26  
IST



आपका आधार क्रमांक / Your Aadhaar No. :

6886 4307 0190

VID : 9111 4105 6382 9450

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Download Date: 01/12/2020



KHIZIR SHAKEEL  
Date of Birth/DOB: 06/06/1960  
Male/ MALE

Issue Date: 17/11/2020

6886 4307 0190

VID : 9111 4105 6382 9450

मेरा आधार, मेरी पहचान



Government of India



### सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

### INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

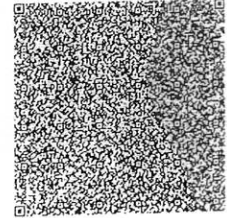
- Aadhaar is valid throughout the country
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Address:  
C/O: Munawar Ahmed, BB-48, 2ND FLOOR,  
ARYAN CO-OPERATIVE HOUSING  
SOCIETY LTD, STREET NO 109, NEAR  
NEWTOWN BANDHAN BANK BRANCH,  
ACTION AREA 1, Kolkata, North 24  
Parganas,  
West Bengal - 700156



6886 4307 0190

VID : 9111 4105 6382 9450



1947



help@uidai.gov.in



www.uidai.gov.in

*Khizir Shakeel*

## Major Information of the Deed

Deed No :	IV-1504-00134/2022	Date of Registration	27/12/2022
Query No / Year	1504-3003613168/2022	Office where deed is registered	
Query Date	22/12/2022 2:15:25 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Jally Dey High Court, Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8777474243, Status :Advocate		
Transaction	Additional Transaction		
[4305] Other than Immovable Property, Declaration			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:4)	Rs. 7/- (Article:E)		
Remarks			

### Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>West Bengal Electronics Industry Development Corporation Limited</b> Webel Bhavan, Block-EP And GP, Block/Sector: V, City:- Not Specified, P.O:- Sech Bhawan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 , PAN No.:: aaxxxxxx1q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>Delta PV Private Limited</b> Acropolish, 13th Floor, 1858/1, Rajdanga Main Road, City:- Not Specified, P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: aaxxxxxx4a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Sanjoy Kumar Mohanty (Presentant )</b> Son of Late Madhusudan Mohanty Acropolish, 13th Floor, 1858/1, Rajdanga Main Road, City:- Not Specified, P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ADxxxxxx7B, Aadhaar No: 45xxxxxxxxx2120 Status : Representative, Representative of : Delta PV Private Limited (as Authorized Signatory)
2	<b>Mr Subhankar Roy</b> Son of Late Sudhindra Chandra Roy Webel Bhavan, Salt Lake City, Block/Sector: V, City:- Not Specified, P.O:- Sech Bhawan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AZxxxxxx3N, Aadhaar No: 96xxxxxxxxx6830 Status : Representative, Representative of : West Bengal Electronics Industry Development Corporation Limited (as Constituted Attorney)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Khizir Shakeel</b> Son of Late Munawar Ahmed BB-48, Aryan Co Operative Housing Society Ltd., Block/Sector: Street No-109, City:- Not Specified, P.O:- New Town, P.S:-New Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700156			
Identifier Of Mr Sanjoy Kumar Mohanty, Mr Subhankar Roy			



Endorsement For Deed Number : IV - 150400134 / 2022

On 23-12-2022

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:12 hrs on 23-12-2022, at the Private residence by Mr Sanjoy Kumar Mohanty ,.

Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]

Execution is admitted on 23-12-2022 by Mr Sanjoy Kumar Mohanty, Authorized Signatory, Delta PV Private Limited (Private Limited Company), Acropolis, 13th Floor, 1858/1, Rajdanga Main Road, City:- Not Specified, P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr Khizir Shakeel, , , Son of Late Munawar Ahmed, BB-48, Aryan Co Operative Housing Society Ltd., Sector: Street No-109, P.O: New Town, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Muslim, by profession Business

Execution is admitted on 23-12-2022 by Mr Subhankar Roy, Constituted Attorney, West Bengal Electronics Industry Development Corporation Limited (Others), Webel Bhavan, Block-EP And GP, Block/Sector: V, City:- Not Specified, P.O:- Sech Bhawan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091

Indetified by Mr Khizir Shakeel, , , Son of Late Munawar Ahmed, BB-48, Aryan Co Operative Housing Society Ltd., Sector: Street No-109, P.O: New Town, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Muslim, by profession Business

Rita Lepcha

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR

North 24-Parganas, West Bengal

On 27-12-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 152813, Amount: Rs.100.00/-, Date of Purchase: 12/12/2022, Vendor name: Suranjan Mukherjee

Rita Lepcha

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1504-2022, Page from 2738 to 2754

being No 150400134 for the year 2022.



Digitally signed by RITA LEPCHA DAS  
Date: 2022.12.28 16:11:13 +05:30  
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/12/28 04:11:13 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.

(This document is digitally signed.)