

6219 III

D 16123

20 Rs.



9/11/52

Admissible under Rule 21,
 duly Stamped (ex-empt from
 or does not require Stamp
 duty under the Indian
 Stamp Act, 1899, Schedule
 IA No. 35 a(v) & c
 Fee paid: —



A 10/-
 R 2/8
 12/8

[Signature]
 Sub-Registrar of
 Cossipore Dum-Dum

19/11/52

P 900/-
 R 200/-

A 10/-
 R 2/8
 12/8

THIS MEMORANDUM OF LEASE made this 28th
 day of August, 1952 BETWEEN PROSAD DAS MALLIK son of Late
 Benode Behari Mallik by caste Subarnabanik by profession
 land-holder residing at 54/4A, Strand Road, Calcutta
 hereinafter called the Lessor (which term shall unless
 otherwise excluded by or repugnant to the context mean
 and include his heirs, executors, administrators,
 representatives and assigns) of the ONE PART And
 MESSRS SCENE SCREEN LTD., a Private Limited Company
 registered under the Indian Companies Act and formerly
 having its registered office at 52/1, Strand Road,
 Calcutta, at present at 85, Dum Dum Road, Police
 Station Dum Dum in the District of 24-parganas, hereinafter
 called

Vulu. Rs. 247, 1/2

No. 190,

Sald to M.B. Seem screen L.T.O.

84. Our own. Ruaid calerb

Presented for registration at
11.59 A.M. P.M. on the 12.5
day of Nov. 1952 at the
Cossipore Dum-Dum Sub-Registry
Office by Prasad Das Kallich
executant/one of the executants/
claimant/one of the claimants/
attorney for
executant or claimant under a
Power-of-attorney No. For
19 authenticated by the
Sub-Registrar of

H.H. Prabhu? Garbhudas
Judge's court
Alibon
13/8/52



Sub-Registrar of
Cossipore Dum-Dum

19/11/52

Prasad Das Kallich
Sohn of Late Benu
Bahari Mallik of 20/1/4
Strang Road, Calcutta
by one of the executants
Prasad Das Kallich
and by 21 Dewal Singh

Sohn of Late Benu
of 26, ...
Thana ...

District 24 Parganas
by Gauri ...
by Profession ...

T.I. DISPENSED WITH

Seemalt Singh Dewar Seem screen Ltd

Hemendra Nath Mishra

Prasad Das Kallich
Sohn of ...
of ...

District 24 Parganas
by Gauri ...
by Profession ...

Sub-Registrar of
Cossipore Dum-Dum

19/11/52

(L.T.O.)



पॉय सुधला

- 2 -

called the Lessee (which term shall include its successors, or successors-in-office and assigns) of the Other Part ;
 WHEREAS the Lessor aforesaid by a Memorandum of Lease dated the 26th day of November, 1947 granted a lease of sixteen Kattas of land out of and appertaining to Khatian Nos.390 and 21 G. S. Plot No.32 and 11 P. S. Dum Dum being present municipal premises No.35 Dum Dum Road better known as "KUNJA KAMAN" for a term of thirty years specified therein for the construction and erection of a Cinema House and shop rooms attached thereto and WHEREAS the Lessee having required another two Kattas of land on the contiguous East of the said Lease-hold sixteen Katta under the Cinemetograph Rules to get its license, and WHEREAS the Lessee had expressed a desire to take on lease the said two Kattas of land mentioned in the schedule hereunder and WHEREAS in consideration of the sum of Rs.900/- (Rupees Nine hundred) paid as premium by the Lessee (the receipt whereof the Lessor hereby acknowledge) the Lessor agreed to lease out the two Kattas of land as already enclosed and

2024 - 25
M/s. Beenu Screen L.P.D.
84, Duni Duni Road, Calcutta
20/11/82

2024 = 25
2025 = 26
29

1434 Com
H. Ghoshal

Handwritten signature in red ink.

