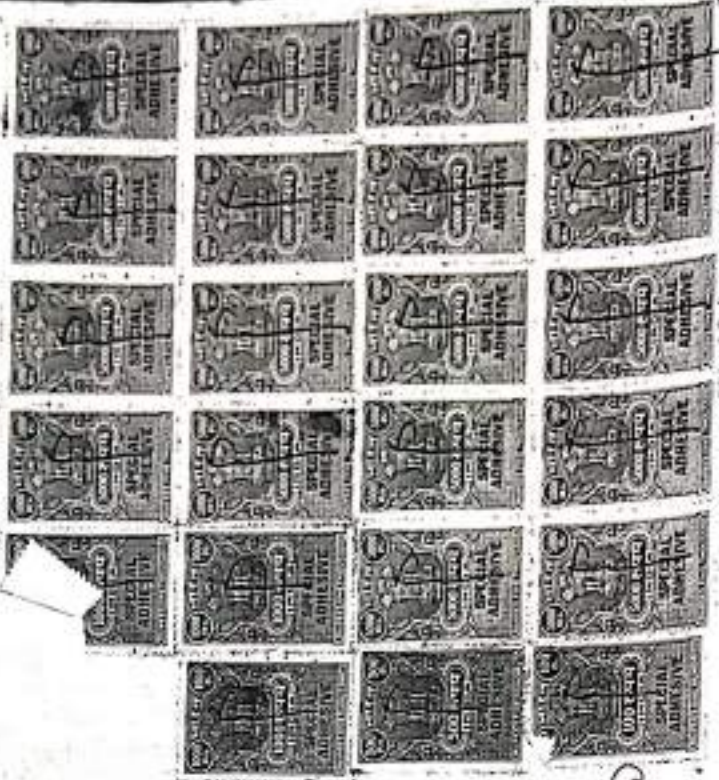


7/18/80
 Electric Bell
 Products
 1/18



13469

Admissible under Regn. 559 of the
 West Bengal P. T. Act 1955, duty
 Stamp (compared from stamp
 Act, 1899 under the Indian Stamp
 Act, 1899 as amended in 1970
 Section 1A No. 23
 Process Fee 25

12778

STAMP AFFIXED BY
 217/87
 STAMP SUPERSTUDENT
 BANGALORE COLLECTOR'S OFFICE

G.T.C. Prasad

C.F.S.
 H. 5480-
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50.00
 38.50
 88.50

REGISTRAR
 Under Sec. 7(2)
 11.2.87

THIS INDEMNITY made this 3rd day of August
 One thousand five hundred and eighty-seven **RUPEES**
 (1) SH. JYOTIBA ROY widow of Kala Chand Roy, deceased, residing
 at premises No. 3, Outram Street, Calcutta-700019, (2) SH. APATI
DEVI wife of Kartik Chandra Ditt, residing at premises No. 52/4,

Depran...

5. ... on the 11th
 3-9-19 Aug. 19 87
 3 for Registration Office
 at 3, Duttam Street
 Secy. of Chennai
 the Chennai Chennai
 Attorney for Chennai
 in content of Client under a
 Power of Attorney No. 1148/87
 for 19 1148/87 authenticated by the
Registrar



10 Subrata Kumar Roy 1/2 St Kab
Chand Roy 3 Arati Datta
10 Kanchi Chandra Datta
 Son/Wife/Daughter of Subrata Kumar Roy
10 Subaram 10 St
 District 24 Palghat 3 out from
 By Cause/Heir/Successor 10 St
 By Profession 10 St

REGISTRAR
 Under Sec. 7(2)

Subrata Kumar
 Subrata Kumar
 Bharati
 Arati Datta



10 Subrata Kumar Roy
10 B.C. Roy
 Son/Wife/Daughter of Subrata Kumar Roy
 3 out from
 District 24 Palghat
 By Cause/Heir/Successor 10 St
 By Profession 10 St

Subrata Kumar 1148/87
 (SUBRATA KUMAR Roy) 1148/87
 Father's name: late Sri B.C. Roy
 Address: 3, DUTTAM ST
CALCUTTA - 700 017
 Profession: Service

