



11 and 12 of 1954  
 War Budget L. 1955, 884  
 stamped / Stamp - 1000, stamp  
 400/- under the Indian Stamp  
 Act, 1899 as amended in 1964  
 Schedule IA No - 23  
 Process Fee - 4.50  
 paid in C. T. D.

A 269.50  
 H 25.00  
 M 4.00  
 298.50

50/-  
 12/-  
 62/-



Registered Office of the  
 Messrs. 14-Paragon

16/8/54

THIS INDENTURE made this 14<sup>th</sup> day of August One  
 Thousand Nine Hundred and Eighty-four BETWEEN RUDRA NATH  
 BANERJEE son of Indubhusan Banerjee deceased by Caste Brahmin  
 by religion Hindu by occupation business of No. 18A 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 representatives ) of the ONE PART :  
 AND BENGAL 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

298.50  
 27000/-  
 298.50

3868

Bengal Rope works (P) Ltd

Sold to

of

4 Sy response 87-60

Calcutta

7/7/84

*[Signature]*

6-2112



*[Signature]*

day of August 1984

Manimondra Road P.S. Paraganal  
Cal 2

Edance of 18/A. Raja

Executive / Claimant or one of  
the Executives / Claimants or  
attorney for  
Executive / Claimant under a  
Power of attorney No  
of 11 authenticated by  
Registrar of Companies

Rudra Nath Banerjee  
Son of ... of  
18/A, Raja Manimondra Road,  
Thana Paraganal  
District 24 Paraganal 2,  
by Carlo / Hindu / Muslim  
by profession Business

Rudra Nath Banerjee  
Registrar of Companies  
Calcutta, 24-Paraganal  
16/8/84

*[Signature]*

Balaji Kumar Nandi  
Son / ... of  
16-Old Post Office St  
Thana  
District 24 Paraganal 1  
by Carlo / Hindu / Muslim  
by profession Business



Rudra Nath Banerjee

v.c. 22  
9/8/84

*[Signature]*

Registrar of Companies  
Calcutta

Balaji Kumar Nandi

16/8/84



- : 2 : -

OTHER PART :

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. Lily Banerjee the agricultural land mentioned in three Sale Deeds as also 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 land mentioned in Schedule 'Kha' to the said Deed and the common passage belonging to all the three parties mentioned in Schedule 'Oash' therein.

AND WHEREAS the said Nirupama Banerjee thus becoming the sole and absolute owner in respect of 1 bigha 3 chittacks and 26 Sq. ft. agricultural land in Dag No. 1155 ; 2 bighas 9 cottahs and 5 chittacks and 30 Sq. ft. in Dag No. 1155 ;

3888

Bengal Dope Agency (P) Ltd

4 Pyramont Street Cal

Calcutta  
Treasury

7/7/84

*m*

C — *m*

C — *m*

0 — *11*  
— *2012*



REGISTERED UNDER  
SECTION 24 OF THE

16/8/84



- : 3 : -

agricultural land in Dag No. 1166 ; 3 cottahs 6 chittacks and 30 Sq. ft. in Dag No. 1165 ; 1 bigha 2 cottahs 2 chittacks and 7 sq. ft. agricultural land in Dag No. 1161 ; aggregating to 5 bighas 8 cottahs 2 chittacks and 32 Sq. ft. of agricultural land in Mouza Doharia and 13 cottahs 12 chittacks and 36 Sq. ft. of Agricultural land in Dag No. 505 ; 10 cottahs 10 chittacks and 6 Sq. ft. of agricultural land in Dag No. 456 ; and 11 cottahs 1 chittack and 2 Sq. ft. of land in Dag No. 457 aggregating to 1 bigha 15 cottahs 7 chittacks and 44 Sq. ft. of agricultural land marked as 'A' in Mouza Sahara and the aggregate agricultural lands in both the Mouzas is 7 bighas 3 cottahs 10 chittacks and 31 sq. ft. together with all easement rights appertaining thereto as shown in the Map of Plan annexed thereto and marked as 'A' enclosed in ' Red ' lines 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 Nos. 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.

