

4216/2020

I-4136/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 462161

2001016198/2020

28/9/2020

MV- 24,17,73,288
24,34,60,788



Visit Case No. 1424
 J(1)- 500
 J(2)- 500
 Total Realised on 1000

Shash
 Additional Registrar of Assurances-IV, Kolkata
 ARA-IV Kolkata

Certified that the Document is admitted to Registration. The Stamp and the endorsement shall be a part of this document.

Shash
 Additional Registrar of Assurances-IV, Kolkata

THIS DEED OF ASSIGNMENT made this 08th day of September, Two Thousand

and Twenty

BETWEEN

~~09 SEP 2020~~

09 SEP 2020

WEBSOL ENERGY SYSTEM LIMITED, (PAN: AAACW3039L) a company within the meaning of the Companies Act, 2013, having its registered office at 48, Pramatha Chowdhury Sarani, Plot No. 849, Block P, New Alipore, Kolkata 700 053, P.S. New Alipore

145M
 3-9-20

103021

19 MAR 2020

DATE.....
 SOLD TO..... FOX & MANDAL
 ADDRESS..... Advocates
 12, Old Post Office St.
 RS..... 100/- Calcutta - 700 001

CODE NO. (1087)
 LICENCED NO.
 28 & 20A / 1973

ANJUSHREE BANERJEE
 L. S. VENDOR (O.S.)
 HIGH COURT, KOLKATA

19 MAR 2020

B. G.



ADDITIONAL REGISTRAR
 OF ASSURANCES, KOLKATA

8 SEP 2020

Identified by:-
 Prajata Kishore Chakrabarty
 Advocate

S/o late Pradip Chakrabarty
 C/o Fox & Mandal
 206, A Jc Bose Road,
 Kolkata - 700 012



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 192020210087817921

Payment Mode Online Payment

GRN Date: 18/09/2020 18:17:17

Bank : IDBI Bank

BRN : 687499695

BRN Date: 18/09/2020 18:27:17

DEPOSITOR'S DETAILS

Id No. : 2001015198/16/2020
(Query No./Query Year)

Name : MERLIN PROJECTS LTD

Contact No. : Mobile No. : +91 9836745145

E-mail :

Address : 22 PRINCE ANWAR SHAH ROAD KOLKATA 700020

Applicant Name : Mr Saptarshi Roy

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Transfer of lease, Transfer of Lease/Deed of Assignment
Payment No 16

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	2001015198/16/2020	Property Registration- Stamp duty	0030-02-103-003-02	118025
2	2001015198/16/2020	Property Registration- Registration Fees	0030-03-104-001-16	16875

Total

134900

In Words : Rupees One Lakh Thirty Four Thousand Nine Hundred only

2



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-007207212-2

Payment Mode Counter Payment

GRN Date: 01/09/2020 12:12:53

Bank : IDBI Bank

BRN : 686819019

BRN Date: 01/09/2020 00:00:00

DEPOSITOR'S DETAILS

Id No. : 2001015198/7/2020

[Query No./Query Year]

Name : MERLIN PROJECTS LIMITED

Contact No. : Mobile No. : +91 9836745145

E-mail :

Address : 22 PRINCE ANWAR SHAH ROAD KOLKATA 700033

Applicant Name : Mr Saptarshi Roy

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Transfer of lease, Transfer of Lease/Deed of Assignment
Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001015198/7/2020	Property Registration- Stamp duty	0030-02-103-003-02	18924150
2	2001015198/7/2020	Property Registration- Registration Fees	0030-03-104-001-16	2417747

Total

19341897

In Words : Rupees One Crore Ninety Three Lakh Forty One Thousand Eight Hundred Ninety Seven only

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
8 SEP 2020

No. 2211-UR/UM/51 (S) (K) 12/2015

Dated: Kolkata, the 10th July, 2015

NOTIFICATION

An area of land measuring 87.555621 acres, more or less, at Block - EP & OP, Sector-V, Salt Lake in the district of North 24 Parganas within Bidhannagar Police Station (Salt Lake), bounded and bounded on the North by type - II Road, on the South by type - III Road and undeveloped land, on the East undeveloped land and on the West type - III Road, was leased out to the West Bengal Electronics Industry Development Corporation Ltd. (WEBEL) for a period of 999 years for developing and sub-allotting the land to the interested entrepreneurs for the purpose of developing an Electronics Complex in Salt Lake. The lease was executed on 19.01.1987 and registered at the office of the Registrar of Assurances, Kolkata on 21.02.1987.

As per existing procedure, the sub-leasing of land and transfer of surplus built-up space of any plot, within the area of land leased out to WEBEL, was pre-dominantly done from this end. However, in this procedure the intending parties/entrepreneurs face difficulty to establish their IT/ITES based organization within a prescribed time frame.

The Government of West Bengal has taken a 98-point Action-Plan towards "Ease of Doing Business" for stimulating investments in manufacturing sectors of the State. Under the aforesaid initiative it has been recommended to authorize WEBEL to sanction building plan of an industrial set up proposed to be established in the land leased out to them at Sector - V, Salt Lake. In the intervening period the Government in this Department has also received representations suggesting 'Ease of Doing Business' in respect of lease hold land at Sector - V, Salt Lake, Kolkata.

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After careful consideration of the matter the Governor has been pleased to hereby authorize the West Bengal Electronics Industry Development Corporation Ltd. (WEBEL) to grant permission to transfer leasehold right/built-up space in respect of aforesaid defined land in Block - EP & GP, Sector - V, Salt Lake, Kolkata for ITITES industry after necessary scrutiny and examination in accordance with relevant notification and guidelines issued by Urban Development Department from time to time, in the interest of speedy disposal of all WEBEL related industrial initiatives in future. The Government dues arising out of such sub-lease of land and transfer of built-up space should be deposited in the appropriate Head of Account of the Urban Development Department through GRIPS under intimation to this Department.

4. This order shall take immediate effect.
5. This notification be published in the Kolkata Gazette, Extraordinary Issue.
6. This may be circulated to all concerned.

By order of the Governor,

Sd/-
(DEBASHIS SEN)
Principal Secretary to the
Government of West Bengal

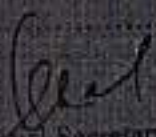
No 2251/1(9)-UD/O/M/SL/NRY8L-12/2015

Dated : Kolkata, the 10th July, 2015

Copy forwarded for information and necessary action:-

- (1) The Accountant General (Audit), West Bengal, Treasury Building, Kolkata-700 001.
- (2) The Finance Department, Government of West Bengal.
- (3) The Managing Director, West Bengal Electronics Industry Development Corporation (WEBEL), Webel Bhawan, Salt Lake, Kolkata.
- (4) The Managing Director (F), West Bengal Electronics Industry Development Corporation (WEBEL), Webel Bhawan, Salt Lake, Kolkata.
- (5) The Executive Engineer (Design), Salt Lake Reclamation and Development Circle, Nilman Bhawan, Salt Lake, Kolkata - 700 091.
- (6) The Executive Officer, Nabadiganta Industrial Township Authority, Udayan Bhawan, Salt Lake, Kolkata - 700 091.
- (7) The Administrator, Bidhannagar Municipality, Pura Bhawan, Salt Lake, Kolkata.
- (8) The Executive Officer, Bidhannagar Municipality, Pura Bhawan, Salt Lake, Kolkata.
- (9).....

WEST BENGAL ELECTRONICS
INDUSTRY DEVELOPMENT CORPORATION
13 JUL 2015


Special Secretary to the
Government of West Bengal



P.O. New Alipore through Kalpana Santawan Singh, (AADHAR: 3530 5754 6927) (PAN : CISPS 0040N), daughter of Santawan Bhopal Singh, by occupation Service, faith Hindu, working for gain at 107, Jolly Maker Chambers No. 2, 225, Nariman Point, Mumbai 400 021, P.O. Department of Posts Ministry of Communication Government of India, General Jagannath Bhosle Road, Nariman Point, P.S. Marine Drive, being the authorized officer of Invent Assets Securitisation And Reconstruction Private Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred by Section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002 hereinafter referred to as the "**ASSIGNOR**" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **FIRST PART**

AND

MERLIN PROJECTS LIMITED, (PAN:AACCM0505B) a company within the meaning of the Companies Act, 2013, having its registered office at 22, Prince Anwar Shah Road, Merlin Oxford, 2nd Floor, Kolkata 700 033 P.S. Charu Market, P.O. Tollygunge represented by its Authorized Signatory Rachit Sanghvi, (Aadhar No. 5112 5033 5539), (PAN: AHSPD3491P), son of Dinesh Sanghvi, by occupation Service, faith Hindu, working for gain at 22, Prince Anwar Shah Road, P.O. Tollygunge, P. S. Charu Market, Kolkata-700033 hereinafter referred to as the "**ASSIGNEE**" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **SECOND PART**

AND

WEST BENGAL ELECTRONICS INDUSTRY DEVELOPMENT CORPORATION LIMITED, (PAN: AAACW2411Q) a Government of West Bengal Undertaking having its registered office at Webel Bhavan, Block EP & GP, Sector V, Bidhannagar, Salt Lake, Kolkata 700 091, P.O. Sech Bhaban, P.S. Electronics Complex, Salt Lake represented by its Authorized representative Ashis Kumar Sasmal, (Aadhar No. 460177168985), (PAN: AHSPD3491P), son of Kanai Lal Sasmal, by occupation Service, faith Hindu, working for gain at Webel Bhavan, Block EP & GP, Sector V, Bidhannagar, Salt Lake, Kolkata 700 091, P.O. Sech Bhaban, P.S. Electronics Complex, Salt Lake hereinafter referred to as the "**Sub-Lessor**"



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(which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **THIRD PART**.

