

106998

(A) (e)

5625-

15 Rs.



Admissible under Rule
21, Duty stamped under
the Indian Stamp Act
1899, & also as Amended
by W. Bengal Stamp
Amendment Act, 1962.
Schedule IA No. 61 & 5, c.

K. S.

K. S.

7.24
15/10/63

K. S.

K. S.

7.24

15/10/63

12963

Fee paid as under.

A 150.00

Sub-Registrar of Assurances
Calcutta

E. 2.00

E. 2.00

2.20.00

M. 4.00

M. 2.00

R. 30.00

THIS INDENTURE is made the third day of September. One thousand nine hundred and sixty-three BETWEEN THE ANGUS COMPANY LIMITED a company incorporated under the Indian Companies Acts and having its registered office at 3, Clive Row in the town of Calcutta (hereinafter called "the Lessor" which expression shall include its successor or successors and assigns) of the one part and BRAITHWAITE & CO. (INDIA) LIMITED a company incorporated under the Indian Companies Acts and having its registered office at 4, Clive Row in the town of Calcutta aforesaid (hereinafter called "the Lessee" which expression shall include its successors and assigns) of the other part AND SUPPLEMENTAL to a Deed of Lease (hereinafter called "the Principal Deed") dated the thirteenth day of April One thousand nine hundred and sixty-one and made between the Lessor of the one part and the Lessee of the other part and registered at the Calcutta

Regd.
15/10/63

15/10/63
Dwp

A 150

15/10

970371

28 AUG 1963

No. Date
 Sold to **DRR DIGNAM & CO**
 of **20, Netaji Subhas Road,**
CALCUTTA
 Val. **Fifteen only**
 Licen.

20, Netaji Subhas Road. Calcutta



Presented for Registration at **11/11/63**
 on the **5th** day of **Sept.** 19**63**

At the Calcutta Registry Office

By **Ananda Prasad Dutta**
 attorney for **Brathwaite & Co (India) Ltd**
 under a **power of attorney**
 No. **1954** for **1954** authenticated by the
 District Registrar of **Calcutta**

Ananda Prasad Dutta

[Signature]

Sub-Registrar of Assurances
 Calcutta.

Exhibit
 under a power of attorney
Ananda Prasad Dutta
4-P. Dutta of 29 Netaji Subhas
Rd. Calcutta
is agent for Brathwaite & Co
(India) Ltd

Ananda Prasad Dutta
 Agent for Brathwaite & Co
 (India) Ltd

[Signature]

[Signature]

Sub-Registrar of Assurances
 Calcutta.

Calcutta Registry Office in Book No. I Volume No. 80 pages 83 to 170 being No. 2518 for the year 1961 whereby the lands workshops buildings machinery and plant and premises described in the Schedules thereto were demised by the Lessor to the Lessee for the term of ninety-nine years from the First day of February One thousand nine hundred and sixty subject to the covenants agreements and provisions therein contained WHEREAS since the execution of the Principal Deed it has been agreed by and between the parties hereto that the lands covered under C.S. Plots numbers and measuring about 2.604 acres more fully described in the Schedule hereto should be excluded from the Principal Deed but that the same shall not affect the Principal Deed in respect of the lands workshops buildings machinery and plant and premises retained in the Principal Deed and accordingly the parties hereto have mutually agreed that the Principal Deed shall be varied in manner hereinafter appearing NOW THIS INDENTURE WITNESSETH :-

1. That in pursuance of the premises the Lessee doth hereby relinquish surrender and yield up as on and from the sixteenth day of August One thousand nine hundred and sixty-three ALL THOSE lands measuring about 2.604 acres and comprised under C.S. Plots numbers and more fully described in the Schedule hereto and delineated on the plan hereto annexed and thereon enclosed within yellow lines TO THE INTENT that the residue remaining unexpired of the said term of 99 years of the Principal Deed in respect of the said lands shall be merged and absolutely extinguished in the reversion expectant on the determination of the said term.

2. The annual rent of Rupees Four lakhs and all other provisions contained in the Principal Deed shall continue to be operative in respect of and affecting lands workshops buildings machinery and plant and premises (other than the said lands of 2.604 acres more fully described in the Schedule hereto) only.

