

APP-Kolkata, I- 55-210/227-1780/1986

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

31AA 940860

Serial No. 1547 dt. 04/04/23
BK No. 2 Vol No. 55 Pages to 210-227
P. No. 1780 Year 1986
Judge Paper Issued.....
Copying Fee Ordinary.....
Copying For Urgent.....
Loading Charge for Map or Plan.....
Xeroxing Charges.....

11.00
13.00
63.00
87.00

Under Article P (1) & P (2).....
Under Article G (a) & G (b).....
Value of Stamp.....
Stamp of Court Fee.....
Value of Cartridge Paper.....
Cost of Map of Plot.....
Cost of Xeroxing.....
Total Cost of Copy.....
Copy Prepared Signed.....
Delivered and Delivered to.....
As per Order No.....

4.00
30.00
87.00
121.00

Records Keeper
Registrar of Assurance
Kolkata
5/04/23

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
5 APR 2023
A.D.S.R. Re...

302955

SL. No.
Name : S. CHATTERJEE, Advocate
Address : High Court, Calcutta
Kolkata - 700001

Rs.
Kolkata Collectorate
11, Netaji Subhas Ro.,
Kolkata-1

Date

Arjun Kr. Saha
Licensed Stamp
Vendor

25 MAR 2023





(Page-1)

THIS 3rd day of February one thousand nine hundred and eighty-six BETWEEN The Governor of the State of West Bengal herein after referred to as the "LESSOR" (which expression shall include his successors in office and assigns) of the one part and Peico Electronics & Electricals Limited having its Head office at Shivsagar Estate Block "A", Dr. Annie Besant Road, Worli, Bombay 400018 and its Registered office at 7. Justice Chandra Mohan Road, Calcutta - 700020 Police Station, Bowbazar, in the town of Calcutta herein after referred to as "LESSEE" (which expression shall include its successors and assigns) of the other part.

WHEREAS The Lessee has applied to the Government of West Bengal (herein after referred to as the "Government") for a lease of the land mentioned and described in the schedule hereunder written to enable the Lessee to erect a house and building thereon for setting up of electronic industry and the Governor has agreed to grant a lease in favour of the Lessee for the period and on the terms and conditions herein after appearing.

Witnesseth as follows:-

1. In consideration of the purposes for which the land herein after referred to and mentioned in the schedule as hereunder written is required by

SIGNATURE OF PRESENTANT

Prasenjit Ghoshal

NAME OF THE DEED-WRITER

COPY OF DOCUMENT NO. 1780

OF (YEAR) 1986 BOOK NO. 1

COMPARED BY

(READER)

S. Banerjee

(EXAMINER)

CONTAINS 7 SHEETS/SHEET

NAME OF THE COPY-WRITER

N. B. Datta

SUB-REGISTRAR/REGISTRAR

The	lessee	and	in	consideration	of	the
Premium	or	salami	of	... Re. 40,05,338.40 P		...
(Page-4)	(4)-	Re. 40,05,338.40 P			(Rupees forty	
lakh	five	thousand	three	hundred	and	thirty-
eight	and	forty	paise	only)	and	of
annual	rent	and	the	lessee's	covenants	herein
after	received	the	lessor	doth	herely	grant
and	demise	unto	the	lessee,	all	that
hereinafter	more	particularly	mentioned	and	descri-	
bed	in	the	schedule	hereunder	written	Chas. 80
in after	referred	to	as	the	"demised land"	
to	hold	the	same	for	the	period
999	years	yielding	and	paying	there	for
at	the	rate	of	1/4%	of	the
.....	(Page-5)	(5)-	current	land	price	per
or	any	fraction	of	any	year	at
same	rate,	subject	to	revision	every	ten
at	the	discretion	of	the	lessor.	
2.	The	lessee	to	the	intent	that
obligations	and	covenants	shall	continue	through-	150
out	the	period	of	demise	agrees	and
with	the	lessor	as	follows:-		
(1)	To	pay	the	annual	rent	to
Government	of	West	Bengal	within	the	first
ninety	days	of	the	year	for	which
rent	shall	be	payable			
(2)	To	pay	all	rates,	taxes	and
impositions	in	respect	of	the	said	demised
and	structure	thereon	which	are	or	may
be	assessed	to	be	payable	by	the
SIGNATURE OF PRESENTANT <i>Basanta Kumar Bhatnagar</i>						
NAME OF THE DEED-WRITER						
COMPARED BY { (READER)						
{ (EXAMINER)						
NAME OF THE COPY-WRITER						



or The occupied thereof to any authority to whom they may be payable.