Personal Cheque

Personal Cheque

T.I. DISPE... E... WITH //

62/1 Strand Road
District - 24 Parganas
by Cash
by Prof...
Seenu Senapati

Naga-chandra

62/1 Strand Road
District - 24 Parganas
by Cash
by Prof...
Seenu Senapati



Sub-Registrar of
Cossipore Duni-Duni
20/11/82
19/11/82

and as desired by the Lessee together with all rights, easements, liberties, appurtenances and privileges belonging thereto specifically described in the schedule below and measuring 136 ft. in length by 10 ft - 7½ inches in breadth and detailed and delineated in red colour in the plan annexed hereunto situate contiguous east of 85, Dum Dum Road under South Dum Dum Municipality in Mouza Kalidaha P. S. Dum Dum, District 24-Parganas out of and appertaining to Khatian No.390 and 21 G.S. Plot No.32 and 11 of J.L. No.23 R.S. No.16 of Fouzi No.1299/2833 for the purpose of Cinema House and for the beneficial enjoyment of the same for a period of Twenty-seven years Ten Months and eleven days commencing from 20th January 1949 to 30th November 1977, And WHEREAS in pursuance of the said Agreement the Lessee had already with the permission of the Lessor taken possession of the said land belonging to the Lessor from the 20th January 1949 for the purpose aforesaid and thereafter has been in continuous possession thereof and has agreed to pay the rent hereby reserved; And WHEREAS it has been agreed between the Lessor and the Lessee in consideration of the terms and covenants hereinafter mentioned that a Lease Deed embodying the said terms shall be executed.

NOW THIS INDENTURE WITNESSETH

as follows:-

1. In consideration of the sum of Rs.900/- paid as premium by the Lessee mentioned before and in consideration of the rent hereinafter reserved and pursuant to the covenants agreed to between the parties aforementioned and the terms hereinafter contained the Lessor doth hereby

convey,

convey, grant and demise by way of lease the Plot of land measuring about Two Kattas more particularly described in the Schedule annexed hereunder unto the said Lessee together with all rights, easements, licenses, lights, liberties, appurtenances and privileges whatsoever in connection with the use of the said land for the purpose of Cinema House and Business aforementioned, TO HOLD the said land unto and for the use of Lessee for the period of twenty-seven years, Ten months and Ten days commencing from 20th January, 1949 and ending in 30th November 1977 on the condition of Lessee paying therefor during the said term the agreed monthly rent as follows :-


- (i) Rupees fifteen only (Rs.15/-) per month from 20th January 1949 to November, 1962 i.e. at the rate of Rs.7/8/- per Katta per month for the first period of 12 years 10 months 10 days,
- (ii) Rupees Nineteen only (Rs.19/-) per month from December, 1962 to November, 1972 i.e. at the rate of Rs.9/8/- per Katta per month for the period of next ten years.
- (iii) Rupees twenty only (Rs.20/-) per month from December, 1972 to November 1977, i.e. at the rate of Rs.10/- per Katta per month for the remaining period of five years.
- (iv) All such payment of monthly rent as mentioned hereinbefore are to be made on or before the fifteenth day of each and every month.

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Cossipore I

(v) This Lease shall be deemed to have commenced from the 20th January 1949 when the said plot of land was originally let out to the Lessee for the purpose aforementioned and the period of 27 years 10 months 10 days specified in the Lease shall be deemed to have commenced from that date and this Lease will definitely expire on November 1977.

2. The Lessee doth hereby covenant with the Lessor as follows:-

(a) To use the demised land as part and parcel of the constructed Cinema House known as "LILA CINEMA" in all reasonable manner and for the beneficial enjoyment of the said Cinema House and Business and to build and erect, if necessary, any shop room, sewers, drains etc. or any other sorts of structure found necessary in a substantial and workmanlike manner and approved of by the Municipality with first class materials.


19/11/52
(b) To pay the said monthly rent hereby reserved at the residence of the Lessor at 54/4A, Strand Road, Calcutta on or before the fifteenth day of each and every month in the manner aforesaid and will also pay all rates, taxes and assessments, if and as charged for the said land during the term of lease without any deduction whatever from the 20th January 1949.

(c) To keep drains and sewers in the leased land in good order and condition and clear and free from obstruction as required by the municipality or any other authority during the said term.

(d)

(d) To peacefully and quietly grant, yield and deliver up vacant possession of the said land with all fixtures, structures, buildings, erections, outhouses, thereon constructed by the Lessee to the Lessor at the expiration or sooner determination of the said term in good condition and not to remove any fixtures erected or that hereafter may be put up in the said land.

(e) Not without the previous consent in writing of the Lessor the Lessee will assign, sell or in any other manner transfer, or create any interest in the whole or any part of the leased out land or its interest in the same. But the Lessee shall have power to sub-let the leased land and shall remain fully bound to the Lessor for the due performance of the terms and covenants stipulated in the lease. The Lessor shall not remain bound by any mortgage or transfer of interest made and created by the Lessee.

(f) Never to allow the rent or any part thereof hereby reserved to fall into arrears for a period exceeding six months after due date and in case thereof there shall be a breach of the covenant by the Lessee herein contained and also if the Lessee shall become bankrupt in all these cases, it shall be lawful for the Lessor, his executors, administrators and assigns to re-enter the demised land and determine this lease.

