



2/2/07

admissible under Rule 31 also
under section of the W.B. & A.
duly stamped under the Indian
Stamp Act 1899 20/2/07
Schedule I - A No. 1133/1
Fee paid 1133/1
1. Value Rs. 1133/1

Ad. Dist. Sub-Registrar
Burdwan

14 FEB 2007

Rs. 1,47,000/-
+ Rs. 1,03,999.69
+ 4x10 40

251039.69

Market value of the property assessed
Rs. 251040/-
Rs. 6228/- Deficit Stamp duty Rs. 944065
Realised by B/D or B/C of
S.B.I. DGB vide No. 12/2/07
at 1628/- subsequent Regn. Fees
Six hundred and twenty eight
has been realised paid by 19900/-
Collector

U/S 41 & 42 (B)
A.D.A. Burdwan
24/2/07

THIS SUPPLEMENTARY DEED OF LEASE is made this the 2nd Day
of February 2007 (Two Thousand Seven)

BETWEEN

THE GOVERNOR OF THE STATE OF WEST BENGAL hereafter called the LESSOR
(which expression shall include his successors in office and assigns) of the ONE PART

Contd..P/2



Krishna Lal Agarwal



My passport size above photograph and fingerprint of my both hands are attested by me

Krishna Lal Agarwal

(2)

AND

BENGAL CYLINDER & CONTAINERS (P) LTD. a company incorporated under the Companies Act, 1956, having its registered office at P-15, India Exchange Place Extension, Kolkata – 700 073, hereinafter called the LESSEES (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs/ executors, administrators, representatives and assigns) of the OTHER PART.

Contd..P/3

6841



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

362438

(3)

WHEREAS the lessor allotted a piece of land measuring 2.94 acres in S.I area , Durgapur mentioned in the schedule to the lease deed to M/S BENGAL TOOLS LIMITED (hereinafter referred to as BTL or Transferor Company) by a registered Indenture of lease dated 15th day of July 1983 being No. I-4226 for the year 1983 on certain terms, conditions, covenants for a period of 60 years.

Contd..P/4



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 633657

(4)

AND WHEREAS by an Order of the Hon'ble High Court , Kolkata dated 15th July 1987 all the properties rights and interest of the said BTL in its unit known as Cylinders & Containers including the leasehold property of BTL being 2.94 acres B.I.No. 1018 , J.L.No. 85, Mouza – Gopinathpur, Thana – Durgapur, Dist. Burdwan more fully described in part of the Schedule 'B' in the said order dated 15-07-1987 shall vest with BENGAL CYLINDER & CONTAINERS (P) LTD. (incorporated on 04-11-1986 and hereinafter called BCC or Transferee Company) with retrospective effect from 01-12-1986.

Contd..P/5



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 633658

(5)

AND WHEREAS BENGAL TOOLS LIMITED (BTL) requested ASANSOL DURGAPUR DEVELOPMENT AUTHORITY (A statutory authority of the Govt. of West Bengal) the lessor of the aforesaid lease hold land by its letter dated 03-11-1987 to cause necessary transfer of interest of the above lease hold land in S.I area, Durgapur in favour of BENGAL CYLINDER & CONTAINERS (P) LTD. as per order of Hon'ble High Court, Kolkata dated 15-07-1987.

AND WHEREAS the said BENGAL CYLINDER & CONTAINERS (P) LTD. has been the possession of the said leasehold land.

