

TO WHOM IT MAY CONCERN

Re: ALL THAT piece or parcel of land measuring 0.2965 Acres be the same a little more or less (Plot No. J-5) as delineated in the Map/Site Plan annexed in the Sub-Lease out of 87.555621 Acres of Land be the same a little more or less with G + 5 Storied Building having 45586 Sq. Ft. Super Built Up Area in Block GP, Sector V, J- 5, Salt Lake City in the District of North 24 Parganas, PIN 700 091, P.S. Electronic Complex (Previously Bidhan Nagar), within the limit of Nabadiganta Industrial Township Authority, Sub-Registration Office Bidhan Nagar. Butted and Bounded as follows:

ON THE NORTH- By 15 M Wide Road,

ON THE SOUTH- By Plot No. J-6.

ON THE EAST- By Plot No. J-4.

ON THE WEST – By 15 M Wide Road,

Report – on – Title

By a Registered Deed of Lease dated 19.01.1987 the Governor of the State of WB as Lessor granted lease for a period of 999 years of 87.555621 Acres of land in Block EP and GP in Sector V of Bidhan Nagar in the District of 24 Parganas under certain terms and conditions in favour of WEST BENGAL ELECTRONICS INDUSTRY DEVELOPMENT CORPORATION LIMITED (herein after referred to as WBEIDCL) which was Registered at the Office of the Registrar of Assurances, Calcutta, with the object of Development the said land for setting up Electronics Industry. And for the said purpose they divided the said land into several plots and have allotted the divided plots to the interested Parties as per the Application.

M/S. SYSTRON ELECTRONICS PRIVATE LIMITED (herein after referred to as SEPL) having its Registered office at 8/2, Kiran Shankar Roy Road, Kolkata 700 001 one of such interested party who applied to WBEIDCL for getting land for setting up its Project and accordingly WBEIDCL issued Letter of Allotment dated 06.03.1987 for industrial purposes and on terms and conditions contained therein.

And subsequently WBEIDCL executed a Registered sub-lease in favour of SEPL dated 29.10.1988, Registered before the Office of Registrar of Assurances, Calcutta under certain terms and conditions.

Amongst the terms some important terms are as follows:



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- a) To develop the leasehold area for setting up Electronics Industry. And for any purpose other than for setting up of electronic industries prior permission in writing of the Government or other authority prescribed in that behalf to be obtained.
- b) Lease for a term of 90 years (with option of the renewal for two terms of 90 years subject to terms and conditions) upon receipt of Premium of ₹2,96,500/- and the ground rent etc. w.e.f. 30.08.1988 subject to payment of annual rent @ $\frac{1}{4}$ % of Premium subject to revision every 10 years at the discretion of WBEIDCL. Nonpayment of Rent and/or breach of Terms of Sub-Lease creates right of WBEIDCL to re-entry and re-possess.
- c) The area will not be used for residential purposes or any Commercial Establishment or any Factory or Workshop or for any purposes other than for manufacturing of Electronics Items.
- d) To pay all rates, taxes, assessments and impositions which a new or during the said terms shall be imposed or assessed on the said premises whether payable by the SEPL or occupier of the Premises which are or may be payable to the Authority of the Government or any other appropriate Authority or otherwise.
- e) The buildings to be constructed in conformity with buildings rules as framed by the State Govt. or any other Appropriate Authority in that behalf according to the plans and specifications approved by them.
- f) To perform all the covenants conditions and stipulations contained in the Original Lease Deed as Annexed in the Sub-Lease.
- g) SEPL shall not have the right to mortgage or charge the lease- hold interest in the land and/or the building without the previous consent in writing of the Government. Provided, however, SEPL have the right to mortgage or charge, the leasehold interest in the land and/or building thereon, in favour of L.I.C Nationalised Bank or Government and a Statutory Body or Housing Development Finance Corporation Ltd., or Government sponsored Financial Institution or Registered Housing Co-operative Society, for the purpose of getting House Building Loans and/or loans for setting up and or running of factory without the previous consent of the Government.
- h) The deed of Lease after registration shall remain in the custody of the Sub-Lessor.
- (i) SEPL has no right to transferred, sub-divided or sublet the demised land in any case. However, WBEIDCL reserves the right to make any change or addition to this clause.



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(j) Not to exhibit or allow to be exhibited any advertisement hoarding within 87.555621Aacres complex without prior written permission from WBEIDCL.

After taking lease the said SEPL mutated their names in the record of concerned Authorities parting to the Rates, Taxes.