(g) To keep in tact the boundaries of the land and shall use and occupy the same by erecting structures thereon,

thereon, if necessary, suitable for the Cinema Business in the manner aforesaid according to the convenience of the Lessee.

(h) Not to use the demised land as a place of worship by installing piety and for any purpose detrimental to the health of the people.

(i) To pay the rent of the entire demised lands comprising an area of eighteen cottages every month as it falls due as stipulated in the lease dated 26th November 1947 and the present one by one cheque or by a consolidated sum as herein agreed.

(j) That if during the continuance of the lease any portion or whole of the demised land is acquired by the government then all the compensation money for the land and proportionate value of the building for the then period will go to the Lessor and compensation money for loss of income from the business and proportionate value of the structures and buildings will go to the Lessee, if the land is acquired partially the Lessee will get proportionate abatement of rent or if after partial acquisition of the land hereby demised, it be not convenient and possible for the Lessee to continue the Cinema House for want of accommodation the Lessee shall have right to terminate the Lease before the period herein stipulated.

3. The Lessor doth hereby covenant with the Lessee as follows:-

(a) That the Lessee paying the rent hereby reserved and observing and performing the covenant and conditions herein contained and agreed upon and on its part to be observed and performed, shall and may peaceably and quietly possess and enjoy the said demised land during the term without any interruption from or by the Lessor or any person or persons claiming for, from or under or in trust, for him. If there be any trouble or dispute regarding ownership of the land or possession of the Lessee in future the Lessor shall be liable for all damages and costs to be incurred by the Lessee.

(b) That the Lessor shall pay regularly and year by year the rent in respect of the demised land payable to his Superior Landlord and keep the Lessee indemnified and harmless for the same.

(c) PROVIDED ALWAYS AND IT IS HEREBY AGREED that whenever any part of the rent hereby reserved shall be in arrears for six consecutive months after due date, there shall be breach of the covenants by the Lessee herein contained or if the Lessee shall become bankrupt it shall be lawful for the Lessor, his executors, administrators, and assigns to re-enter the demised land and determine this lease.

4. IT IS HEREBY AGREED between the parties as follows:-

1. That any demand for payment or notice requiring to be made upon or given to the Lessee shall be sufficiently made or given if sent by Lessor or his Agent through the post by registered letter addressed to the Lessee at the demised premises and that notice requiring to be given to the Lessor shall be sufficiently given if sent by the Lessee through the post by registered letter addressed to the Lessor at his usual place unless otherwise informed of residence and that any demand or notice sent by registered post in either case shall be assumed to have been delivered in the usual course by post.

2. That whenever any interpretation would be necessary in order to give the fullest scope and effect legally possible to any covenant or contract herein contained "the Lessor" hereinbefore used shall include the owner for the time being of the Lessor's interest in the demised lands and the expression "the Lessee" hereinbefore used shall include "his heirs" executors

Sub-Registered
Cossipore Da

19/11/53

executors, administrators and permitted assigns and whenever there would appear any difference or divergence in the terms or covenants in the previous lease dated 26th November 1947 and in the present lease, the terms and covenants of the latter (the) one would prevail.

[Handwritten signature]
P.C.B.
20/12/48

SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land measuring 2 kattas out of and appertaining to Khatian Nos. 390 and 21 C.S. Plot No. 32 and 11 of J.L. No. 23 R. S. No. 16 of Touzi No. 1298/2833, P.S. Dum Dum Mauza Kali Dahi situated at and lying east of municipal premises No. 85, Dum Dum Road, now better known as Lila Cinema under the South Dum Dum Municipality in Mouja Kalidshar, Sub-Registry Cossipore Dum Dum P. S. Dum Dum in the District of 24-Parganas measuring 136 ft. from North to South in length and 10 ft. 7 1/2 inches in breadth which is bounded and bounded on the North by Dum Dum Road.

South by | Lessor's khas land.
East by |

West by:- Lessee's lease-hold land of Lila Cinema.

IN WITNESS WHEREOF the LESSOR and the LESSEE set and subscribe their respective hands and seals on the

day

Dated this day of August 1952.

Ext. 3
11th Addl. Dist. Judge's Court, Alipore
Sut. No. 74, 76, 77, 81, 82, 83, 86, 88, 114/1952
Filed by *Ref. Clk. A. J. J. J. J.*
on 12-4-69
2nd Ad. S. J. J. J. J.
12-4-69

- FROM -
PROSAD DAS MALLIK
- TO -
MESSRS. SCENE SCREEM LTD.

L E A S E.

PLAN SHEWING THE ADDITIONAL AREA & BOUNDARIES OF "KUNJAKANAN" GHUGHUDANGA, DUMDUM, 24-PARGANAS.

