



admissible under Rule 21
and section
of W. B. L. R. Act, 1956 and
July 1, 1956 under the Indian
Stamp Act, 1899 & also as
amended by Stamp Amendment
Act 1902 & 64, 67, 77 & 1A, 20, 23.
Fee paid as under

Process fee in Court fee stamp 3.82



Declaration is filed

A	469.80
J	50.00
W	25.00
W	4.00
W	6.00
<hr/>	
	554.80

Register 1788
of Calcutta, Calcutta

23-8-82

80	50.00
80	30.00
<hr/>	
	80.00

THIS INDENTURE made this 23rd day of August 1982 (in

the year One thousand Nine hundred and Eighty-two) BETWEEN
SM. SNEHALATA BANERJEE widow of late Bibhuti Bhusan Banerjee by
caste Brahmin by religion Hindu by occupation Housewife of ---
No.18-B, Raja Manindra Road, Paikpara, in the suburbs of the -
town of Calcutta-700037, hereinafter called "the VENDOR" (which
expression shall unless excluded by or there by something -- --
repugnant to the subject or context be deemed to include her --
heirs executors administrators and legal representatives) of the
ONE PART AND THE BENGAL ROPE WORKS PRIVATE LIMITED a Private
Limited Company having its Registered Office at No.4, Synagogue
Street in the town of Calcutta-700001, hereinafter called -- --
"the PURCHASER".....

A-469-50
7 50-
1 25-
1 4-
N 3
554-5

Sd/-
48070

0-3-5

23/8/82

4057

Sold to Bengal Rape works. (P) Ltd.
of 4. Synagogue St. Cal.

Calcutta Collectorate,
Treasury.

9. 8. 1908

4057
CROSSING



10	3000/-
10	200/-
10	150/-
10	40/-
10	50/-
10	10/-
<hr/>	
	3396/-

Presented for registration
at 5:30 P.M. on the 23rd
day of August 1908
at his residence
by Smt. Snehalata Banerji
The Executant.

শ্রীমতী স্নেহলতা বসু

Registered 0789 of Assam, Calcutta
23-8-08

Execution admitted.

Smt. Snehalata Banerji
W/o Late Bibhuti Bhawan
Banerji of 18 B, Raja
Main Road, Park Lane
Calcutta-37. Hindu
Housewife.

শ্রীমতী স্নেহলতা বসু

Indemnity
Balai Kumar Nandi
S/o Late Banoy Krishna
Nandi of 6, old Post Office
St. Calcutta. Hindu. Sinner.

Thumb impression of the
executant is dispensed with.

Balai Kumar Nandi

Registered 0789 of Assam, Calcutta
23-8-08



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"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 by a Bengali Bantanama 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 Baraset the --- properties which were purchased by the Vendor's sister-in-law Sm. Nirupama Banerjee for herself and her other two sisters-in-law viz; the Vendor herein and Sm. Lily Banerjee wife of Ahibhusan Banerjee of No.6A, Ratan Neogi Lane in the town of Calcutta-700004 the properties mentioned in the Schedule "Ka" to the said Bantanama and partitioned between them in the manner mentioned therein and the Vendor herein was allotted the properties mentioned in Schedule "Ga" to the said Deed and also set out in the First Schedule hereunder written and delineated on the map or plan annexed hereto and -- -- thereon bordered "Yellow" and the Common Passage belonging to all the three parties mentioned in Schedule "Ooah" therein and set out in the Second Schedule hereunder written and delineated on the map or plan.....

4057

Sold to Bergal Rope Works (P) Ltd
Old Synabergine St C

Calcutta Collectorate,

Treasury.

9. 8. 10 A2

Wm
Treasurer

₹	3000
₹	200
₹	100
₹	40
₹	15

3,396/



Stamp U/S of Revenue, Calcutta

23882



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or plan annexed hereto and thereon bordered "Green".

AND WHEREAS it appears from the recitals in the said Deed of Partition that by a Bengali Deed of Sale dated the 5th day of February 1958 registered in Book No.I, Volume No.12, Pages 235 to 238, Being No.760 for the year 1958 with the Sub-Registrar of --- Barasat the Vendor's sister-in-law Smt. Nirupama Banerjee with the joint monies of herself and her sister-in-law the Vendor herein and Sm. Lily Banerjee purchased from one Asit Kumar Ghosal in her own name 2 Bighas 2 Cottahs 15 Chittacks and 25 Sq. ft. of land out of 1.44 decimals of land in Deg No.1160 and the remaining 2 bighas 4 cottahs 5 chittacks and 36 Sq. ft. of land in the said Deg No.1160 was purchased under a Bengali Kobala on the 30th --- September 1959 and registered in the same Sub-Registry in Book - No.I, Volume No.90, Pages 195 to 197, Being No.9718 out of the joint monies as aforesaid in the name of Sm. Nirupama Banerjee aggregating to 1.44 decimals or 4 bighas 7 cottahs 4 chittacks and 16 sq. ft. of land and which were in their joint khas possession at the time of partition more fully described in Schedule "Ka" Item No.1 And lands appertaining to Deg Nos.1155, 1166 and 1165 out of.....

