

**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**  
**Computer No. 490610**

No.1003 -UDMA-27012(11)/6/2022-LMNR SEC-Dept. of UDMA

Dated:-09.12.2024

ORDER

**Subject: Permission in favour of NXTERA SERVICES PVT. LTD. for assignment of leasehold right at 1st floor (physically 2nd 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 ".**

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 deed of transfer was executed between M.K.G. Engineers and Pecon Software Limited on 14.11.2006 allowing Pecon Software Limited to use the entire 1st 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 WHERAS Pecon Software Limited vide their letter dated 11.03.2022 submitted a proposal for transfer of leasehold right at 1st floor (physically 2nd 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 NXTERA SERVICES 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 this Department issued a Demand Notice bearing no. 932-UDMA-27012(11)/6/2022-LMNR SEC-Dept. of UDMA, dated 21.11.2024 amounting to Rs. 16,34,690/-in terms of this Department's notification nos. 5081-UD/O/M/SL(AL/NR)/8L-08/2004 dated 26.11.2012 and 4004-UD/O/M/SL(AL/NR)/8L-08/04 dated 08.12.2011 and 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 assignment of leasehold right at 1st floor (physically 2nd 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 as well as change of purpose from "Setting up of Industry for fabricated works " to "IT/ITeS purpose" in favour of NXTERA SERVICES PVT. LTD.;



Contd.../page02

AND WHEREAS the lessee has deposited the requisites permission fees through GRIPS Portal vide GRN Nos. 192024250296552181, GRN date 30/11/2024 and 192024250296558261, GRN date 30/11/2024;

NOW, THEREFORE, after careful consideration of the matter and in terms of this Department's Notification nos. 5081-UD/O/M/SL(AL/NR)8L-08/04, dated 26.11.2012 and 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 **Pecon Software Limited** for assignment of leasehold right of 1st floor (physically 2nd 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 change of purpose from "Setting up of Industry for fabricated works " to "IT/ITeS purpose" in favour of **NXTERA SERVICES 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, **Pecon Software Limited**, if detected later on, the assignee **NXTERA SERVICES 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,

*Sdf*

Additional Secretary to the  
Government of West Bengal

No. 1003/1(5) - UDMA-27012(11)/6/2022-LMNR SEC-Dept. of UDMA

Dated:-09.12.2024

Copy forwarded for information and necessary action to:-

1. Director, Pecon Software Limited , EN-27, Sector-V, Salt Lake, Kolkata-700091 with the request to submit draft deed of assignment accordingly for vetting by this Department.
2. The Special Engineer, SLR &DC, Nirman Bhawan, Salt Lake, Kolkata -700091.
3. The Executive Officer, NDITA, GN-20, Sector-V, Salt Lake, Kolkata-700091.
4. 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. Section Officer IT Cell of this Department for uploading this order in the official website.

*Sdf*  
09/12/2024

Additional Secretary to the  
Government of West Bengal

*Anik*