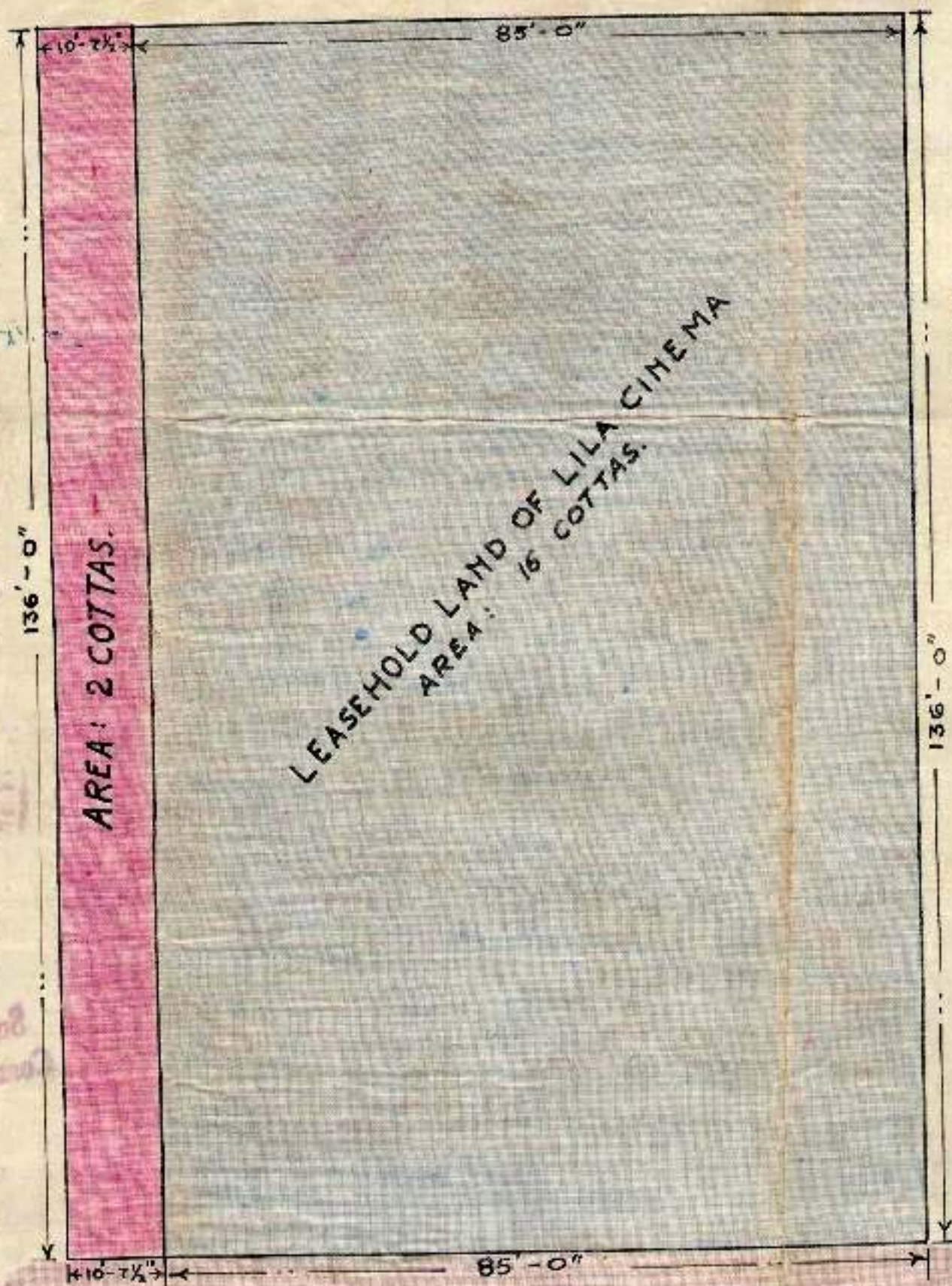
BEING PART OF 85, DUMDUM ROAD.

AREA : 2 COTTAS. COLOURED - RED.

SCALE :- 16 FT = 1" INCH.



LAND OF PROSAD DAS MULICK



LAND OF PROSAD DAS MULICK

AREA: 2 COTTAS.

LEASEHOLD LAND OF LILA CINEMA
AREA: 16 COTTAS.