AND

INVENT ASSETS SECURITISATION AND RECONSTRUCTION PRIVATE LIMITED, (PAN AABC11007K) a company under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, having its registered office at 107, Jolly Maker Chambers No. 2, 225, Nariman Point, Mumbai 400 021, P.O. Department of Posts Ministry of Communication Government of India, General Jagannath Bhosle Road, Nariman Point, P.S. Marine Drive, represented by its Authorized Officer Kalpana Santawan Singh, (AADHAR: 3530 5754 6927) (PAN : CISPS 0040N), daughter of Santawan Bhopal Singh, by occupation Service, faith Hindu, working for gain at 107, Jolly Maker Chambers No. 2, 225, Nariman Point, Mumbai 400 021, P.O. Department of Posts Ministry of Communication Government of India, General Jagannath Bhosle Road, Nariman Point, P.S. Marine Drive hereinafter referred to as the "**CONFIRMING PARTY**" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **FOURTH PART**.

WHEREAS by a deed of lease (hereinafter referred to as the "Original Lease Deed") dated 19th January 1987 made between the Governor of the State of West Bengal therein referred to as the Lessor of the First Part and West Bengal Electronic Industry Development Corporation Limited, therein referred to as the Lessee of the Other Part and registered with the office of the Registrar of Assurances, Calcutta on 21st February, 1987 in Book No. 1 Volume No. 56 Pages 266 to 277 Being No. 1856 for the year 1987, the Lessor therein demised unto and to the Lessee therein being the Sub-Lessor herein, ALL THAT piece and parcel of land measuring 87.55521 acres more or less in Block - EP & GP, Sector - V of Bidhannagar in the District of 24 Parganas North (**Entire Land**) more fully mentioned in the Schedule thereunder written and the First Schedule hereunder for a term of 999 years and on the terms and conditions contained therein.

AND WHEREAS under the Original Lease Deed the Sub-Lessor herein has been authorized to sub-divide and sub-let the Entire Land for the purpose of setting up of different units of Electronic Industry only.



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AND WHEREAS the Sub-Lessor has at its own cost developed the Entire Land demised under the Original Lease Deed by filling and leveling the land, constructing roads, sewerage systems making provision for power lines, water supply network and has at considerable cost made the said Entire Land suitable for setting up of electronic units (hereinafter referred to as the Electronic Complex).

AND WHEREAS by a Letter of Allotment dated 17th May, 1990, the Sub-Lessor had agreed to grant sub lease to Webel SL Energy Systems Limited (now known as Websol Energy System Limited) and the said Webel SL Energy Systems Limited agreed to accept a Sub Lease of a plot comprised in the Entire Land for a term of 90 years for the purpose and on the conditions mentioned therein.

AND WHEREAS by a deed of sub-lease dated 24th March, 1993 made between the Sub-Lessor therein also referred to as the Sub-Lessor of the One Part and Webel SL Energy Systems Limited therein referred to as the Sub Lessee of the Other Part and registered with the Registrar of Assurances, Calcutta in Book No. I, Volume No. 263, Pages 209 to 136 Being No 4303 for the year 1993 (hereinafter referred to as the Deed of Sub-Lease), the Sub-Lessor therein demised unto and to the Sub Lessee therein being the Assignor herein ALL THAT piece and parcel of land measuring 1.06 acres more or less being Plot No. N1 at Block EP & GP, Sector V, Salt Lake, Kolkata (Demised Land) and morefully described in the Second Schedule thereunder and hereunder written for the purpose and on the terms and conditions as mentioned therein.

AND WHEREAS by a Deed of Rectification/Declaration dated 23rd March, 2001 made between the Governor of the State of West Bengal, therein referred to as the Lessor of the First Part and the Sub - Lessor herein, therein referred to as the Lessee of the Other Part and registered with the Additional District Sub-Registrar, Bidhannagar, in Book No. I, Vol No. 120, Pages 93 to 97, Being No. 2289 for the year 2001, Clause 2 (vii) of the Original Lease Deed was amended and/or modified to the extent that the Sub-Lessor was authorized to allow its sub-lessee(s) to construct built-up spaces and to grant second sub-lease of the surplus floor area space to genuine entrepreneurs as may be approved by the Sub-Lessor herein.

AND WHEREAS the Assignor after obtaining necessary permissions duly set up an electronics unit for the purpose of manufacturing solar cells and modules at the Demised Land.



[Handwritten signature]

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AND WHEREAS the said manufacturing unit at the Demised Land was subsequently closed down and it was decided by the Assignor to construct a B+G+19 storied IT Park at the Demised Land.

AND WHEREAS, by a fresh Certificate of Incorporation issued by the Registrar of Companies, West Bengal, dated 20th October, 2009 the name of the Assignor then known as Webel - SL Energy Systems Limited was changed to WEBSOL Energy Systems Ltd, as the Assignor is now known.

AND WHEREAS, upon change of name a provisional No Objection Certificate being Memo. No. WBFES/848/11/Bidhan-IT/60/06(67/06) dated 30th May, 2011 was obtained for the proposed construction of the IT Park from the Department of Fire and Emergency Services, Government of West Bengal and various other approvals including environmental clearances *inter alia* for construction of a building were also obtained from the concerned authorities from time to time.

AND WHEREAS in order to obtain finance for working capital, the said Assignor obtained loans under various financing documents from Allahabad Bank and Federal Bank, with the consent of Sub-Lessor and the Sub-Lessor vide its letter dated 12th August, 2004 had also granted its no objection for creation of equitable mortgage or charge of the leasehold interest of the Assignor in the Demised Land in favour of Allahabad Bank and Federal Bank.

AND WHEREAS the loan of the Federal Bank alongwith the security of the Demised Land was assigned to Allahabad Bank and consequently the Federal Bank by its letter dated 13th July, 2017 accorded satisfaction of its charge over the Demised Land.

AND WHEREAS the said loan of the Assignor with Allahabad Bank became irregular and in terms of Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, (SARFAESI Act), the Authorized Officer of Allahabad Bank issued a Demand Notice dated 21st May, 2013 calling upon the Assignor to repay the amount due and payable by them and mentioned in the said notice within 60 days from the date of receipt of the said notice.



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AND WHEREAS subsequently by an Assignment Agreement dated 18th February, 2016 made between Allahabad Bank therein referred to as the Assignor of the First Part and Invent Assets Securitisation and Reconstruction Private Limited therein referred to as the Assignee of the Second Part, Allahabad Bank at and for the consideration therein mentioned assigned unto and in favour of the Assignee therein the loan disbursed under the financing documents including the security interests created over the Demised Land and more particularly mentioned in the Schedule I thereunder written absolutely and forever.

AND WHEREAS upon acquiring such financial assets/debts of the Assignor from Allahabad Bank in exercise of the powers contained in Section 13 (2) of the SARFAESI Act, 2002 the Section 13 (4) of the SARFAESI Act, 2002 read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer of Invent Assets Securitisation & Reconstruction Private Limited took over possession of the Demised Land in terms of Possession Notice dated 18th October, 2019.

AND WHEREAS the Authorised Officer of Invent Assets Securitisation & Reconstruction Private Limited, in exercise of the powers conferred under the provisions of the SARFAESI Act, 2002, also published sale notice in Financial Express and Dainik Statesman on 20th December, 2019, to sell the Demised Land under the provisions of the said Act of 2002 thereby inviting bids from the public at large.

AND WHEREAS pursuant to such publication of the sale notice 2 (two) numbers of bids were received by the Authorised Officer of Invent Assets Securitisation & Reconstruction Private Limited and at an auction of the Demised Property held on 22nd January, 2020 Merlin Projects Limited, the Assignee herein, emerged as the highest bidder.

AND WHEREAS by a letter dated 22nd January, 2020 the Authorized Officer of Invent Assets Securitisation & Reconstruction Pvt. Ltd., intimated the Assignee that they are the highest bidder at the auction held for sale and/or transfer of the Demised Property and by a letter of even date, the Authorized Officer of Invent Assets Securitisation & Reconstruction Pvt. Ltd also agreed to transfer the leasehold interest in the land in favour of the Assignee herein subject to payment of the entire bid amount within 15th March, 2020, The Assignee has duly paid the sale amount to the Confirming Party herein and the Sale Certificate has duly been executed by the Confirming Party in favour of the Assignee



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in terms of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

AND WHEREAS the Assignee herein intends to develop the Demised Land for the purpose of IT, ITeS and allied industries and for end users thereof as permitted in terms of Notification No. 1967/UD/O/M/SL (AL/NR)/7L-23/95 (Pt) dated 3rd June, 2008 including but not limited to use of 20% of built up spaces for other commercial/retail activity or for such other activities as may be permitted in terms of the extant laws. ("**Proposed Project**").

AND WHEREAS the Assignee on behalf of the Assignor has paid the requisite permission fees calculated @ Rs. 3,00,000/- per cottah to the Sub-Lessor and has obtained necessary permission for assignment of the Demised Land in favour of the Assignee herein from the said West Bengal Electronics Industry Development Corporation Limited, the Sub-Lessor herein.

AND WHEREAS the draft of this Deed has also been approved by the West Bengal Electronics Industry Development Corporation Limited vide its letter of approval being EC: LAND;WEBEL: 2020 dated 14th August, 2020.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

1. Having obtained necessary permission from the West Bengal Electronics Industry Development Corporation Limited and in pursuance of the terms and conditions contained in the Deed of Sub Lease and in consideration of a sum of Rs. 12,07,85,000/- (Rupees Twelve Crores Seven Lakhs Eighty Five Thousand only) paid by the Assignee to Invent Assets Securitisation And Reconstruction Private Limited, the Confirming Party herein towards the full and final amount of the bid amount (the receipt whereof Invent Assets Securitisation And Reconstruction Private Limited doth hereby as well as by the receipt hereunder written admit and acknowledge) and in further consideration of a sum of Rs. 2,27,02,020/- (Rupees Two Crores Twenty Seven Lakhs Two Thousand Twenty only) inclusive of applicable taxes thereon paid by the Assignee on behalf of the Assignor to the Sub-Lessor herein for grant of permission of this assignment (the receipt whereof Sub-Lessor doth hereby acknowledge as well as by the receipt hereunder written admit and acknowledge), the Assignor doth hereby assign the lease hold interest



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in ALL THAT piece and parcel of land containing an area of 1.06 acres situate lying at and being Plot No. N 1, Block EP &GP, Sector - V, Bidhannagar (Salt Lake), District North 24 Parganas more fully described in the Second Schedule hereunder written and hereinafter referred to as "Demised Land" and delineated in the map or plan hereto annexed and thereon bordered red for the unexpired residue of the terms of the Deed of Sub Lease dated 24th March, 1993 with option of successive renewal for another 2 (two) terms of 90 years each at the discretion of the Sub-Lessor on the terms and conditions to be determined by the Sub-Lessor and upon fulfilling and/or complying with the terms and conditions herein and those of the Deed of Sub-Lease, along with all rights, benefits, liberties, privileges sewers, drains, easements and appurtenant whatsoever **TO HAVE AND TO HOLD** the Demised Land for the remaining unexpired period of the Deed of Sub Lease subject to the observance and performance of the terms, conditions and stipulations as contained in the Deed of Sub Lease dated 24th March, 1993 as also the Original Lease Deed dated 19th January, 1987 granted in favour of the Sub-Lessor.

