**ANNEXURE-D**

In the matter of: **COLES CRANES OF INDIA LIMITED**

 **AND**

 In the matter of: TIL LTD

 AND

In the matter of: **Deeds No. 4916 dated 19.09.1961**

In respect of: **Holding No. 89F (previously 94F) premises No. 517 B.T. of Panihati Municipality**

**North 24 Parganas**

The “ANNEXURE –D” Forming a part of serial No. 8 of Annexure-B

All the documents referred above in the item no-4(a) reveals that:

**The immovable property which has been described in THE FIRST SCHEDULE in the Deed of Conveyance dated 19th. day of September in the English Calendar of One Thousand Nine Hundred and Sixty One executed by Kamarhatty Company Ltd therein referred to as the VENDOR of the First Part ; Mercantile Bank (Agency) Private Limited of the Second Part;**

**AND**

**Coles Cranes of India Limited, a company incorporated under the Companies Act, 1956, having its office at 4, Clive Row, Calcutta and said company merged with Tractors India Ltd., in the year 1976**, **subsequently changed its name to TIL LTD, a company within te meaning of Companies Act, 2013 having its registered office at 1, Taratolla Road Garden Reach, Kolkata -700024, West Bengal therein referred to as the PURCHASER of the Third Part**  **:**

**And the aforesaid Deed of Conveyance dated 19.09.1961 has been registered in Book No. I, Volume No. 106, Pages 223-232, Being No. 4916 for the year 1961 at the office of the The Registrar of Calcutta in favour of the said Purchaser/ Occupier;**

WHEREAS

1. By a Deed of Conveyance dated 28.06.1924 made between Benode Bihari Banerjee therein referred to as the Vendor of the One Part sold transferred and conveyed All that Property more fully mentioned there in un to and in favour of Kamarhatty Company Limited therein referred to as the Pruchaser of the Other Part;
2. Now the Vendor was seized and possessed of or otherwise well and sufficiently entitled to All Those piece and parcel of land measuring about an area of 19 Bighas 1 Cottahs 12 Chittaks and 13 Square feet situate and lying at Mouza Agarpar, P.S. Khardah Premises No. 517 B.T. Road, Holding No. 89F (previously 94F) under Panihati Municipality, Ward No.-7 ;
3. By a Deed of Trust dated 17.09.1955 betwwen the Vendor herein of the one part and the said Mercantile Bank (Agency) Private Limited of the other part and registered at the office of the EA Calcutta in Book No.I, Volume No. 133, Pages 126 -180, Being No. 5268 for the year 1955, the vendor herein mortgage unto the Bank all those lands building and other properties morefully described therein and also the Schedule thereto including the said property as a security for repayment of 5.5% Debenture stock 1965/70 of the total nominal value of Rs. 25,00,000/- in the manner and under the terms and conditions therein contained and the Trust Deed inter alia provided that the Vendor would be entitle to sell the mortgaged property including the said property with the concurrence or consent of the Bank;
4. The sum secured by the Trust Deed has not been fully satisfied and thee Bank has at the request of the Vendor agree to join in these presents to confirm the sal of the said property by the vendot to the purchaser and to release the said property from the said mortgage created by the Trust deed more fully described therein;
5. The Bank doth thereby covenant with the purchaser that it has not at any time heretofore done omitted suffered or been party or privy to any act deed or thing whereby the said property or any part thereof are or is or may be impeached and encumbered or whereby the Bank is or may be prevented from confirming the sale of and releasing re-conveying and retransferring the said property to the Purchaser in the manner;
6. The Vendor herein agreed to sell and the purchaser agreed to purchase at or for an consideration of Rs. 2,86,315/- All Those piece and parcel of land measuring about 6.31 Acres equivalent to 19 Bighas 01 Cottah 12 Chittaks and 03 Square feet Together with various factory Sheds and other structures and buildings pertaining to Mouza- Agarpara, Pargana Calcutta, Police Station- Khardah, Municipal Holding No. 89F (previously 94F), Premises No. 517 B. T. Road, Kolkata 700058 of Panihati Municipality, more fully mentioned in the “First Schedule” butted and bounded the said plot of land by:

 **North:** By P. B. Ghat Road, then Alpine Dairy

 **East:** By B. T. Road

 **South:** By the land of Agar Para Jute Mills

 **West:** By land of others

1. Now the said TIL LTD absolutely seized and possessed of or otherwise well and sufficiently entitled to All Those piece and parcel of land measuring about 6.31 Acres equivalent to 19 Bighas 01 Cottah 12 Chittaks and 03 Square feet Together with various factory Sheds and other structures and buildings pertaining to Mouza- Agarpara, Pargana Calcutta, Police Station- Khardah, Municipal Holding No. 89F (previously 94F), Premises No. 517 B. T. Road, Kolkata 700058 of Panihati Municipality free from all encumbrances;
2. For the discussion made heretofore the title of the property is good and marketable.

 I have not personally visited the said factory premises