

2.12.60



STAMP AFFIXED BY.

*Please*  
29.12.60

Admissible under Rule 21, duty stamps under the Indian Stamp Act, 1899, Schedule IA No. 23 and also under Section 37 (1) of the Calcutta Improvement Act, 1911.

STAMP DUTY COLLECTOR, CALCUTTA COLLECTORATE.

Stamp duty paid under the Stamp Act Rs 5400 = 00  
Additional duty under C. I. Act Rs 7200 = 00  
Paid in excess ... .. Rs

Total ... .. Rs 12600 = 00

Fee paid in advance

A 1442  
B 20  
C 20  
D 2  
E 1  
1485

*[Signature]*  
Collector of Calcutta  
22/12/60

THIS INDENTURE made this thirtieth day of December, one thousand nine hundred and sixty BETWEEN KANCI ESTATES PRIVATE LIMITED a Company incorporated under the Indian Companies Act and having its registered Office at No.P-8, Mission Row Extension, Calcutta, hereinafter called "the VENDOR" (which expression shall unless excluded by or repugnant to the context -- include its successor or successors and assigns) of the ONE PART AND GANESHBARI TEA COMPANY PRIVATE LIMITED a Company incorporated under the Indian Companies Act and having its registered Office at No.P-8, Mission Row Extension, Calcutta, hereinafter called "the PURCHASER" (which expression shall unless excluded by or repugnant to the context include its successor or successors and assigns) of the OTHER PART :

*R*

*Handwritten notes:*  
A 1442  
B 20  
C 20  
D 2  
E 1  
1485

HEREAS -

- 1) By an Indenture of Conveyance dated the Thirty-first day of May, one thousand nine hundred and fifty-four made between Sourendra Mohan Sinha therein called the Vendor of the First Part, the Vendor herein then known and therein - described as Kanci Estates Limited as the Purchaser of the

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Second Part and Kanoi (India) Limited therein called the Confirming Party of the Third Part and registered at the Alipur Sadar Sub-Registration Office in Book No. I Volume No. 71 Pages 58 to 66 being No. 3719 for the year 1954 the said Sourendra Mohan Sinha for the consideration therein mentioned granted sold conveyed transferred assigned and assured unto the said Kanoi Estates Limited the Vendor herein free from all encumbrances whatsoever All That brick built messuage tenement -- land hereditament and premises being premises No. 4, Hastings Park Road, Alipur in the District of Twenty-four Pargannas -- within the Municipal limits of the town of Calcutta and more particularly described in the Schedule thereunder written and also in the Schedule hereunder written :

- 2) The Vendor is absolutely seised and possessed of or -- otherwise well and sufficiently entitled to the said premises No. 4, Hastings Park Road free from all encumbrances whatsoever :
- 3) The Vendor has agreed with the Purchaser for absolute sale to it of the said premises No. 4, Hastings Park Road free from all encumbrances whatsoever at or for the price of Rupees Three lacs and sixty thousand :

NOW THIS INDENTURE WITNESSETH as follows :-

1. In pursuance of the said Agreement and in consideration of the said sum of RUPEES THREE LACS AND SIXTY THOUSAND paid to the Vendor 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 doth hereby acquit release and for ever discharge the Purchaser and -- the premises hereby conveyed and transferred) the Vendor doth -- hereby grant sell convey transfer assign and assure unto the -- Purchaser free from all encumbrances whatsoever ALL THAT brick built messuage or dwelling house tenements hereditaments and premises TOGETHER WITH the piece or parcel of rent free land or -- ground thereunto belonging whereon or on part or parts whereof

the



the same is erected and built containing an area of One Bigha Fifteen Cottahs Four Chittacks and Twenty-three Square feet more or less situate lying at and being premises No.4, Hastings Park Road, Alipur, in the District of Twenty-four Pargannas within the Municipal limits of the town of Calcutta and more particularly - described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as 'the said premises' OR HOWSOEVER OTHERWISE the said premises or any part thereof now are or is or at any time or times heretofore were or was situate butted bounded called known numbered described or distinguished TOGETHER WITH Twenty-two Ceiling Fans, Four Chandeliers and shades and Two Electric Pumps and all houses, out-houses, garages and all other buildings, erections, structures, fixtures, electrical and sanitary and other installations, fittings, fixtures and appliances, walls, yards, court-yards, compounds and the boundary walls on the north, east, south and west sides of the said premises TOGETHER WITH the ground or soil beneath the said boundary walls and all benefits and advantages of ancient and other lights, ways, paths, passages, pits, areas, fences, sewers, drains, ditches, water, watercourses, well, trees, shrubs, gardens and all and all manner of rights, -- liberties, easements, privileges, advantages, appendages and -- appurtenances whatsoever to the said premises or any part thereof belonging or in anywise appertaining thereto or which with the same or any part thereof now are or is or at any time or times heretofore were or was held used occupied enjoyed or reputed to belong or be in anywise appurtenant thereto And the reversion or reversions remainder or remainders And all the rents issues and profits thereof and every part thereof And all the legal incidents thereof And all the estate right title interest use possession property claim and - demand whatsoever both at law and in equity of the Vendor in to upon or in respect of the said premises and every part thereof And all deeds pottahs muniments writings and evidences of title which in anywise relate to the said premises or any part thereof and which now are

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are or may hereafter be in the custody possession or power of the Vendor or which the Vendor can or may procure from any person or persons without any action or suit TOGETHER WITH the benefits and advantages of the covenant for production of title deeds mentioned in the said Conveyance dated the Thirty-first day of May, one -- thousand nine hundred and fifty-four TO HAVE AND TO HOLD the said premises And All and Singular other the premises hereby granted - sold conveyed transferred assigned and assured or expressed or -- intended so to be with all rights members and appurtenances there- of unto and to the use of the Purchaser absolutely and for ever - and free from all encumbrances and liabilities whatsoever.

