



Stamp
Act. 1899 as amended in 1966
Schedule IA No. 23
Persons Fee
in G. V. 4.50

Handwritten signature
16/8/04
A 269.50
H 25.00
M 4.00
298.50
80 50/-
212/-
62/-

THIS INDENTURE made this 14th day of August One
Thousand Nine Hundred and Eighty-four BETWEEN
RANENDRA NATH BANERJEE son of Indubhusan Banerjee, deceased
by Caste Brahmin by religion Hindu by occupation business
of No. 1B-A, Raja Manindra Road, Paikpara in the Suburbs
of the town of Calcutta hereinafter called "the VENDOR"
(which expression shall unless excluded by or there be
something repugnant to the subject or context be deemed to
include his heirs executors administrators and legal repre-
sentatives) of the ONE PART A. N. D. BEINGAL ROPE WORKS --
PRIVATE LIMITED a Private Limited Company having its
Registered Office at No. 4, Synagogue Street in the town
of Calcutta hereinafter called "the PURCHASER" (which
expression shall unless excluded by or there be something
repugnant to the subject or context be deemed to include
its successor or successors in interest and assigns) of the
OTHER PART :

WHEREAS....

3

3836

Removal from names. (1) etc

Calcutta College
7/7/86



Registered for Registration of...

16th

1884

at Post...

Remendra Nath Banerjee

18/A. Raja Manindra

18/A. Raja Manindra Road

District - 24 Pergana col 2

by caste / trade / habit

by profession - Business

201 L

Remendra Nath Banerjee

18/A. Raja Manindra

18/A. Raja Manindra Road

District - 24 Pergana col 2

by caste / trade / habit

by profession - Business

201 L

Remendra Nath Banerjee

18/A. Raja Manindra

18/A. Raja Manindra Road

District - 24 Pergana col 1

by caste / trade / habit

by profession - Business

201 L

Remendra Nath Banerjee

18/A. Raja Manindra

18/A. Raja Manindra Road

District - 24 Pergana col 1

by caste / trade / habit

by profession - Business

201 L

Remendra Nath Banerjee

18/A. Raja Manindra

18/A. Raja Manindra Road

District - 24 Pergana col 1

by caste / trade / habit

by profession - Business

201 L

Road. col 2



18/10/86

Remendra Nath Banerjee

Balai Kuma Nandi

Signature
District - 24 Pergana

18/10/86

Large red signature

Balai Kuma Nandi
District - 24 Pergana col 1
by caste / trade / habit
by profession - Business



- 2 -

WHEREAS by a Bengali Bantannama dated the 19th day of April 1967 registered in Book No.I, Volume No.62, Pages 259 to 267 Being No. 5417 for the year 1967 with the Sub-Registrar of Barasat the agricultural land which were purchased by Nirupama Banerjee for herself and her sisters-in-law Snehalata Banerjee and Sm. Lilly - Banerjee the agricultural land mentioned in the Schedule 'Ka' to the said Bantannama were partitioned between them in the manner mentioned therein and the said Nirupama Banerjee was allotted the agricultural lands mentioned in Schedule 'Kha' to the said Deed and the common passage belonging to all the three parties mentioned in Schedule 'Oah' therein mentioned ;

AND WHEREAS the said Bantannama Nirupama Banerjee thus becoming the sole and absolute owner in respect of 1 Bigha 3 Chittacks and 26 square feet agricultural land

in ...

3866

~~Sold to~~ Receipt Rope Lovers (A) dte

~~of~~ 4 Synagogue St - Cal

~~Calcutta Collector,~~
~~Treasury.~~ *am*

~~7/7/84~~ *am*

6 — *mm*

6 — *mm*

6 — *12*
12012



br

Registered 11/11/1884
No. 14-Paragon

16/8/10



- 3 -

in Dag No. 1155; 2 Bighas 9 Cottahs and 5 Chittacks and 13 square feet agricultural land in Dag No. 1166; 3 Cottahs 6 Chittacks and 30 square feet in Dag No. 1165; 1 Bigha 2 Cottahs 2 Chittacks and 7 square feet agricultural land in Dag No. 1160; 13 Cottahs 1 Chittack and 1 square feet agricultural land in Dag No. 1161; aggregating to 5 Bighas 8 Cottahs 2 Chittacks and 32 Square feet agricultural land in Mouza Doharia and 13 Cottahs 12 Chittacks and 36 square feet agricultural land in Dag No. 505; 10 Cottahs 10 Chittacks and 6 square feet agricultural land in Dag No. 456; and 11 Cottahs 1 Chittack and 2 square feet agricultural land in Dag No. 457 aggregating to 1 Bigha 15 Cottahs 7 Chittacks and 44 square feet of land marked as 'A' in Mouza Sahara and the aggregate of the said lands in both the Mouzas is 7 Bighas 3 Cottahs 10 Chittacks and 21 square feet Together With all easement rights appertaining thereto as shown in the Map or Plan annexed thereto and marked as 'A' enclosed in 'Red' lines