2. In consideration of the permission fees, the entirety of which has been paid to the Sub-Lessor herein, the Sub-Lessor doth hereby confirm the assignment hereby made and do hereby further declare that it accepts the Assignee as its direct sub lessee in respect of the Demised Land on and from the date hereof till the remainder period of the tenure of the sub - lease as may be renewed in terms thereof subject to the compliance, observance and performance of the terms and conditions as contained herein and in the Deed of Sub Lease dated 24th March, 1993.
3. The Assignee to the intent that the obligations and covenants on the part of the Assignee and/or the subsequent assignees to be observed and performed throughout the said period of demise, agrees and covenants with the Sub-Lessor as follows :-
 - (a) To pay the lease rent and annual ground-rent regularly and punctually without any delay or any default and without abatement or deductions on or before first 90 days of the year of English Calendar in question for which the same shall be payable and also to pay all moneys payable as



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determined, by the Sub-Lessor and/or the appropriate authority or the State Government.

- (b) To pay, discharge and, satisfy all rates, taxes, cesses, assessments, levies and impositions for transfer of built up spaces which are now or during the said terms shall be imposed or assessed on the Demised Land and building/s therein whether payable by the owner or occupier of the Demised Land which are or may be payable to the Authority of the Government or any other appropriate Authority or otherwise and also the Sub-Lessor herein.

It is made clear that the Assignee shall pay annual rent in terms of the Deed of Sub Lease dated 24th March, 1993 and permission fee to the Sub-Lessor for assignment of built up space on case to case basis and other charge whatsoever is payable to the Sub-Lessor or the Government by the Assignee. Further, if any utility service is given by the Sub-Lessor or other authorities the Assignee will pay the applicable service charges like other sub-lessees of the Sub-Lessor.

- (c) To develop the Demised Land by constructing building, structures and installations with good quality materials which is to cater to the specific needs of the Proposed Project and to construct in conformity with such building rules as may be framed by the State-Government or any other appropriate authority in that behalf in accordance with the plan and specifications to be submitted to and approved by Nabadiganta Industrial Township Authority (NDITA) or any other appropriate authority.
- (d) To arrange for sewerage treatment and disposal of the treated sewage and all waste, solid or liquid, internal roads, power supply and electric supply at their own cost within the Demised Land and to submit a master plan for the same and also layout of building/s and structures to be constructed to the appropriate authorities/Government of West Bengal.
- (e) To take connections for roads, drains, sewerage, storm water connection and electric connection from the existing basic infrastructure facilities



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within the Demised Land at its own cost and take necessary permissions from the appropriate authorities for such connections.

- (f) To bear and pay the entire costs of construction charges and other expenses whatsoever for implementation or setting up of the Proposed Project for its end users including fees for sanction of the plans and other costs and expenses relating thereto.
- (g) To demarcate the Demised Land with boundary wall, and to maintain such boundary wall in good and proper condition.
- (h) To keep the Demised Land clean and from all sorts of nuisance and not to allow any accumulation of water on it.
- (i) To allow any person authorized by the Sub-Lessor or its agents, at all reasonable times during the term to enter upon and to inspect, repair and clean the sewer lines and manholes drains, water pipe lines or to do any work in connection therewith without making the Sub-Lessor liable for any inconvenience or consequential loss suffered by the Assignee on this account.

Further, to allow any person authorized by the Sub-Lessor or its agents, at all reasonable times during the term to enter upon the Demised Land and inspect its condition and give or leave notice of any breach of the terms and conditions of this Deed and when such breach has been caused by any act or omission on the part of the Assignee, its servants or agents, the Assignee is bound to make it good at its own cost within 30 days after such notice has been given or left.

- (j) To use or allow to be used the Demised Land or any part thereof for the purpose of the Proposed Project and for its end users.
- (k) Except as stated in this instrument, not to allow to be used the Demised Land and premises or any part thereof for any purpose other than setting up the Proposed Project for its end users.



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- (l) Not to allow any part of the Demised Land and the building therein to be used as place of public worship or burial or cremation ground or allow any shrine, masjid, church or temple to be erected thereon or allow to be carried on any unlawful, illegal or immoral activities, offensive trade or prohibited business and store any prohibited combustible or explosive substance therein.
- (m) To apply for and obtain permissions from the appropriate authorities for electricity, drainage, water supply, sanitary, gas, telecommunications and other connections and facilities etc as may be required for setting up the Proposed Project for its end users and to keep the same renewed and subsisting at all times and to obey and abide by all necessary provisions of law.
- (n) To observe and perform all the terms, conditions stipulations and covenants contained in the Deed of Sub Lease dated 24th March, 1993, subject to the terms and conditions mentioned herein.
- (o) To observe, perform and comply with the requisitions as may from time to time be made by the State Government or local municipality or any other statutory body or the Sub-Lessor in respect of the Demised Land and the building/s and infrastructure to be constructed thereon.
- (p) Not to commit any breach of terms and conditions of the Original Lease Deed dated 19th January, 1987 executed between the Governor of the State of West Bengal and the Sub-Lessor and not to execute or perform any act or deed or thing or suffer anything to the contrary whereby or by reason whereof the Original Lease Deed may be forfeited so far as the same is applicable of the Demised Land.
- (q) The Assignee shall be deemed to have full knowledge of the Original Lease Deed and the Deed of Sub Lease and desist from any acts of omission or commission which may render the same terminable or determinable.
- (r) Upon expiry, earlier surrender or termination of the Deed of Sub Lease, for any breach of the terms and conditions herein and the Deed of Sub Lease



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dated 24th March, 1993, the Assignee shall yield up peaceful quiet and vacant possession of the Demised Land with all the building/s and structures that may be in existence at the time and in occupation of the Assignee to the Sub-Lessor, by relinquishing all its rights title interest therein and in good condition as the same is now with usual wear and tear and Acts of God exempted.

- (s) To submit and apply for building plan sanction to NDITA within 10 days of obtaining fire clearance and to take necessary steps so that the plan is duly approved within 90 days from the date of submission of the plan.
- (t) To construct and complete construction of the buildings in all respects within 48 (forty eight) months from the date of obtaining the last of the permission, sanction, NOC or approvals required for commencement of construction of the Proposed Project which period shall be extended further on reasonable grounds or due to existence of any force majeure event such as existence of war, flood, drought, fire, cyclone, earthquake, epidemic, pandemic, governmental directions, shortage of materials, shortage of labourers, any other calamities caused by nature affecting construction activity or any other reason beyond the reasonable control of the Assignee.
- (u) To abide by all laws during the period of construction pertaining to environment, health and safety including the policies and guidelines relating thereto. In all events the Assignee shall be answerable and be responsible for any deviation, violation and/or breach of any applicable laws.
- (v) To keep the Sub-Lessor indemnified against all actions, claims, demands and expenses on account of performances or non-performance by the Assignee of any of the terms, conditions and stipulations of the Sub-Lease.
- (w) Not to hold at any point of time the Sub-Lessor/Government of West Bengal responsible in any manner whatsoever in respect of the Demised Land, the constructions made thereon including its maintenance or



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

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otherwise and for that purpose shall keep the Sub-Lessor/Government of West Bengal saved, harmless and indemnified.

4. The Sub-Lessor doth hereby covenant with the Assignee that the Assignee paying the annual rent reserved and observing and fulfilling all the terms and conditions contained herein on its part to be paid observed and performed shall (i) peaceably hold the Demised Land together with construction to be carried thereon during the term of this demise without any obstructions and interruptions by the Sub-Lessor. (ii) the Sub-Lessor permits construction of a multi storied building on the Demised Land and clause 2 (v) of the Deed of Sub Lease to that effect stands amended thereby allowing for construction of multi storied building for the Proposed Project in place and instead of setting up of electronic industry as contained therein, (iii) the Sub-Lessor will ensure that the Assignee gets FSI/FAR of 5.9 subject to Assignee submitting plan for construction within 1 (one) year from date hereof and in the event the Assignee is entitled to avail additional FAR in accordance with the applicable laws for the time being in force on account of construction of Green Building, construction near Metro Corridor and/or any other account, then in such an event the Assignee shall have the option of availing such additional FAR over and above the aforesaid FAR of 5.9, however, subject to payment of all necessary fees and charges for availing such additional FAR as may be applicable for the time being in force and (iv) the Assignee is hereby permitted to use and occupy 80% of the built up space or any-part or parts thereof in the building/s to be constructed therein for accommodation of IT, ITeS and allied industries for its end users thereof and 20% of the built up space for other commercial/semi commercial /retail activity e.g. food court, shops, showrooms as the Assignee may deem fit and proper.
5. And it is hereby mutually agreed by and between the Sub-Lessor and the Assignee as follows -
 - a) The Sub-Lessor hereby agrees and confirms and hereby grants its consent to the Assignee to transfer, assign by way of long term and short term sub-lease and to let out in favour of the prospective third parties and/or end users in the proposed building/s to be constructed on the Demised Land subject to payment of applicable fees by the Assignee to the Sub-Lessor or



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA

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any other government instrumentality for such transfer or assignment in favour of the prospective third parties and/or end users **Provided However That** the said intending sub-lessees or or end users or tenants shall use 80% of the built-up space or units for setting up IT, ITeS and allied industries and for end users thereof and 20% for non-polluted and non-hazardous commercial activities and retail services as mentioned in clause 4(iv) subject to payment of applicable fees to the appropriate authority.