(3) To demarcate the land with boundary pillars and to maintain such boundary pillars in good and proper condition during the period of demise that the same may be easily identifiable. Provided that the lessor reserve the right to provide the boundary pillars at the cost of the lessee.

(4) To keep the land clean and free from all sorts of nuisance and not allow heavy accumulation of water on it.

(5) not to make any excavation in the land during the period of demise without the proper consent of the lessor in writing. Should any excavation be made with the consent of the lessor within the period of demise, the lessee shall restore the land to its original condition on the expiration of the period of the demise or earlier determination of the tenancy of the lessee.

(6) To construct the building in conformity with such building rules as may from time to time be framed by the government or other authority prescribed in that behalf and according to plans, specifications, elevations, designs and sections sanctioned by the government, or that authority within three years from the date of

SIGNATURE OF PRESENTANT

Basudeb Bhunia

NAME OF THE DEED-WRITER

 COMPARED BY { (READER) P. Banerjee
(EXAMINER) K. B. Das

NAME OF THE COPY-WRITER

K. B. Das

COPY OF DOCUMENT NO. 1780

OF (YEAR) 1986 BOOK NO. 1

CONTAINS 9 SHEETS/SHEET

SUB-REGISTRAR/REGISTRAR

Possession	of	The	demised	land	or	such	extended
Time	as	may	be	allowed	by	The	Government
ment	in	writing.					
(7)	The	lessee	shall	not	sub-	divide	or
sub-	let	The	demised	land	or	The	building
to	be	constructed	without	The	consent	in	
writing	of	The	Government	first	had	and	
obtained	and	The	Government	shall	have	The	
right	and	be	entitled	to	refuse	its	consent
as	its	absolute	discretion	 (8)		(Page-6)	
(6) -	(8)	The	lessee	shall	not	assign	or
Transfer	The	demised	land	or	any	part	of
The	demised	land	or	The	structure	erected	
thereon	without	The	previous	permission	of		
The	Government	in	writing	in	case	of	
Transfer	or	assignment	of	The	lease	The	
lessee	shall	have	The	right	of	pre-emption	
and	upon	The	exercise	of	this	right	The
building	constructed	by	The	lessee	on	The	
land	shall	be	taken	over	by	The	lessor
at	a	valuation	of	The	building	made	by
The	lessor	on	The	basis	of	The	cost
of	construction	of	The	building	less		
depreciation	at	The	usual	rate	or	The	
market	value	there	of,	which	ever	is	less.
The	value	of	The	land	will	be	The
amount	of	The	salami	or	premium	paid	
by	The	lessee.	In	The	event	of	Difference
be	between	The	parties	as	to	The	
value	of	building	The	matters	in	dispute	shall

SIGNATURE OF PRESENTANT *Rasendra Bhushan Chakrabarti*

NAME OF THE DEED-WRITER

COMPARED BY { (READER)
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be referred to the arbitration of an arbitrator if the parties can agree upon one or other wise to two arbitrators, one to be appointed by each party with an umpire. The award of the arbitrator or arbitrators or the umpire, as the case may be, shall be final and binding on both the parties.

(9) Not to use or allow to be used the land and/or the structure thereon or any part thereof for any purpose other than for setting up of electric industry without the prior permission in writing of the Government or other authority prescribed in that behalf.

(10) Subject to the provisions in clause 2 (2) hereof the Lessee shall not have the right to mortgage or charge the leasehold interest in the land and/or the building to be erected thereon without the previous consent in writing of the Government.

Provided however that the Lessee shall have the right to mortgage or charge the leasehold interest in the land and/or building to be erected thereon in favour of A.I.C. or Nationalised Bank or Government and statutory body or Housing Development Finance Corporation Ltd. or Government sponsored financial institution for the purpose of getting house building loans without the previous consent

