

BRAITHWAITE & CO. LIMITED ANGUS WORKS

TOTAL LAND OF BRAITHWAITE & CO. LIMITED AT ANGUS WORKS: 74.028 ACRES. DETAILS ARE AS FOLLOWS.

PART - A: LEASE LAND: 16.724 ACRES

S. No	STATUS	Total Land (Acres)	Remarks
1	LAND UNDER LEASE FOR A PERIOD OF 99 YEARS WITH ANGUS CO LTD (DEED NO 1-2518 DATED 05 05 1961) Less: Land purchased from Angus Co Ltd out of 16 724 Acres	16.724 *2.604	Rent Per Qtr. Rs 1.00 Lac (Rs 4.00 Lac per year). As per records, it is found that Rent is pending since February, 1992. The rent for this land could not be paid due to dispute between the owner and various claimants and moreover BCL was also facing financial problem.
	Total Lease Land	14.120	Lease Agreement made between Braithwaite & Co Ltd & Angus Co Ltd vide Registered Deed dated 23 11 1964
	LESS: LAND UNDER LEASE BETWEEN BRAITHWAITE & CO LTD AND LAGAN JUTE MACHINERY CO. FOR A PERIOD OF 15 YEARS (REGD DEED NO. 1-1610 DATED 13 02 63)	3.354	Rent per year Rs 84,162 68
	TOTAL LEASE LAND (AT PRESENT)	10.766	The land is situated at Angus Works, Bhadreswar including Factory Shed

PART - B: PURCHASED LAND & UNDER LEASE WITH GOVT. OF WEST BENGAL: 59.100 ACRES

S. No	STATUS	Total Land (Acres)	Remarks
1	LAND PURCHASED FROM ANGUS CO LTD (Registered in Book I, Volume 105 Pages 258-270 being no. 3931, Date of Registration 3 8 1961)	57.283	Total Price was Rs 7,95,000/- Paid vide Cheque No A 367461/12762 dated 13 5 1961)
2	LAND PURCHASED FROM ANGUS CO LTD (DEED NO 5624 DATED 13 09 1963 2.604 Acres*)	1.817	Purchased Price was Rs 100/- Paid vide cheque no. D03782 dated 3 9 63
	TOTAL LEASE LAND WITH GOVT. OF WB	59.100	1 st Lease was from 11 10 63 to 10 10 93. 2 nd Lease is from 11 10 93 to 10 10 23. Lease Rent Rs. 40,000/- per year
3	LAND - FREE HOLD (Purchase Land 2.604 Acres (-) Lease Land 1.817 = 0.787 Acres)	0.787	
4	LAND - FREE HOLD	0.021	
	Total Land	59.908	
	TOTAL LAND: PART-A + PART - B (16.724 - 2.604 + 59.908)	74.028	

DETAILS OF AREA

S. No	Details of Area	Total Land (Acres)	Remarks
01	FACTORY PREMISES INCLUDING AREA OF LAGAN JUTE MACHINERY CO. (3.354)	16.724	
02	LAND COVERED GOLF GROUND/INCLUDING BUNGALOW (GH)	44.927	
03	LAND SITUATED AT WESTERN SIDE OF R B S ROAD (OUTSIDE THE ANGUS WORKS COMPOUND)	12.377	Unauthorized encroachment/occupied by various local people by strengthening the security and/or by erecting boundary wall/fencing around the land
	Total Land	74.028	

Residential Compound 1.200 Acres (12 x 4840 x 9 x 093 = 4861 Sq.ft.)

Factory Premises, office etc 363541 sq ft