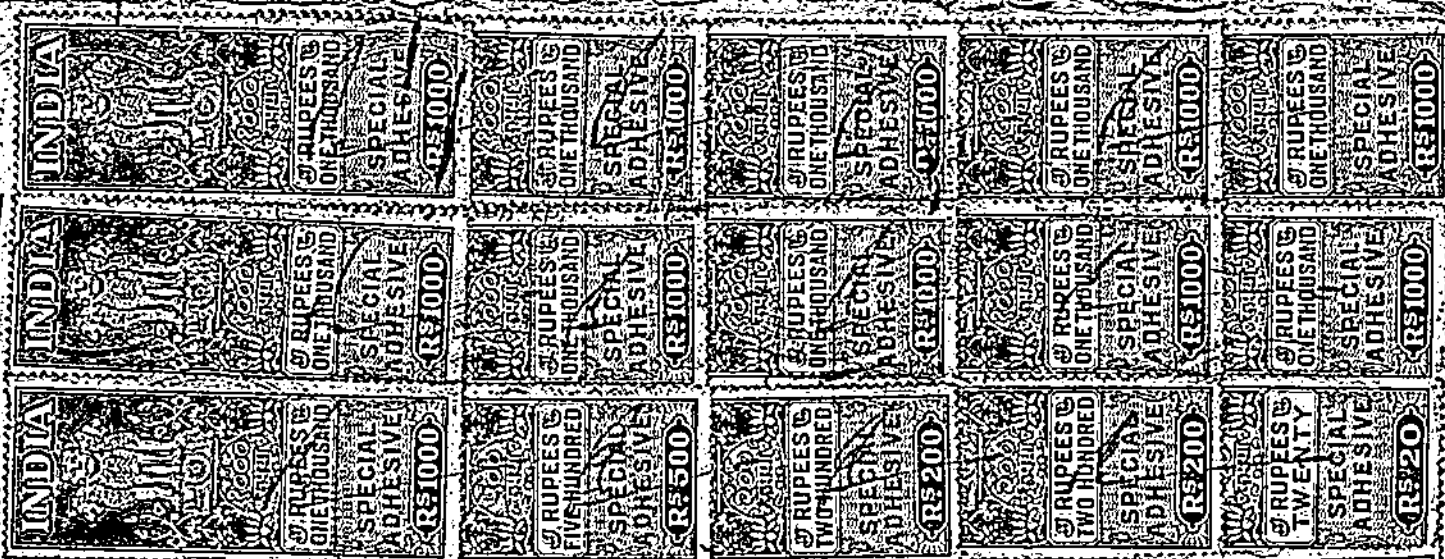




5836

STAMP AFFIXED BY:

12.5.61 3931

STAMP SUPERINTENDENT.
CALCUTTA COLLECTORATE

W. V. Certificate Printed

Admissible under Rule
21, duly stamped under
the Indian Stamp Act
1899, Schedule IA No. 23.

Fee paid as under.

A3182

9-20

44-20

44-2

11-3

Rs 3227

K. 10-5

K. 2-4

7-24

Ref. 5-10

15-64

THIS INDENTURE made the fifteenth day of May One thousand nine hundred and sixty-one BETWEEN THE ANGUS COMPANY LIMITED a company with limited liability incorporated under the Indian Companies Acts and having its registered office at 3, Clive Row in the town of Calcutta (hereinafter called "the Vendor" which expression shall include its successor or successors) of the one part and BRAITHWAITE & CO. (INDIA) LIMITED a company with limited liability incorporated under the Indian Companies Acts and having its registered office at 4, Clive Row in the town of Calcutta aforesaid (hereinafter called "the Purchaser" which expression shall include its successors and assigns) of the other part,

WHEREAS :

- (1) The Vendor is seised and possessed of and well and sufficiently entitled to the lands hereditaments and premises situate lying at Mouza Gourhati Champdani in the District of Hooghly more fully described in the Schedule hereunder written (hereinafter called "the said Process for...") and delineated on the plan hereto annexed and thereon enclosed within red lines.

(2)

Process for...
100 stamp property
9/17/61

presented for registration at
on the 7th day of June 1961.

at the Calcutta Registry Office by

Amada Prasad Mitra
attorney for P.W.G. Adair

under a special or general power of
attorney No. 426 for 1960

authenticated by the Registrar of
Sub-Registrar of

Amada Prasad Mitra

Signature of Attorney
Calcutta

9/6/61

Enclosure is admitted
under the above Power by the
attorney Amada Prasad Mitra Limited.

Att to Mr. Pradip Kumar & Co

Solicitors of 29 Netaji Subhas

Road Calcutta agent for P.W.G.