SIGNATURE OF PRESENTANT

Rasendra Kumar Chatterjee

NAME OF THE DEED-WRITER

COMPARED BY { (READER) *S. Banerji* (EXAMINER) *R. Banerji*

NAME OF THE COPY-WRITER

R. Banerji

COPY OF DOCUMENT NO. 1780

OF (YEAR) 1986 BOOK NO. 1

CONTAINS 9 SHEETS/SHEET

SUB-REGISTRAR/REGISTRAR

of	The	governor	meat.				
(11)	The	Lessee	shall	not	remove	any	earth
from	The	demised	land	or	carry	on	or
allow	to	be	carried	on	in	The	land
any	unlawful,	illegal	or	immoral	activities		
which	may	be	considered	offensive	or	a	
source	of	any	annoyance	inconvenience	or		
nuisance	to	The	also	surrounding	The	demised	
Premises	... (12) ...	(Page - 7) (7) -	(12)	The	Lessee		
shall	not	allow	The	demised	land	to	be
used	as	a	place	of	public	worship	or
burial	or		ground	private	or	public	or
allow	any		mosjid, church	or	Temple	to	
be	created	there	upon.				
(13)	The	Lessee	shall	not	make	any	construc-
ction	on	The	said	plot	of	land	within
The	distance	of	5	(five)	feet	from	The
	of	This	plot	provided	however	that	
This	restriction	shall	not	apply	to	The	
erection	of	boundary	walls	at	The	extreme	boundary
of	The	plot.	But	other	construction	will	
be	made	without	such	5	(five)	feet	distance
and	The	height	of	The	boundary	walls	
should	conform	to	The	Building	rules.		
(14)	That	on	The	termination	of	The	
period	of	demise	The	Lessee	shall	make	over
possession	of	The	demised	land	in	as	good
a	condition	as	The	same	now	is.	
(15)	The	Lessee	shall	allow	any	person	author-
ised	by	The	Lessee	to	inspect	repairs	and

SIGNATURE OF PRESENTANT

Rasendra Bhushan Chakrabarti

NAME OF THE DEED-WRITER

COMPARED BY {

(READER)

(EXAMINER)

NAME OF THE COPY-WRITER





clear the sewer lines and on as to
do any work in connection, there with with-
in the plot without any obstruction or
hindrance by the lessee or the employees of
the Lessor or the assignees or the tenants
of the lessee.

(16) The lessee shall not after determination
of the lease remove without permission in
writing of the lessor anything which has been
attached to the earth of the demised property.

(17) All monies payable by the lessee
to the lessor and to other authority
under this agreement shall apart from other
the Bengal Revenue Act as a public demand under
the Bengal Public Demand Recovery Act or any statutory
modification thereof for the time being in
force.

(18) To observe perform and comply with the
requisitions as may from time to time
be made by the Government or any
other authority in respect of the demised land
and building thereon.

3. The lessor hereby covenants with the
lessee that the lessor observing and fulfilling
all the terms and conditions herein on
its part contained shall hold the said demised
premises for the period of demise without any
interference by the lessor or any officer
of Government.

4. Provided always that if there be any

SIGNATURE OF PRESENTANT

Rasendra Bhushan Chakravarty

NAME OF THE DEED-WRITER

COPY OF DOCUMENT NO. 1780

OF (YEAR) 1986 BOOK NO. 1

COMPARED BY

(READER)

B. Banerjee

(EXAMINER)

CONTAINS 9 SHEETS/SHEET

NAME OF THE COPY-WRITER

R. K. Dasgupta

SUB-REGISTRAR/REGISTRAR

breach of any of the terms and conditions
and covenants herein on the part
of the Lessee contained the lessor shall have
the right to re-enter into possession of
the demise land or any part thereof in
the name of the whole and thereupon this
demise (Page- 8) (2)- demise shall for with stand
determination. Provided never the less the
lessor shall not exercise the right without giving
the Lessee a notice in writing giving six
months' time to remedy the breach.

THE SCHEDULE ABOVE REFERRED TO:

All that leasehold land measuring 11.054 acres
or 667.55 64 cottahs be the same land
a little more or less in sector
of the Bidhan Nagar in the district of
Twenty-four Parganas, Police Station Salt Lake
registration office Bidhan Nagar (Salt Lake).

BOUNDARIES.

NORTH : Land for Graph Tech and State Electric
city Board.

SOUTH : Type IV Road.

EAST : Land for Calcutta Telephone Workshop
& Rabindra Bharati University.

WEST : Type III Road.

IN WITNESS hereof the parties to these
present have hereunto set and subscribed
their respective hands the day, month and
year first above written.

SIGNED for and on behalf of

SIGNATURE OF PRESENTANT

NAME OF THE DEED-WRITER

COMPARED BY {

(READER)

(EXAMINER)

NAME OF THE COPY-WRITER



The Governor of the State of West Bengal	By the Assistant Secretary, Government of West Bengal, Metropolitan Development Department,	in the presence of:-	P. D. Majumdar (P. D. Majumdar) Section Officer Metropolitan Development Dept Salt Lake Development Project Group - 'A' Officer. Govt of West Bengal	A. K. Chatterjee (A. K. Chatterjee) Officer on Special duty (Metropolitan Development) Dept Salt Lake Development Project Govt of West Bengal.	Govt. Seal
SIGNED SEALED AND DELIVERED By Petco Electronics & Electricals Limited in the presence of:- Vikramjit Singh Law Officer Petco Electronics & Electricals Ltd 7, Justice Chandra Mahab RO. Calcutta - 20. S. K. Dutta Advocate c/o Sanderson & Morgans 5, Netaji Subhas Road. Calcutta - 700001.					
Petco Electronics & Electricals Ltd Rasendra Bhushan Putatundru. For Constitution of attorney					

SIGNATURE OF PRESENTANT

NAME OF THE DEED-WRITER

COMPARED BY { (READER)
S. Banerji
(EXAMINER)

NAME OF THE COPY-WRITER

COPY OF DOCUMENT NO. 1780
OF (YEAR) 1986 BOOK NO. 1
CONTAINS 9 SHEETS/SHEET

SUB-REGISTRAR/REGISTRAR

WEST BENGAL

DOCUMENT NO.

