

327

7

2/4

5000Rs.

2-15P  
5/2/93



5 - chit pu.  
 7 - 5620/-  
 48500/- - 970/-  
 2344/-  
 6600/-

Number of declarant (S 27 & 28) 1/8-1970  
 2) In the original deed NO: 2072/1959  
 of SR Seelch Regan in AKI Vol-45 P 47  
 21-32, Xerox copy of the deed taken  
 for evidence.

A 52800  
 E 7000

7	5620/-
4	970/-
2344	10/-
<hr/>	
	6600/-
2344	4528.00
7	7.00
<hr/>	
	5350.00

THIS INDENTURE made this the 28th day of Dec

One Thousand Nine Hundred Ninety two BETWEEN BISWANATH MULLICK, son of Late Netaji Charan Mullick, by caste Hindu of 167A, Raja Dinendra Street, P.S. Beliaghata, District 24-Parganas, hereinafter called the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) of the ONE PART A N D M/S. ASIATIC BOARD MILLS (P) LTD., a company incorporated under the Indian Companies Act, having its registered office at 29-B, Beerpara Lane, P.S. Chitpore, District 24-Parganas, hereinafter called the PURCHASER (which expression shall

unless--

Handwritten notes and signatures in the left margin, including 'Biswanath' and 'Mullick'.

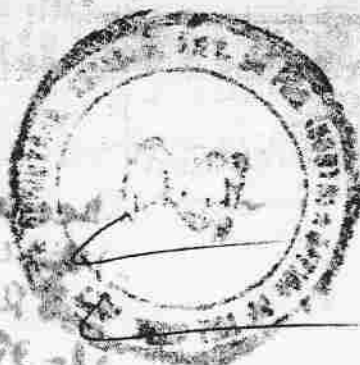
14302

~~Amatic Board Mills~~

~~28 B, Bur...~~ (P) Hta

Cal 30

19111152



12-15-23

Feb. 23

5th

Biswanath Mukherjee

500  
500  
500  
100

5.2.23

Biswanath Mukherjee  
Sri. Son of Charan Mukherjee  
Son/daughter of 167A, Raja Vinendra  
Thana Belaighata Cal.  
By Caste Hindu  
By Profession L. holder

Biswanath Mukherjee

392

Biswanath Mukherjee

Nirmal Das  
Sri/Smt. Nityananda Das  
Son/daughter of 41/11, Dumdum rd.  
Thana..... Dist Cal-74  
By Caste Hindu  
By Profession Service

Nirmal Das.  
Nityananda Das.  
41/11, Dumdum Road Cal-74.  
Service

REG. DIST. SUB-REGISTRAR  
DIST. OF PARGANAS (SOUTH)

5.2.23



(2)

unless excluded by or repugnant to the context be deemed to its successors-in-office) of the OTHER PART:

W H E R E A S by an Indenture of Lease dated the 6th day of October, 1953 made between the Vendor herein Sri Biswanath Mullick as the Lessor and one Phalguni Sekhar Roy as the Lessee and registered in Book I, Vol. No.43 Pages 123 to 134 Being No.2239 for the year 1953 ALL THAT the piece and parcel of land together with all structures sheds and godowns standing on a portion thereof situate lying at and being the divided portion of Premises No.28B, Beerpara Lane, P.S. Chitpur at Ghughudanga, within the Municipal town of Calcutta now within Calcutta Municipal Corporation and more fully and particularly described in the Schedule thereunder as also hereunder written was possessed by the said Phalguni Sekhar Roy for the term of 25 years, commencing from the 1st.day of September, 1953 and expiring on the 31st day of August, 1978 at the rent thereby reserved subject to the ---

14302

~~Asiatic Board Mills~~ (P) Ltd

~~25 B Bunder Lane~~

Calcutta

Postal Collection  
Agency

1911/12



✓	5000
✓	1000
✓	5000
✓	1000
	<hr/>
	6600



500Rs.



(3)

the conditions and stipulations therein contained;

AND WHEREAS said Phalguni Sekhar Ray being interested in the business carrying on under the name and style M/s. Asiatic Board Mills (P) Ltd., that is Purchaser hereunder, as one of the share holders and directors;

AND WHEREAS the M/s. Asiatic Board Mills (P) Ltd., Purchaser herein has been carrying on its business of manufacturing card-board and other commodities at the land and premises comprised by the said Indenture of Lease dated 6th October, 1953 and more fully described in Schedule below;

AND WHEREAS said Phalguni Shekhar Roy agreed with the said Biswanath Mullick the Vendor hereof for surrender to him of the said premises comprised by the said Indenture of Lease dated 6th October, 1953 for the unexpired residue of the said term granted thereby in consideration of the

said ---

14302

~~Asiatic Paper Mills~~  
~~(P) Ltd~~  
~~29 B Beer Lane~~  
Calcutta

~~Collectors~~  
~~Office~~

~~and~~

18711/92  
19111/92

✓	5000
✓	5000
✓	500
✓	100
✓	6000



5/2/93

100Rs.