4057

Sold to Bengal Rope works (P) Ltd
of 6, Synagogue St. (a)

Calcutta Collectorate,
Treasury.

19.8.02

W. Sam
Treasurer.

10	3000/-
10	200/-
20	150/-
20	40/-
20	50/-
20	10/-
<hr/>	
	3,390/-



Register 1731
of Amassons, Calcutta

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out of which 6 bighas 4 cottahs 15 chittacks and 30 sq. ft. of land which were purchased by the said Smt. Nirupama Banerjee, Smt. Snehalata Banerjee and Smt. Lily Banerjee out of their -- joint monies in the name of Smt. Nirupama Banerjee on the 5th February 1958 registered in the same Sub-Registry in Book No.I, Volume No.12, Pages 227 to 234, Being No.759 under Bengali --- Kobala from Asit Kumar Ghosal and others and thus they were in joint khas possession thereof at the time of partition more -- fully mentioned in Item 2 of the said Schedule "Ka" And it is also mentioned in the said Kobala that Deg numbers and measurements of land not being correctly written therein and as such by a Bengali Deed of Rectification executed on the 27th day of January 1967 being Deed No.3571 for the year 1967 the said --- mistake was corrected And .46 decimals or 1 bigha 8 cottahs 18 Sq.ft. of Danga land written in Item No.3 of the said Schedule "Ka" appertaining to Deg No.1161 and belonging to the same Thana and Mouza Sahara and written in Item 4 of the said "Ka" Schedule being Deg Nos.455 and 505, .38 decimals of Danga land aggregating to .34 decimals of Danga land which were purchased by the said Smt. Nirupama Banerjee, Smt. Snehalata Banerjee and Smt. Lily Banerjee.....



= 5 =

Banerjee on the 11th day of August 1958 registered in the -- --
 Barasat Sub-Registry Office in Book No.I, Volume No.67, Pages
 276 to 278, Being No.3199 for the year 1958 out of the joint --
 monies of the parties in the name of the said Smt. Nirupama ---
 Banerjee in which the said Smt. Snehalata Banerjee and Smt.Lily
 Banerjee were the Vendors but the said lands were in joint khas
 possession of the parties and it is also mentioned in Item 5 of
 the said "Ka" Schedule that in Deg No.457, .27 decimals and in
 Item No.6 of the said "Ka" Schedule Deg No.456, .48 decimals --
 aggregating to .75 decimals of Danga land in mouza Sahara which
 were purchased out of the joint monies of the parties in the --
 name of the said Smt. Nirupama Banerjee only from one Panchanan
 Ghosh was registered in Book No.I, Volume No.51, Pages 192 to
 194, Being No.5152 for the year 1958 which were in joint khas
 possession of the parties at the time of partition And it is --
 also mentioned that the total area of the lands in the "Ka" ---
 Schedule being 5.12 decimals or 15 bighas 7 cottahs 14 chittack
 and 40 Sq. ft. and according to the recent survey plan being 15
 bighas 10 cottahs 13 chittacks and 20 Sq. ft. of Danga land ---
 together with all easements rights therein and all other rights
 including.....



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including the right of occupancy which were let out to the --- Purchaser herein as monthly tenant were partitioned between the parties.

AND WHEREAS the Vendor by virtue of the s_aid hereinbefore recited Bantanama thus became the sole and absolute owner in -- respect of 4 cottahs 4 chittacks and 6 Sq. ft. of land in Dag - No.115; 1 bigha 7 cottahs 10 chittacks and 7 Sq. ft. of land in Dag No.115; 5 cottahs 1 chittack and 32 Sq. ft. of land in Dag No.1160; 13 cottahs 13 chittacks 6 sq. ft. of land in Dag No. 116; 4 cottahs 7 sq. ft. of land in Dag No.1166; and 7 Chittacks 35 Sq. ft. of land in Dag No.1165 aggregating to 3 Bighas 15 --- Cottahs 5 Chittacks and 36 Sq. ft. of land in Mouza Doharia and 6 Cottahs 12 Chittacks and 15 Sq. ft. of land in Dag No.455; 16 Cottahs 9 Chittacks and 22 Sq. ft. of land in Dag No.456; 5 --- Cottahs 4 Chittacks and 23 Sq. ft. of land in Dag No.457 aggregating to 1 Bigha 8 Cottahs 10 Chittacks and 15 Sq. ft. of land marked in the map or plan annexed thereto as "B", "B1" and "B2" in Mouza Sahara and the aggregate of lands in both the two ---- Mouzas came to 4 Bighas 4 Cottahs and 6 Sq. ft. TOGETHER WITH the rights over and under the s_aid Common Passage and all -- -- easement.....



