



Admissible under Rule 21, only under the Indian Stamp Act, 1899.

Schedule I No. 23. and also Section 9. STAMP ACT, CALCUTTA METROPOLITAN MUNICIPALITY, 11.1.55

Stamp duty on Transfer of Property Act, 1911. Stamp Act, No. 1500 -- Additional duty under Stamp Act, No. 2000 -- Paid in excess: Rs. 3500 --

487

236

2150
2700
3500

Total Fee paid as under: Rs. 3500/-

Calcutta, 21-1-55

A 402 --
S 20 --
M(s) 20 --
M(c) 2 --
N 3 --
447/-

THIS INDENTURE made this TWENTY FIRST day of JANUARY

One thousand nine hundred and fifty-five BETWEEN ASOKA ADHIKARI son of Phani Bhusan Adhikari deceased by religion Hindu by occupation Service-holder residing at No. 4 Hoysham Road in the town of Calcutta hereinafter referred to as the "Vendor" (which expression shall unless excluded by or repugnant to the context include his heirs executors administrators representatives and assigns) of the One Part AND GRESHAM & CRAVEN OF INDIA LIMITED a Company with limited liability incorporated under the Indian Companies Act and having its registered office at No. 31 Chittaranjan Avenue in the town of Calcutta aforesaid hereinafter referred to as the "Purchaser" (which expression shall unless excluded by or repugnant to the context include its successors and assigns) of the Other Part.

WHEREAS at a sale held by the Registrar of the High Court of Judicature at Fort William in Bengal in its Ordinary Original Civil Jurisdiction on the tenth day of March one thousand nine hundred and seventeen in pursuance of decrees made in Suit No. 204 of 1909 of the said High Court in its said jurisdiction (wherein one Ram Charan Law was the plaintiff and Bon Behari Dutt and others were the defendants) Ram Chandra Laha was declared the highest bidder for and as such the purchaser of the premises No. 4, Banstolla Lane, Gobra, and now known as No. 4 Gobra Goristhan Lane and hereby intended to be granted and conveyed and hereinafter referred to as "the said property".

AND WHEREAS a Sale Certificate was thereafter issued by the said Registrar of the said High Court to the said Ram Chandra Laha on the twentieth day of April one thousand nine hundred and seventeen

Handwritten notes and signatures on the left margin.

as such purchaser as aforesaid of the said premises No. 4 Banstolla Lane, Gobra, and the said Sale Certificate was registered at the Sealdah Sub Registration Office in Book No. 1 Volume No. 15 at pages 278 to 280 as Deed No. 2615 for the year 1917.

AND WHEREAS the said Ram Chandra Laha died on the seventeenth day of September one thousand nine hundred and twenty-five after having executed his last Will and Testament on the eighteenth day of March one thousand nine hundred and twenty-five and a Codicil thereto on the twentyfifth day of August one thousand nine hundred and twenty-five.

AND WHEREAS by the said Will the said Ram Chandra Laha appointed Abinash Chandra Sen, Indra Nath Laha and Sra. Sulochana Das, wife of the said Ram Chandra Laha, Executors and Executrix thereof.

AND WHEREAS by the said Codicil the said Ram Chandra Laha revoked the appointment of the Executors and Executrix and appointed the said Abinash Chandra Sen and Indra Nath Laha Executors of the said Will and Codicil.

AND WHEREAS Probate of the said Will and Codicil of the said Ram Chandra Laha deceased was granted by the said High Court in its Testamentary and Intestate Jurisdiction to the said Abinash Chandra Sen and Indra Nath Laha on the twentyfourth day of November one thousand nine hundred and twenty-five.

AND WHEREAS by the said Will the said Ram Chandra Laha directed amongst other things that if the said premises No. 4, Banstolla Lane, Gobra, (now known as No. 4, Gobra Corinthan Lane) was not sold during his lifetime the same should be sold by his Executors and Executrix to the best advantage.