As per terms of the said sub-lease the said SEPL obtained Sanction Plan No. V/BM/218R dated 22.04.2004 and Revised Plan dated 22.12.2005 and 22.12.2007 a G + 5 storied was constructed. And portion of the constructed Properties were leased out to several Companies/Parties from time to time.

The searches as to encumbrances have been caused to be made for the year 2010 to uptodate at the office of Registrar of Assurances, Kolkata, D.R. Barasat, ADSR Bidhan Nagar as well as ROC at West Bengal and no adverse entry has been reported as per records available in the said Registration Offices.

In view of the above, I am the opinion that the said property has made out a marketable title, which is free from all encumbrances. Subject to fulfillment the following formalities.

The Document Produce-

- a) Upto date Tax of Nabadiganta Industrial Township Authority.
- b) Sanction Plan No. V/BM/2018R dated 22.04.2004
- c) Revised Plan dated 22.12.2005 and 22.12.2007.
- d) Uptodate Property Tax and other Taxes of Nabadiganta Authorities.

Dated this 29th day of July, 2023.

Encl: Search Receipt.



(Rajat Kanti Jha)
Advocate





Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

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SYSTRON

☐ Search Within Name

Last Name :

ELECTRONICS

Year :

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2011

District Where Registered :

*

All

Security Code:

*

T64Q5

8L5S4



Service Count: 3,08,89,845

No Record Found

Display



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

*

SYSTRON

☐ Search Within Name

Last Name :

ELECTRONICS

Year :

*

2010

District Where Registered :

*

All

Security Code:

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R3Q9K7

T64Q5



Service Count: 3,08,89,834

No Record Found

Display



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

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SYSTRON

☐ Search Within Name

Last Name :

ELECTRONICS

Year :

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2012

District Where Registered :

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All

Security Code:

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8L5S4

G2T9Q5



Service Count: 3,08,89,855

No Record Found

Display



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

SYSTRON

☐ Search Within Name

Last Name :

ELECTRONICS

Year :

2013

District Where Registered :

All

Security Code:

G2T9Q5

G5N8G5



Service Count: 3,08,89,865

No Record Found

Display



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

SYSTRON

☐ Search Within Name

Last Name :

ELECTRONICS

Year :

2014

District Where Registered :

All

Security Code:

G5N8G5

F7F7N3



Service Count: 3,08,89,879

No Record Found

Display



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

SYSTRON

☐ Search Within Name

Last Name :

ELECTRONICS

Year :

2015

District Where Registered :

All

Security Code:

F7F7N3

C8Q7Y9



Service Count: 3,08,89,889

No Record Found

Display



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

SYSTRON

☐ Search Within Name

Last Name :

ELECTRONICS

Year :

2016

District Where Registered :

All

Security Code:

C8Q7Y9

X8D9M7



Service Count: 3,08,89,899

No Record Found

Display



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

SYSTRON

☐ Search Within Name

Last Name :

ELECTRONICS

Year :

2017

District Where Registered :

All

Security Code:

X8D9M7

A4Y9G7



Service Count: 3,08,89,907

No Record Found

Display



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

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SYSTRON

☐ Search Within Name

Last Name :

ELECTRONICS

Year :

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2019

District Where Registered :

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All

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Security Code:

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Q3P3R2

R8U7U8



Service Count: 3,08,89,923

No Record Found

Display



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

SYSTRON

☐ Search Within Name

Last Name :

ELECTRONICS

Year :

2018

District Where Registered :

All

Security Code:

A4Y9G7

Q3P3R2



Service Count: 3,08,89,912

No Record Found

Display



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

SYSTRON

☐ Search Within Name

Last Name :

ELECTRONICS

Year :

2020

District Where Registered :

All

Security Code:

R8U7U8

P3G8V2



Service Count: 3,08,89,934

No Record Found

Display



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

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SYSTRON

☐ Search Within Name

Last Name :

ELECTRONICS

Year :

*

2021

District Where Registered :

*

All

Security Code:

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P5Y8Z2

G3W9A3



Service Count: 3,08,89,953

No Record Found

Display



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

*

SYSTRON

☐ Search Within Name

Last Name :

ELECTRONICS

Year :

*

2022

District Where Registered :

*

All

Security Code:

*

G3W9A3

V5M8Y5



Service Count: 3,08,89,962

No Record Found

Display



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

** For all computerized deeds

(*) marked items are mandatory

First Name :

SYSTRON

☐ Search Within Name

Last Name :

ELECTRONICS

Year :

2023

District Where Registered :

All

Security Code:

V5M8Y5

A9A6M3



Service Count: 3,08,89,967

No Record Found

Display