(4)

said Biswanath Mullick agreeing to grant forthwith to the said M/s. Asiatic Board Mills (P) Ltd., i.e., Purchaser here-in a new lease for a period of 51 years at the rent therein reserved and subject to the condition and stipulations thereafter appearing;

AND WHEREAS in pursuance of the said Agreement said Phalguni Sekhar Ray by Indenture of even date surrendered and yielded up unto the said Biswanath Mullick ALL AND SINGULAR the said land and premises comprised in the said Indenture of Lease dated 6th October, 1953 more particularly described in the Schedule thereunder as also hereunder written TO HOLD the same for all the unexpired residue of the term and interest created by the said in part recited Indenture of Lease dated 6th October, 1953 to the intent that the same term and interest may merge and be extinguished in the reversion immediately expectant thereto before the execution of these Presents and to the further intent

that---

14302

~~Asiatic Breweries Mills (P)  
Ltd  
29 B Beer Barter Cargo~~

~~79/11/72~~

*Handwritten mark*

✓	5m
✓	1m
✓	5m
✓	1m
✓	66m



*Handwritten signature*  
 Bank of East Asia Ltd  
 8/2/92



(5)

that the said Reversioner Biswanath Mullick may forthwith grant to M/s. Asiatic Board Mills (P) Ltd., i.e., Purchaser herein a new Lease of all the said premises thereby surrendered.

AND WHEREAS it was agreed by and between the said Parties thereto that the said Biswanath Mullick will be called as a Lessor shall demise unto Messrs Asiatic Board Mills (P) Ltd., therein called the Lessee i.e., Purchaser herein all the said land and premises together with the said structures sheds, godowns, standing on the Premises No. 29B, Beerpara Lane, Ghughudanga and more particularly described in the Schedule thereunder written for a period of 51 years commencing from the 23th day of August, One thousand Nine hundred and Fifty nine and expiring with the end of Twenty Seventh day of August, 2010 A.D., at the rent thereby reserved and on the terms and conditions and stipulations contained therein and the said Deed of Lease was registered in the Sub-Registrar of Sealdah in Book No. 1, Volume No. 45 Pages 21 to 33 Being No. 2073 for the year 1959. Since then the Lessee/Purchaser herein is enjoying the property by construction of sheds godowns etc. and the premises is now fully covered with sheds, constructions.

AND WHEREAS the Vendor in urgent need of money expressed his intention to sell the said property at 29B, Beerpara Lane at Ghughudanga, P.S. Chitpur with all structures godowns and sheds and more particularly described in the Schedule below free from all encumbrances and charges whatsoever AND the Purchaser who is in occupation of the property described in Schedule below since 1959 agreed to purchase the same at a fixed price of Rs. 48,500/- (Rupees Forty eight thousand and five hundred) and the Vendor accepted the proposal of the Purchaser who is in lawful occupation since 1953 and accepted the proposal of the Purchaser being the highest market value.

Now --



*M*  
~~Joint Dist. Com. - Agriculture~~  
~~Dist. Dist. of Parganas (Comd)~~  
5/2/95

(6)

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of Rs.48,500/- (Rupees forty eight thousand five hundred) only to the Vendor paid by the Purchaser (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof for ever acquit release and discharge the said land as also the Purchaser for ever by these Presents. The Vendor doth hereby grant, transfer and convey unto the Purchaser the said piece and parcel of land together with all structures, sheds, godowns, standing on a portion thereof situate lying at and being portion of Premises No.29B, Beerpara Lane and more particularly described in the Schedule hereunder written and intended to be hereby conveyed OR HOWSOEVER OTHERWISE the said messuage land tenement hereditaments structures, sheds, godowns and premises or any part thereof now are or is or heretofore called known numbered described or distinguished TOGETHER WITH all structures sheds godowns buildings yards swears drains water courses lights liberties privileges easements and appurtenances whatsoever to the said messuage land tenement hereditament and premises belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto A N D ALL the estate right title interest claim and demand whatsoever to the Vendor unto and upon the said premises or any part thereof TOGETHER WITH all deeds Pottahs and muniments of title in anywise relating to or concerning to the said messuage land hereditaments and premises or any part thereof which are or hereafter shall or may be in possession or power or control of the Vendor or any other person or persons from whom he can procure the same without any action or suit TO HAVE AND TO HOLD the said messuage, land, tenements, hereditaments and premises hereby ---



1888 1891 Sub-Register  
Kocher, List of Persons 1888

5/2/92

(7)

hereby granted or expressed so to be unto and to the use of the Purchaser absolutely freed from all mortgages, charges, liens, trust, messuages and other encumbrances AND the Vendor doth hereby covenant with the Purchaser that NOTWITHSTANDING any act deed or things by the Vendor done or executed or knowingly suffered to the contrary the Vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the messuage land and tenaments hereditaments and premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance free from all encumbrances without any manner or condition use trust or thing whatsoever to alter defeat encumber or make void the same and that NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid the Vendor hath good right full power and absolute authority to grant the said messuage land hereditaments, tenaments and premises hereby granted or expressed so to be unto and to the use of the Purchaser A N D the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the rent and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for it A N D THAT free from all encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for it A N D that free from all encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor AND FURTHER that the Vendor and all persons having or lawfully or equitably claiming any estate or interest in the said messuages land tenaments hereditaments and premises or any of them or any part thereof from under or in trust for the ---