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easement rights appertaining thereto as shown in the map or plan annexed thereto marked as "B", "B1" and "B2" enclosed in "Yellow" colour and the Common Passage being shown in "Green" colour and butted and bounded in the manner described therein.

AND WHEREAS the Purchaser being a tenant of the said land for a long time at a monthly rent of Rs.480/- of the Vendor in respect of the said land measuring 4 Bighas 4 Cottahs and 6 Sq.ft.

AND WHEREAS the Purchaser with the consent of the Vendor had constructed after the date of said deed of partition but prior to 1972, factory sheds, godowns, machine rooms, office premises and quarters and other erections on the said land at its own costs and the Purchaser as owner of the said constructions is in absolute possession of the said structures.

AND WHEREAS the Vendor is an old lady and the property is far off from the residence of the Vendor and the rents are not being realised timely she the Vendor herein approached the Purchaser and offered to sell the said land to the Purchaser.

AND WHEREAS.....



= 8 =

AND WHEREAS the Vendor has since agreed with the Purchaser for absolute sale of the said 4 bighas 4 cottahs 6 Sq. ft. of land in Mouzas Doharia and Sahara on which the sheds and structures belonging to the Purchaser are standing TOGETHER WITH the right over the common passage more fully and particularly mentioned and described in the First and Second Schedules respectively hereunder written free from all encumbrances whatsoever at or for the price of Rs.48,000/- (Rupees Forty-eight thousand) only and hereinafter referred to as "the said lands hereditaments and premises".

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs.48,000 (Rupees Forty eight 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 thereof the Vendor doth hereby acquit release and discharge the Purchaser and the said lands hereditaments and premises) she the Vendor doth hereby sell grant convey transfer assign and assure unto the Purchaser

ALL THAT.....



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ALL THAT the lands hereditaments and premises mentioned in the First Schedule hereunder written and the rights over the Common Passage as shown in the map or plan annexed hereto and thereon bordered "Yellow" and the said Common Passage mentioned and -- described in the Second Schedule hereunder written and shown in the said map or plan annexed hereto and coloured "Green" without the sheds and structures standing thereon which are belonging to the Purchaser TOGETHER WITH all areas sewers drains 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 interest claim and demand whatsoever of the Vendor in to upon or in respect of the said lands hereditaments and premises 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 she 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 hereby covenant with the Purchaser....



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the Purchaser THAT NOTWITHSTANDING any act deed or thing done or committed by the Vendor or any of her predecessors-in-title she the Vendor hath good right full power and absolute authority to sell grant convey transfer assign and assure the said lands hereditaments and premises 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 her predecessors-in-title AND THAT free from all encumbrances made or suffered by the Vendor or any of her predecessors-in-title or any persons having or lawfully claiming as aforesaid AND FURTHER THAT the Vendor and all persons having or lawfully claiming any estate or interest in the said lands hereditaments and premises or any part thereof from under or in trust for the Vendor or any of her 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 lands --- hereditaments.....

hereditaments and premises and every part thereof unto the Purchaser as may be reasonably required AND FURTHER THAT the original title deeds being the joint title deeds of the Vendor and her co-sharers prior to the said Bantanama are not in the custody of the Vendor and as such the same cannot be delivered to the Purchaser AND as and when the same comes to the possession of the Vendor the same will be delivered to the Purchaser AND the Vendor doth hereby further covenant and assure the Purchaser that she 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 for any reason whatsoever if the Purchaser is dispossessed of and/or deprived of full enjoyment of the said lands hereditaments and premises 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 lands hereditaments and premises 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 presents.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT the pieces or parcels of lands measuring Four Bighas Four Cottahs and Six Square feet within P.S. Air Port, Sub-Registry Office Barasat TOGETHER WITH factory sheds, godowns, machine rooms, office premises and quarters and privy bath and other erections thereon, ^{Covering the entire area} and belonging to the Purchaser comprised of 4 Cottahs 4 Chittacks and 30 Sq. ft. in Dag No. 1155 ; 1 Bigha 7 Cottahs 10 Chittacks and 7 Sq. ft. in Dag No. 1155 ; 5 Cottahs 1 Chittack and 32 Sq. ft. in Dag No. 1160 ; 13 Cottahs 13 Chittacks and 6 Sq. ft. in Dag No. 116 ; 5 Cottahs and 7 Sq. ft. in Dag No. 1166 and 7 Chittacks and 35 Sq. ft. in Dag No. 1165 aggregating to 2 Bighas 15 Cottahs 5 Chittacks and 36 Sq. ft. in Mouza Doharia and 6 Cottahs 12 Chittacks and 15 Sq. ft. in

Dag No.