PRIVATE ROAD OF PROSAD DAS MULICK

DUM DUM ROAD

Prosad Das Mulick
7

BY SCENE SCREEN LTD
Boro Well - 216
Director

Witness:
H. N. Mukherjee
H. N. Mukherjee
H. N. Mukherjee
H. N. Mukherjee

6219 III

D 16123

20 Rs.



9th 3

Admissible under Rule 21,
 duly Stamped (ex-empt from
 or does not require Stamp
 duty under the Indian
 Stamp Act, 1899, Schedule
 IA No. 35 a(v) & c
 Fee paid: —



A 10/-
 W 2/8
 12/8

[Signature]
 Sub-Registrar of
 Cossipore Dum-Dum

19/1/52

P 900/
 R 200/ X2

A 10/-
 W 2/8
 12/8

THIS MEMORANDUM OF LEASE made this 28th
 day of August, 1952 BETWEEN PROSAD DAS MALLIK son of Late
 Benode Behari Mallik by caste Subarnabanik by profession
 land-holder residing at 54/4A, Strand Road, Calcutta
 hereinafter called the Lessor (which term shall unless
 otherwise excluded by or repugnant to the context mean
 and include his heirs, executors, administrators,
 representatives and assigns) of the ONE PART And
 MESSRS SCENE SCREEN LTD., a Private Limited Company
 registered under the Indian Companies Act and formerly
 having its registered office at 52/1, Strand Road,
 Calcutta, at present at 85, Dum Dum Road, Police
 Station Dum Dum in the District of 24-Parganas, hereinafter
 called

Vulu. Rs. 20/-

No. 190,

Sald to M.B. Seem screen L.T.O.

84. Own own. Ruaid calerb

Presented for registration at
11.59 A.M. P.M. on the 12.5
day of Nov. 1952 at the
Cossipore Dum Dum Sub-Registry
Office by Prasad Das Kallich
executant/one of the executants/
claimant/one of the claimants/
attorney for
executant or claimant under a
Power-of-attorney No. For
19 authenticated by the
Sub-Registrar of

H.H. Prabhu? Garhwal
Judge's court
Aligarh
13/8/52



Sub-Registrar of
Cossipore Dum-Dum

19/11/52

Prasad Das Kallich
Sald to M.B. Seem screen L.T.O.
Babu Mallik of S.P. of
Strang Road, Calcutta
by one of the executants
Prasad Das Kallich
and by Prasad Das Kallich

~~Prasad Das Kallich~~
~~Prasad Das Kallich~~

T.I. DISPENSED WITH

Seemalal Singh Dwivedi Seem Seem L.T.O.

Hemendra Nath Mishra

Prasad Das Kallich
Prasad Das Kallich
Prasad Das Kallich

District 24 Parganas
by one of the executants
Prasad Das Kallich

Sub-Registrar of
Cossipore Dum-Dum

19/11/52

(L.T.O.)



पॉय सुधल

- 2 -

called the Lessee (which term shall include its successors, or successors-in-office and assigns) of the Other Part ;
 WHEREAS the Lessor aforesaid by a Memorandum of Lease dated the 26th day of November, 1947 granted a lease of sixteen Kattas of land out of and appertaining to Khatian Nos.390 and 21 G. S. Plot No.32 and 11 P. S. Dum Dum being present municipal premises No.85 Dum Dum Road better known as "KUNJA KAMAN" for a term of thirty years specified therein for the construction and erection of a Cinema House and shop rooms attached thereto and WHEREAS the Lessee having required another two Kattas of land on the contiguous East of the said Lease-hold sixteen Katta under the Cinemetograph Rules to get its license, and WHEREAS the Lessee had expressed a desire to take on lease the said two Kattas of land mentioned in the schedule hereunder and WHEREAS in consideration of the sum of Rs.900/- (Rupees Nine hundred) paid as premium by the Lessee (the receipt whereof the Lessor hereby acknowledge) the Lessor agreed to lease out the two Kattas of land as already enclosed and

2024 - 25
M/s. Beenu Screen L.P.D.
84, Duni Duni Road, Calcutta
20/11/82

2024 = 25
2025 = 26
29

1434 Com
H. Ghosh

Handwritten signature in red ink.

Personal Cheque

Personal Cheque

T.I. DISPE... E... WITH

62/1 Strand Road
District - 24 Parganas

by Cash...
by Prof...
Seenu Senapati

Naff-chandra

Handwritten signature in red ink.



