



STAMP AFFIXED BY.

Recd. - 21/5/65

STAMP SUPERINTENDENT,
CALCUTTA COLLECTORATE

THIS INDENTURE made this *Twenty-Fourth* day of *May* One thousand Nine hundred and Sixty-five BETWEEN JAMILUR RAHAMAN KHAN son of Razaur Rahaman Khan by religion Mahamedan by occupation Landholder at present residing at No.13/1, Ballygunge Park (road) in the town of Calcutta hereinafter called the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs executors administrators and representatives) of the ONE PART AND TOLARAM (INDIA) LTD., a Company registered under the Companies Act 1956 having its registered office at No.6, Clive Row in the town of Calcutta aforesaid hereinafter called the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to include its successor or successors in business and assigns) of the OTHER PART WHEREAS by an Indenture of Lease dated the ...

the 20th day of October 1959 and expressed to be made between the said Hazaur Rahaman Khan therein described and called the Lessor of the one part and the said Jamilur Rahaman Khan therein called the Lessee of the other part ALL THAT the three storied messuage building tenement to be constructed (as per plan marked "B" attached to the said Indenture of Lease dated 20th October 1959) on the site (as delineated on the site plan on the plan marked "B" attached to the said Indenture of Lease dated 20th - October 1959) and being premises No. 15, Palm Place within the municipal limits of the town of Calcutta with the appurtenances and rights and described and mentioned in the Schedule "A" thereunder written and thenceforth to be known "Adela Court" were demised to the said Jamilur Rahaman Khan his executors administrators and assigns for the term of twentynine years commencing from the 1st. day of August 1959 at the monthly rent of Rs.100/- and subject to covenants terms and conditions therein contained AND WHEREAS the said three storied building has since been constructed and the said premises are now vested in the Vendor for the residue of the said term of twentynine years AND WHEREAS the Vendor has agreed with the Purchaser for the sale to it at the price of Rs.48,000.00 of the premises aforesaid for the residue of the said term NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.48,000.00 (Rupees Forty-eight thousand) to the Vendor this day paid by the Purchaser (the receipt whereof the Vendor doth hereby acknowledge) he the Vendor as beneficial owner doth hereby assign unto the Purchaser its successor or successors in business and assigns ALL the said hereditaments and premises by the said Indenture of the 20th day of October, 1959 expressed to be demised and described in the Schedule hereunder written AND all the

estate ...

estate right title interest claim and demand of the Vendor under the said Indenture of Lease dated 20th day of October 1959 -- TO HOLD the same unto the Purchaser its successor or successors in business and assigns for the residue of the said term of twenty-nine years at the rent and subject to the covenants by the lessee and conditions in the said lease reserved and contained and henceforth to be paid performed and observed AND the Purchaser doth hereby covenant with the Vendor that the Purchaser its successor or successors in business and assigns will henceforth pay the rent by the said lease reserved and perform and observe all the covenants by the lessee and conditions therein contained and keep the Vendor his heirs executors and administrators indemnified -- against all actions expenses claims demands and liability on -- account of the non-payment of the said rent or the breach of the said covenants and conditions or any of them.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT three storied messuage building tenement constructed as per plan marked "B" attached to the Indenture of Lease dated 20th October 1959 on the site (as delineated on the site plan on the plan marked "B" attached to the said Indenture of Lease dated 20th October, 1959) and being premises No.15, Palm Place within the municipal limits of the town of Calcutta being part of -- Holdings formerly Nos. 88A and 94 now Nos. 326 and 327 in Sub-division H Division V Mouza Ballygunge Thana Ballygunge Sub-Registry Sealdah and consisting of three separate self-contained flats (one on the ground floor, one on the first floor and one on the second floor) and together with the right to the Purchaser its servants agents employees to use the common entrances of the premises ...

premises No.13/1, Ballygunge Park(Road)also within the municipal limits of the town of Calcutta and path ways for the purpose of ingress to and egress from the said premises No.15, Palm Place known Adela Court and three motor garages and six servants' rooms situated in the compound of the said premises and the joint use to the Purchaser its servants agents workmen employees of the gardens and lawns now being in the said premises No.13/1, Ballygunge Park(Road)(all of which collectively have been referred to in the said Indenture of Lease dated 20th October, 1959 as the "said premises").

IN WITNESS WHEREOF the Vendor hath hereunto set and subscribed his hand and seal and the Common Seal of the Purchaser hath hereunto been affixed and these presents have been signed the day month and year first above written.

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

Jamini Ranjan Das



Ajit Kumar Mitra
Solicitor, Calcutta

Ajaya Krishna Ghose
Solicitor, Calcutta

THE ...

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DATED THIS 24th DAY OF May 1965.

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59.

FROM
JABILLUR RAHAMAN KHAN
TO
TOLARAM (INDIA) LTD.,

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TRANSFER OF LEASE.

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Bose & Mitra
Solicitors
10, Hastings Street
Calcutta.