Adair Director of Angus Company
Limited

Amada Prasad Mitra
Agent for Mr. P.W.G. Adair
Director of the Angus Company
Limited

Personally known to me

Signature
Calcutta

9/6/61

- (2) The Vendor has agreed to sell the said property to the Purchaser free from all encumbrances at or for the price of Rupees Seven lakhs and ninetyfive thousand in the manner hereinafter appearing.
- (3) On or about the first day of February One thousand nine hundred and sixty the Vendor delivered possession of the said property to the Purchaser but no formal Conveyance was executed between the parties hereto.
- (4) The Vendor has now at the request of the Purchaser agreed to execute this Conveyance in favour of the Purchaser in the manner hereinafter appearing.

I. NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rupees Seven lakhs and ninetyfive thousand paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and the said property the Vendor doth hereby forever discharge and release the Purchaser) the Vendor doth hereby grant convey transfer assign and assure unto the Purchaser ALL THAT the said property that is to say all those the said pieces or parcels of land hereditaments and premises hereinafter more particularly described in the Schedule hereto together with the buildings structures and erections thereon or on part thereof TOGETHER WITH all outhouses buildings structures and other erections if any and paths passages walls enclosures fixtures trees woods fences hedges ditches ponds watercourses wells sewers drains rights liberties privileges easements benefits advantages and appurtenances thereto belonging or in anywise appertaining or therewith usually held occupied enjoyed reputed or known as part or parcel thereof or appurtenant thereto AND ALL the estate right title and interest property claim and demand whatsoever of the Vendor in to out of and upon the said property and the premises

hereby

having visited the residence
 of A. Clark
 son of R. P. Row Colombo
 of Colombo
 by caste
 by profession
 I have this day examined the
 said A. Clark
 who has been identified to my
 satisfaction by T. K. Roy Choudhury
 son of J. N. Roy Choudhury
 resident of 29, N. East, Subbarow Road, Cal
 by caste Hindu by profession Lawyer
 and the said A. Clark as Director of T. K. Roy Choudhury
 admitted the execution of Angus & Co Ltd.
 his document

A. Clark
 ✓ Director

Thumb impression of the
 executant is dispensed with.

[Signature]
 Registrar of Companies
 Calcutta.

15/5/67



[Signature]
 Registrar of Assurance
 Calcutta. 15/5/67

hereby conveyed and transferred unto the Purchaser or any part or parts thereof AND all deeds pottahs muniments and instruments of title whatsoever relating to the said property and premises which are now in the possession of the Vendor or any person or persons from whom it can procure the same without any action or suit TO HAVE AND TO HOLD as on and from the first day of February One thousand nine hundred and sixty the said property and all other the premises herein comprised and hereby granted conveyed transferred assigned and assured or intended so to be with their and every of their rights members and appurtenances unto the Purchaser according to the respective natures and tenures thereof and subject to the payment of the rents respectively payable in respect thereof but otherwise free from all encumbrances whatsoever.

II. The Vendor doth hereby covenant with the Purchaser as follows :-

(1) The interest which it professes to transfer subsists and it has good right and full power to grant convey transfer assign and assure the said property and premises hereby sold conveyed and transferred unto the Purchaser and every part or parts thereof respectively unto the Purchaser in manner and subject as aforesaid and the pottahs or leases under which the said property and premises are held are fully valid and subsisting and are in no wise forfeited surrendered or rendered void or voidable and the covenants and conditions contained in the said pottahs or leases including the provision for payment of rents and on part of the Lessee to be observed and performed have been paid observed and performed upto the date of these presents.

(2) It shall be lawful for the Purchaser from time to time and at all times hereinafter to quietly enter into and

upon

having visited the residence
of..... J. Griev
son of..... of 3 Lane
of..... Ran Lalukh -
by caste.....
by profession.....

I have this day examined the
said..... J. Griev

who has been identified to my
satisfaction by..... A. N. Bose

son of..... J. N. Bose

resident of..... 29 N. C. Road Cal

by caste..... by profession.....

and the said..... J. Griev as agent -

admitted the execution of
his document

J. Griev
Agent for
George Drury Butchart
Managing Director

for George Drury
Butchart Managing Director.

Thomas Saff & Co
(India) Private Ltd;

Managing Agents - Am Bala

of Angus Company

and under a special
power of attorney

authentic and the Notary -

public, D. W. T. V. S. of Broad to Ship Lane

on 19th day of July 1967

in presence of the
attendant in charge with

Registrar of Calcutta

9/8/67



9/8/67
Registrar of Calcutta

upon the said property and premises hereby sold conveyed and transferred unto the Purchaser and every part thereof and to enjoy the said premises without any interruption claim or demand whatsoever by the Vendor or any person or persons claiming through under or in trust for it.