62/1 Strand Road
District - 24 Parganas

by Cash...
by Prof...
Seenu Senapati

Sub-Registrar of

Sub-Registrar of Cossipore Duni-Duni
Cossipore Duni-Duni

19/11/82

and as desired by the Lessee together with all rights, easements, liberties, appurtenances and privileges belonging thereto specifically described in the schedule below and measuring 136 ft. in length by 10 ft - 7 1/2 inches in breadth and detailed and delineated in red colour in the plan annexed hereunto situate contiguous east of 85, Dum Dum Road under South Dum Dum Municipality in Mouza Kalidaha P. S. Dum Dum, District 24-Parganas out of and appertaining to Khatian No.390 and 21 G.S. Plot No.32 and 11 of J.L. No.23 R.S. No.16 of Fouzi No.1299/2833 for the purpose of Cinema House and for the beneficial enjoyment of the same for a period of Twenty-seven years Ten Months and eleven days commencing from 20th January 1949 to 30th November 1977, And WHEREAS in pursuance of the said Agreement the Lessee had already with the permission of the Lessor taken possession of the said land belonging to the Lessor from the 20th January 1949 for the purpose aforesaid and thereafter has been in continuous possession thereof and has agreed to pay the rent hereby reserved; And WHEREAS it has been agreed between the Lessor and the Lessee in consideration of the terms and covenants hereinafter mentioned that a Lease Deed embodying the said terms shall be executed.

NOW THIS INDENTURE WITNESSETH

as follows:-

1. In consideration of the sum of Rs.900/- paid as premium by the Lessee mentioned before and in consideration of the rent hereinafter reserved and pursuant to the covenants agreed to between the parties aforementioned and the terms hereinafter contained the Lessor doth hereby

convey,

convey, grant and demise by way of lease the Plot of land measuring about Two Kattas more particularly described in the Schedule annexed hereunder unto the said Lessee together with all rights, easements, licenses, lights, liberties, appurtenances and privileges whatsoever in connection with the use of the said land for the purpose of Cinema House and Business aforementioned, TO HOLD the said land unto and for the use of Lessee for the period of twenty-seven years, Ten months and Ten days commencing from 20th January, 1949 and ending in 30th November 1977 on the condition of Lessee paying therefor during the said term the agreed monthly rent as follows :-

- (i) Rupees fifteen only (Rs.15/-) per month from 20th January 1949 to November, 1962 i.e. at the rate of Rs.7/8/- per Katta per month for the first period of 12 years 10 months 10 days,
- (ii) Rupees Nineteen only (Rs.19/-) per month from December, 1962 to November, 1972 i.e. at the rate of Rs.9/8/- per Katta per month for the period of next ten years.
- (iii) Rupees twenty only (Rs.20/-) per month from December, 1972 to November 1977, i.e. at the rate of Rs.10/- per Katta per month for the remaining period of five years.
- (iv) All such payment of monthly rent as mentioned hereinbefore are to be made on or before the fifteenth day of each and every month.

Sub-Regd
Cossipore I

(v) This Lease shall be deemed to have commenced from the 20th January 1949 when the said plot of land was originally let out to the Lessee for the purpose aforementioned and the period of 27 years 10 months 10 days specified in the Lease shall be deemed to have commenced from that date and this Lease will definitely expire on November 1977.

2. The Lessee doth hereby covenant with the Lessor as follows:-

(a) To use the demised land as part and parcel of the constructed Cinema House known as "LILA CINEMA" in all reasonable manner and for the beneficial enjoyment of the said Cinema House and Business and to build and erect, if necessary, any shop room, sewers, drains etc. or any other sorts of structure found necessary in a substantial and workmanlike manner and approved of by the Municipality with first class materials.

(b) To pay the said monthly rent hereby reserved at the residence of the Lessor at 54/4A, Strand Road, Calcutta on or before the fifteenth day of each and every month in the manner aforesaid and will also pay all rates, taxes and assessments, if and as charged for the said land during the term of lease without any deduction whatever from the 20th January 1949.

(c) To keep drains and sewers in the leased land in good order and condition and clear and free from obstruction as required by the Municipality or any other authority during the said term.

(d)

(d) To peacefully and quietly grant, yield and deliver up vacant possession of the said land with all fixtures, structures, buildings, erections, outhouses, thereon constructed by the Lessee to the Lessor at the expiration or sooner determination of the said term in good condition and not to remove any fixtures erected or that hereafter may be put up in the said land.

(e) Not without the previous consent in writing of the Lessor the Lessee will assign, sell or in any other manner transfer, or create any interest in the whole or any part of the leased out land or its interest in the same. But the Lessee shall have power to sub-let the leased land and shall remain fully bound to the Lessor for the due performance of the terms and covenants stipulated in the lease. The Lessor shall not remain bound by any mortgage or transfer of interest made and created by the Lessee.

(f) Never to allow the rent or any part thereof hereby reserved to fall into arrears for a period exceeding six months after due date and in case thereof there shall be a breach of the covenant by the Lessee herein contained and also if the Lessee shall become bankrupt in all these cases, it shall be lawful for the Lessor, his executors, administrators and assigns to re-enter the demised land and determine this lease.

