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Stamp duty under C.I. Act  
 Stamp duty paid under the Stamp Act  
 Amendment Act 1962. Subordinate is  
 also under Section 22 (1) of the  
 Salaries Improvement Act, 1911.  
 Stamp duty paid under the Stamp Act  
 Amendment Act 1962. Subordinate is  
 also under Section 22 (1) of the  
 Salaries Improvement Act, 1911.

STAMP AFFIXED BY  
 19/8/61  
 STAMP SUPERINTENDENT,  
 CALCUTTA COLLECTORATE

113020  
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 Registrar V/ST (1) of  
 Assurances-Calcutta

THIS INDENTURE made this 21st day of August,

one thousand nine hundred and Ninety-one B E T W E E N --

UNIVERSAL LAMP MANUFACTURING COMPANY PRIVATE LIMITED ( IN

Liquidation) represented by SRI HIRANMOY BANERJEE, Official

Liquidator, High Court, Calcutta, having his Office at No.9,

old Post Office Street, Calcutta - 700 001 being the Liquidator

of Universal Lamp Manufacturing Company Private Limited (IN

Liquidation) hereinafter referred to as "the VENDOR" (which

expression....

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Presented for registration  
7 P.M. on the 21/5/11  
No. of ... 108 91

At his/her residence  
Subha Kumar Banerjee  
1/10, ...  
Calcutta

21/5/11

Subha Kumar Banerjee

*[Handwritten signature]*

Rakesh Pranjwal  
as constituted attorney of  
Suresh Pranjwal  
8/6, ...  
Pranjwal ...  
at No 18, ...  
Calcutta

Rakesh Pranjwal  
as constituted attorney of  
Suresh Pranjwal

*[Handwritten signature]*  
Subha Kumar Banerjee  
Official

Newborn Sarabog  
8/10 R.S. Sarabog  
of 7/8 K.S. Roy Rd  
Cal-1

True impression of ...  
attached to ...

*[Handwritten signature]*  
Newborn Sarabog  
8/10 R.S. Sarabog  
7/8 K.S. Roy Rd  
Cal-1  
Lawyer

expression shall unless excluded by or repugnant to the subject or context be deemed to include the said Company (In Liquidation) and represented by the Official Liquidator and his successor or successors-in-Office) of the FIRST PART A N D B D J STAMPINGS INDUSTRIES LIMITED a Company incorporated under the Companies Act, 1956 having its registered Office at No. 34A, Metcalfe Street, Calcutta hereinafter referred to as "the PURCHASER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and/or assigns) of the SECOND PART : A N D SURESH

KUMAR JHUNJHUNWALLA (also known as S.K.Jhunjunwalla) son of Late Brahmadutt Jhunjunwalla by faith Hindu, by Occupation Business resident of No. 12, Murlidhar Sen Lane, Calcutta hereinafter referred to as "the CONFIRMING PARTY" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs executors administrators legal representatives and/or assigns) of the THIRD PART :

W H E R E A S :

- A. By an Indenture of Conveyance dated 9th April 1960 made between Durgades Mukherjee and Others as Vendors of the One Part and Universal Stampings (Private) Limited as Purchaser of the Other Part and registered with the Registrar of Assurances, Calcutta in Book No. I, Volume No. 55 Pages 93 to 102 Being No. 1773 for the year 1960, the said Durgades Mukherjee and others for the consideration therein mentioned sold conveyed and transferred to and unto the said Universal Stampings (Private) Limited the entirety of

Company by

Premises....