and

3866
 Sold to Bengal Rope Lines (P) Ltd
 4 Rydgent N- Ca
 Calcutta
 Treasury
 77704

6 ———— mms
 6 ———— ms
 6 ———— 21
 22017



Registrar of Companies
 Kolkata, West Bengal
 10/10/07

and butted and bounded in the manner following that is to say
- On the North by common passage and Plot 'B' ; On the East
by Public drain at Jessore Road ; On the South by Dag No.470,
479, 480, 1162, 1171 and 1682 and On the West by Dag Nos.
450 and 470 as shown in the Map or Plan annexed thereto ;

AND WHEREAS by a Bengali Deed of Gift dated the 14th
Agrayan 1382 B.S. corresponding to 1st December 1975 regis-
tered in Book No.I, Volume No. 157 at Pages 200 to 206 Being
No. 9263 for the year 1975 with the Registrar of Alipore,
24-Parganas the said Sm. Nirupama Banerjee and an absolute
Gift in favour of her son Ranendra Nath Banerjee in respect
of 13 Cottahs 1 Chittack and 1 square feet of land out of
2 Bighas 9 Cottahs 5 Chittacks and 13 square feet of marked
as Lot 'A7' as shown in 'Red' lines in the Map or Plan -
annexed to thereto in Mouza Doharia Pargana Anwarpur within
Barasat and in the District of 24-Parganas J.L. No. 46,
Khatian No. 277 Dag No. 1161 and 1 Bigha 15 Cottahs 7 -
Chittacks and 44 square feet of Rayati Satta in agricultural
land in Mouza Sahara J.L. No. 46, Khatian No. 277 Dag Nos.
505, 456 and 457 marked as Lot 'A8' to Lot 'A10' enclosed
in 'Red' lines in the Map or Plan annexed thereto total
area of the said four plots of agricultural land is 2
Bighas 8 (eight) Cottahs 9 Chittacks and 16 feet wide
common passage on the North with the right over and under
the said common passage for taking electric telephone
lines water lines sewers etc. and all sorts of easements
rights over the said common passage for egress and ingress
etc. and the easement right of user and all other kinds
of easements no rent or revenue is payable to the Government
of West Bengal ;

AND

AND WHEREAS the Purchaser being a tenant for a long time at a monthly rental of Rs.200/- under the Vendor in respect of the said agricultural land containing 2 Bighas 8 Cottahs 5 Chittacks be the same a little more or less ;

AND WHEREAS the Vendor has thus become the absolute owner of All That 2 Bighas 8 Cottahs 5 Chittacks of Rayati agricultural sataban land in Mouza Doharia Pargana Anwarpur within Village Doltola No.2 Barasat Panchayat Samiti, Ganganagore Gram Panchat in the District of 24-Parganas more fully described in the Schedule thereunder written - Together With all rights over under the 16' feet wide common passage on the North of the said lands with the right over and under the said common passage for taking electric line telephone line drains sewerage and all sorts of easements & rights over the said common passage for ingress/ⁱⁿand egress out over the said land ;

AND WHEREAS the Vendor has agreed to sell the said 2 Bighas 8 Cottahs 5 Chittacks of agricultural land in Mouza Doharia and Sahara to the Purchaser at or for the price of Rs.27,500/- (Rupees Twenty-seven Thousand and Five Hundred) only and hereinafter referred to as "the said lands".

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs.27,500/- (Rupees Twenty-^{Seven}~~Five~~^{five hundred} Thousand) only to the Vendor paid by the Purchaser 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 every

part...