3868 Bengal Rope Works (P) Ltd  
Sold to \_\_\_\_\_  
By \_\_\_\_\_  
7/7/82

6 ——— mrs

6 ——— mrs

6 ———  
—————  
22017 —



Registered No 1 (2)  
Kolkata, 24-Paraganas  
10/10/82

AND WHEREAS by a Bengali Deed of Gift dated the 24th Chaitra 1381 B.S. corresponding to 7th day of April 1975 registered in Book I Volume No. 52 at pages 211 to 216 Being No. 2773 for the year 1975 with the Registrar of Alipore 24-Paraganas the said Sm. Nirupama Banerjee made an absolute gift in favour of her son Rudra Nath Banerjee the said Vendor in respect of 14 cottahs of land out of 2 bighas 9 cottahs and 5 chittacks and 13 sq. ft. of Rayati Satta agricultural land marked as Lot ' A3 ' as shown in 'Green' lines in the Map or Plan annexed thereto in Mouza Doharia Paragana Amwarpur within Barasat village Daltola No. 2 Barasat Panchayat Samity, Ganganagore Gram Panchayat in the District of 24 Parganas and sub-registration district Barasat J.L. No. 45 Khatian No. 277 Dag No. 1166 and 15 cottahs 10 chittacks of agricultural land more or less in the same Khatian and Dag marked as Lot ' A4 ' enclosed in 'Blue' lines in the Map or Plan annexed thereto total area of the said two agricultural lands is 1 bigha 9 cottahs 10 chittacks together with all compound wall on the south and 16' wide common passage on the North of the said two agricultural lands with the right over and under the said common passage for taking electric lines, water lines, telephone lines water drains 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 easement rights no rent or revenue is payable to the Government of West Bengal in respect of the said two plots of land and the same is rent or revenue free.

AND WHEREAS the Purchaser being a tenant for a long time at



Registrar 6/3 1 (2)  
Algebra. 24-Parsons

16/8/03



a monthly rent of Rs. 200/- under the Vendor in respect of the said agricultural land containing an area of One Bigha 9 cottahs 10 chittacks be the same a little more or less.

AND WHEREAS the Vendor thus become the absolute owner of All That the One Bigha nine Cottahs 10 Chittacks Rayati Satta agricultural land Pargana Anwarpur within Barasat Anchal Gram Panchayat in the District of 24-Parganas more fully described in the Schedule thereunder written together with Pucca compound wall on the East and South and 16' feet wide common passage on the North of the said land with the right over and under the said common passage for taking electric line telephone line drains swerage etc. and all sorts of easement rights over the said common passage for ingress in and egress out over the said land.

AND WHEREAS The Vendor has agreed to sell ~~and~~ the said One Bigha 9 cottahs 10 chittacks of agricultural land in Mouza Doharia at or for the price of Rs. 27,500/- ( Rupees Twenty seven thousand and five hundred only ) and hereinbefore referred to as " the said land ".

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 27500/- ( Rupees twenty seven thousand five hundred ) 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 thereof the Vendor doth hereby admit and acknowledge acquit release and discharge the Purchaser and the said land he the Vendor do hereby sell grant convey transfer assign and assure unto the Purchaser All that the agricultural land 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 in to upon or in respect of the said land and every part thereof AND all deeds pattas 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 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 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 or 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 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 her predecessors in title upto the date of these presence.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of Rayati Sibani Agricultural Land containing an area of one Bigha 9 cottahs 10 chittacks be the same a little more or less comprised in Dag Nos. 1166, Khaitan No. 277, 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-Paraganas and shown in the map or plan and thereon bordered 'Red' butted and bounded on the North by Common Passage, On the East by Land on Dag No. 1166, on the South

by Dag 1682, On the West by the land of Nirupama Banerjee TOGETHER WITH all rights over and under the 16'-0" feet Common Passage running on the North.

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

SIGNED AND DELIVERED by the Vendor at Calcutta in the presence of :-

Rudra Nath Banerjee,

P.S. Sr. Advocate

Balraj Kumar Braudi Asst to Mr. M. Chatterjee Advocate

Received of and from the withinnamed Purchaser the withinmentioned sum of Rupees 27500/- only being the full consideration money as per Memo below:-

Rs. 27,500/-

MEMO OF CONSIDERATION.