(g) To keep in tact the boundaries of the land and shall use and occupy the same by erecting structures thereon,

thereon, if necessary, suitable for the Cinema Business in the manner aforesaid according to the convenience of the Lessee.

(h) Not to use the demised land as a place of worship by installing piety and for any purpose detrimental to the health of the people.

(i) To pay the rent of the entire demised lands comprising an area of eighteen cottages every month as it falls due as stipulated in the lease dated 26th November 1947 and the present one by one cheque or by a consolidated sum as herein agreed.

(j) That if during the continuance of the lease any portion or whole of the demised land is acquired by the government then all the compensation money for the land and proportionate value of the building for the then period will go to the Lessor and compensation money for loss of income from the business and proportionate value of the structures and buildings will go to the Lessee, if the land is acquired partially the Lessee will get proportionate abatement of rent or if after partial acquisition of the land hereby demised, it be not convenient and possible for the Lessee to continue the Cinema House for want of accommodation the Lessee shall have right to terminate the Lease before the period herein stipulated.

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(b) that the Lessor shall pay regularly and year by year the rent in respect of the demised land payable to his Superior Landlord and keep the Lessee indemnified and harmless for the same.

(c) PROVIDED ALWAYS AND IT IS HEREBY AGREED that whenever any part of the rent hereby reserved shall be in arrears for six consecutive months after due date, there shall be breach of the covenants by the Lessee herein contained or if the Lessee shall become bankrupt it shall be lawful for the Lessor, his executors, administrators, and assigns to re-enter the demised land and determine this lease.

4. IT IS HEREBY AGREED between the parties as follows:-

1. That any demand for payment or notice requiring to be made upon or given to the Lessee shall be sufficiently made or given if sent by Lessor or his Agent through the post by registered letter addressed to the Lessee at the demised premises and that notice requiring to be given to the Lessor shall be sufficiently given if sent by the Lessee through the post by registered letter addressed to the Lessor at his usual place unless otherwise informed of residence and that any demand or notice sent by registered post in either case shall be assumed to have been delivered in the usual course by post.

2. That whenever any interpretation would be necessary in order to give the fullest scope and effect legally possible to any covenant or contract herein contained "the Lessor" hereinbefore used shall include the owner for the time being of the Lessor's interest in the demised lands and the expression "the Lessee" hereinbefore used shall include "his heirs" executors

Sub-Registered
Cossipore Da

19/11/53

executors, administrators and permitted assigns and whenever there would appear any difference or divergence in the terms or covenants in the previous lease dated 26th November 1947 and in the present lease, the terms and covenants of the latter (the) one would prevail.

[Handwritten signature]
P.C.B.
20/12/48

SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land measuring 2 kattas out of and appertaining to Khatian Nos. 390 and 21 C.S. Plot No. 32 and 11 of J.L. No. 23 R. S. No. 16 of Touzi No. 1298/2833, P.S. Dum Dum Mauza Kali Dahi situated at and lying east of municipal premises No. 85, Dum Dum Road, now better known as Lila Cinema under the South Dum Dum Municipality in Mouja Kalidshar, Sub-Registry Cossipore Dum Dum P. S. Dum Dum in the District of 24-Parganas measuring 136 ft. from North to South in length and 10 ft. 7 1/2 inches in breadth which is bounded and bounded on the North by Dum Dum Road.

South by | Lessor's khas land.
East by |

West by:- Lessee's lease-hold land of Lila Cinema.

IN WITNESS WHEREOF the LESSOR and the LESSEE set and subscribe their respective hands and seals on the

day

day, month and year first abovescribed.

SIGNED SEALED AND
delivered in the
presence of :-

1
1
0

T. N. M. M. M.
signature of the Lessor.

For SCENE SCREEN LTD
Samuel Chatterjee
Secy
Director.

Witnesses:

signature of the Lessee.

H. N. Mitra
Member of the Court of Directors
K. G. S. S. S. S.
43, Wara Singhpalla Road
Howrah



**Sub-Registrar of
Companies, Dum-Dum**

19/11/62

Dated this day of August 1952.

Ext. 3
11th Addl. Dist. Judge's Court, Alipore
Sut. No. 74, 76, 77, 81, 82, 83, 86, 88, 114/1952
Filed by *Ref. Clk. A. J. Das* in evidence
on 12-4-69
2nd Addl. Dist. Judge - Alipore
12-4-69

- FROM -
PROSAD DAS MAILIK
- TO -
MESSRS. SCENE SCREEM LTD.

L E A S E.

PLAN SHEWING THE ADDITIONAL AREA & BOUNDARIES OF "KUNJAKANAN" GHUGHUDANGA, DUMDUM, 24-PARGANAS.