OF (YEAR).....

490

350

240

SIGNATURE OF PRESENTANT

NAME OF THE DEED-WRITER

COMPARED BY:

(READER)

(EXAMINER)

NAME OF THE COPY-WRITER

[illegible]

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NAME OF THE DEED-WRITER

COMPARED BY { (READER)
S. Banerjee
(EXAMINER)

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OF (YEAR) 1986 BOOK NO. 1
CONTAINS 9 SHEETS/SHEET

SUB-REGISTRAR/REGISTRAR

India	Special A	Machine of	Rs 1000/-	sd-eligible	ble		
"	"	"	Rs 1000/-	"	"		
"	"	"	Rs 1000/-	"	"		
"	"	"	Rs 100/-	"	"		
"	"	"	Rs 6/-	"	"		
"	"	"	Rs 1000/-	"	"		
"	"	"	Rs 500/-	"	"		
"	"	"	Rs 20/-	"	"		

STAMP AFFIXED BY sd-eligible Dtd 25/1/86. STAMP SUPERINTENDENT
CALCUTTA COLLECTORATE

Admissible under rule 21 duly stamped under the Indian Stamp Act
1899 and also as amended by W. Bengal Stamp Amendment Act 1964 &
1980, Schedule 1A No 25(1) cell.

Fee paid as under

A -	44275	00	8(1)	50 -
B -	55 -		8(2)	42 -
m(a) -	25			92/-
m(b) -	4			
	44359	00		

sd - A. C. Chakraborty
Registrar u/s (2) of
Assurances Calcutta.
5/2/86

Presented for registration at s/o on the 5th day of Feb 1986 at
his/her residence by Rasendra Bhushan Putataundi one
of the executant.

Rasendra Bhushan Putataundi.
sd - A. C. Chakraborty
Registrar u/s (2) of
Assurances Calcutta
5/2/86

SIGNATURE OF PRESENTANT

NAME OF THE DEED-WRITER

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REGISTRATION DEPARTMENT.

WEST BENGAL

DISTRICT (R.A. Cal) Page No - 226DOCUMENT NO. 1-1780
OF (YEAR) 1986

Execution is admitted by —

Rasendra Bhushan Protataunda. Only constituted attorney for
Pricco Electronics & Electrical ^{Pvt} Ltd. of 8/6/1 Alipore Rd Cal - 27

Rasendra Bhushan Protataunda

Pricco Electronics & Electrical ^{Pvt} Ltd

Only constituted attorney

Identified by Samar Kumar Dutta S/o B. C. Dutta, 5 Netaji
Subhas Road Cal-1 service.

Samar Kumar Dutta.

S/o B. C. Dutta.

5 Netaji Subhas Road

Calcutta - 1; Service.

Execution by A. K. Bhownik Asst Secy M. D. Deptt Govt of
West Bengal who is exempt from personal appearance
in this office under section 88 of Act XVI of 1908 is proved
by his seal & signature.

sd - A. C. Chakraborty

Registrar U/s (2) of

Assurances Calcutta.

5/2/86

SIGNATURE OF PRESENTANT

NAME OF THE DEED-WRITER

COMPARED BY { (READER)
B. Banerjee
(EXAMINER)

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SUB-REGISTRAR/REGISTRAR

Registered In.	
Book NO- 1	
Vol. NO- 55	
Pages NO - 210 227 210 - 227	
Being NO-1780	
For the yr - 1986	
(Seal of the Registrar of Assurances, Calcutta)	
S.N. Biswas	
sd- K Banerjee	
Registrar u/s (2) of	
Assurances Calcutta	
5.3.87	
True Copy	
Registrar u/s (2) of	
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Certified to be a True Copy	
CHECKED BY	
copied & Endorsement By - Santi Brata Banerjee	5.3.87
compared By -	Brahm Kumar Lodder 5.3.87
SIGNATURE OF PRESENTANT	
NAME OF THE DEED-WRITER	
COMPARED BY {	(READER) S. Banerjee (EXAMINER)
NAME OF THE COPY-WRITER	