*[Handwritten signature]*

~~...~~

5/2/93

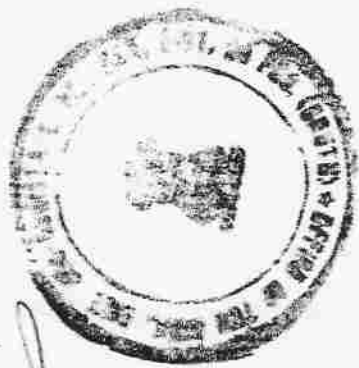
(8)

the Vendor shall and will from time to time and at all times hereafter or at the request and costs 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 messuage land tenements hereditaments and premises and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required AND FURTHER that the Vendor his heirs, executors and representatives shall from time to time and at all times hereafter at the request and costs of the Purchaser his heirs, executors, representatives and assigns unless prevented by fire or any inevitable accident produce or cause to be produced before the Purchaser his Attorney or agents or before any Court or Commission in such manner as may be required for the purpose of showing his title to the property conveyed the documents specified in the schedule hereunder written.

SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land containing by estimation an area of Five Bighas Three Cottahs and Thirteen Chittaks be the same a little more or less together with all structures shed and godowns standing thereon situated lying or and being the premises No.29B, Beerpara Lane at Ghughudanga within the Municipal limits of the town of Calcutta at Mouza Beerpara comprised in Holding No.3, Division 1, Sub-Division 17 Dehi Panchannagram Thana Chitpore, Sub-Registration Sealdah in the District of 24-Parganas(N) butted and bounded in the manner following :-

On -----



~~Handwritten signature~~  
8/2/83



(9)

On the North - partly by 29A, Beerpara Lane, partly by No.29C, Beerpara Lane and partly by the passage leading from Beerpara Lane to the said Premises No.29B, Beerpara Lane;

On the East - by Premises No.22B, and 24, Beerpara Lane;

On the South - by premises No.7 and 8, Umakanta Sen Lane; and

On the West - partly by the remaining divided portion of the said premises No.29B, Beerpara Lane, belonging to the Vendor's brother Bhojanath Mullick, partly by No.29B, Beerpara Lane and partly by common passage;

TOGETHER WITH the right of ingress or egress by all kinds of Traffic either vehicular or on foot through the 20'ft. wide passage running from the demised premises on its Northern side leading upto the Public Road known as Beerpara Lane as also the right of use of all the existing under-ground drainage and all connections for electricity, water, Telephone as also the right to instal connection through or under the said passage as may be required for the said demised premises.

IN WITNESS WHEREOF the Vendor hath hereunto set and subscribed his hand and seal on the day month and year first above written.

SIGNED SEALED AND DELIVERED at *Bowman's Market*  
Calcutta in the Presence of :

Witnesses:-

1. *Nirmal Das*  
*41/11, Dum Dum Road*  
*Calcutta - 74.*
2. *Amas Nalli Dasgupta*  
*6, Nandapara Pujer Road*  
*Cal - 54.*

Received --



*[Handwritten signature]*  
~~THE REGISTERED OFFICE OF THE~~  
~~LONDON~~  
5/2/92

(10)

Received of and from the within named Purchaser the within mentioned sum of Rs.48,500/- (Rupees forty eight thousand five hundred) only in full satisfaction of the consideration money as per memo below:

MEMO OF CONSIDERATION:

1. By Agreement to sell dt.	...	Rs.10,001/-
2. By cash	...	Rs.38,499/-
	Total -	<u>Rs.48,500/-</u>

(Rupees forty eight thousand five hundred only)

Witnesses:-

1. Nirmal Das.

41/11, Dum Dum Road  
Cal-74.

*(Signature)*

2.

Amar Nath Das Gupta  
6, Nondaparua Bye lane,  
Cal-57.

Drafted by me:

*(Signature)*

Advocate,  
Sealdah Civil Court,  
Calcutta-14.

Typed by:

*(Signature)*  
Civil Court Sealdah,  
Calcutta-14.



Handwritten signature  
2024 Dated 28/07/2024  
Registrar, Madhya Pradesh  
5/2/24



DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1992

- BETWEEN -

BISWANATH MULLECK ... VEEDOR:

- AND -

Messrs ASIATIC BOARD MILLS  
PRIVATE LIMITED ... PURCHASER:



CONVEYANCE:

*[Signature]*  
2002 Eml Sub-Register  
Bangalore, Dist. of Bangalore

6/2/93



*[Signature]*  
Registered in  
Book No. ....  
Volume No. ....  
Page 215 to 258  
Being No. 244  
for the year 1993.

2002 Eml Sub-Register  
Bangalore, Dist. of Bangalore

13.10.93

*[Signature]*