BEING PART OF 85, DUMDUM ROAD.

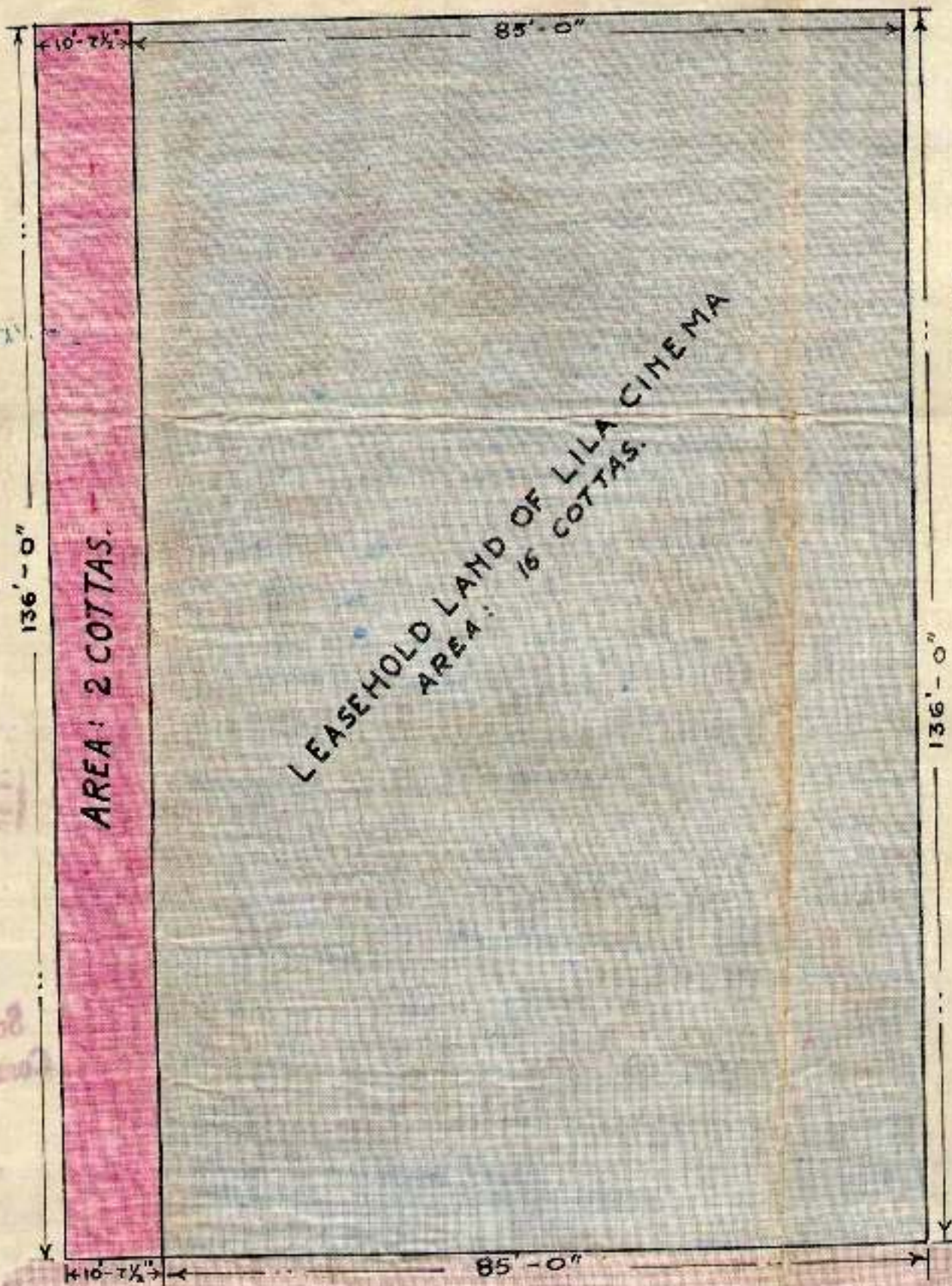
AREA : 2 COTTAS. COLOURED - RED.

SCALE :- 16 FT = 1" INCH.



North.

LAND OF PROSAD DAS MULICK



LAND OF PROSAD DAS MULICK

AREA: 2 COTTAS.

LEASEHOLD LAND OF LILA CINEMA
AREA: 16 COTTAS.

PRIVATE ROAD OF PROSAD DAS MULICK

DUM DUM ROAD

Prosad Das Mullick
7

BY SCENE SCREEN LTD
Boro Well - 216
Director

Witness:
H. N. Mukherjee
H. N. Mukherjee
H. N. Mukherjee
H. N. Mukherjee