- b) (i) The Assignee and the intending end users shall have the right to mortgage or create charge over the Demised Land / building / part of the building provided such mortgage or charge is created subject to the rights of the Sub-Lessor under the Original Lease Deed and/or Deed of Sub Lease and /or Deed of Assignment in order to avail finance from Life Insurance Corporation of India or Nationalized or Scheduled Banks or Government and statutory bodies or Government sponsored Financial Institution or any other institution, for any period not exceeding the terms herein **Provided That** in all the cases aforesaid the Assignee's liability for payment of rents and observance and performance of covenant conditions and stipulations herein contained shall continue to be binding upon the Assignee throughout the whole term of the Sub Lease and in the event of earlier termination the Assignee shall handover the Demised Land with all building, structures and fixtures to the Sub-Lessor free from all encumbrances.
- (ii) The Assignee shall also ensure that any such financial facility taken by it either before or after completion of the Proposed Project will have no liability or obligations whatsoever on the Sub-Lessor under such financial facility and such mortgage/charge created in favour of any lender shall be subject to the extent of the terms under this Deed of Assignment and Sub-Lease Deed.
- (iii) The Assignee shall indemnify the Sub-Lessor against any claim arising out of any borrowings made by the Assignee and the Sub-Lessor shall not be required to furnish any guarantee for any loan availed by the Assignee. In case owing to any loans or finances obtained by the Assignee, the Sub-Lessor suffers any losses or damages due to any non-repayment, delay in default of the Assignee or due to any other consequences of delay or default of the Assignee in respect of its obligations in relation to any such



[Handwritten signature]

ADDITIONAL REGISTRAR
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8 SEP 2020

loan or liability whatsoever, the Assignee shall indemnify and keep the Sub-Lessor saved harmless and indemnified in all respects thereof.

- c) (i) If the lease rent, annual ground rent, for the Demised Land and other taxes, cesses and impositions and outgoings payable by the Assignee to the Sub-Lessor shall remain unpaid for 21 days after the same becomes payable' or
- (ii) If the Assignee fails to construct and complete the building/s in the Demised Land within the stipulated period; or
- (iii) The Assignee abandons the Project,

then in every such case it shall be lawful for the Sub-Lessor at any time thereafter to terminate the Sub-Lease by giving one month's prior written notice without prejudice to the right of the Sub-Lessor to recover all arrears of rent and any damages for breach of the conditions as per law and in such event the Sub-Lessor shall have the right to re-enter the Demised Land and repossess the Demised Land together with all buildings, structures, fittings and fixtures therein and all structures, buildings to be constructed by the Assignee thereon without payment of any compensation. **PROVIDED ALWAYS** that if thereby any breach of any of the terms and conditions and covenants herein on the part of the Assignee contained, the Sub-Lessor shall call upon the Assignee to rectify and remedy the same within 12 (twelve) months from the date of the receipt of such notice. If the required rectifications or remedial measures are not carried within the given period, the Sub-Lessor shall enforce its right to render and take possession of the Demised Land or any part thereof together with the buildings and structures therein and thereupon the Sub-Lease shall forthwith stand determined, without prejudice to any other right of the Sub-Lessor in respect of any antecedent breach including to realize all moneys payable by the Assignee under the Bengal Public Demands Recovery Act or any other statutory modification thereof.

- (e) The Parties herein agree that except Income Tax all applicable taxes including Goods & Service Tax as may be payable by each of the parties



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA

8 SEP 2020

herein in respect of this assignment in terms of this Deed shall be paid by the Assignee.

- (f) In case of any dispute in connection with this Deed or whatsoever dispute between the Parties hereto, the same shall be referred to arbitration by a Sole Arbitrator to be appointed by the Managing Director of the Sub-Lessor. It is hereby agreed by the Sub-Lessor and the Assignee that the opinion of the Managing Director (or his duly authorized Nominee or a Sole Arbitrator appointed by him) of the Sub-Lessor in the manner of breach of any of the covenants mentioned herein by the Assignee would be final and binding and shall not be called into question by the Assignee in any manner whatsoever.
- (h) Courts in Kolkata shall have exclusive jurisdiction to settle any dispute which may arise out of or in connection with this assignment of the sub-lease and the Deed of Sub Lease dated 24th March, 1993 and that accordingly any suit action or proceedings arising out of or in connection therewith is to be brought in such courts and the parties hereto submits to accept for themselves and in respect of the Demised Land, generally and unconditionally, the jurisdiction of those courts.
- (i) The Deed of Assignment will be executed in duplicate and one will be registered. The registered Deed of Assignment will be retained by the Assignee and duplicate executed copy will be retained by the Sub-Lessor. The stamp duty registration fee and all costs and expenses of the registration will be borne and paid by the Assignee.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

8 SEP 2020

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT Lease-hold land measuring 87.55561 acres be the land a little more or less of plot of land in Block-EP & GP in Sector - V, of Bidhannagar in the District of North 24 Parganas (North), Police Station-Bidhannagar (East), Registration Office Bidhannagar, Salt Lake, now -P. S Electronics Complex, Sector - V, Bidhannagar, Salt Lake.

BOUNDARIES

1. On the North : Type-II Road
2. On the South : Type - III Road and Underdeveloped land
3. On the East : Underdeveloped land
4. On the West : Type - III land

THE SECOND SCHEDULE AT ABOVE REFERRED TO:

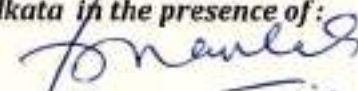
ALL THAT piece or parcel of land measuring 1.06 acres, together with dilapidated structures measuring 1500 Sq.Ft., more or less, in Plot No. N-1 as delineated in the map/site plan hereto annexed and thereon bordered red SITUATE AND LYING in Block EP & GP, Sector - V, Bidhannagar in District of North 24 Parganas within Police Station - Electronics Complex, Sector - V, Bidhannagar, Sub-Registration Office Bidhannagar, Salt Lake and butted and bounded as follows:—

- | | |
|----------------|--|
| On the North : | 15 meters wide road |
| On the South : | 17.04 meters wide road |
| On the East : | 15 meters wide road |
| On the West : | PLOT NO. A ₁ -2 & A ₁ -3 |

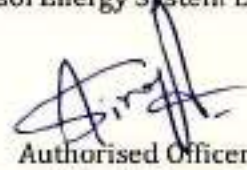
1

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

SIGNED AND DELIVERED on behalf of WEBSOL ENERGY SYSTEM LIMITED by Kalpana Santawan Singh being the Authorized Officer of Invent Assets Securitisation And Reconstruction Private Limited in exercise of powers conferred by section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002 **at Kolkata in the presence of:**

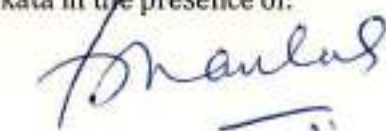
1. 
(SOHANLAL AGARWAL)
SON OF CHIRANSI LAL AGARWAL
9 New Road Alipore West, 700027
2nd Floor
2. Soumen Choudhury
s/o Santosh Kumar Choudhury
1918, Purbachal Bidhan Road
KOLKATA - 700078

Websol Energy System Limited



Authorized Officer
of Invent Assets Securitisation
And Reconstruction Private Limited

SIGNED AND DELIVERED by the Assignee, **MERLIN PROJECTS LIMITED**, by its Authorized Signatory, Rachit Sanghvi at Kolkata in the presence of:

1. 

Merlin Projects Limited



Authorized Signatory

2. Soumen Choudhury
s/o Santosh Kumar Choudhury



ADDITIONAL REGISTRAR
OF ASSURANCES-IV KOLKATA
8 SEP 2020

SIGNED AND DELIVERED by the Sub-Lessor,
**WEST BENGAL ELECTRONICS INDSTRY
 DEVELOPMENT CORPORATION LIMITED**, by
 its General Manager Finance/Authorised
 Representative, Ashis Kumar Sasmal at
 Kolkata in the presence of:

1. *[Signature]*

2. Soumen Debbruy.

West Bengal Electronics Industry
 Development Corporation Limited

For West Bengal Electronics Industry
 Development Corporation Limited
 Authorised Representative

[Signature]
 General Manager (Finance)

SIGNED AND DELIVERED by the said
 Confirming Party, **INVENT ASSETS
 SECURITISATION AND RECONSTRUCTION
 PRIVATE LIMITED**, by its authorized officer
 Kalpana Santawan Singh at Kolkata in the
 presence of:

1. *[Signature]*

2. Soumen Debbruy.

Invent Assets Securitisation And
 Reconstruction Private Limited

[Signature]
 Authorised Officer

Drafted by me,
Prajata Kishore Chakrabutty
 Prajata Kishore Chakrabutty,
 Advocate,
 C/o Fox & Mandal,
 206, A.J.C. Bose Road,
 Kolkata - 700 017.
 Enrolment No. WB/252/2009



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA

5 6 SEP 2020

RECEIPT

RECEIVED of and from the within named Assignee the sum of **Rs. 12,07,85,000/- (Rupees Twelve Crores Seven Lakhs Eighty Five Thousand only)** being the consideration paid in full in execution of this Deed as per Memo below -

Rs. 12,07,85,000/-

(Rupees Twelve Crores Seven Lakhs Eighty Five Thousand only)

Received as follows:-

By D.D. No. 002919 dated 18.01.2020 by the Assignee to the Confirmed Party for sum of **Rs. 2,45,57,000/-**

By UTR No. IBKLR92020012200061783 dated 22nd January 2020 by the Assignee to the Confirmed Party for sum of **Rs. 56,39,250/-**

By D.D. No. 003163 dated 12.03.2020 by the Assignee to the Confirmed Party for sum of **Rs. 9,05,88,750/-**

Total : Rs. 12,07,85,000/-

WITNESS:

1. 