Dag No. 455 ; 16 Cottahs 9 Chittacks and 22 Sq. ft. in Dag No.456 and 5 Cottahs 4 Chittacks and 23 Sq. ft. in Dag No.457 aggregating to 1 Bigha 8 Cottahs 10 Chittacks and 15 Sq. ft. in Mouza Sahara. The total area of land in the said two Mouzas is 4 Bighas 4 Cottahs and 6 Sq. ft. TOGETHER WITH all sorts of easement rights therein as shown in the map or plan annexed hereto and thereon marked as "B", "B1" and "B2" and bordered in "Yellow" lines.

I. Plot "B2" measuring 4 Cottahs 4 Chittacks and 39 Sq. ft. is bounded on the East by 10' feet common passage ; on the West by the land in Dag No.1155 ; on the North by the land in Plot "C" and on the South by Common Passage.

II. Plot "B1" measuring 1 Bigha 10 Cottahs 2 Chittacks and 4 Sq. Ft. is bounded on the East by the land in Dag No.1155 ; on the West by the land in Plot "B" ; on the North by the lands in Dag Nos.1155 and 1156 and on the South by Common Passage.

III. Plot "B" measuring 2 Bighas 7 Cottahs 9 Chittacks and 8 Sq.ft is bounded on the East by the land in Plot "C" ; on the West by the lands in Dag Nos. 455, 453, 458 and 460 and on the North by the land in Dag Nos.458, 453, 454 and 455 and 1161 and on the South by the Common Passage and the land in Plot "A".

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT the pieces or parcels of lands measuring 1 Bigha 3 Cottahs 3 Chittacks and 41 Square feet comprised of 8 Cottahs 4 Chittacks and 41 Sq. ft. in Dag No.1155 ; 8 Cottahs 3 Chittacks and 14 Sq. ft. in Dag No.1166 ; 14 Chittacks and 10 Sq. ft. in Dag No. 1165 ; 1 Cottah 1 Chittack and 13 Sq. ft. in Dag No.1155 ; 2 Cottahs 5 Chittacks and 39 Sq. ft. and 1 Cottah 2 Chittacks and 38 Sq. ft. aggregating.....

aggregating to 3 Cottahs 8 Chittacks and 32 Sq. ft. in Dag No.1160 ;
 2 Cottahs 4 Chittacks and 32 Sq. ft. in Dag No.1161 in Mouza Doharia
 and 2 Cottahs 6 Chittacks and 34 Sq. ft. in Dag No.505 ; 1 Cottah 14
 Chittacks in Dag No.456 in Mouza Sahara. The total land in the said
 two Mouzas is 1 Bigha 3 Cottahs 3 Chittacks and 41 Sq. ft. being the
 Common Passage as shown in the map or plan annexed hereto and thereon
 coloured in "Burnt-sienna", bordered in "Green".

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

SIGNED SEALED AND DELIVERED at)
 Calcutta in the presence of :-)

अश्वनी शर्मा

P.S. K.
 Advocate
 Calcutta, High Court

Balaji Kumar Nandi
 Asst to Mr M.L. Chatterji
 Solicitor & Advocate.

Expd by me
 Balaji Kumar Nandi

RECEIVED.....

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rupees Forty eight thousand only being the consideration money in full paid by it to her the Vendor herein under these presents as per memo below :-)

Rs. 48,000/=.

MEMO OF CONSIDERATION:

Pay A/c Payee Pay order no 086357
 Dated 11. 8. 1982 drawn by Canara
 Bank (Canning Sr) for Rs 40,000/-

Pay A/c Payee Pay order no 086370
 Dated 23. 8. 1982 drawn by
 Canara Bank (Canning Sr) for Rs 8000/-

Total Rs 48,000/-

Witness:-
 P.S. Sr

Priva...

(Rupees Forty eight thousand only)
 श्री ४२००८ ४४००००

Explains by me .

Bansi Kumar...

DATED THIS DAY 02

Book No. 1
Volume No. 259
Page. 196 to 161
Being No. 7411
For the year 1782

240P



REGISTERED BY
at Amritsar, Calcutta

12-3-85

-: Between :-

SM. SNEHALATA BANERJEE

-: And :-

THE BENGAL ROPE WORKS PRIVATE LIM

CONVEYANCE



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

REGISTERED BY
at Amritsar, Calcutta

23-8-82