REGISTRAR
 Under Sec. 7(2)
1148/87

Desam Samal Das, Burah-1 and (3) S. BHADRI PATE wife of
 Calcutta Pyne, residing at premises No. 24, Lord Sinha Road, Calcutta
 all Trustees under the Deed of Settlement dated the 19th day of
 January, 1955 created by the said Kala Chand Roy deceased, hereinafter
 collectively referred to as the VENDORS (which term or
 expression shall unless excluded by or recourant to the context
 mean and include their successor or successors in office and/or
 their respective heirs executors, representatives and assigns)
 of the ONEPART A & R DAILY REPORT INDUSTRIES (PVT.) LTD.
 a company incorporated under the Companies Act, 1956 having its
 registered office at No. 3A, Alipore Road in the town of Calcutta
 hereinafter referred to as the PURCHASER (which term or expression
 shall unless excluded by or recourant to the subject or context
 be deemed to mean and include its successor or successors in
 office and assigns) of the OTHER PART :

WHEREAS :

A. One Mandolal Roy was in his life time and at the
 date of his death, inter alia, seized and possessed
 of and/or well and sufficiently entitled to All that
 piece or parcel of land with buildings and structures
 thereon being premises No. 21/1, Durga Road, within
 the Municipal limits of the town of Calcutta, ~~was~~

*By
 J. Roy
 agent*

~~being described in the authority in the RIGHTS
~~conveyance~~~~

B. The said Mandolal Roy died on or about the 26th day
 of January, 1925 leaving him surviving his sole widow,

viz. ...

*St Kab
 inadi Datta
 Datta to
 Kala Pyne
 = 21/1
 outflow
 Calcutta
 17
 17
 17*

B
REGISTRAR
Under Sec. 7
14/8/27

vis. Sr. Joth Kumar Dassi and six sons viz. Bankin
Chandra Roy, Lala Chand Roy, Tara Chand Roy, Shyam
Chand Roy, Ratan Chand Roy and Nimal Chand Roy.

G. Before his death the said Mendalal Roy made and
published his last Will and Testament on 20th day of
January 1925 whereby after making certain pecuniary
bequests he gave devised and bequeathed the rest and
residue of all his properties, moveables and immoveables,
whenever and wherever situated to his said sons
in equal shares absolutely and directed that his said
residuary estate should be divided amongst his said
sons on the youngest of them attaining majority.

H. Probate of the said Will was on the 26th day of
August, 1925 granted by the Hon'ble High Court at
Calcutta to Gagan Chand Roy, Jadesh Kishore Roy,
Gokul Kishore Roy, Joth Kumar Dassi and Dinendra
Nath Chandra, the executors and executrix named in
the said Will.

I. By a Deed of Partition dated the 26th day of January,
1948 and made between the said Bankin Chandra Roy and
Lala Chand Roy of the First Part and the said Shyam
Chand Roy and Ratan Chand Roy of the Second Part and
the said Tara Chand Roy and Nimal Chand Roy of the
Third part and the said Joth Kumar Dassi, the widow
of the said Mendalal Roy of the Fourth Part and
registered at the Calcutta Registry Office in Book No. I,
Volume No. 8, Pages 243 to 261, Being No. 353 for the

Year...



REGISTRAR
Under Sec. 701

[Handwritten signature]

year 1942, a partition was made of the immoveable properties left by the said Sandalal Roy, deceased and it was agreed and declared that the said piece and parcel of land with buildings and structures thereon being premises No.21/1, Durga Road more fully described in the said Deed of Partition should be kept joint between the said Bepkin Chandra Roy, Kala Chand Roy, Tara Chand Roy, Chyan Chand Roy, Batao Chand Roy and Heral Chand Roy each having an undivided $\frac{1}{6}$ th share or interest therein.

F. By a Deed of Settlement dated the 8th day of December, 1954 and registered with the Registrar of Assurances, Calcutta in Book No.1, Volume No.126, Pages 184 to 193, Being No. 5303 for the year 1954, the said Bepkin Chandra Roy created a Trust, inter alia, in respect of his undivided $\frac{1}{6}$ th share in the land and premises described in the Schedule thereto and for the purposes and in the manner and on the terms and conditions therein declared appointed himself and his wife Sat. Sova Roy as the Trustees thereof.