Kumar Jhunjunwalla

REGISTRY OF COMPANIES  
ASSISTANT REGISTRAR  
CALCUTTA



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*Kramanarayana*

Premises No.8 Rai Charan Pal Lane, Calcutta containing by admeasurement an area of 04 Bighas 11 Cottahs 04 Chittacks 27 Square feet more or less equivalent to 6106 Sq.metres fully described in the FIRST SCHEDULE hereunder written and delineated in the Plan annexed hereto and bordered thereon in "<sup>BLU<sup>2</sup></sup>~~BLU<sup>2</sup>~~" (and hereinafter referred to as "the

*Handwritten initials*

SAYD PREMISES"

B. The said Universal Stampings (Private) Limited moved a Petition in the High Court at Calcutta being Company Application Petition No.350 of 1958 connected with Company Application No.207 of 1968 for sanction of compromise and/or arrangement with Universal Lamp Manufacturing Company Private Limited (Now in Liquidation) being the Vendor herein, in which an Order was passed on the 17th March 1969 by which the assets of the said Universal Stampings (Private) Limited therein described as the Transferor Company were transferred to and vested in the Vendor therein described as the Transferee Company.

C. As a result of such vesting by the said Order dated 17th March 1969 the entire undertaking of the erstwhile Universal Stampings (Private) Limited stood transferred to and vested in the Vendor Company.

D. By an Order dated 10th March 1980 passed by the High Court at Calcutta in Company Petition No.163 of 1979 the Vendor Company was directed to be wound up and the Official Liquidator attached to the Hon'ble High Court at Calcutta

*Handwritten signature* was.....

REGISTRATION OF CHILDREN  
ASSURANCE - SALONIA



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was directed to take possession of the assets of the Vendor Company.

- Arumoy Sanjay*
- E. By an Order passed on the 24th September 1981 by the Hon'ble High Court at Calcutta in Appeal No.269 of 1981 arising out of the said Company Petition No.163 of 1979 (Woodland Investment Private Limited -vs- Official Liquidator, High Court, Calcutta), the Appellate Court directed that the assets of the Vendor, as mortgaged or hypothecated to Grindlays Bank Limited be sold to Matilal Paul (wrongly spelled as Motilal Paul) and Jatanlal Sethia (wrongly spelled as Jatammal Sethia) and/or their nominees for the sum of Rs.33,00,000.00 (Rupees thirty three lacs) only.
- F. By an Order passed on 25th September, 1981 by the Hon'ble High Court at Calcutta in the said Appeal, the Court directed that in all places wherever the two names of Matilal Paul and Jatanlal Sethia appeared as purchasers in the said Order dated 24th September 1981 the name of Suresh Kumar Jhunjhunwala, the confirming party herein be added thereafter in each place.
- G. The confirming party on the basis of an Agreement dated 27th February 1982 has nominated the purchaser to be the Transferee in respect of an area measuring 03 Bighas 05 Cottaks 01 Chittack and 20 Sft. in Premises No.8 Rai Charan Pal Lane, Calcutta with buildings sheds and structures standing thereon morefully described in the SECOND SCHEDULE hereunder written and delineated in the Map and/or plan annexed hereto and thereon bordered 'RED'.

REGISTRY UNIT (2) 20  
Assurance - Salento



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*Pranmoy Banerjee*

H. By an Order passed by the Hon'ble High Court at Calcutta on 30th July 1982 in the Appeal No. 269 of 1981, the Confirming Party herein was declared to be the absolute owner of ALL THAT the said Premises No. 8, Rai Charan Pal Lane, Calcutta including the land and building sheds and structures standing thereon alongwith the boundary walls containing a total area of 04 Bighas 11 Cottahs 04 Chittacks and 27 Sq.ft. more or less together with the machinery, raw materials, tools, implements and other movables lying inside the said Premises with liberty given to the said Confirming Party to have the purchase completed either in his own favour or in favour of his nominee or nominees by one or more sale deeds and the Official Liquidator was directed to sign execute and register such sale deeds;

I. The said Confirming Party has already paid the entire consideration money of Rs. 25,00,000/- (Rupees twenty five lacs) only to the Official Liquidator, High Court, Calcutta, in accordance with the terms and conditions of sale and in accordance with the orders passed from time to time by the Honourable High Court at Calcutta including Appellate Court;