Contd..P/6



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

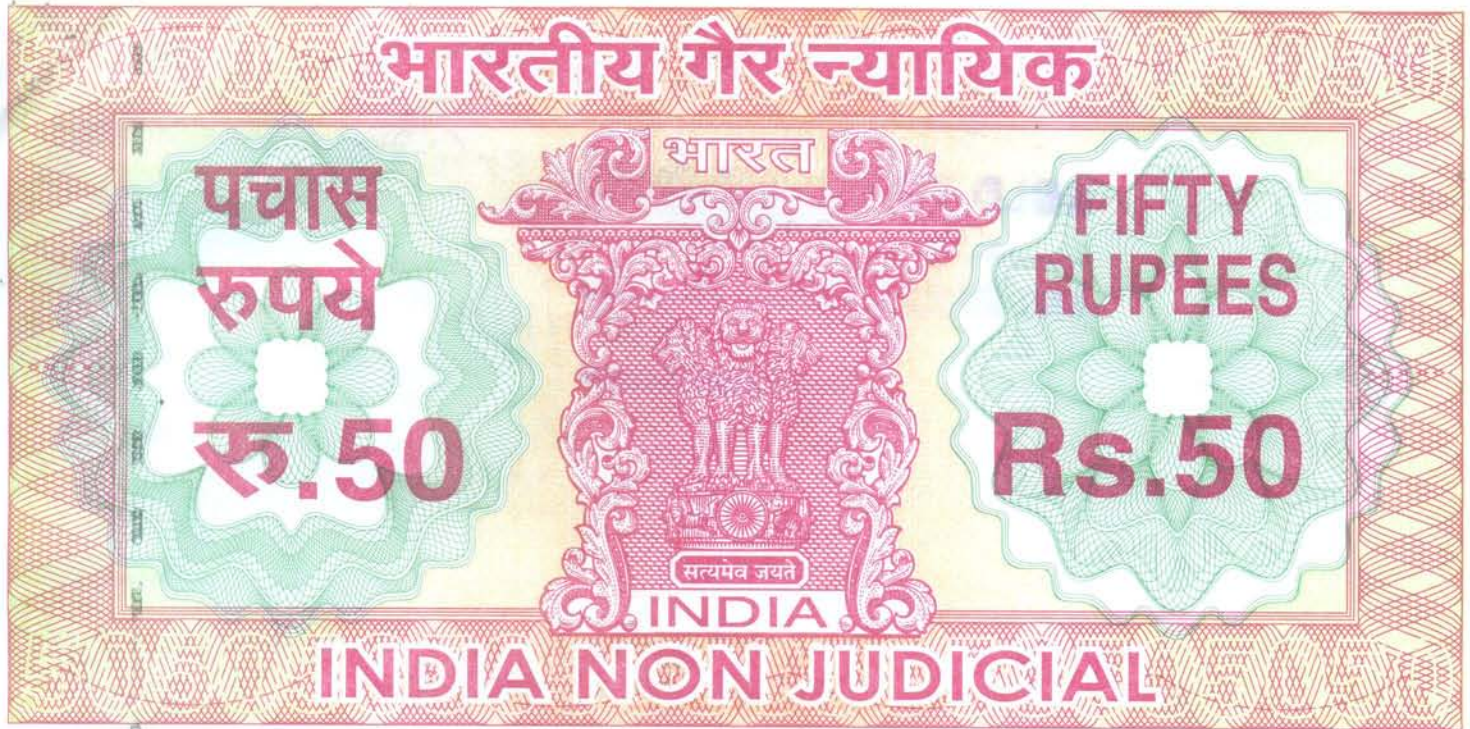
A 633659

(6)

AND WHEREAS ASANSOL DURGAPUR DEVELOPMENT AUTHORITY the lessor of the said lease hold land agreed by its letter dated 03-06-1988 to effect the transfer of leasehold interest of the said land in favour of BENGAL CYLINDER & CONTAINERS (P) LTD. on making payment by Bengal Tools Ltd. (lessee) the sum of Rs.1,03,999.69 being outstanding premium, interest and ground rent etc.

Contd..P/7

(45x19)



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 375856

(7)

AND WHEREAS ASANSOL DURGAPUR DEVELOPMENT AUTHORITY (ADDA) upon receipt of payment on 16-06-1989 from BENGAL TOOLS LTD. to their full satisfaction transferred the leasehold interest of the said land to BENGAL CYLINDER & CONTAINERS (P) LTD. with retrospective effect from 01-12-1986 as per order of the Hon'ble High Court, Kolkata dated 15-07-1987 and ADDA confirm the said transfer of leasehold interest of the said land measuring 2.94 acres in S.I. area by its letter dated 28-07-1989 sent to M/s BENGAL CYLINDER & CONTAINERS (P) LTD. in reply to BCC letter dated 05-07-1989.

Contd..P/8

IN WITNESS WHEREOF THE parties to these presents have hereto have signed and subscribed their hands the day, month and year first above written.

SIGNED SEALED AND DELIVERED

For and on behalf of the Governor of the State of West Bengal By Special Officer, Urban Development (T & CP) Deptt., Govt. of West Bengal, for and on behalf of the Governor of the State of West Bengal



[Signature]

Special Officer;

A. D. D. A.

Urban Dev. (T & CP) Deptt.

Government of West Bengal

Urban Development (T & CP) Deptt.

Govt. of West Bengal

In the presence of :

[Signature]

First Witness : **Asstt. Executive Officer (L)**
Asansol Durgapur Dev. Authority

FOR BENGAL CYLINDER & CONTAINERS (P) LTD.