2. Soumen Choudhury

Invent Assets Securitisation
And Reconstruction Private Limited


Authorised Officer



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA

8 SEP 2020

RECEIPT

RECEIVED of and from the within named Assignee the sum of **Rs. 2,27,02,020/-** (**Rupees Two Crores Twenty Seven Lakhs Two Thousand Twenty only**) being the consideration paid in full in execution of this Deed as per Memo below -

Rs. 2,27,02,020/-

(Rupees Two Crores Twenty Seven Lakhs Two Thousand Twenty only)

Received as follows:-

By D.D. No. 003268 dated 11.08.2020 by the Assignee to the Sub Lessor for sum of **Rs.2,27,02,020/-**

Total : Rs. 2,27,02,020/-

WITNESS:

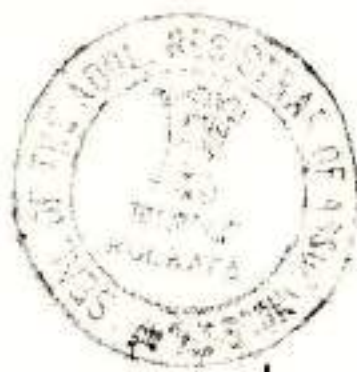
1. *[Handwritten Signature]*

2. *Soumen Chatterjee.*

West Bengal Electronics Industry
Development Corporation Limited

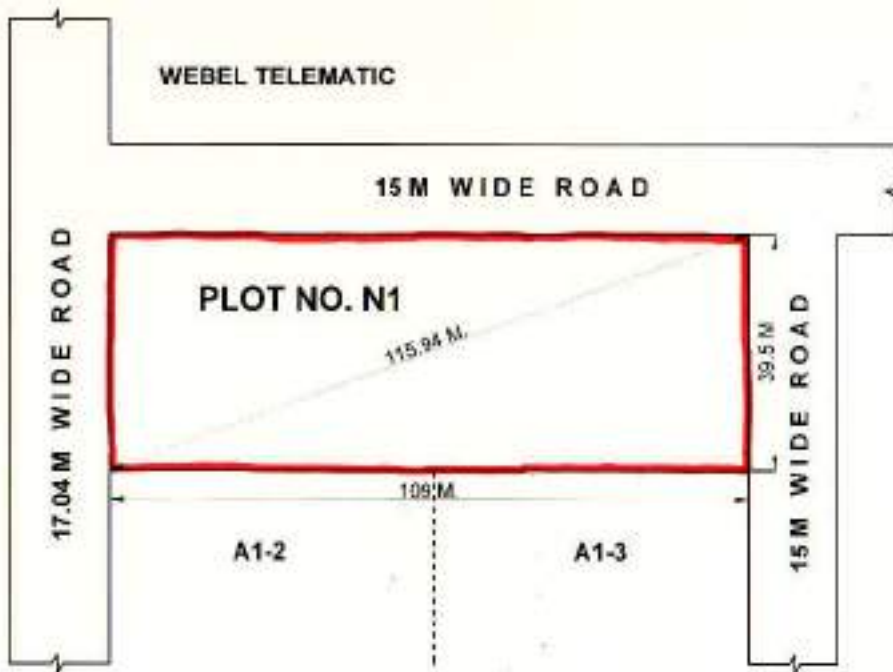
Authorised Representative

[Handwritten Signature]
General Manager (Finance)



ADDITIONAL REGISTRAR
OF ASSURANCES-IN, LUCKNOW
8 SEP 2020

SITE PLAN OF THE PLOT MEASURING 1.06 ACRE AT PLOT NO. N1, BLOCK-EP & GP, SALT LAKE CITY, SECTOR-V, BIDHAN NAGAR, KOLKATA-700091, DIST-24 PARGANAS (N), PS-SALT LAKE ELECTRONICS COMPLEX.



*For West Bengal Electronics Industry
Development Corporation Limited*

[Signature]
General Manager (Finance)

[Signature]

[Signature]


























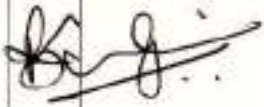














ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

8 SEP 2020

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser/presentants					
 	Left Hand					
		Little	Ring	Middle	Fore	Thumb
	Right Hand					
		Thumb	Fore	Middle	Ring	Little
 	Left Hand					
		Little	Ring	Middle	Fore	Thumb
	Right Hand					
		Thumb	Fore	Middle	Ring	Little
 	Left Hand					
		Little	Ring	Middle	Fore	Thumb
	Right Hand					
		Thumb	Fore	Middle	Ring	Little



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
8 SEP 2020

भारत सरकार-कॉर्पोरेट कार्य मंत्रालय
कम्पनी रजिस्ट्रार कार्यालय, पश्चिम बंगाल

नाम परिवर्तन के पश्चात नया निगमन प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : L29307WB1990PLC048350

मैसर्स WEBEL-SL ENERGY SYSTEMS LTD

के मामले में, मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स
WEBEL-SL ENERGY SYSTEMS LTD

जो मूल रूप में दिनांक आठ फरवरी उन्नीस ही नव्वे को कम्पनी अधिनियम, 1956 (1956 का 1) के अंतर्गत मैसर्स
WEBSOL ENERGY SYSTEMS LIMITED

के रूप में निगमित की गई थी, ने कम्पनी अधिनियम, 1956 की धारा 21 की शर्तों के अनुसार विधिवत आवश्यक विनिश्चय पारित करके तथा
लिखित रूप में यह सूचित करके की उसे भारत का अनुमोदन, कम्पनी अधिनियम, 1956 की धारा 21 के साथ पठित, भारत सरकार, कम्पनी कार्य
विभाग, नई दिल्ली की अधिसूचना सं. सा.का.नि. 507 (अ) दिनांक 24.6.1985 एस्.आर.एन. A70883103 दिनांक 20/10/2009 के द्वारा
प्राप्त हो गया है, उक्त कम्पनी का नाम आज परिवर्तित रूप में मैसर्स
WEBSOL ENERGY SYSTEMS LIMITED

हो गया है और यह प्रमाण-पत्र, कथित अधिनियम की धारा 23(1) के अनुसरण में जारी किया जाता है।

यह प्रमाण-पत्र, मेरे हस्ताक्षर द्वारा कोलकाता में आज दिनांक बीस अक्टूबर दो हजार नौ को जारी किया जाता है।

GOVERNMENT OF INDIA - MINISTRY OF CORPORATE AFFAIRS
Registrar of Companies, West Bengal

Fresh Certificate of Incorporation. Consequent upon Change of Name

Corporate Identity Number : L29307WB1990PLC048350

In the matter of M/s WEBEL-SL ENERGY SYSTEMS LTD

I hereby certify that WEBEL-SL ENERGY SYSTEMS LTD which was originally incorporated on Eighth day of
February Nineteen Hundred Ninety under the Companies Act, 1956 (No. 1 of 1956) as WEBSOL ENERGY
SYSTEMS LIMITED having duly passed the necessary resolution in terms of Section 21 of the Companies Act, 1956
and the approval of the Central Government signified in writing having been accorded thereto under Section 21 of
the Companies Act, 1956, read with Government of India, Department of Company Affairs, New Delhi, Notification
No. G.S.R 507 (E) dated 24/06/1985 vide SRN A70883103 dated 20/10/2009 the name of the said company is this
day changed to WEBSOL ENERGY SYSTEMS LIMITED and this Certificate is issued pursuant to Section 23(1) of
the said Act.

Given under my hand at Kolkata this Twentieth day of October Two Thousand Nine.

(NAUBAT SINGH)

उप कम्पनी रजिस्ट्रार / Deputy Registrar of Companies

पश्चिम बंगाल

West Bengal

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :

Mailing Address as per record available in Registrar of Companies office:

WEBSOL ENERGY SYSTEMS LIMITED

PLOT N 1 BL GP SE VSALT LAKE ELECTRONICS COM, KOLKATA - 700091,

West Bengal, INDIA

West Bengal Electronics Industry Development Corporation Limited

Webel Bhavan, Block EP & GP, Sector V, Bidhannagar, Salt Lake, Kolkata - 700 091
Phone 91 33 2339 2234/228/270/252 • Fax : 91 33 2357 1711 • e-mail : contact@webel-india.com
PAN : AAACW2411Q • TAN : CALW00084A • GSTIN : 19AAACW2411Q1Z1 • CIN : U52209WB1974SGC029237

EC:Land;Websol:2020

14th August, 2020

Registered with A/D

M/s. WEBSOL Energy System Limited,
Plot No. 849, Block "P",
2nd Floor, New Alipore,
48, Pramatha Choudhury Sarani,
Kolkata – 700 053.

Dear Sirs,

Re : Assignment of Leasehold right in plot no. N -1, Block -
EP & GP, Sector V, District - 24-Parganas (North) for
setting up IT/ ITES units

This has reference to our letter dated 6th March, 2020 regarding assignment of Leasehold right in plot no. N-1, Block - EP & GP, Sector V, District - 24-Parganas (North) in favour of M/s Merlin Project Ltd. In this respect, we have received a letter on 11th August, 2020 from M/s Merlin Projects Ltd along with a demand draft of Rs. 2,27,02,020.00 including GST vide no. 003268 dt 11.08.2020 on IDBI Bank Ltd, Kolkata – 700 033 towards permission fees for assignment of lease hold right of plot no. N -1 in Block - EP & GP, Sector V, Salt Lake in favour of M/s Merlin Projects Ltd by M/s. WEBSOL Energy System Limited [previously known as Webel SL-Energy Systems Ltd] for setting up IT / ITES / Electronics units.