(3) The said property and premises hereby sold conveyed and transferred unto the Purchaser are freed and discharged from or otherwise by the Vendor sufficiently indemnified against all and all manner of encumbrances claims and demands whatsoever created occasioned or made by the Vendor or any person or persons claiming or to claim through under or in trust for the Vendor.

(4) The Vendor and every person or persons having or lawfully claiming any estate right title or interest in to or upon the said property and premises hereby sold conveyed and transferred unto the Purchaser or any part thereof through under or in trust for the Vendor shall and will at all times hereafter upon every reasonable request and at the cost of the Purchaser make do acknowledge execute and perfect all such further and other lawful and reasonable acts deeds assurances matters and things whatsoever for the further better and more perfectly assuring the said premises unto the Purchaser in manner and subject as aforesaid as shall or may be reasonably required.

THE SCHEDULE above referred to.-

ALL THOSE pieces or parcels of lands hereditaments and premises containing a total area of 57.283 acres a little more or less equivalent to 173 bighas 5 cottahs 9 chittacks and 42 Sq.ft. with all structures buildings erections if any and appurtenances

whatsoever



9/6/67
Calcutta

whatsoever situate in Mouza Gourhati Champdani Police Station Bhadreswar, Pargana Bore 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 :-

Khatian No.	Touzi No.	C.S. Dag No.	Area.	Total Annual Rent.	Proportionate Annual Rent.	Remarks.
427	318 BI	328 338 1338 1340 1341	.373) .355) .465) .120) 1.954)	Rs.144.28nP.		Rents originally payable to Kanailal Goswami & Ors. and at present to the Govt. of West Bengal.
428 ✓	-do -	334 ✓	.768	" 244.69"	Rs. 56.89nP.	- do -
429	-do-	341 341/344	.718) .346)	Rent free		
430	-do-	517 1151 1152 925 (part) (out of .272 1186 1208 1210	2.820) 2.083) .451) .147) .800) .355) .841)	Rs.1769.06nP.	Rs.560.43 "	- do -
431	-do-	576 584 585 905 927 (part) (out of .650) 1188 1196 1197 1201 1205 1211 1215 1216 1231	.072) .366) .103) .854) .063) .228) 2.229) .245) 1.029) .588) .210) 8.585) .348) .093)	Rs.2148.55"	" 1135.70 "	- do -
432	-do-	1157 1185 1187 1177/1248	1.037) 1.258) 1.801) .811)	Rs.1623.37 "	222.81 "	-do-



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Khatian No.	Touzi No.	C.S. Dag No.	Area.	Total Annual Rent.	Proportionate Annual Rent.	Remarks.
437	318 BI	915 917 918 1153	.057) .009) .036) .113)	Rs. 32.25 nP.		Rents originally payable to Kanailal Goswami & Ors. and at present to the Govt. of West Bengal.
438	- do -	919 1209	.058) .156)	Rs. 176.91 "	Rs. 28.49 nP.	- do -
439	- do -	924	.305	" 25.00 "	-	- do -
440	- do -	933 (part) (out of 581 583 1181	.023) .415) .051) .063) .264)	Rent free.		
789	- do -	516	.252	Rs. 19.61 nP.		- do -
1013	- do -	579 580 1183	.075) 1.076) .448)	Rs. 140.55 "	Rs. 120.37 nP.	Rents originally payable to the Executor of Upendra Nath Mukhopadaya & Ors. and now to the Govt. of West Bengal.
1014	- do -	582 907 916 1189 1214 1230 906	.096) .324) .017) .520) .355) .457) .701)	Rs. 358.91 "	Rs. 189.38 "	- do -
5	- 591	1213 1232	.300) .554)	Rs. 129.37 "	Rs. 98.32 "	- do -
1018	- 318BI	904 1342	.294) .522)	" 15.00 "		Rents originally payable to Subasini Debi & Ors. and at present to the Govt. of West Bengal.
6	- 591 -					
1594	- 318BI					
1602	- do -	911 912 1182 1207 1212	.048) .001) .243) 1.011) .249)	" 253.75 "	Rs. 118.69 "	Rents originally payable to the Executor Upendra Nath Mukhopadaya & Ors. and at present to the Government of West Bengal.