Common seal of M/s

has been affixed here to by the

Director, Proprietor, Partners

thereof who has/have also

affixed his/their signature hereto

Krishna Lal Agamle
Director

In the presence of :

[Signature]

SURVEYOR

Witness :

Asansol Durgapur Dev. Authority
City Centre, Durgapur-16

Prepared as per prescribed Govt. Draft.

Typed By : K. Ghosh *K. Ghosh*

AND WHEREAS the said BENGAL CYLINDER & CONTAINERS (P) LTD. in the aforesaid changed circumstances approached the lessor to amend the original lease deed dated 15-07-1983 and to incorporate the name of M/s BENGAL CYLINDER & CONTAINERS (P) LTD. in place of M/s BENGAL TOOLS LTD. and allow M/s BENGAL CYLINDER & CONTAINERS (P) LTD. to use and enjoy the leasehold interest of land mentioned in the original lease deed dated 15-07-1983 for the remaining period of lease on the said terms, conditions and covenants contained in the Registered Indenture of lease deed dated 15-07-1983.

NOW THEREFORE THIS DEED WITNESSETH AS follows :

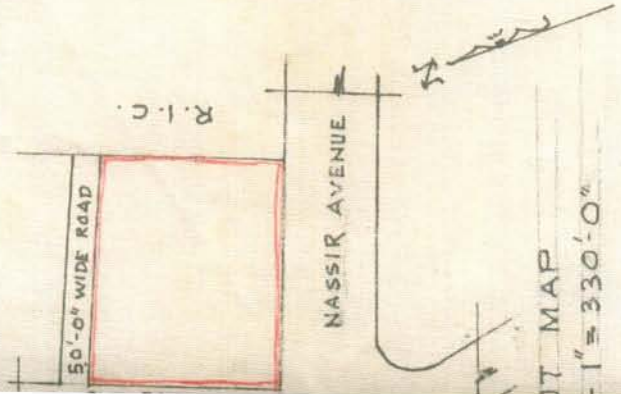
1. That the words and sentence BENGAL TOOLS LTD. appeared in the th line and/or wherever appeared in the said original Lease deed dated 15-07-1983 shall be so read construed as if the word and sentences BENGAL TOOLS LTD. were substituted by the word and sentences BENGAL CYLINDER & CONTAINERS (P) LTD.
2. That all other terms and conditions of the said original lease deed dated 15-07-1983 being No. I-4246 of 1983 for the remaining period shall remain unchanged , unaffected and shall continue or shall remain in full force or effect and/or shall be binding upon both the parties i.e. lessor and lessee .

SCHEDULE OF PLOTS.

LOCATION	LAY-OUT PLOT NO.	AREA	C.S. PLOT No.	C.S. PLOT No.	C.S. PLOT No.	C.S. PLOT No.	C.S. PLOT No.	C.S. PLOT No.	TOUZI NO.	PARGANA	SUB-REGD.OFF
MOUZA- GOPIN- ATHPUR.	BULK	2.94	1721 (P)	1875 (P)	1882 (P)				1 BINO - 1018	SILAMPUR	CITY CENTRE DURGAPUR-16 DIST- BURDWAN
J.L. NO - 85			1722 (P)	1876 (P)	1883 (P)						
P.S. DURGAPUR			1723 (P)	1877 (P)	1884 (P)						
DIST - BURDWAN			1724 (P)	1878 (P)	9608 (P)						
			1872 (P)	1879 (P)							
			1873 (F)	1880 (P)							
			1874 (F)	1881 (P)							

ALTOGETHER MEASURING AN AREA MORE OR LESS 2.94 ACRES. BOUNDED IN RED.

BOUNDED ON THE NORTH BY:- 50'-0" WIDE ROAD.
" " " SOUTH BY:- OPEN SPACE, H.T. LINE & THEN NASSIR AVENUE
" " " EAST BY:- OPEN SPACE, H.T. LINE & THEN BOUNDARY WALL OF R.I.C
" " " WEST BY:- 50'-0" WIDE ROAD.




SURVEYOR

Asstt. Durgapur Dev. Authority
City Centre, Durgapur-16

for BENGAL CYLINDER & CONTAINERS (P) LTD.
Krishna Lal Agarwala
Director

LESSEE.



SPECIAL OFFICER
URBAN DEVELOPMENT (T & CP) DEPTT.
GOVT OF WEST BENGAL