

# NOTARIAL CERTIFICATE

S. No. 109 2018



TO ALL MEN THESE PRESENTS SHALL COME, I B. N. SAHA duly appointed and authorised by the Govt. of West Bengal to practice as a Notary, do hereby certify that the paper writings collectively marked 'A' annexed hereto hereinafter called the paper writings 'A' are presented before me by the executant(s). WBEIDC Ltd. of Hebel Bhavan, Block EP & GP, Sector-V, Salt Lake, Kolkata - 700 091.

IN THE MATTER OF  
DEED OF DECLARATION

as the executant(s) on this 2nd Day of July hereinafter referred Two thousand Eighteen

Under the execution of the paper writings 'A' on its being admitted by the respective signatories as the matters contained therein and being satisfied as to the identify of the executant(s) I have attested the execution.

AN ACT WHEREOF being required of Notary, I have granted. THESE PRESENTS as my NOTARIAL CERTIFICATE to serve and avail as needs or occasions shall or may required for the same.

IN FAITH AND TESTIMONY WHEREOF, I the said Notary, have hereunto set and subscribed my name and affixed my seal of office on this 2nd day of July 2018

*A-4*  
*02/7/2018*



**B. N. SAHA**  
M.A., LL.B.  
(Govt. of West Bengal)  
Regn. No. 23 / 02  
**BIKASH BHABAN**  
North Block, Gr. Floor  
Bidhannagar  
Kolkata - 700 091  
(W.B.) India  
Mob. : 9830490607

**B. N. SAHA**  
NOTARY  
Bikash Bhavan  
North Block Gr. Floor  
Bidhannagar, Kolkata

02 JUL 2018



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 974114



DEED OF DECLARATION / RECTIFICATION

THIS INDENTURE of Declaration is made this 21<sup>st</sup> day of June Two Thousand Eighteen between (1) **WEST BENGAL ELECTRONICS INDUSTRY DEVELOPMENT CORPORATION LIMITED (WBEIDC LTD.)** having its registered office at Webel Bhavan, Block - EP & GP, Sector - V, Bidhannagar, Salt Lake, Kolkata - 700091, hereinafter called the "**SUB-LESSOR**" (which expression unless excluded by or repugnant to the context shall include its successors, administrators and assigns) of the **ONE PART** AND (2) **MAGNACON ELECTRICALS INDIA LIMITED** (formerly known as Webel Precision Industries Limited) having its registered office at Plot No.5, Block-BN, Sector-V, Salt Lake

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**B. N. SAHA**  
**NOTARY**

Webel Bhavan  
North Block, Ct. Floor  
Bidhannagar, Kolkata  
West Bengal

02 JUL 2018



City, Kolkata – 700091, hereinafter referred to as the "**SUB-LESSEE**" (which expression unless excluded by or repugnant to the context shall include its successors, administrators and assigns) of the **OTHER PART** :


**WHEREAS** a Deed of Sub-lease between West Bengal Electronics Industry Development Corporation Limited - the Sub-Lessor and Webel Precision Industries Limited - the Sub-Lessee was executed on 19<sup>th</sup> day of December, one thousand nine hundred ninety five (hereinafter referred to as the Original Deed) and the said Deed was registered vide Deed No. 5000 of 1995, Book No.1, Volume No.109, Pages 277 to 286 in the year 1995 at the office of the Additional District Sub Registrar, Bidhannagar, Salt Lake City, Kolkata between the above parties in respect of the Plot no.BN-5 admeasuring 2.00 acres of land (within 7.984 acres Complex) in Block - BN, Sector-V, Bidhannagar, Salt Lake City in the District of 24-Paraganas (North) within Police Station - Bidhannagar (East), Sub-registration Office - Bidhannagar, Salt Lake City;

**AND WHEREAS** the Sub-Lessee company merged with Magnacon Electricals India Limited against company petition no.211 of 1996 in terms of the order dated 13<sup>th</sup> day of March 1997 issued by the Hon'ble Justice Shyamal Kumar Sen at Calcutta High Court for amalgamation scheme against company application no.209 of 1996;

**AND WHEREAS** the Urban Development Department, Govt .of West Bengal mutated the said plot of land measuring 2.00 acres out of 7.984 acres in favour of M/s. Magnacon Electricals India Limited vide their no.3486-UD/O/M/SL(AL/NR)/7L-24/95 dated 18<sup>th</sup> day of October, 2006;

**AND WHEREAS** by a Deed of Rectification dated 23<sup>rd</sup> November, 1995 between the Governor of the State of West Bengal and the Sub-Lessor herein, Clause of the Principal Indenture dated 9<sup>th</sup> December, 1981 was amended and / or modified as follows :

"Provided however that Government may permit the Lessee to Sub-divide and Sub-lease to any other industry in the public interest in consultation with the concerned departments of the Government and on taking requisite technical advice as may be necessary";

*B. N. Saha*  
  
**B. N. SAHA**  
**NOTARY**  
 Bikash Bhawan  
 North Block, 6<sup>th</sup> Floor  
 Bidhannagar, Kolkata  
 West Bengal

02 JUL 2016



**AND WHEREAS** the Sub-Lessee approached to the Sub-Lessor, for considering a renewal clause in the above said Indenture dated 19<sup>th</sup> day of December, 1995 as there was no renewal provision in the Indenture and the Sub-Lessor considered the proposal of the Sub-Lessee;

