

Government of West Bengal
Department of Urban Development & Municipal Affairs
Land Cell(Non-Residential), 3rd Floor
"NAGARAYAN"
DF-8, Sector-I, Salt Lake, Kolkata-700064.
E-mail ID:nrland.addsudma@gmail.com

No.350-UDMA-27012(11)/6/2022-LMNR SEC-Dept. of UDMA

Dated:-16.04.2025

ORDER

Subject: Permission for assignment of leasehold right at the 5th floor (physically 6th floor) having SBUA 4450 sq. ft.(front portion 2970 sq. ft. + back portion 1480 sq. ft.) along with car parking area measuring 270 sq. ft. of the building constructed at plot no. EN-27, Sector-V, Salt Lake, Kolkata-91 and change of purpose from "Setting up of Industry for fabricated works " to "IT/ITeS "in favour of Supertron Electronics Pvt. Ltd..

WHEREAS by a deed of indenture executed on 16.07.1996, the Plot no. EN-27, Sector-V, Salt Lake, Kol-91 measuring 10.00113 cottah was leased out to M.K.G. Engineers represented by Sri Manish kumar Ghosh for the purpose of setting up of an industry for fabricated work;

AND WHEREAS Possession of the said plot of land was delivered on 9.9.1996;

AND WHEREAS vide order no. 2902-UD/9L-54/82, dated 31st August, 2006 this Department granted necessary permission allowing M.K.G. Engineers to transfer the leasehold right of the above mentioned plot with a nine storied building thereon in favour of five companies 1) M/s Syntech Pvt. Ltd. 2) M/s Eastern Comnet Pvt. Ltd. 3) Pecon Software Ltd. 4) Pragmatech Indian Pvt. Ltd. and 5) M/s. Super Comp. Electronics Pvt. Ltd.

AND WHEREAS a deed of transfer was executed between **M.K.G. Engineers and Supercomp Electronics Pvt. Ltd.** on 02.11.2006 allowing Supercomp Electronics Pvt. Ltd. to use the entire 5th floor of the building and structure on the said demise land measuring 4450 sq. ft. together with undivided 1/8th share of the land;

AND WHEREAS **Supercomp Electronics Pvt. Ltd.** vide their letter dated 25.01.2022 submitted a proposal for transfer of leasehold right at the 5th floor (physically 6th floor) having SBUA 4450 sq. ft.(front portion 2970 sq. ft. +back portion 1480 sq. ft.) along with car parking area measuring 270 sq. ft. of the building constructed at plot no. EN-27, Sector-V, Salt Lake, Kolkata-91 in favour of **Supertron Electronics Pvt. Ltd.** for IT/ITeS purpose;

AND WHEREAS the DPR of the above mentioned proposed transferee has been approved by the WBEIDCL for utilization on IT/ITES purpose;

AND WHEREAS on Departmental enquiry it was revealed that one **M/s Lightwave Technologies Pvt. Ltd.**, a tenant of Supercomp Electronics Pvt. Ltd. was already running their business at the area measuring 1480 sq. ft. on the back portion at 5th floor (Physically 6th floor) of the building constructed at plot no. EN-27, Sector-V, Salt Lake, Kolkata-91 for IT/ITeS purpose;

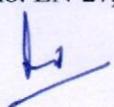
AND WHEREAS this Department issued a demand notice bearing no. 116-UDMA-27012(11)/6/2022-LMNR SEC-Dept. of UDMA, dated 04.02.2025 amounting to Rs. 12,35,000/- in terms of notification no. 4004-UD, dated 08.12.2011 read with notification no.1676-UD, dated 06.05.2008 and Notification no. 4006-UD, dated 08.12.2011 read with notification no. 1990-UD, dated 04.06.2008, with the request to the lessee to deposit the above mentioned permission fees for post facto regularization of unauthorized renting out along with non-refundable processing fees of Rs. 15,000/- and permission fees for change of purpose of land from "Setting up of Industry for fabricated works " to "IT/ITeS purpose" along with 100% penalty at the area measuring 1480 sq. ft at back portion at the 5th floor (Physically 6th floor) along with 135 sq. ft. car parking space of the building constructed at plot no. EN-27, Sector-V, Salt Lake, Kolkata-91 in favour of M/s. Light Wave Technologies Private Limited;

AND WHEREAS the lessee has deposited the requisite permission fees through GRIPS Portal vide GRN Nos. 192024250400201708, GRN date 11.02.2025 and GRN No. 192024250400214038, GRN date 11.02.2025;

AND WHEREAS this Department vide letter no.200-UDMA-27012(11)/6/2022-LMNR SEC-Dept. of UDMA, dated 25.02.2025 acknowledged deposition of **Rs. 12,35,000/- (Rupees twelve lakh thirty five thousand) only** through GRIPS Portal by the lessee in compliance with this Department's Demand notice vide no.116-UDMA-27012(11)/6/2022-LMNR SEC-Dept. of UDMA, dated 04.02.2025 and asked for termination of the said Tenancy Agreement with **M/s. Light Wave Technologies Private Limited** for consideration of their assignment proposal in favour of **Supertron Electronics Pvt. Ltd.**