J. The Confirming Party herein has been put into vacant possession of the entirety of the said Premises No. 8 Rai Charan Pal Lane, Tiljala, Calcutta by the Vendor herein together with the buildings structures standing thereon as also the machines plants power house raw materials tools implements and other movables lying inside the said

REGISTERED  
ASSOCIATION  
OF (S) AND (M) REGISTER



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*Ch. Ramkrishna Banerjee*

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Premises on or about 29th September 1981 and the Confirming Party has also accepted the same in complete satisfaction ;

K. Besides the purchaser herein, the Confirming Party herein has nominated The Belsund Sugar & Industries Limited to be the Purchaser in respect of the another portion of the said Premises No.8 Rai Charan Pal Lane, Calcutta and a Conveyance in respect of that portion of the property has been signed and registered on the 30th day of June 1988 as more fully described in the said Conveyance, containing an area of 12 Cottahs 12 Chittacks and 04 Square feet, with a right to use the common passage delineated by Yellow border in the map or plan annexed to the said Conveyance;

L. The Vendor herein is conveying the property to the purchaser as nominee of the Confirming Party and no consideration is being paid by the purchaser to the Vendor herein for such transfer;

M. The property is being sold to the purchaser subject to the right of the said The Belsund Sugar & Industries Ltd., to use the common passage as shown in the plan annexed hereto and marked therein by 'Yellow' borders;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said order dated 30th July 1982 of the Honourable High Court at Calcutta in Appeal No.269 of 1981 (Woodland Investment

REGISTRATION NO. (2) 20  
Assurance-Calcutta



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*Charan Paul*

Calcutta) and in consideration of the Premises and in further consideration of the sum of Rs. 7,50,000.00 (Rupees seven lacs fifty thousand) only paid by the Purchaser to the Confirming Party (the Confirming Party having paid the entire consideration money payable under the said Order dated 30th June 1982 to the Vendor herein) at or before the execution of these presents (the receipt whereof the Confirming Party doth hereby admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser as also properties benefits and rights hereby granted sold conveyed transferred assigned and assured or intended so to be) the Vendor doth hereby grant sell convey transfer assign and assure to the Purchaser which the Confirming Party hereby confirms ALL THAT the piece or parcel of land containing an area of 03 Bighas 05 Cottahs 01 Chittack and 20 Sq.ft. more or less (equivalent to 4353.72 Square meters) together with brick built building sheds and structures standing thereon situate lying at and being a portion of the Premises No. 8 Rai Charan Paul Lane, Calcutta more fully and particularly described in the SECOND SCHEDULE hereunder written and delineated in the plan annexed hereto and ~~bordered~~ thereon bordered 'RED' TOGETHER WITH the fixtures gates courts courtyards compound walls on all sides sewers drains ways paths passages driveways fences hedges ditches trees walls lights liberties privileges easements and appendages and appurtenances whatsoever to the said property belonging or in any way appertaining thereto or ~~any~~ reputed or known to be part or parcel of member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith (And the reversion or reversions remainder or reminders and rents issues and profits ~~in~~ thereof and all and every part thereof) AND all the ~~rest~~ ~~with~~ ~~the~~ ~~premises~~

REGISTRATION  
NO (2) 10/10/10  
Assurance-California



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*Hammorsandya*

- 8 -

trusts property claim and demand whatsoever both at law or in equity of the Vendor into out of or upon the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be TO HAVE AND TO HOLD the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser absolutely and forever free from all encumbrances whatsoever SUBJECT TO the rights of the Belsand Sugar & Industries Limited to use the passage as delineated in the plan annexed hereto duly bordered thereon in 'YELLOW' as passage in common with the purchaser and the persons authorised by the purchaser and in the manner as stated in the indenture of Conveyance dated 30th June 1988 recited hereinbefore in part :-

II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER  
as follows :-

(1) THAT notwithstanding any act deed or thing done by the Vendor, the Vendor hath good right full power and absolute authority, to grant convey and transfer the said land hereditament and premises unto the purchaser as nominee of the Confirming Party herein in the manner aforesaid.

