

Memo No. C-40 / HIDCO/ADMN-1426/2010

Dated: 25.02.2021

To,  
The Director  
M/s Topsel Exim Pvt. Ltd.  
25, Ganesh Chandra Avenue,  
Kolkata-700013

Subject: Change of use in respect of plot no. IID/10 measuring 02 acres situated in New Town, Kolkata and allotted in favour of M/s Topsel Exim Pvt. Ltd.

Sir,

In inviting a reference to your letter dated 21.01.2021 and 12.02.2021, regarding the above mentioned subject I am directed to inform you that your request for change of use as mentioned in para 2 below, has been considered and allowed by the competent authority of this Corporation subject to payment of 'permission fee' @ Rs 4.77 lakh per cottah i.e, Rs. 5.7717 crore plus GST as applicable, for the entire plot of land measuring 2.00 acre in plot no. IID/10 in Action Area II, New Town, Kolkata by you.

2. Earlier the above plot of land was allotted to you for establishing a 'Multi Car facility Showroom' and other allied thereto under the Principal use 'Mercantile-Retail' but the above project was not executed by you. Now, as per your request, following change of use under the Principal use Business-Mercantile(wholesale) is being allowed by the competent authority of this corporation in the above plot No. IID/10 situated in New Town Kolkata:

i) Basement – Parking, as per the Building Rules of NKDA

ii) Ground & 1<sup>st</sup> floor – Showroom

iii) 2<sup>nd</sup> floor to ninth floor – Office units

iv) 10<sup>th</sup> and 11<sup>th</sup> floor- Banquets

3. For the purpose of change of use an appropriate document in the form of 'Deed of declaration' will be required to be executed between WBIDCO and M/s Topsel Exim Pvt. Ltd. to meet the legal requirement in this matter.

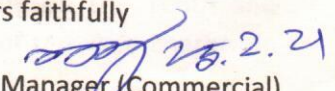
4. It is however kept on record that the period of lease and other terms and conditions except change of use will remain unchanged.

5. The relevant GST invoice will be raised on receipt of such payment for change of use.

6. Separate application for additional FAR, giving details of requirement as requested, to be submitted by you to the Chief Planner of this Corporation.

7. It may also please be noted that your request for extension of time as well as 'No Objection Certificate' for loan will be as per terms and conditions mentioned in the Indenture of Lease made on 23<sup>rd</sup> March 2015 between WBIDCO and M/s Topsel Exim Pvt. Ltd.

Yours faithfully

  
General Manager (Commercial)  
WBIDCO Ltd.

**WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.**  
(A Govt. of West Bengal Undertaking)

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