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Khatian Fouzi					
No.	No.	C.S.	Dag No.	Area.	Total Annual Rent.
Proportionate Annual Rent.	Remarks.				
1628	318 BI	1233	.815	Rs.193.50np.	Rs. 63.41np.
1218	-do-	1184 1206 1229(part), 911) (out of 989)	.483) .736) .911)	Rs.363.42 "	Rs. 152.77 "
1742	34 BI Howrah	913 914 921 923(part) (out of 937) 1190 1202	.024) .057) .016) .882) (out of 937) 1.381) .517)	Rs.308.75 "	Rs. 225.11 "
2	451	908 909 910	.046) .014) .030)	Rs. 28.34 "	Rs. 7.73 "
30/4	317 BI	577 1191 1192 1193 1194 1195	.695) 6.851) .103) .104) .215) .111)	Rs.623.05 "	Rents originally payable to the Executor Upendra Nath Mukhopadhyaya & Ors. and at present to the Government of West Bengal.



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Khatian No.	Touzi No.	C.S. Dag No.	Area	Total Annual Rent.	Proportionate Annual Rent.	Remarks.
1719	34BI Howrah.	902	.250	Rs.3.20)		Rents Originally payable to Kumud Bandhal Mukherjee and others and at present payable to the Government of West Bengal.
2635	- do -	902	.159	" 2.56)		
7	591	903)	.775		Rent free	Rents originally payable to Nripendra Nath Chatterjee & Another and at present payable to the Government of West Bengal.
2637	-do-	(as per Settlement 903) Khatian)		Re.1.00		
185	318 BI	920	.130		Rent free	Rents originally payable to Kanai Lal Goswami & others and at present payable to the Government of West Bengal.
451	-do-	1203)		Re.1.87nP.	Re.1.37nP.	
"	-do-	1204)				
2636	-do-	1203)	.784			
"	-do-	(as per Settlement 1204) Khatian)		Re.1.50nP.	" 1.12nP.	Rents originally payable to Nripendra Nath Chatterjee and another and at present payable to the Government of West Bengal.

OR HOWSOEVER OTHERWISE the said pieces or parcels of land are now or were at any time heretofore butted 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 red lines.



ee
~~Registrar of Companies~~
Calcutta.

9/6/61

IN WITNESS whereof the Vendor hereto has executed these presents the day and year first above written.

THE COMMON SEAL of the abovenamed The Angus Company Limited has hereunto been affixed in the presence of Percival William Gordon Adair and Albert Clark, two of its Directors who have hereunto set their respective hands and these presents have been countersigned by George Drury Butchart for and on behalf of Thomas Duff & Co. (India) Private Ltd., the Managing Agents of the said Company in the presence of :

M. Adair P.W.G.A.
A. Clark A.C.

Countersigned.

For Thomas Duff & Co. (India), Private Ltd.
 Managing Agents.

G. D. Butchart
 Managing Director.

1. *P. W. Butchart*
 Commercial Assistant
 3 Clive Row,
 Calcutta.

2. *M. B. Talia*
 Chartered Accountant.
 3 Clive Row,
 Calcutta.

Ministry of Revenue
Calcutta

9/16/67



RECEIVED of and from the within named Purchaser the sum of Rupees Seven lakhs and ninetyfive thousand being the consideration above expressed to have been paid by the Purchaser as per Memo of Consideration below :

Rs.7,95,000/-

MEMO OF CONSIDERATION.

By cheque No.A.367461/12762 dated 13th May, 1961 drawn on The National & Grindlays Bank Ltd., Lloyds Bank Branch by the within named purchaser in favour of the within named vendor for

Rs.7,95,000/-

Sh. Adair P.W.G.R.

Th. Clark P.C.

Countersigned:

For Thomas Duff & Co. (India), Private Ltd.
Managing Agents.

[Signature]
Managing Director.

1. *[Signature]*

2. *[Signature]*



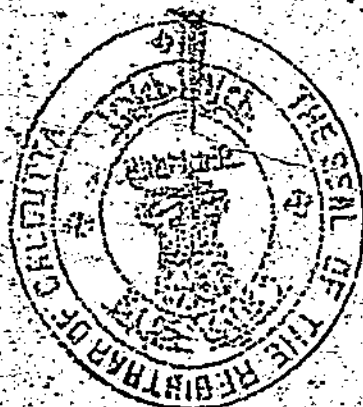
Registrar of Companies,
Calcutta.

9/5/67

Calcutta.

-OFF Diwan & Co.

9/5/61



30/7/62

CONVEYANCE

(4)

(1)



12-8-61

THE REGISTRAR OF COMPANIES, CALCUTTA

Handwritten signature

The Pratthwalte & Co. (India) Ltd.

The Angus Company Limited.

No. 50077
No. 44979
No. 40114

5(1)
5(4)
5(1)
5(1)
5(1)

DATED 15th May 1961

No. 414587

Book No. 105
Volume No. 258 to 270
Being No. 1961
for the year 1961

Handwritten signature