3. Save as aforesaid the Principal Deed shall remain in full force and be binding on the parties hereto.

THE SCHEDULE above referred to :-

ALL THOSE pieces or parcels of lands hereditaments and premises containing a total area of 2.604 acres a little more or less equivalent to seven bighas seventeen cottahs five chittacks eight square feet with all structures buildings erections if any and appurtenances whatsoever situate in Mouza Gourhati Champdani Police Station Bhadreswar Parganah Boro J.L.No. 21 R.S.No. 906 Sub-Registry Serampore within the Municipal limits of Champdani in the District of Hooghly and comprised under the following Khatian Nos. C.S.Dag Nos. Touzi Nos. and annual rents as per particulars below :-

Touzi

House No.	Khatian No.	C.S. Plot No.	Area in Acres.	Total Amount of Annual Rent.	Proportionate Rent.	Remarks.
				Rs.	Rs.	
				np.	np.	

591	5	2312	.5560	162	.62	40.98 Rent payable to Govt. of West Bengal.
	6	2306	.1180	34	.31	9.80 Rent payable to Govt. of West Bengal.
						40.00 Rent payable to Govt. of West Bengal.
318 BI	430	(925 (Part))	.1250	1769	.06	
		(2314)	.4110			
318 BI	431	(2303)	.2890	2148	.55	
		(2309)	.2320			
	440	(2307)	.1520			
		(2313)	.1730			
		((Part))				
"	1218	(2302)	.0840	363	.42	11.62 Rent payable to Govt. of West Bengal.
		(1229)	.0780			
		((Part))				
318 BI	1742	(923)	.0550	308	.75	4.30 Rent payable to Govt. of West Bengal.
		((Part))				
24 BI	2651	(2301)	.0820			
		(2304)	.0890			
		(2305)	.0950			
		(2310)	.0650			

OR HOWSOEVER OTHERWISE the said pieces or parcels of land are now

or were at any time heretofore putted and bounded called known

described and distinguished and which said pieces or parcels of land

are delineated on the map or plan annexed hereto and enclosed within

Yellow lines.



417
The Registrar of Assurances
of California

IN WITNESS whereof these presents have been executed by or on behalf of the parties hereto the day and year first above written.

THE COMMON SEAL of the abovenamed The Angus Company Limited has hereunto been affixed by the direction and in the presence of PRAASAD SEN GUPTA and JAMES BINNY SMITH two of its Directors who have hereunto set their respective hands and these presents have been countersigned by ALBERT CLARK for and on behalf of Thomas Duff & Co. (India) Private Limited the Managing Agents of the said Company in the presence of

Kachikobad S. Ghaba

Chartered Accountant

3, Cleve Row

Calecutta,

Nanda Gopal Mukerji, Manager
3, Cleve Row, Calecutta

THE COMMON SEAL of the abovenamed Braithwaite & Co. (India) Limited has hereunto been affixed by the direction and in the presence of JONATHAN (for wood) and LOVEL GERRARD SWEATHMAN two of its Directors who have hereunto set their respective hands and these presents have been countersigned by BANNARILAL MATHUR the Secretary thereof in the presence of:

A. Sen, (Commercial Assistant)

Braithwaite & Co. (India) Ltd

Hill Road, Calecutta-43

W. Hanna

(V. K. Vannu)

Commercial Assistant

Hill Road, Calecutta-43



Albany

P. S. Thomas Duff & Co. (India) Private Ltd.

Countersigned

P. S. Sen Gupta



780
The Registrar of Assurances



(22)

Registered

18+1-19
 DATED 3rd September 1963.
 (11)
 (115) 10699
 No. 50077
 No. 70114

Do. No. 156
 No. 211, 10-2-16
 going to 5625
 no year 1963

The Angus Company Limited.
 to-
 Braithwaite & Co. (India) Limited.

Refunded for
Wm-A Rs 1510/-
Borth

Registrar of Assurances
 Calcutta.
 4-10-63

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 (11)
 14

SUPPLEMENTAL DEED.

Sub Registrar

20-9



Sub Registrar of Assurances
 Calcutta.
 Offr, Dignam & Co.,
 29, Netaji Subhas Road,
 Calcutta.