In this connection, we would like to inform you that

- 1 Urban Development Dept., Govt. of West Bengal leased out land measuring about 87.555621 acres in Block - EP & GP in Sector V, Bidhannagar, Salt Lake in favour of West Bengal Electronic Industries Development Corporation Limited (WBEIDC Ltd.) for the purpose of setting up of electronics/IT/ITES industries thereon vide lease deed dated 19th January, 1987. A deed of rectification had also been executed between the parties on 23rd March, 2001. In terms of the said lease deed WBEIDC has been authorized to sub-divide and sub-lease / sub-let the said land or surplus built up space of the building to the different intending entrepreneurs for setting up their electronics / IT / ITES business.
- 2 Subsequently a plot no. N - 1 measuring 1.06 acre in Block - EP & GP, Sector V, Salt Lake (out of 87.555621 acres) was sub-leased in favour of M/s Webel SL-

AM

- 2 -

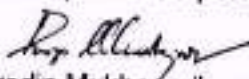
Energy Systems Ltd by M/s. West Bengal Electronics Industry Development Corporation Limited (WBEIDC) on 24th March, 1993 for the purpose of setting up IT/ITES/Electronics industry thereon. The Sub-lessee has changed its name from M/s Webel SL-Energy Systems Ltd to M/s WEBSOL Energy System Limited Service Private Limited on 20.10.2009

- 3 By your letter dated 28th March, 2019 you have sought our "permission for transfer of lease right of the said property". As per your request, we may consider your request subject to comply the terms and conditions of the Sub-lease Deed dated 24th day of March, 1993 and also the Order of the Sub-lessor, Notification of the Government and Order of other Authorities

You are directed to include a clause in the Deed of Assignment mentioning that "the Assignee shall pay requisite fees to UD & MA Dept. through within 30 days from the receipt of the demand through Webel / Sub-lessor, failing which the Sub-lessor shall have the right to terminate said deed of assignment".

Now, in terms of UD Department Notification No. 2251 – UD/O/M/SL(NR)/8L – 12/2015 dated 10th July, 2015 M/s. WEBSOL Energy System Limited [previously known as Webel SL-Energy Systems Ltd (Transferor/Assignor) is hereby allowed to transfer the sub-leasehold rights of the land measuring 1.06 acre at premises no. N -1 in Block EP & GP, Sector V, Bidhannagar, Salt Lake, Kolkata – 700091 in favour of M/s Merlin Projects Ltd subject to execution of Deed of Assignment in conformity with the terms and conditions of the Deed as per the draft Proforma vetted by us. After registration of the said deed certified true copy of the same to be furnished to this office. The Assignee shall comply all the terms and conditions of the Original Lease Deed executed between the Governor of the State of West Bengal and WBEIDC dated 19th January, 1987, Sub-lease Deed dated 24th March, 1993 executed between WBEIDC and M/s Webel SL-Energy Systems Ltd and the deed of Assignment to be executed M/s. WEBSOL Energy System Limited and M/s Merlin Projects Ltd. The said plot of land shall be used by the Assignees / Transferees for setting up IT/ITES/ electronics units only but not for any other purpose at all.

Yours faithfully,
West Bengal Electronics Industry
Development Corporation Limited


Prodip Mukhopadhyay
Managing Director

C. C to : ADSR, Bidhannagar
Salt Lake, Kolkata - 91

M/s Merlin Project Ltd
22 Prince Anwar Shah Road
Kolkata – 700 033

Schedule II
[under Rule 9(6)]
SALE CERTIFICATE
(for Immovable Properties)

Whereas

The undersigned being the Authorised Officer of the Invent Assets Securitisation & Reconstruction Private Ltd. (INVENT) a Company Incorporated under the Companies Act, 1956 and registered as an Asset Reconstruction Company pursuant to Section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("the SARFAESI Act, 2002") and in exercise of the powers conferred under section 13 read with (rules 8 and 9) of the Security Interest (Enforcement) Rules, 2002 sold on "as is where is basis", "as is what is basis" and "no recourse basis" on behalf of the Invent Assets Securitisation & Reconstruction Private Limited being Secured Creditor in favour of **Merlin Projects Limited – Declaration of Highest Bidder in auction dated 22nd January, 2020 for the sale of Leasehold Land situated at Plot No – N1, Block – EP & GP, Sector – V, Salt Lake Electronics Complex, Kolkata – 700091. (admeasuring 1.06 acre)., (Purchaser).** The immovable property shown in the SCHEDULE below was originally mortgaged / secured in favour of Allahabad Bank.

The financial facilities were provided by the secured creditor (Assignor Bank) to Websol Energy System Limited (Borrower) and to secure the said assistance / financial facility provided to Websol Energy System Limited (Borrower) the said security interest was created., The entire outstanding debts along with underlying securities was assigned to **Invent Assets Securitisation & Reconstruction Private Limited Acting in its capacity as Trustee of Invent/1516/S67 Trust** vide Assignment Agreement dated 18th February 2016, by Allahabad Bank. The undersigned acknowledge the receipt of **Rs. 12,07,85,000/- (Rupees Twelve Crore Seven Lakh Eighty Five Thousand Only)**, the sale price in full and handed over the delivery and possession of the scheduled property. The payments of Rs. 12,07,85,000/- by M/s. Merlin Projects Limited for purchasing the said property was made as under :-

Sr. Nos.	Particulars	Date	Amount
1.	Being 25% of the total purchase consideration/bid amount quoted by Merlin Projects Limited immediately.	22 nd January, 2020	Rs. 3,01,96,250/-
2.	Balance 75% of the bid amount	13 th March, 2020	Rs. 9,05,88,750/-

The sale of the scheduled property is made on "as is where is basis", "as is what is basis" and "no recourse basis" and was made free from all encumbrances as there is no encumbrances known to the secured creditor as listed below.

CIN NO.: U74999MH2003PTC139774

Corp. Office : Bakhtawar, Suite 'B', Ground Floor, Backbay Reclamation Scheme Block III, 229, Nariman Point, Mumbai - 400 021.

Tel.: +91 22 2280 1516 / 6632 4051 Fax: +91 22 2280 1515 e-mail: invent@inventarc.com website: www.inventarc.com

Regd. Office : 107, Jolly Maker Chambers No. 2, 225, Nariman Point, Mumbai - 400 021.



Schedule
Description of Immovable Properties

The Sale of Leasehold Land situated at Plot No – N1, Block – EP & GP, Sector – V, Salt Lake Electronics Complex, Kolkata – 700091. (admeasuring 1.06 acre).

Known encumbrances

-Nil-

Thanking You.

For Invent Assets Securitisation & Reconstruction Pvt. Ltd.,
(acting in its capacity as Trustee of the 'INVENT/1617/SBBJ/S94 TRUST')


Authorized Officer



Date: 13/3/2020

Place: Mumbai

CIN NO.: U74999MH2003PTC139774

Corp. Office : Bakhtawar, Suite 'B', Ground Floor, Backbay Reclamation Scheme Block III, 229, Nariman Point, Mumbai – 400 021.

Tel.: +91 22 2280 1516 / 6632 4051 Fax: +91 22 2280 1515 e-mail: invent@inventare.com website: www.inventare.com

Regd. Office : 107, Jolly Maker Chambers No. 2, 225, Nariman Point, Mumbai – 400 021.











Government of West Bengal

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

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19042001015198/2020

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





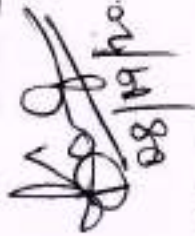



Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	KALPANA SANTAWAN SINGH 107, Jolly Maker Chambers No. 2, 225, Nariman Point, P.O:- Department Of Posts Ministry Of Communication Gove, P.S:- MARINE DRIVE, District:-Mumbai, Maharashtra, India, PIN - 400021	Representative of Transferor [WEBSOL ENERGY SYSTEM LIMITED]		4505 	 02/06/20
2	Mr ASHIS KUMAR SASMAL Webel Bhavan, Block EP And GP, Sector V, Bidhannagar, Salt Lake, P.O:- SECH BHABAN, P.S:- Bidhannagar, District:-North 24 Parganas, West Bengal, India, PIN - 700091	Representative of Transferor [WEST BENGAL ELECTRONICS INDUSTRY DEVELOPMENT CORPORATION LIMITED]		4506 	 08-09-2020



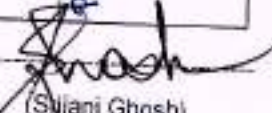
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

8 SEP 2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	KALPANA SANTAWAN SINGH 107, Jolly Maker Chambers No. 2, 225, Nariman Point, P.O:- Department Of Posts Ministry Of Communication Gove, P.S:- MARINE DRIVE, District:-Mumbai, Maharashtra, India, PIN - 400021	Representative of Transferor [INVENT ASSETS SECURITY AND RECONSTRUCTION PRIVATE LIMITED]			 02/06/2020
4	Mr RACHIT SANGHVI 22, Prince Anwar Shah Road, P.O:- CHARU MARKET, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700033	Representative of Transferee [MERLIN PROJECTS LIMITED]		4504 	 08/09/20
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Prajati Kishore Chakrabutty Son of Late Pradip Chakrabutty 5/1/g, Keyatala Road, 206, P.O.- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029	KALPANA SANTAWAN SINGH, Mr ASHIS KUMAR SASMAL, KALPANA SANTAWAN SINGH, Mr RACHIT SANGHVI		4507 	 08/09/2020

Prajati Kishore Chakrabutty


(Stujani Ghosh)
ADDITIONAL REGISTRAR
OF ASSURANCE



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
8 SEP 2020

OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

5 SEP 2020

INCOME TAX PAN SERVICES UNIT

(Managed by National Securities Depository Limited)

3rd Floor, Sapphire Chambers, Near Baner Telephone Exchange,
Baner, Pune - 411 045



Dear Sir / Madam,

PAN AABCH1007K

Your request for correction / change in particulars on PAN Card has been processed and corrected PAN Card is enclosed. The inconvenience caused on account of errors is regretted.