G. By a Deed of Settlement dated the 19th day of January 1955 and registered with the Calcutta Registry Office in Book No.1, Volume No.9, Pages 172 to 181, Being No. 220 for the year 1955 the said Kala Chand Roy created a Trust, inter alia, in respect of his undivided $\frac{1}{6}$ th share in the land and premises described in the Schedule

thereto...

thereto and for the purposes and in the manner and on the terms therein declared and appointed himself and his wife Smt. Jyotsna Roy as the Trustees thereof.

- II. In the events that had happened the said Tara Chand Roy, Shyam Chand Roy, Pawan Chand Roy and Nand Chand Roy in their individual capacities and the said Bankim Chandra Roy and Smt. Sova Roy as Trustees under the said Deed of Settlement dated 28th December, 1954 and the said Kala Chand Roy and Smt. Jyotsna Roy as Trustees under the Deed of Settlement dated 19th January, 1955 became absolutely entitled to ALL THAT the message land hereditaments and tenements being premises No. 21/1, Darga Lane, Calcutta free from all encumbrances and charges.
- I. The said Bankim Chandra Roy and others by the separate Deeds of Lease devised the major portion of the said premises as described in the Schedules to the said Deeds of Lease to Wilford Transport Limited who are in exclusive possession of the said portion of the said premises at an aggregate monthly rent of Rs. 3,768/- (Rupees three thousand seven hundred sixty eight) only which two Deeds of Leases have expired on or after 14th November, 1982.
- J. The said Bankim Chandra Roy died on the 13th day of December, 1969.

K...

- K. By a Deed of Appointment of New Trustees dated the 23rd day of December, 1970 and registered in the Calcutta Registry Office in Book No. I, Volume No. 178, Pages 262 to 266, Being No. 5375 for the year 1970, the said Sh. Sova Roy, the sole surviving Trustee under the said Deed of Settlement dated the 8th day of December, 1954 created by the said Benkin Chandra Roy appointed Harendra Kumar Roy and Subrata Roy as the Trustees for the trusts created by the said Deed of Settlement along with herself by virtue of the powers contained in that behalf in the said Deed of Settlement.
- L. The said Kala Chand Roy died on the 6th day of August, 1980.
- M. By a Deed of Partition dated the 8th day of September, 1980 and made between Sh. Sova Roy, Harendra Kumar Roy, and Subrata Kumar Roy as Trustees and Sh. Jyotima Roy as the sole surviving trustee and Dera Chand Roy, Shyam Chand Roy, Ratan Chand Roy and Nagesh Chand Roy and registered with the Sub-Registrar Sealdah, 24- Parkside in Book No. I, Volume No. 25, Pages 259 to 263, Being No. 820 for the year 1980, the said premises No. 21/1, Darga Road, Calcutta was divided amongst the parties thereto by metes and bounds and all that the portion of the said premises No. 21/1, Darga Road, Calcutta marked 'B' in the plan and more fully and particularly described in Schedule II thereunder written as also in the ANNEX SCHEDULE hereunder written and also shown...
- By*
Asst
Ja.

shown and delineated in the map or plan annexed hereto and thereon bordered with Green line (hereinafter for the sake of brevity referred to as 'the said portion of the said premises') was absolutely and for ever allotted to the said Sh. Jyotsna Roy as sole trustee.

N. By a Deed of Appointment of New Trustees dated the 16th day of April, 1981 and registered with the Calcutta Registry Office in Book No. IV, Volume No. 40, Pages 298 to 261, Being No. 1214 for the year 1981, the said Sh. Jyotsna Roy, the sole surviving Trustee under the said Deed of Settlement dated the 17th day of January, 1955 created by the said Kala Chand Roy appointed Sh. Arati Dutt and Sh. Sharati Byno, as the Trustees for the trusts created by the said Deed of Settlement along with herself by virtue of the powers contained in that behalf in the said Deed of Settlement.

O. The Vendors as such trustees are absolutely seized and possessed of and/or well and sufficiently entitled to All that the said property described in the Schedule hereunder written and are empowered under the said Deed of Settlement dated the 17th day of January 1955 to sell and/or transfer any trust property which is for the benefit of the trust estate.