AND WHEREAS the said premises No. 4 Banstolla Lane (now known as No. 4 Gobra Corinthan Lane) was not sold by the said Ram Chandra Laha during his lifetime.

AND WHEREAS by a Conveyance dated the sixth day of April one thousand nine hundred and twenty-seven and registered at the Sealdah Sub-Registration Office in Book No. 1 Volume No. 12 at pages

62 to 67 as Deed No. 519 for the Year 1927 the said Abinash Chandra Sen and Indra Nath Laha in their capacity as such Executors as aforesaid pursuant to the directions of the said Will and for the consideration therein mentioned sold conveyed and transferred the said property absolutely to Lady Jadumati Mookerjee.

AND WHEREAS the said premises No. 4, Banstolla Lane, Gobra (now known as No. 4 Gobra Christian Lane) was the absolute Stridhan property with right of disposal of the said Lady Jadumati Mookerjee which fact was also confirmed under the provisions of the Will of her husband Sir R. N. Mookerjee Kt. and bearing date the thirtieth day of November one thousand nine hundred and thirty-three.

AND WHEREAS the said Lady Jadumati Mookerjee had been in possession and enjoyment of the said property since her purchase in her own right upto the date of her death.

AND WHEREAS the said Lady Jadumati Mookerjee died on the twentysecond day of July one thousand nine hundred and thirty-eight leaving a Will but without making any Testamentary disposition of her said Stridhan property.

AND WHEREAS on the eighth day of September one thousand nine hundred and thirty-eight Probate of the last Will and Testament and Codicil of the said Lady Jadumati Mookerjee was granted by the High Court of Judicature at Fort William in Bengal in its Testamentary and Intestate Jurisdiction to the Executors named in the said Will.

AND WHEREAS the estate of the said Lady Jadumati Mookerjee was thereafter fully administered.

AND WHEREAS the said Lady Jadumati Mookerjee died leaving her two sons Sir Birendra Nath Mookerjee and Jitendra Nath Mookerjee as her own heirs.

AND WHEREAS the said Jitendra Nath Mookerjee died on the third day of October one thousand nine hundred and thirty-nine leaving the following as his only heirs namely Prova Mookerjee Rabindra Nath Mookerjee and Sa. Sephali Guatterjee respectively the widow son and daughter of the said Jitendra Nath Mookerjee deceased and no other heirs.

AND

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AND WHEREAS the said Jitendra Nath Hookerjee prior to his death left a Will bearing date the fourteenth day of February one thousand nine hundred and thirty-eight and Probate was granted of the said last Will and Testament of the said Jitendra Nath Hookerjee to the executors named therein on the fifteenth day of December one thousand nine hundred and thirty-nine.

AND WHEREAS the estate of the said Jitendra Nath Hookerjee was thereafter fully administered.

AND WHEREAS since the death of the said Lady Jadupati Hookerjee her executors and after her estate had been fully administered the said Sir Birendra Nath Hookerjee Jitendra Nath Hookerjee and after the death of the said Jitendra Nath Hookerjee his heirs the said Prova Hookerjee Rabindra Nath Hookerjee and Sr. Shephali Chatterjee were the absolute and beneficial owners of the said property and were in exclusive and undisturbed possession and enjoyment thereof in their own right.

AND WHEREAS by a conveyance dated the thirtieth day of August one thousand nine hundred and fifty made between the said Sir Birendra Nath Hookerjee Prova Hookerjee Rabindra Nath Hookerjee and Shephali Chatterjee therein described as the Vendors of the one part and Raghu Nandan Lal son of Mahadeo Lal deceased residing at Uttarpara within the District of Hooghly therein described as the Purchaser of the other part and registered at the Calcutta Registration Office in Book No.1 Volume No.94 at pages 209 to 217 as Deed No.4004 for the Year 1950 the said Vendors for the consideration therein mentioned sold conveyed and transferred the said property absolutely to the said Raghu Nandan Lal free from encumbrances.