We wish to inform you that quoting of PAN on return of income tax and challans for payment of taxes is necessary to ensure accurate credit of taxes paid by you and faster processing of return of income. Please quote PAN on all communications with the department as it helps to improve taxpayer service.

Income Tax Department maintains a website : www.incometaxindia.gov.in for providing information and services to citizens. This site also contains detailed information of PAN.

Income Tax Department

PKG ID : PCC06232601 / 18 / 35 / 01/12/2009 / OVX



NUM / 154 / 502002020641010111 / 31924827

INVENT ASSETS SECURITISATION AND RECONSTRUCTION PRIVATE LIMITED

INVENT ASSETS SECURITISATION AND RECONSTRUCTION PRIVATE LIMITED

FIRST FLOOR, SURAJ PRAKASH
65, SHANKAR CHANEKAR MARG
NEXT TO RAVINDRA NATYA MANDIR
PRABHADEVI
MUMBAI
MAHARASHTRA - 400029
TEL. NO. 22 34351110

(This being a computer-generated letter, no signature is required)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

KALPANA SANTAWAN SINGH
SANTAWAN BHOPAL SINGH

27/10/1984
Permanent Account Number
CISD50040N



Kalpana
Signature

Kalpana



 Government of India

सत्यम सिंह
 Satyam Singh
 जन्म तिथि / DOB : 27/10/1984
 महिला / Female






3530 5754 6927

मेरा आधार, मेरी पहचान






 Unique Identification Authority of India


पता:
 सत्यम सिंह, सी-53, फ्लैट
 न-6, फर्स्ट फ्लोर, सेक्टर-7, सेंट
 जोसेफ स्कूल के पास, नई पारवेल
 ईस्ट, पारवेल, रायगढ़, पंजाब,
 महाराष्ट्र, 410206

Address:
 D/O: Santawan Singh, C-53, Flat
 No-6, First Floor, Sector-7, Near
 St Joseph School, New Parvel
 East, Parvel, Raigarh, Parvel,
 Maharashtra, 410206

3530 5754 6927

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 help@uidai.gov.in

 www.uidai.gov.in

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REGISTRATION

CAUTION

INDIAN CITIZENS REGISTERED ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN CONSUL/POST OFFICE IMMEDIATELY ON THE OCCASION OF THEIR ARRIVAL IN INDIA. ANY CORRECTION OF THE REGISTER FROM A POSTAL OFFICE WILL BE TREATED AS A VIOLATION OF THE PASSPORT ACT, 1967 AND WILL BE PENALIZED ACCORDINGLY. THE REGISTER SHOULD BE KEPT AT ALL TIMES IN A SAFE PLACE AND SHOULD BE PROTECTED FROM LOSS OR DAMAGE. THE REGISTER SHOULD BE KEPT IN A SAFE PLACE AND SHOULD BE PROTECTED FROM LOSS OR DAMAGE. THE REGISTER SHOULD BE KEPT IN A SAFE PLACE AND SHOULD BE PROTECTED FROM LOSS OR DAMAGE.

Name of the holder of the passport / Name of the holder of the passport

SANTAWAN SINGH

Name of the holder of the passport / Name of the holder of the passport

DAYAWATI SINGH

Name of the holder of the passport / Name of the holder of the passport

C-53, FLAT NO-6, FIRST FLOOR, SECTOR-7

NEAR ST JOSEPH SCHOOL, NEW PANVEL (E)

NAVI MUMBAI-410206

Name of the holder of the passport / Name of the holder of the passport / Old Passport No. with Date and Place of Issue

THRZ42300511

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AAACW2411Q

वार्ड /NAME

WEST BENGAL ELECTRONICS I INDUSTRY DEVELOPMENT
CORPORATION LIMITED

निगम/बचने की तिथि /DATE OF INCORPORATION/INFORMATION

04-02-1974



CERTIFIED TO BE TRUE

Bengal Electronics Industry
Development Corporation Limited

S.K. Ghosh
Company Secretary

शुभम शर्मा, ए.ए. - XI

COMMISSIONER OF INCOME TAX, W.B. - XI

For West Bengal Electronics Industry
Development Corporation Limited

General Manager (Finance)

[Handwritten signature]

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

ASHIS KUMAR SASMAL

KANATLAL SASMAL

09/01/1962

Permanent Account Number

AKXPS4132L

Ashis

Signature





ভারত সরকার
Government of India

ভূমি-স্বত্ব আইন/Enrollment No.: ID46/20050/11718

To
অশীষ কুমার শস্মাল
Ashis Kumar Sasmal
20/22A B.B.GHOSH SARANI
Uludaanga Main Road S.O
Uludaanga Main Road Kolkata
West Bengal 700067

MIN0801766923F



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4601 7716 8985

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



অশীষ কুমার শস্মাল
Ashis Kumar Sasmal
পিতা : কান্ন লাল শস্মাল
Father : KANN LAL SASMAL
জন্ম তারিখ / Year of Birth : 1967
লিঙ্গ / Male



4601 7716 8985

আধার - সাধারণ মানুষের অধিকার



- ☐ আপনার পরিচয় প্রমাণ, সাময়িকভাবে প্রমাণ নয়।
- ☐ পরিচয় প্রমাণ জরুরি অন্তর্ভুক্তির দ্বারা প্রাপ্ত করুন।

INFORMATION

- ☐ Aadhaar is proof of identity, not of citizenship.
- ☐ To establish identity, authenticate online.

- ☐ আপনার সত্যি সত্যি প্রমাণ।
- ☐ আপনার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- ☐ Aadhaar is valid throughout the country.
- ☐ Aadhaar will be helpful in availing Government and Non-Government services in future.

301066



স্বাধীনতা নিশিষ্ঠ পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা
20/22A, বি.বি.গোশল রোড,
উত্তরঙ্গা মেন রোড, কোলকাতা,
পশ্চিমবঙ্গ, 700067

Address:
20/22A, B.B. GHOSH
SARANI, Uradanga Main
Road S.O, Uradanga Main
Road, Kolkata, West Bengal,
700067



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



T.O. Box No. 1947,
Kolkata-700 001


 ভারতের নির্বাচন কমিশন
 পত্রিকা নং
ELECTION COMMISSION OF INDIA
IDENTITY CARD

YUP2244374




নির্বাচনের নাম : আশীষ কুমার
 শাসমল
 Elector's Name : Ashish Kumar Sasmal
 পিতার নাম : কানাই লাল শাসমল
 Father's Name : Kanai Lal Sasmal
 লিঙ্গ/সেক্স : পুরুষ M
 জন্ম তারিখ
 Date of Birth : 09/01/1962

Handwritten signature

YUP2244374

ঠিকানা
 20/22A, বিপ্লবী বারন গরম লালী, কলকাতা,
 কলকাতা-700067

Address:
 20/22A, BIPLABI BARN GHOSH GARMA,
 MANIKTALA, KOLKATA-700067

Handwritten signature

Date: 27/12/2014

157-নির্বাচন নিয়ন্ত্রণ অফিসের
 প্রতিলিপিত স্বাক্ষর
 Facsimile Signature of the Electoral
 Registration Officer for
 157-Maniktila Constituency

In case of change in address mention this Card No.
 in the relevant form for including your name in the
 roll at the changed address and to change the card
 with same number.

Handwritten signature



भारत निर्वाचन आयोग
भारत
ELECTION COMMISSION OF INDIA
IDENTITY CARD
DWK1874213



निर्वाचक नाम : राधा डी साधवी

Elector's Name : Radha D. Saigvi

पिता नाम : दिनेश डी साधवी

Father's Name : Dinesh D Saigvi

लिंग / Sex : पुरु / M

जन्म तारीख : 29/06/1985
Date of Birth

DWK1874213

ಶಿಖರ

7A, 8th Rd, BANGALURU 560020

Address:

7A, 8th Rd, BANGALURU 560020

Date: 02/02/2017

104-01000, 104th Street, 104th Street

104th Street, 104th Street

Facsimile Signature of the Electoral

Registration Officer for

104-Chowlingee Constituency

ಶಿಖರ ಸಂಕೇತಿಸಿದ ಈ ಸೂಚನೆ ಉದ್ದೇಶಿಸಿ ನಿಮ್ಮ ಸೂಚನೆ
ನಿಮ್ಮ ಸೂಚನೆ ಸೂಚನೆ ಸೂಚನೆ ಸೂಚನೆ ಸೂಚನೆ
ನಿಮ್ಮ ಸೂಚನೆ ಸೂಚನೆ ಸೂಚನೆ ಸೂಚನೆ ಸೂಚನೆ
In case of change in address mention this Card No.
in the relevant Form by including your name in the
cell at the changed address and to obtain the card
with serial number.