2. The Vendor doth hereby covenant with the Purchaser that the Vendor is absolutely seised and possessed of or otherwise well and sufficiently entitled to the said premises free from all encumbrances And That the Vendor has good right full power and absolute authority and indefeasible title to grant sell convey transfer -- assign and assure the said premises hereby granted sold conveyed transferred assigned and assured or expressed so to be unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents And That the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy the said premises and every part thereof and receive and take the rents - issues and profits thereof without any lawful eviction interrup- tion disturbance claim or demand whatsoever from of or by the -- Vendor or any person or persons' whosoever And That free and clear and freely and clearly and absolutely acquitted exonerated and -- released or otherwise by and at the cost and expenses of the Vendor well and sufficiently saved defended kept harmless and indemnified of from and against all estates charges liens lis pendens debts - claims demands attachments executions encumbrances and liabilities whatsoever And Further That the Vendor and all persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the said premises or any part thereof from through

under

*Re*  
*of Assurance*  
*1954*

under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute or cause to be made done acknowledged and executed all such acts deeds matters assurances and things whatsoever for further better and more perfectly and effectually granting and assuring the said premises and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT brick built messuage or dwelling house tenements hereditaments and premises TOGETHER WITH the piece or parcel of rent free land or ground thereunto belonging and whereon or on part or parts whereof the same is erected and built containing an area of One Bigha Fifteen Cottahs Four Chittacks and Twenty-three Square feet more or less situate lying at and being premises No. 4, Hastings Park Road, Alipur, within the Municipal limits of the town of -- Calcutta Thana and Sub-Registry Alipur Holding No. 49 Mauza Alipur Sahaban Bagicha in the District of Twenty-four Pargannas and butted and bounded on the North by Belvedere Road, on the South by premises No. 5, Hastings Park Road, on the East by premises No. 22, Belvedere Road and on the West by Hastings Park Road OR HOWSOEVER OTHERWISE the said premises or any part thereof may be situated butted bounded called known numbered described or distinguished.

*R. Kanai*  
*M. Manoi*

IN WITNESS WHEREOF the VENDOR has executed these presents the day month and year first above written.

The COMMON SEAL of the VENDOR was hereto affixed in the presence of Sri R. S. Kanai and Sri S. S. Kanai two of the -- Directors of the Vendor who have SIGNED these presents at Calcutta in the presence of :-



For Kanai Estates Private Ltd.

*R. Kanai*  
Director.

For Kanai Estates Private Ltd.

*M. Manoi*

*S. N. Das Majumdar*  
*Advocate, High Court,*  
*Calcutta*



Received of and from the within named Purchaser  
the within mentioned sum of Rupees three lacs and sixty  
thousand payable by the Purchaser to the Vendor in  
full of the consideration money of the hereinbefore  
Indenture of Conveyance as per memo below - - - Rs. 3,60,000/-

amount of Consideration.

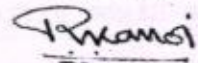
By cheque  $\frac{C L C}{100}$  No. B462944 dated 30.12.60.  
drawn by M/s. Hanumanbhat Invaigmal Private  
Ltd. the Managing Agents of the Purchaser in  
favour of the Vendor on the United Bank of  
India Ltd. Chins Chat Street Branch, Calcutta for - - - Rs. 3,60,000/-

(Rupees three lacs and sixty  
thousand only)

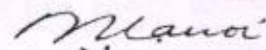
Witnesses:-

S. N. Das Majumdar

For Kanel Estates Private Ltd.

  
Director.

For Kanel Estates Private Ltd.

  
Director.



Registrar of Assurances  
Calcutta.

22/4/61

Presented for registration at...  
to the Calcutta Registration office  
on the 22<sup>nd</sup> day of April 1961  
by S. N. Das Majumdar



Registrar of Assurances  
Calcutta

Pramoi

*Commission is admissible*

Kanai Estates private Ltd.  
represented by its Directors  
R. S. Kanai and S. S. Kanai  
of P-8 Mission Row Extension  
Calcutta

Pramoi

Mamoi

Directors  
of  
Kanai Estates Private Ltd.

S. N. Das Majumdar  
Advocate

*Indorsed by*  
S. N. Das Majumdar  
Advocate High Court,  
Calcutta

Accountant & Dispen...

Registrar of Assurances  
Calcutta

22/4/61

DATED THIS 30<sup>th</sup> DAY OF I

Book No. 2  
Volume No. 67  
Pages 55 to 61  
Serial No. 1814  
for the year 1961

KANOI ESTATES PRIVATE  
TO  
GONESHBARI TEA COMPANY



*[Signature]*  
Registrar of Assurances  
Calcutta

26-4-61

CONVEYANCE  
of  
4, Hastings Park Road, Al



*[Signature]*  
Registrar of Assurances  
Calcutta

*[Signature]*  
19/6

S. N. DAS MAJUMDI  
Advocate.