A/c Payee cheque No. 0932011 dated 14.8.24 on Canara Bank (Canning St) drawn by the Purchaser in my favor for

Rs 27,500/=

Rs 27,500/=

(Rupees Twenty seven thousand five hundred only)

Witness:-

P.S. Sr. Advocate  
Raj Braudi

Rudra Nath Banerjee,

Prepared by  
Ajish Kumar Gaha  
Advocate.

Typed by  
B. S. Prasad  
Govt Post Office, Cal.

N

PLAN OF PART OF DAG NO. 1166, AT JESSORE ROAD.

IN MOUZA DOHARIA NO. 45, P. S. BARASAT, DIST. 24 PARGANAS.

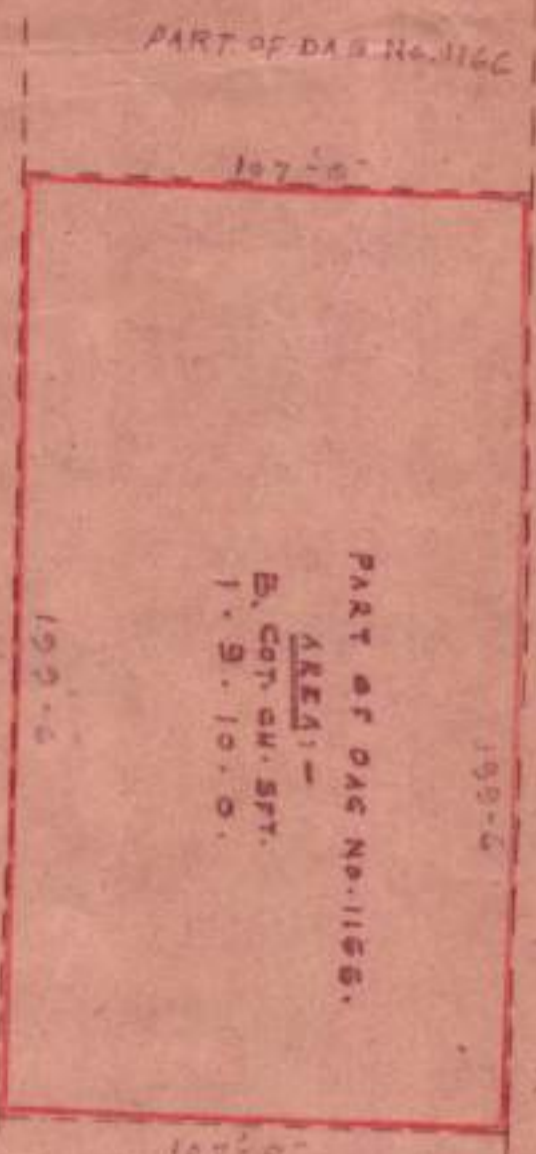
SCALE: - 40'-0" = 1" INCH.

AREA: -

B. COT. CH. SFT.

1.9.10.0.

PART OF DAG NO. 1166  
C O M M O N P A S I G



107'-0"

PART OF DAG NO. 1166

D A G NO. 1682

*Rudra Chatterjee*

SURFACE  
JESSORE ROAD

14  
DATED THIS 14<sup>th</sup> DAY OF June 1924.

BETWEEN

RUDRA NATH BANERJEE

AND

The BENGAL ROPE WORKS PRIVATE LIMITED.



Registered Office of  
The Bengal Rope Works Private Limited,  
Calcutta, 24-Paranagar

cb/81/20

CONVEYANCE



N-8-20

Stamp  
Reference No. 11 99  
Project No. 10810  
Date: 14/6/24  
Year: 1924

Revised

Registered Office of  
The Bengal Rope Works Private Limited,  
Calcutta, 24-Paranagar  
5/2/24

for

L.P. Agarwala & Co.  
Advocates  
1B, Old Post Office St.,  
Calcutta.