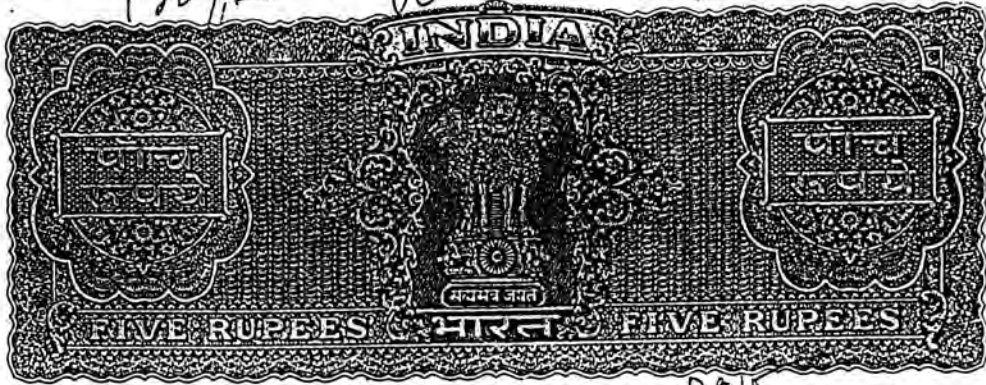


MOTHER BEEB

B^m

13091-18-4310-5-1085



2815



Handwritten notes in Hindi and English, including 'Page 288', '2079', and '18'.

Serial No. 3079 for 1964

- Rs. 200/- Special Adhesive seal of the collector s/affordable
- Rs. 100/- " " " " " "
- Rs. 10/- " " " " " "
- Rs. 10/- " " " " " "
- Rs. 4/- " " " " " "

Stamp affixed by sd/ Not Legible - 8-5-67 stamp superintendent Calcutta Collectorate Admissible under rule 84 duly stamped under the Indian stamp Act 1899 & also as amended by W. Bengal stamp amendment Act 1962 + 64 Schedule 1A No.

35(a) iii fee paid as under

- A = 73 = 50
- G = 30 =
- M(a) = 20 =
- M(b) = 2 =
- N = 1 = 50
- KU(L) = 5 =

Rs. 132 =

K(2) 1 = 44
Rs. 133 = 44

sd/ B. Sinha
Registrar of Assurances Calcutta
7-6-67

16794 Date 5.10.85

Issued to P. R. Sen Gupta of 87A Ballygunj

circala
Ad cal

No. 5

Inspector of Motor Vehicles
Calcutta Registration Office



This Indenture made this seventh day of June
one thousand nine hundred and sixty seven
Between the Indian Church Trustee incorporated
by Royal Charter of his late Majesty King
George the fifth of the United Kingdom and
having its office in Bishops house at no.
51 Chowringhee Road in the city of Calcutta
(hereinafter called "the lessor" which expression
shall unless excluded by or repugnant to the
subject or context be deemed to mean and
include its successors and assigns) of the
one part and Hooghly ~~Stock~~^{JK} Company limited
a Company with limited liability incorporated
under the Indian Companies Act and having
its registered office - at 67A Ballygunge Circular
Road in the city of Calcutta aforesaid (hereinafter
called the "lessee" which expression shall (unless
excluded by or repugnant to the subject or
context be deemed to mean and include its
successors and assigns) of the other part
whereas the lessor is absolutely seized and
possessed of or a trustee well and sufficiently
entitled to the land hereditaments and premises
No. 67A Ballygunge Circular Road in the town
of Calcutta fully described in the schedule
hereunder written and whereas the lessee has
applied to the lessor and the lessor has agreed
to grant unto the lessee a lease of the said
premises No. 67A Ballygunge Circular Road
fully described in the schedule hereunder written
for a term of 50 years commencing from