Rs. ✓

part thereof the Vendor doth hereby admit and acknowledge acquit release and discharge the Purchaser and the said lands he the Vendor doth hereby sell grant convey transfer assign and assure unto the Purchaser All That the lands mentioned in the Schedule written and as shown in the Map or Plan annexed hereto and thereon coloured "RED" TOGETHER WITH all areas gardens trees fences ditches ways waters water-courses liberties privileges easements and appurtenances whatsoever thereunto belonging or held or occupied therewith and all the estate right title and interest claim and demand whatsoever of the Vendor into upon or in respect of the said lands and every part thereof AND all deeds pattahs writings muniments and evidences of title relating thereto or any part thereof which now are or may hereafter be in the possession or custody of the Vendor or any person or persons from whom he the Vendor may procure the same without any action either at Law or in equity TO HAVE AND TO HOLD the same and the inheritance thereof in fee simple in possession free from all encumbrances unto the Purchaser absolutely and for ever AND THE Vendor doth covenant with the Purchaser that notwithstanding any act deed or thing done or committed by the Vendor or any of his predecessors-in-title he the Vendor hath good right full power and absolute authority to sell grant convey transfer assign and assure the said land unto the Purchaser in manner aforesaid AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the same and receive the rents issues and profits thereof without any lawful -

eviction...

eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully claiming from under or in trust for the Vendor or any of his predecessors-in-title AND THAT free from all encumbrances made or suffered by the Vendor or any of his predecessors-in-title or any persons having or lawfully claiming any estate or interest in the said land or any part thereof from under or in trust for the Vendor or any of his predecessors-in-title shall and will at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said land and every part thereof unto the Purchaser as may be reasonably - required AND the Vendor doth hereby further covenant and assure the Purchaser that he hath not encumbered the property in any way and have full and absolute authority and right to sell the same in the manner aforesaid and any reason whatsoever if the Purchaser is dispossessed of and/or deprive of full enjoyment of the said land or any part of parcel thereof in ~~that~~ event the Vendor shall and will indemnify the Purchaser for all losses and damages to be suffered by the Purchaser in respect of the said land hereby purchased AND FURTHER that the ~~Purchaser~~^{Vendor} shall and will pay all outstanding District Board or Panchayat rates and taxes Government revenues and all other impositions whatsoever due and payable by the Vendor or his predecessors-in-title upto the date of these presence.

As.
✓

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of Rayati Stithiban Agricultural land containing an area of 2 Bighas 8 Cottahs and 5 Chittacks be the same a little more or less comprised in Dag Nos. 456, 457, 595, Khatian No. 277 & Mouza Sahara and part of Dag No. 1161, J.L. No. 46, Mouza Doharia, Pargana Anwarpur within Village Daltola No. 2, Barasat Panchayat Samity, Ganganagore Gram Panchayat, P.S. and Sub-Registry Barasat in the District of 24-Parganas and shown in the Map or Plan and thereon bordered 'RED' butted and bounded on the North by Common passage, On the East by Dag No. 1160, On the South by Dag Nos. 1162, 480, 479, and 470 and On the West by Dag Nos. 470 and 460 TOGETHER WITH all rights over and under the 16' feet common passage running on the North.

IN WITNESS WHEREOF the VENDOR hereto hath hereunto set and subscribed his hands the day month and year first above written.

SIGNED, SEALED AND DELIVERED

by the VENDOR at Calcutta in the presence of :-

Ramesh Nath Prangee

Rishi Kumar Prangee
Asst to Mr. M.L. Chatterjee Admstr.

R E C E I V E D of and from the withinnamed Purchaser the withinmentioned the sum of Rs. 27,500/- only being the full consideration money as per Memo below :-

Rs. 27,500/-

MEMO OF CONSIDERATION :

No. Payee charges No. 0932009 dated 14.8.84 Crd Canara Bank (Canning St) drawn by the Purchaser in my favour for

Rs. 27,500/-

Rs. 27,500/-

Rs. Rupees Twenty seven thousand five hundred only,

Witness :-

Rishi Kumar Prangee

Ramesh Nath Prangee

Prepared by *Asish Kumar Guha*
Admstr.

Typed by *B.S. Prangee*
Land Revenue Office St. Cal.

DATED THIS THE 14th DAY OF August 1984.

BETWEEN
RANENDRA NATH BANERJEE

A.N.D

vs. BENGAL ROPE WORKS PVT. LTD.



REGISTRAR W/O T (3) CONVEYANCE:
Calcutta, West Bengal

16/8/84



REGISTRAR W/O T (3)
Calcutta, West Bengal
5/2/85

VR

RECEIVED
1984
10809
505

2-8-84

L. P. AGARWALLA & CO.,
ADVOCATES
1B, OLD POST OFFICE STREET,
CALCUTTA.