**AND WHEREAS** in page 3, clause 1 of the Sub-lease Deed dated 19<sup>th</sup> December, 1995 it was wrongly mentioned the period for 999 years and to regularize the matter as well as the request of the Sub-lessee, the Sub-lessor considered their prayer and informed the Sub-lessee vide its letter ref. no. 01:Webel:120:049:18:2041 dated 2<sup>nd</sup> February, 2018 that the tenure of the Sub-lease dated 19<sup>th</sup> December, 1995 for the lease hold land will be 90 years with an option for renewal of another 2 (two) equal terms of 90 years each subject to conditions laid down in the Indenture of the Sub-lease Deed and the conditions to be decided by the Sub-Lessor;

**AND WHEREAS** the Sub-Lessee 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 leasehold premises for using the built-up space for Electronics and IT / ITES units also;

**NOW THIS DEED OF DECLARATION WITNESSETH AS FOLLOW :**

The Sub-Lessee hereby confirms that they will use the space for which the land has been allotted to them. In addition to that they also use the built-up space for IT / ITES business;

The Sub-lessee is hereby allowed by the Sub-lessor that after expiry of the above said indenture, it will be renewed for 2 ( two ) terms of 90 ( ninety ) years subject to the conditions laid down in the indenture with the Sub-Lessor;

However, the Sub-Lessee may sub-let / sub-lease the surplus built-up space of the building of the premises for using other IT / ITES and Electronics units only on previous written consent of the Sub-Lessor but the space shall not be used for any other purposes;

*[Handwritten signature]*  
*[Handwritten signature]*  
**B. N. SAHA**  
**NOTARY**  
 Bikash Bhawan  
 North Block, Or. Floor  
 Bidhannagar, Kolkata  
 West Bengal

02 JUL 2018



The Sub-Lessee hereby confirms that they will comply all Government Order / GO.s issued from time to time by the original land lord and / or Government Authorities and the Sub-Lessor;

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";

The Sub-Lessee hereby has agreed to pay required permission fees to the Sub-Lessor for letting out the surplus built-up space for setting up IT / ITES and Electronics industries only. The Sub-Lessee has also agreed to pay other fees payable to Urban Development Department and the Sub-Lessor for transfer / assignment of leasehold right of built up space partly or fully of the leasehold premises as mentioned in the schedule;

The Sub-Lessee hereby agrees and declares that they will abide by all other terms and conditions of the Sub-Lease Deed dated 19<sup>th</sup> December, 1995 executed between the Sub-Lessor and the Sub-Lessee and the original Lease Deed dated 9<sup>th</sup> December, 1981 executed between the Governor of the State of West Bengal and WBEIDC Ltd;

#### Schedule of the Land

A plot of land admeasuring 2.00 acres (within 7.984 acres complex) at Plot No.5 in Block- BN, Sector - IV / V of the Northern Salt Lake City Extension Area , Bidhannagar, Salt Lake, P.S. - Electronics Complex, Registration Office at Bidhannagar, Salt Lake, Kolkata - 700091 in the District of 24 Paraganas (North)

On the North	-	7.00 meter Wide Road
On the South	-	Vacant Land
On the East	-	Type III Road
On the West	-	Webel Crystal Limited (Now WBEIDC)

All other terms and conditions of the Principal Indenture dated 9<sup>th</sup> December, 1981 executed and registered between the Governor of the State of West Bengal (Lessor) and West Bengal Electronics Industry Development Corporation Limited (Lessee) shall remain unaltered;

*[Handwritten signature]*

*[Handwritten signature]*

**B. N. SAHA**  
**NOTARY**  
 Bikash Bhawan  
 North Block, Cr. Plaza  
 Bidhannagar, Kolkata  
 West Bengal

02 JUL 2018



IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands, seal on the day month and the year 1<sup>st</sup> above written.

SIGNED, SEALED AND DELIVERED for and on behalf of West Bengal Electronics Industry Development Corporation Limited by Mr. Ashis Sasmal, General Manager (Finance) of the Company at Kolkata in presence of :

For West Bengal Electronics Industry Development Corporation Limited  
*Ashis Sasmal*  
General Manager (Finance)

*U. Shankar Das*  
*Wakil Bhattarai*  
Sector - V,  
KOL - 91

SIGNED, SEALED AND DELIVERED for and on behalf of Magnacon Electricals India Limited by Mr. Piyush Kedia, Director of the Company at Kolkata in presence of :

Magnacon Electricals India Limited  
*Piyush Kedia*  
Director

*Mr Manas Das Gupta*  
*Plot - A - Block - GP*  
*Infinity Tower II, 3rd Floor.*  
*Sector - V, Bidhanagar.*  
*Kolkata - 700091.*

✓  
**B. N. SAHA**  
**NOTARY**  
Bikash Sharma  
4th Block, Gr. Floor  
Bidhanagar, Kolkata  
25/06/18

Signature Attested by  
me on Identification  
*[Signature]*  
B. N. SAHA  
NOTARY

02 JUL 2018

02 JUL 2018

Date

Day of

20



In the Matter of :  
Instrument 'A'  
and  
In the Matter of

## NOTARIAL CERTIFICATE



**B. N. SAHA**  
MA, L.L.B.  
(Govt. of West Bengal)  
Regn. No. 23 / 02  
**BIKASH BHABAN**  
North Block, Gr. Floor  
Bidhannagar  
Kolkata - 700 091  
(W.B.) India  
Mob. : 9830490607

=====  
DATED THIS      DAY OF JUNE 2018  
=====

BETWEEN

WEST BENGAL ELECTRONICS INDUSTRY DEVELOPMENT CORPORATION LIMITED  
..... SUB-LESSOR

- AND -

MAGNACON ELECTRICALS INDIA LIMITED  
..... SUB-LESSEE

INDENTURE OF DECLARATION