(11) AND THAT the purchaser shall or 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*

REGISTRAR GENERAL  
MADRAS (2) 200  
MADRAS, INDIA



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*Charan Pal Lane*

Vendor free from all encumbrances made or suffered by the Vendor.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT the brick built messuages, tenements, hereditaments, dwelling house, sheds, structures and premises TOGETHER WITH the piece and parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing by admeasurement an area of 04 Bighas 11 Cottahs 04 Chittacks 27 Sq.ft. more or less (equivalent to 6106 Sq.Meters) situated lying at and being Premises No.8 Rai Charan Pal Lane, Calcutta - 46 within the Municipal Limits of Calcutta Municipal Corporation in Holding No.186C Sub-Division 'G', Division IV, Police Station Beniapukur, Sub-Registry Office Sealdah Mouza South Gobra No.1298/9833 Government Estate Panchannagram in the District of South 24-Parganas and delineated in the Plan annexed hereto duly bordered thereon in ~~red~~ <sup>"BLUE"</sup> and butted and bounded as follows :-

ON THE NORTH : BY Rai Charan Pal Lane, Calcutta.

ON THE SOUTH : BY 11 and 12 Topsia Lane, Calcutta.

ON THE EAST :: BY 7 Rai Charan Pal Lane, Calcutta and

Plot of ANNAM Ananda Prasanna Pal.

ON THE WEST : BY 9 Rai Charan Pal Lane, Calcutta.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was butted bounded called known numbered described or distinguished.

REGISTRAR GENERAL  
CALCUTTA



*Pranmoy Banerjee*

THE SECOND SCHEDULE ABOVE REFERRED TO :

ALL THAT the brick built messuages tenements hereditaments dwelling house sheds structures and premises together with the piece or parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing or admeasurement an area of 3 Bighas 5 Cottahs 1 Chittacks 20 Sq.ft. be the same a little more or less (equivalent to 4353.72 Square Meters) situated lying at and being a portion of the said Premises No.8 Rai Charan Pal Lane, Calcutta (described in the First Schedule hereinbefore written) and delineated in the plan annexed hereto duly bordered thereon in 'RED' BUT SUBJECT TO the right of user of the Belsand Sugar & Industries Ltd. in the land marked as common passage and bordered by 'YELLOW' border.

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

SIGNED SEALED AND DELIVERED by  
the abovenamed VENDOR at Calcutta in the presence of :-

*Sudha Kumar Banerjee*  
Senior Technical Assistant  
Office of Official Liquidator  
9, Old Post Office Street, Calcutta - 1.  
SIGNED AND DELIVERED BY THE

abovenamed CONFIRMING PARTY at  
Calcutta in the presence of :-

*Pankaj Shastri* Advocate  
7 B Kiron Chandra Roy Road  
Calcutta - 700001.

*Pranmoy Banerjee*  
Practical Liquidator, JETA  
Company, Calcutta and

Liquidator of M/s. Universal  
Leap Manufacturing Company  
Printer Linsles.

*Suresh Choudhury*  
By the per of

REGISTRAR GENERAL  
CALCUTTA



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*Handwritten signature*

280  
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1991

21<sup>st</sup> DAY OF AUGUST

B E N W E N

UNIT VERVAL LAMP MANUFACTURING COMPANY  
PRIVATE LIMITED (IN LIQUIDATION).

... VENDOR.

AND

BOI STAMPINGS INDUSTRIES LIMITED.

... PURCHASER.

AND

SURESH KUMAR JHONTHUNWALLA.

... CONTRIBUTING PARTY.



REGISTRAR OF COMPANIES  
CALCUTTA

11/2/98

ai-2 Ba-2 su-1

CONVEYANCE.

50-1



9/21/8-91

ADVOCATES  
REGISTRAR OF COMPANIES  
CALCUTTA

M/S. PANKAJ SHROFF & CO  
ADVOCATES,  
7B KIRAN SHANKAR ROY ROAD  
CALCUTTA - 700 001.

140