the first seven days of the month for which the rent is due II The lessee doth hereby covenant with the lessor as follows (a) The lessee shall during the term hereby granted pay to the lessor the said monthly rent within the time and in the manner aforesaid (b) The lessee shall pay the charges for the consumption of electricity and gas in the demised premises (c) The lessee shall permit the lessor its workmen servants and agents at all reasonable times in the day time after forty eight hours notice in writing during the said term to enter view and examine the state and condition of the demised premises (d) The lessee shall use the demised premises for residential business office and laboratory purposes and for such other purposes as the lessor shall permit in - lessee (e) save as hereinafter covenanted for on the part of the lessor the lessee shall at its own cost execute all repairs to the interior of the demised premises as shall be reasonably necessary (f) The lessee shall at the expiration or sooner determination of the said term peacefully and quietly yield and deliver up to the lessor vacant possession of the demised premises together with all additions or improvements thereof and the fittings (3rd page) 2.0 (3) 0 = fittings and fixtures belonging to the lessor in the same condition as they shall then be subject however to

reasonable wear and tear and damage caused by tempest earthquake fire not caused by any act or default of the lessee or its servants or agents war, air raid riot civil commotion violence of any army or not or any other irresistible force and inevitable accident or act of god (g) The lessee shall not assign transfer sublet underlet or part with the possession of the demised premises or any part thereof without the lessor's consent in writing of the lessor (h) Along with the monthly rent hereby reserved the lessee shall also pay to the lessor Rupees thirty eight and eighty seven paise per month towards the occupier's share of municipal rates and taxes in respect of the demised premises (v)

If as a result of any assessment or assessments made after the execution of these presents the municipal rates and taxes payable in respect of the demised premises shall be increased then to bear and pay to the lessor such annual increase in the occupier's share of municipal rates and taxes by equal monthly instalments along with the rent hereby reserved (iii) The lessor doth hereby covenant with the lessee as follows :- (a) The lessee paying the rent hereby reserved and observed and performing the several covenants and conditions herein contained and on its part to be observed

the first day of January one thousand nine hundred and sixty-six on the terms and conditions hereinafter mentioned Now this Indenture witnesseth as follows: (1) In pursuance of the said agreement and in consideration of the rent hereby reserved and covenants and conditions hereinafter contained (and Page) = 0 (2) = contained on the part of the lessee to be paid observed and performed the lessor doth hereby grant and demise unto the lessee all that Partly one and Partly two storied brick built messuage tenements land hereditaments and Premises no. 67A Ballygunge Circular Road in the suburbs of the city of Calcutta and hereinafter more fully described in the schedule hereto hereinafter called the demised Premises also together with the electric installation and also together with all rights liberties easements and appurtenances belonging to and usually held occupied or enjoyed with the demised Premises to hold the same unto the lessee for a term of ten years commencing on and from the first day of January one thousand nine hundred and sixty six yielding and paying therefor unto the lessor during the said term the monthly rent of rupees one thousand inclusive of all municipal water taxes and assessments (save as hereinafter mentioned) in advance within

and performed shall and may peaceably and quietly hold Possess occupy and enjoy the demised Premises and every part thereof during the term hereby granted without any interruption or disturbance by the Lessor or any Person claiming from under or in trust for it (b) Subject to the Provisions of clause II (i) of the Lessee covenants herein before contained the Lessor shall bear pay and discharge both owner and occupiers shares municipal rates and taxes which are now or may hereafter become payable in respect of the demised Premises and all other outgoings if any payable in respect of the demised Premises (c) The Lessor will at its own costs keep the demised Premises wind and watertight and execute all repairs and roof repairs in the demised Premises as may be necessary from time to time (4th page) =: (4) =: time All repairs to the exterior of the demised Premises specifically required by the Lessee to be done by the Lessor at its own costs (d) The Lessee shall be at liberty to fix up from time to time at its own expenses such fixtures fittings glass or wooden partitions Counters and cupboards as it may desire for the convenient use of the demised Premises and the Lessee shall have the right to remove from time to time and on the expiration or earlier determination of the term hereby granted of