[Handwritten signature]

जायकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी आयकर पहचान कार्ड
Permanent Account Number Card
ANSPD561P



श्री प्रदीप
SHRI PRADIP

पता: 42, नया बाजार, दिल्ली
ADDRESS: 42, NEW MARKET, DELHI

पता: 42, नया बाजार, दिल्ली
ADDRESS: 42, NEW MARKET, DELHI

[Handwritten signature]

भारत सरकार
Government of India

रचित सांग्वी
Rachit Sanghvi

जन्म तिथि / DOB: 29/09/1985
लिंग / Male

5112 5033 5539

आधार - आम आदमी का अधिकार


भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

पता: डॉ. दिव्येश सांग्वी जी सांग्वी
टॉवर 1 फ्लॉर-33 सी/डी
375, पी.ए. शाह रोड, नजदीक
साउथ सिटी मेल, जोधपुर,
जोधपुर पार्क, कोकिला,
जोधपुर पार्क, पश्चिम बंगाल,
700088

5112 5033 5539

1800 200 1807 help@uidai.gov.in www.uidai.gov.in


Rachit Sanghvi

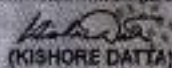
 **BAR COUNCIL OF WEST BENGAL**
 A body constituted under the Advocates Act, 1961
 2 & 3, Green Square, Bay Road, City Civil Court Building, 7th Fl., Kol-700 001
 Phone : 2248-8966, 2248-7233, 2230-5771, Tele Fax : 2243-7233
 E-mail : www.wbbarcouncil@gmail.com
 Website : www.wbbarcouncil.org

IDENTITY CARD

NAME : PRAJATA KISHORE CHAKRABORTY, Advocate

Father's/Husband's Name Pradip Chakraborty




 (KISHORE DATTA)
 Chairman Special Committee

Card No. E-1881

Address Recorded on the Roll 511/2, Keyhole Road, 2nd Floor,
Kolkata - 700029

Present Address DO

Enrolment No. WB / 252/2009

Dated 21.01.2009 Date of Birth 05.11.1963

Date 11.01.2018


 Secretary / Assistant Secretary

Prajata Kishore Chakraborty

DATED THIS ^{03rd} DAY OF SEPTEMBER, 2020

BETWEEN

WEBSOL ENERGY SYSTEM LIMITED

...FIRST PART

AND

MERLIN PROJECTS LIMITED

...SECOND PART

AND

WEST-BENGAL ELECTRONICS INDUSTRY
DEVELOPMENT CORPORATION LIMITED

...THIRD PART

And

INVENT ASSETS SECURITISATION AND
RECONSTRUCTION PRIVATE LIMITED

...FOURTH PART

DEED OF ASSIGNMENT

FOX & MANDAL,
Solicitors & Advocates,
12, Old Post Office Street,
Kolkata - 700 001.

Major Information of the Deed

Deed No :	I-1904-04136/2020	Date of Registration	19/09/2020
Query No / Year	1904-2001015198/2020	Office where deed is registered	
Query Date	26/08/2020 9:17:56 AM	1904-2001015198/2020	
Applicant Name, Address & Other Details	Saptarshi Roy C/o Fox And Mandal 7th Floor, Business Towers, 206, A.J.C. Bose Road,, Thana : Beniapur, District : South 24-Parganas, WEST BENGAL, PIN - 700017, Mobile No. : 9038906136, Status :Advocate		
Transaction	Additional Transaction		
[1201] Transfer of lease, Transfer of Lease/Deed of Assignment	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 14,34,87,020/-	Rs. 24,34,60,788/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,70,42,275/- (Article:63)	Rs. 24,34,706/- (Article:A(1), E, M)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Block - E P, Mouza: Block-5GP, JI No: 0, Pin Code : 700091

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1		Industrial Use	Industrial Use	1.06 Acre	14,34,87,020/-	24,17,73,288/-	Width of Approach Road: 56 Ft., ,Last Reference Deed No :1916-I -04303-1993
Grand Total :					106Dec	1434,87,020 /-	2417,73,288 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	0/-	16,87,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	0 /-	16,87,500 /-	

Transferor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	WEBSOL ENERGY SYSTEM LIMITED 48, Pramatha Choudhury Sarani, Plot No. 849, Bloc, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 , PAN No.:: AAxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	WEST BENGAL ELECTRONICS INDUSTRY DEVELOPMENT CORPORATION LIMITED Webel Bhavan, Block EP And GP, Sector V, Bidhannag, P.O:- SECH BHABAN, P.S:- 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
3	INVENT ASSETS SECURITISATION AND RECONSTRUCTION PRIVATE LIMITED 107, Jolly Maker Chambers No. 2, 225, Nariman Poin, P.O:- Department Of Posts Ministry Of Communication Gove, P.S:- MARINE DRIVE, District:-Mumbai, Maharashtra, India, PIN - 400021 , PAN No.:: AAxxxxxx7K,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Transferee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MERLIN PROJECTS LIMITED 22, Prince Anwar Shah Road, Merlin Oxford, 2nd Flo, P.O:- CHARU MARKET, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700033 , PAN No.:: AAxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KALPANA SANTAWAN SINGH Daughter of Mr SANTAWAN BHOPAL SINGH 107, Jolly Maker Chambers No. 2, 225, Nariman Point, P.O:- Department Of Posts Ministry Of Communication Gove, P.S:- MARINE DRIVE, District:-Mumbai, Maharashtra, India, PIN - 400021, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: Clxxxxxx0N, Aadhaar No: 35xxxxxxxx6927 Status : Representative, Representative of : WEBSOL ENERGY SYSTEM LIMITED (as Authorized Officer of Invent Assets Securitisation And Reconstruction Private Limited)
2	Mr ASHIS KUMAR SASMAL Son of Mr KANAI LAL SASMAL Webel Bhavan, Block EP And GP, Sector V, Bidhannagar, Salt Lake, P.O:- SECH BHABAN, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AKxxxxxx2L, Aadhaar No: 46xxxxxxxx8985 Status : Representative, Representative of : WEST BENGAL ELECTRONICS INDUSTRY DEVELOPMENT CORPORATION LIMITED (as Authorised Representative)
3	KALPANA SANTAWAN SINGH Daughter of Mr SANTAWAN SINGH 107, Jolly Maker Chambers No. 2, 225, Nariman Point, P.O:- Department Of Posts Ministry Of Communication Gove, P.S:- MARINE DRIVE, District:-Mumbai, Maharashtra, India, PIN - 400021, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: Clxxxxxx0N, Aadhaar No: 35xxxxxxxx6927 Status : Representative, Representative of : INVENT ASSETS SECURITISATION AND RECONSTRUCTION PRIVATE LIMITED
4	Mr RACHIT SANGHVI (Presentant) Son of Mr DINESH SANGHVI 22, Prince Anwar Shah Road, P.O:- CHARU MARKET, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700033, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AHxxxxxx1P, Aadhaar No: 51xxxxxxxx5539 Status : Representative, Representative of : MERLIN PROJECTS LIMITED (as Authorized Signatory)

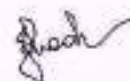
Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prajata Kishore Chakrabutty Son of Late Pradip Chakrabutty 5/1/g, Keyatala Road, 206, P.O.- Sarat Bose Road, P.S.- Lake, District-South 24- Parganas, West Bengal, India, PIN - 700029			
Identifier Of KALPANA SANTAWAN SINGH, Mr ASHIS KUMAR SASMAL, KALPANA SANTAWAN SINGH, Mr RACHIT SANGHVI			

On 03-09-2020

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 24,34,60,788/-



Srijani Ghosh
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 08-09-2020

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

Presented for registration at 16:45 hrs on 08-09-2020, at the Private residence by Mr RACHIT SANGHVI .-

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

Execution is admitted on 08-09-2020 by KALPANA SANTAWAN SINGH, Authorized Officer of Invent Assets Securitisation And Reconstruction Private Limited, WEBSOL ENERGY SYSTEM LIMITED, 48, Pramatha Chowdhury Sarani, Plot No. 849, Bloc, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053

Identified by Mr Prajata Kishore Chakrabutty, . . Son of Late Pradip Chakrabutty, 5/1/g, Keyatala Road, 206, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Others

Execution is admitted on 08-09-2020 by Mr ASHIS KUMAR SASMAL, Authorised Representative, WEST BENGAL ELECTRONICS INDUSTRY DEVELOPMENT CORPORATION LIMITED, Webel Bhavan, Block EP And GP, Sector V, Bidhannag, P.O:- SECH BHABAN, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091

Identified by Mr Prajata Kishore Chakrabutty, . . Son of Late Pradip Chakrabutty, 5/1/g, Keyatala Road, 206, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Others

Execution is admitted on 08-09-2020 by KALPANA SANTAWAN SINGH, Authorized Officer, INVENT ASSETS SECURITISATION AND RECONSTRUCTION PRIVATE LIMITED, 107, Jolly Maker Chambers No. 2, 225, Nariman Poin, P.O:- Department Of Posts Ministry Of Communication Gove, P.S:- MARINE DRIVE, District:-Mumbai, Maharashtra, India, PIN - 400021

Identified by Mr Prajata Kishore Chakrabutty, . . Son of Late Pradip Chakrabutty, 5/1/g, Keyatala Road, 206, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Others

Execution is admitted on 08-09-2020 by Mr RACHIT SANGHVI, Authorized Signatory, MERLIN PROJECTS LIMITED, 22, Prince Anwar Shah Road, Merlin Oxford, 2nd Flo, P.O:- CHARU MARKET, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700033

Identified by Mr Prajata Kishore Chakrabutty, . . Son of Late Pradip Chakrabutty, 5/1/g, Keyatala Road, 206, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Others



Srijani Ghosh
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 09-09-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 24,34,706/- (A(1) = Rs 24,34,608/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 24,17,747/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/09/2020 12:00AM with Govt. Ref. No: 192020210072072122 on 01-09-2020, Amount Rs: 24,17,747/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 686819019 on 01-09-2020, Head of Account 0030-03-104-001-16

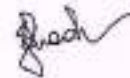
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,70,42,275/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,69,24,150/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 103021, Amount: Rs.100/-, Date of Purchase: 19/03/2020, Vendor name: A Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/09/2020 12:00AM with Govt. Ref. No: 192020210072072122 on 01-09-2020, Amount Rs: 1,69,24,150/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 686819019 on 01-09-2020, Head of Account 0030-02-103-003-02



Srijani Ghosh

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA**

Kolkata, West Bengal

On 19-09-2020

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 : 63 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 24,34,706/- (A(1) = Rs 24,34,608/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 16,875/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/09/2020 6:27PM with Govt. Ref. No: 192020210087817921 on 18-09-2020, Amount Rs: 16,875/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 687499695 on 18-09-2020. Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,70,42,275/- and Stamp Duty paid by by online = Rs 1,18,025/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/09/2020 6:27PM with Govt. Ref. No: 192020210087817921 on 18-09-2020, Amount Rs: 1,18,025/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 687499695 on 18-09-2020, Head of Account 0030-02-103-003-02



Srijani Ghosh

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA**

Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2020, Page from 244576 to 244635
being No 190404136 for the year 2020.



Digitally signed by SRIJANI GHOSH
Date: 2020.09.24 17:41:16 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 2020/09/24 05:41:16 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)