P.
Q.
S.L. } The Vendors are desirous of selling a ~~part~~ ^{portion} of the said ~~premises~~ ^{property} being marked lot 'B' of the said premises for the benefit of the Trust Estate and the Purchaser is desirous of purchasing the same at and for the price or consideration of Rs. 5,00,000/- (Rupees five lakhs) only SHIBDI to the occupation of the said Walford Transport Limited but otherwise free from all encumbrances

charges...

51

charges liens lienspendans attachments requisitions
acquisitions whatsoever or howsoever.

NOW THIS INSTRUMENT WITNESSETH that in pursuance of the
said agreement and in consideration of the said sum of Rs. 5,00,000/-
(Rupees five lakhs) only of lawful money of the Union of India
well and truly paid by the Purchaser to the Vendors at or before
the execution of these presents (the receipt whereof the Vendors
do and each of them doth hereby as well as by the receipt hereunder
written admit and acknowledge and of and from the same and every
part thereof doth hereby acquit release and for ever discharge
the Purchaser and the said portion of the said Land hereditament's
and premises hereby sold) the Vendors as trustees appointed under
the said Deed of Settlement dated 19th day of January, 1955 do and
each of them doth hereby absolutely indefeasibly grant convey sell
transfer assign and assure unto the Purchaser HERBERT EDWARDS to the
occupation of the said Walford Transport Limited but otherwise
free from all encumbrances charges liens lienspendans attachments
acquisitions requisitions and trusts whatsoever or howsoever
ALL THAT the piece or parcel of Land containing by estimation
Fourteen Cottages Thirteen Chittacks and Fourteen Square Feet be
the same a little more or less TOGETHER WITH all buildings and
structures thereon being part of the divided portion of the said
premises No. 21/1, Daria Road being in Mouja Tiljala, portion of
Holding No. 397 (formerly No. 10) in Division IV, Sub-Division A,
Sub-Registry Sealdah, West Beniapukur in the District of 24 Parganas
more fully and particularly described in the ~~Schedule~~ Schedule here-
under written marked "A" being part of Lot "B" and shown and
delineated in the map or plan annexed hereto and thereon bordered
with Yellow line AND all the right title and interest of the
Vendors...

Handwritten initials:
B.P.
J.P.
L.P.

Tenders into or upon the said portion of the said premises No.21/1, Darga Road, Calcutta OR TOGETHER COMPREHEND the said portion of the said premises used or was or now is or are situated butted bounded called known numbered described or distinguished TOGETHER WITH full and free right and liberty of way for the Purchaser its servants agents representatives and assigns at all times and for all purposes to enter pass or repass on all the common paths and passages belonging or appertaining to the said portion of the said premises AND all plants and other crops shrubs areas fences hedges drains ditches ways paths passages lights waters water-courses and all manner of rights liberties easements privileges emoluments appendages and appurtenances whatsoever belonging or in anywise appertaining to the said portion of the said premises or any part thereof or was held used occupied or enjoyed or reputed to belong or known as part or parcel thereof or appurtenant thereto AND all the rents issues and profits thereof AND all the legal incidents thereof AND all the estates right title interest property inheritance possession claims and demands whatsoever of the Vendors into or upon the said portion of the said premises and every part thereof TOGETHER WITH all deeds pattens instruments of title, if any, exclusively relating to the said premises TO HAVE AND TO HOLD the said portion of said premises and ALL AND SINGULAR other the premises herein comprised and hereby granted transferred or expressed or intended so to be unto and to the use of the Purchaser as from the date of execution of these presents absolutely and for ever SUBJECT to the occupation of Walford Transport Limited, but otherwise free from all encumbrances and charges.

AND ...