such fixtures fittings partitions counters and
cabinets provided that the lessee shall at its
own costs and expenses repair all damages
which may be caused to the demised premises
by reason of such removal (c) to permit the
lessee to erect build fix up and fit in and
remove (from time to time and at the expiration
or determination of the term hereby granted)
all sanitary appliances electric installation
installation for gas, air conditioning apparatus
or units or also air coolers in such partition
or partitions at the demised premises as may
be considered necessary by the lessee at its
own costs and for the purpose aforesaid to
ent the walls and/or the windows of the
demised premises provided further the lessee
shall at its own costs and at the expiration
or sooner determination of the term hereby granted
restore property as it originally stood before
the installation of fixtures fittings appliances air
conditioning apparatus or units or air
coolers (iv) provided always and it is mutually
agreed by and between the parties hereto as
follows (a) If the rent hereby reserved or
any part thereof is not paid as stipulated
above or when it becomes payable whether
formally demanded or not and if any cove-
nant or stipulation on the lessor's part herein
contained be not performed or observed
then and in such case it shall be lawful for
the lessor at any time thereafter giving three

months notice in writing to the lessor to seek actual possession of the demised premises or any part thereof (5th Page) 2% (5)% thereof without prejudice to the right of the lessor to claim compensation or damages for the unexpired period of the lease (6) That in the event of the demised premises or any part thereof being destroyed or damaged by earthquake storm tempest flood or other act of god riot mole violence of any army air raid civil commotion war or other irresistible force or by fire not caused by an act or default on the part of the lessee or its servants agents or workmen so as to render the demised premises or any part thereof unfit for the purpose for which the same has been let out by this lease shall at the option of either of the parties hereto be void lent in the event of the lessee desiring to continue the lease and the lessor agreeing to repair the damage or injury the lessee shall vacate the whole or such portion of the demised premises as may be required to enable the lessor to repair or to restore some in its former state and condition as prevailed and in such even - the whole or a proportionate part of the rent as the case may be shall abate

till the demised Premises are restored to their former state and condition as on the date of the commencement of this lease or the damages repaired and the lessee shall continue to pay the full rent from the date of such separation or restoration (c) In the event of the demised Premises or any part thereof being acquired or requisitioned by government or any local authority under any act or provisions of law for the time being in force then and immediately upon the publication of intended acquisition or requisition or from the date of the actual order of acquisition or requisition this lease shall be determined and the lessee will give vacant possession of the demised Premises to the lessor and the lessor and the lessee shall be entitled to such compensation from government local authority or other as they shall be respectively entitled (v) It is hereby further agreed and declared by and between the parties hereto that if the lessee shall be desirous of taking a renewed lease (6th Page) = (f) = lease of the demised Premises for a further period after the expiration of the term hereby granted and shall give to the lessor three months notice in writing of such desire prior to the expiration of the term hereby granted the lessor may thereupon execute and register

in favour of the lessee a renewed lease
of the demised premises for a further period
on terms and conditions to be mutually
agreed upon and subject to the covenants
and conditions and stipulations as are
herein contained (VI) It is hereby further
agreed by and between parties hereto that
the stamp duties and registration fees payable
on the original and the duplicate lease shall
be paid and borne by the lessee but lessor
and the lessee shall bear its own solicitors
cost of and incidental to the preparation
execution and registration of the lease
and the duplicate and that original of
the lease shall be retained by the lessee
and the duplicate thereof shall be retained
by the lessor The schedule above referred
to All that Party one and Party two
storied brick built buildings messager
tenements hereditaments and premises together
with one storied garage room and Durwan
room together with the piece or parcel of
revenue free land thereto belonging
whereon or on part whereof the same
is erected and built containing an area
of 1 Poigha 13 Cottahs 12 Chittacks and
14 sq. feet be the same a little more
or less situate lying and being premises

No. 67A Ballygunge Circular Road (formerly being a portion of Premises No. 224 Lower Circular Road) Division V Sub Division A comprised in Holding nos 1, 1A, 2 and 3 within Municipal limits of the town of Calcutta within Police station Ballygunge sub-Registry Office Scaldah District of Parganas and bounded and bounded on the Northern North and on the South by Premises no. 224 Lower Circular Road and on the East by the Premises no. 67A Ballygunge Circular Road and on the West by Ballygunge Circular Road In witness whereof these Presents have been executed by the Parties (7th Page) (7) Parties hereto the day month and year first above written Signed sealed and delivered by and on behalf of the Indian Church Trustees and in the presence of J. E. Ghosh and Basil Samuel two of its Trustees who have signed these Presents in the presence of:

- (1) M. N. Saha Bishops home 51 Chowringhee Road Calcutta - 16
- (2) S. Paul Bishops home 51 Chowringhee Road Calcutta - 16

The Common seal of the abovesaid
 Hooghly Ink Company Limited
 has been herewith affixed by the
 direction and in the presence of
 Mr. H. Rankin and Mr. N. L.
 Gupta and two of its directors
 who have signed these powers in
 the presence of (1) Narayanas
 Gupta 9/4 Bhakurda datta 1st Lane
 Hoarrah Serviceholder

Seal of the
 Indian Church
 Trustee

Seal of the
 Indian Church
 Trustee Trustee
 (1) J. C. Ghose
 (J. C. Ghose)
 Indian Church
 Trustee

(2) S. V. Subramanian - S. V. Subramanian
 c/o Hooghly Ink Co Ltd. 67/A
 Ballygunge Circular Road Calcutta-19
 Commercial Service

(2) Basil
 Manuel
 Indian Church
 Trustee

Dated this seventh day of June 1967
 The Indian Church Trustee Hooghly
 Ink Co. Ltd. Lease of Premises
 No. 67 A Ballygunge Circular
 Road Calcutta

Hooghly
 Ink
 Company
 Limited
 Incorporated
 1928

H. Rankin
 Nitai Aitaitait

Presented for registration at 11-5 Am at the
 Calcutta registration office on the 7th day of
 June 1967 By J. C. Ghosh
 one of the exponents

J. C. Ghosh
 sd/ B. Sinha

Registrar of Assurances Calcutta

7-6-67

Execution is admitted by
J. C. Ghosh Trustee of Indian Church
Trustee of 51 Crossringhee Rd. Calcutta
and by (2) H. Rankin and (3) Natar
Dutta directors of Hooghly Ink Company
Ltd of 67 A, Ballygunge circular Rd.
Calcutta

J. C. Ghose
Trustee

H. Rankin

Natar Dutta directors
Their impression of the execution is
dispensed with

Identified by

S. V. Subramanian s/o M. S. Venkataramam
of 67 A Ballygunge Circular Rd. Cal-19
Hindu Service

S. V. Subramanian

Sd/As. Sinha

Registrar of Assurance - Calcutta

7-6-67

Having visited the residence of Basid
Manuel of 2/1 Council house St. Calcutta
I have this day examined the said Basid
Manuel who has been identified to my
satisfaction by Bato Krishna Paul Son of
late Haridas Paul resident of 5+7 Netaji
Sulekar Rd. Calcutta by caste Hindu by
Profession Service and the said Basid
Manuel Trustee of Indian Church Trustee
admitted the execution of his document

Basid Manuel Trustee
Bato Krishna Paul

Sd/ B. Sinha
Registrar of Assurances Calcutta

7-6-67

Registered in
Book No. I
Volume No. 96
Pages 288 to 295
Being No. 3079
for the year 1967

(The seal of the Registrar of Calcutta)

Sd/B. Sinha
Registrar of Assurances Calcutta
21-6-67

True Copy
Sd/B. Sinha
Registrar of Assurances
Calcutta
21-6-67

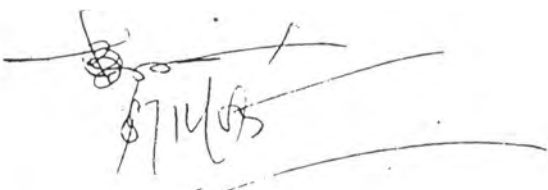
Copied by
Sunil Kr. Chakravorty
21-6-67

Read by
Gita Poiswas
21-6-67

Compared by
Purpa Pramej
21-6-67

C. Copied & Read by
Kamal Kanti Bhattnagar
7-11-85

C. Compared by
Anis Faruk
7-11-85



1st. Sub-Registrar
Calcutta