AND WHEREAS by a Deed of Release dated the thirtyfirst day of January one thousand nine hundred and fifty-one made between the said Raghu Nandan Lal of the one part and the Vendor of the other part and registered at the Alipore Sadar Registration Office in Book No.1 Volume No.16 at pages 188 to 192 as Deed No.800 for the Year 1951 the said Raghu Nandan Lal after stating that the entire consideration

2/1/51



consideration for the said recited Conveyance dated the thirtieth day of August one thousand nine hundred and fifty was paid by the Vendor, declared that he had no right title or interest in the said property and that the Vendor was the real owner of the said property and he thereby transferred, policed and assured the said property unto the Vendor.

AND WHEREAS since the date of the said recited Conveyance dated the thirtieth day of August one thousand nine hundred and fifty the Vendor has been the sole owner of the said property and is seized and possessed of or otherwise entitled to the said property for an absolute and indefeasible estate of inheritance in fee simple in possession or an estate analogous thereto free from encumbrances.

AND WHEREAS the Vendor as such absolute owner as aforesaid has contracted and agreed with the Purchaser for the absolute sale to the Purchaser of the said property at or for the price of Rupees one lacs and received from the Purchaser the sum of Rupees five thousand only as and by way of earnest and in part payment of the said purchase money.

NOW THIS INSTRUMENT WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rupees five thousand paid as earnest and the sum of Rupees ninetyfive thousand paid on or before the execution of these presents by the Purchaser to the Vendor (the receipt whereof that the same is in full for the price of the said property the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and from the payment of the same and every part thereof doth acquit release and discharge the Purchaser and also the said property) the Vendor doth hereby grant transfer sell convey assign and confirm unto the Purchaser ALL AND SINGULAR the said property fully described in the Schedule hereunder written OR HOWSOEVER OTHERWISE the said property now are or in or heretofore were or was situated TOGETHER WITH all houses out-houses huts and buildings of every

kind,



kind, yards, benefits and advantages of ancient and other lights,
 ways, paths, common or other passages, roads, drains, waters,
 water-courses and all and all manner of tenures and other rights,
 liberties, franchises, privileges, profits, appurtenances and
 appurtenances whatsoever to the said property belonging or in
 anywise appertaining or with the said or any of them or any part
 thereof now or at any time heretofore holden used occupied or
 enjoyed with their and every of their appurtenances AND the rever-
 sion and reversions remainder and remainders rents issues and
 profits of and in the said property and every part and parcel
 thereof AND all the estate right title interest inheritance
 reversion use trust possession property claim and demand whatso-
 ever both at law and in equity of the Vendor of in to out of and
 upon the said property and every part thereof AND TOGETHER WITH
 all deeds pottahs muniments writings and other evidences of title
 which exclusively relate to the said property or any part or parcel
 thereof TO HAVE AND TO HOLD the said property and all and singular
 other the premises hereby granted transferred sold conveyed
 assigned and confirmed or expressed or intended so to be unto
 and to the use of the Purchaser absolutely and for ever free
 from all encumbrances AND the Vendor doth hereby covenant with
 the Purchaser that notwithstanding any act deed matter or thing
 by the Vendor made done or executed or knowingly suffered to the
 contrary the Vendor now has good right full power and lawful and
 absolute authority to grant transfer sell convey assign and
 confirm the said property hereby granted transferred sold
 conveyed assigned and confirmed or expressed or intended so to
 be unto and to the use of the Purchaser for ever and absolutely
 in the manner aforesaid AND that the Purchaser shall and may at
 all times hereafter peaceably and quietly hold possess and enjoy
 the said property and such and every part thereof and receive
 the rents issues and profits thereof without any lawful eviction
 interruption claim or demand from or by the Vendor or any person
 or persons lawfully or equitably claiming from under or in trust
 for