AND THE VENDORS do and each of them doth hereby
covenant with the Purchaser :-

- 1) THAT NOTWITHSTANDING any act deed or thing by the Vendors or any one of them done or executed or knowingly suffered to the contrary, the Vendors in themselves have good right and full power to grant sell transfer convey assure and assign all and whatsoever their right title and interest in the said portion of the said premises.
- 11) AND the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said portion of the said premises and collect realise and receive all the rents issues and profits thereof without any lawful eviction interruption claim or demand from the Vendors or any of them or any person or persons claiming from under or in trust for them or any of them.
- 111) AND that free and clear and freely and clearly and free from all encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid EXCEPT HOWEVER to the said occupation of the said Walford Transport Limited.
- 14) AND that the Vendors or any one of them has not done or executed or been party to any acts matters and things whereby the said portion of the said premises shall or may be affected or encumbered (subject however

to...

to the occupation of the said Walford Transport Limited) or by reason whereof the Vendors are in any way hindered or prevented from granting conveying selling and transferring the said portion of the said premises in favour of the Purchaser in any manner whatsoever

AND THE VENDORS do and each of them doth hereby covenant with and assure the Purchaser that the Purchaser shall be entitled to realise receive and collect all arrears of rent and other accounts due and payable by the said Walford Transport Limited to the Vendors herein to the extent of their share in the entirety of the said premises and it is also agreed that the Purchaser shall make payment of all the arrears of rates and taxes, which are still remaining unpaid, to the Municipal Corporation of Colombo as payable by the Vendors to extent of their share in the entirety of the said premises in the name and/or for and on behalf of the Vendors and in that event the Purchaser is hereby given authority to do the same.

AND the Vendors and all persons having lawfully or equitably claiming any estate or interest in the said premises or any part thereof shall from time to time and at all times hereafter at the request and costs of the Purchaser make do execute and perform all acts deeds matters and things whatsoever for further better and more perfectly assuring the said portion of the said premises and every part thereof unto the Purchaser as may or shall be reasonably required.

THE...

THE SCHEDULES ABOVE REFERRED TO :

ALL THAT the piece or parcel of land containing by estimation an area of Fourteen Cottahs Thirteen Chittacks and Fourteen Square Feet, be the same a little more or less together with the buildings structures erected thereon or on part thereof being a portion of the said premises No. 21/1, Darga Road, being in the Mouja Tiljala, Part of Holding No. 307 (formerly No. 10) in Division IV, Sub-Division A, Sub-Registry Office Goolish, Thane Beniapukur in the District of 24 Parganas and marked as 'M' being part of Lot 'B' in the map or plan hereto annexed and bordered thereon in Yellow lines and butted and bounded on the North by Lot 'C' of the said premises No. 21/1, Darga Road, on the East by premises No. 72, Tiljala Road, on the South partly by Lot 'A' of the premises No. 22/1, Darga Road and partly by common passage and on the West partly by Darga Road and partly by a mosque, paying an annual revenue of Rupees Seventeen, Annas Five and Pies Ten to the Collector of 24 Parganas, for the entire Holding.

E. B. B.

IN WITNESS WHEREOF the Vendors hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED AND DELIVERED by the VENDORS at Calcutta in the presence of :

Syotomoy
Indi Datta
Bharati Pyne.

Pramod
Attorney at Law
Calcutta
Balaram Pyne
2A, Lord Sinha Rd
Calcutta - 71

Received...

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 5,00,000/- (Five Laks) only being the full consideration money as per memo below :

MEMO OF CONSIDERATION

By Cheque/Pay Order/Amount No. V37/102/036417
 dated 23.7.87 on Atalaloo Bank Alipor
Branch, Calcutta drawn in favour of Trustee Rs. 5,00,000/-
in Estate of Kala Chand Roy Rs. 5,00,000/-
 (FIVE LAKHS ONLY)

WITNESSES:

P. Sanyal
Solicitor & Advocate
Calcutta

Jyotirajy
Subi Dutta
Bharati Pyne

Balaram Pyne
2A, Lord Sinha Rd
Calcutta - 71

Drafted by me.
P. Sanyal
Solicitor & Advocate.

Typed by me.
B. Sanyal

DATED THIS 3rd DAY OF August

DRIVEER
M. JUDHA KOT A CO.
AND
DAILY SPORT INDUSTRIES (PVT.) LTD. For



DEPT OF COMMERCE

REGISTRAR
Under Sec. 7(2)

14/8/87

Extra one sheet
As per plan wanted



REGISTRAR
Under Sec. 7(2)

20.7.80

Book No. 1487
Volume No. 25
Pages No. 157
Serial No. 13
For the Year 19 87

R. L. GAGNER
Solicitor & Advocate
6, Old Post Office Street,
Calcutta.