AND WHEREAS in response the lessee Supercomp Electronics Pvt. Ltd. informed that they have terminated their tenancy agreement with their tenant M/s Light Wave Technologies Pvt. Ltd. and have taken possession of the area which was rented out;

AND WHEREAS on Departmental enquiry it was revealed that the 5th floor (physically 6th floor) having SBUA 4450 sq. ft.(front portion 2970 sq. ft. +back portion 1480 sq. ft.) along with car parking area measuring 270 sq. ft. of the building constructed at plot no. EN-27, Sector-V, Salt Lake, Kolkata-91 was vacant;



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AND WHEREAS this Department issued a Demand Notice bearing no. No.314-UDMA-27012(11)/6/2022-LMNR SEC-Dept. of UDMA, dated 03.04.2025 amounting to Rs. 12,22,320/- in terms of this Department's notification no. 5081-UD/O/M/SL(AL/NR)/8L-08/2004 dated 26.11.2012 and notification no.4004-UD/O/M/SL(AL/NR)/8L-08/04,dated 08.12.2011 read with notification no. 1676-UD/O/M/SL(AL/NR)/8L-08/2004 ,dated 06.05.2008, with a request to the lessee to deposit the above mentioned permission fees for the proposed assignment of leasehold right as well as change of purpose from "Setting up of Industry for fabricated works " to "IT/ITeS purpose" along with 100% penalty for the front portion measuring 2970 sq. ft. on the 5th floor (Physically 6th floor) of the building constructed at plot no. EN-27, Sector-V, Salt Lake, Kolkata-91 in favour of Supertron Electronics Pvt. Ltd;

AND WHEREAS the lessee has deposited the requisite permission fees through GRIPS Portal vide GRN Nos. 192025260004270041, GRN date 03/04/2025 and 192025260004258051, GRN date03/04/2025;

NOW, THEREFORE, after careful consideration of the matter and in terms of this Department's notification no. 5081-UD/O/M/SL(AL/NR)/8L-08/04, dated 26.11.2012 and notification no.4004-UD, dated 08.12.2011 read with notification no.1676-UD, dated 06.05.2008, the undersigned is directed by order of the Governor to say that the Governor has been pleased to grant permission in favour of the lessee **Supercomp Electronics Pvt. Ltd.** for assignment of leasehold right at 5th floor (physically 6th floor) having SBUA 4450 sq. ft.(front portion 2970 sq. ft. +back portion 1480 sq. ft.) along with car parking area measuring 270 sq. ft. of the building constructed at plot no. EN-27, Sector-V, Salt Lake, Kolkata-91 also for change of purpose from "Setting up of Industry for fabricated works " to "IT/ITeS purpose" in favour of **Supertron Electronics Pvt. Ltd.** for the remaining period of lease subject to execution and registration of a deed of assignment in conformity with the original lease deed.

However, in case of non-realization of any govt. dues payable by the present lessee, **Supercomp Electronics Pvt. Ltd.**, if detected later on, the **Supertron Electronics Pvt. Ltd.** will be responsible for clearing the same after receipt of Demand Notice from the Department.

It may be noted that the draft deed of assignment shall be submitted to this Department as per enclosed model draft within 7(Seven) days from the date of issue of this order and registration of the same shall be completed within 4(four) months on receipt of executed copy of deed of assignment from this Department.

Encl: As stated

By order of the Governor,

Sd/-

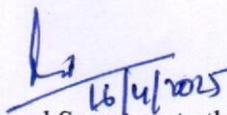
Additional Secretary to the
Government of West Bengal

No.350/1(5) -UDMA-27012(11)/6/2022-LMNR SEC-Dept. of UDMA

Dated:-16.04.2025

Copy forwarded for information and necessary action to:-

1. The Director, M/s. Supercomp Electronics Pvt. Ltd., 5th floor, Plot No. EN-27, Sector-V, Salt Lake, Kolkata-700091. e-mail: ganeriwal@supertronindia.com. with the request to submit draft deed of assignment accordingly for vetting by this Department.
2. The Executive Officer, NDITA, GN-20, Sector-V, Salt Lake, Kolkata-700091.
3. The Special Engineer, SLR &DC, Nirman Bhawan, Salt Lake, Kolkata -700091.
4. The Executive Engineer, Design, SLR &DC, Nirman Bhawan, Salt Lake, Kolkata -700091 with the request to place inspection report on expiry of the above mentioned stipulated period of registration of deed of assignment.
5. The Section Officer IT Cell of this Department for uploading this order in the official website.


Additional Secretary to the
Government of West Bengal

Anik