2/1/17



for the Vendor AND that free from all encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER that the Vendor and all persons having or lawfully or equitably claiming any estate or inheritance in the said property or any part thereof from 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 do and execute or cause to be done and executed all such further and other acts deeds and things for further and more perfectly assuring the said property 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 revenue free garden land with the one storied brick built house and the out-houses standing on part thereof containing by estimation two Bighas and ten Cottahs be the same a little more or less now known as No.4, Gobra Goristhan Lane (formerly known as No. 4, Banstolla Lane) being Holding No.26 formerly Holding Nos. 15, 15A, 271, 17 and 18 of Sub Division 3, Division 4 of Khas Mahal Collectorate of Alipore Dehi Muttally Mouza Gobra Thanna Banstollar Sub-Registry Sealdah in the Registration District of Alipore in the District of 24 Parganas and bounded on the North, South and West by Gobra Goristhan Lane and on the East by the land and houses belonging to Mahantua Nath Bag (which said premises were described in the aforesaid conveyance dated the 6th day of April 1927 as bounded on the North partly by Banstolla Lane and partly by No.3, Banstolla Lane (Holding No.16) on the East by the land belonging to Kanpada Bag and Gari Charan Khata (Holding Nos.14 and 15) now known as No.18 Mahendra Roy Lane on the South and West by Mahendra Nath Roy's Lane and were delineated on the Map or Plan annexed to the said conveyance) OR HOWSOEVER OTHERWISE the said land messuage hereditaments and premises or any part thereof now are or heretofore were

or

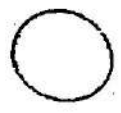


or sum of the to be paid bounded as above known and named donor had
or distinguished.

IN WITNESS whereof the Vendor has hereunto set and
subscribed his hand and seal the day month and year first above
written.

SIGNED SEALED and DELIVERED by
the Vendor the abovesigned books
Adherent in the presence of

Asst. Secy



S. B. Bose

Solicitor Calcutta

*Payment made to
Messrs Sandersons & Morgan
Solicitors, 57-7, Market Street,
Calcutta*

MEMO OF CONSIDERATION.

RECEIVED from the withinmentioned Purchaser Grenham & Craven
of India Limited the within mentioned sum of Rupees One Lakh
(Rs. 1,00,000/-) as follows :-

Earnest money	Rs. 5,000/-
By Cheque No. ^{OD} 13 49529	
dated 20.1.1955 drawn in favour of	
the Vendor by the Purchaser's Solicitors	
Messrs Sandersons & Morgan on the Imperial	
Bank of India, Netaji Subhas Road.....	Rs. 95,000/-
	<u>Rs. 1,00,000/-</u>

(Total Rupees one Lakh only)

Witnesses :-

S. B. Bose

*Payment made to
Messrs Sandersons & Morgan*

Asst. Secy



Presented for registration at the Registrar of Companies, West Bengal, Calcutta, on the 21st day of January 1955
 By Asoka Adhikari
 The Executant



[Signature]
 Registrar of Companies
 Calcutta
 21.1.55

[Signature: Asoka Adhikari]

[Signature]
 Asoka Adhikari Son of Late
 Phani Bhushan Adhikari of
 4, Hinglam Road, Calcutta,
 17, East Hindu, by British
 Service Holder

[Signature: Asoka Adhikari]

[Signature]

H. K. Dutt, Solicitor, of
 29, Nabajyoti Subhas Road,
 Calcutta.

[Signature: H. K. Dutt]

Thumb impression of the
 executant is dispensed with.

[Signature]
 Registrar of Companies
 Calcutta.
 21.1.55

14850
A 2 11 50
11708
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DATED THE 21ST DAY OF January 1955.
From
REGD. ADMICARI
TO
GRESLER & CRAVER OF INDIA LTD.
D. R. Case No. 1087/54-55.
D. Bond
22/4/55.
CONVEYANCE
of
No. 1, Gobra Goriathan Lane.
SANDERSONS & HOBANS.
21.1.55
14



[Signature]
Registrar of Assurances,
Calcutta

27. 1. 55



SANDERSONS & HOBANS.