

STAMP AFFIXED BY.



I

Admission under Rule 14 of the Stamp Act 1892
 Stamp duty on the above instrument is Rs. 23
 Additional duty paid under the Stamp Act 1892 is Rs. 23
 Total Rs. 46

V. T. Chitambar
Produced

1/2
1/2

1/2
1/2
1/2

This instrument made this _____ day of _____
 One thousand nine hundred and fifty-nine UNDEAN TARAK NATH KULLI
 the only son of Harat Chandra Mullick deceased by caste Brahmin
 banick by occupation landholder residing at No. 80, Mukteswar Babu -
 Street, Calcutta hereinafter referred to as the VENDOR which -
 expression shall unless excluded by or repugnant to the context be -
 deemed to include his heirs executors administrators and assigns of
 the One Part A. M. D. HANU DAY KULLI and MULI DAYAL KULLI
 both sons of Arianna Dewari Kulkarni deceased residing at No. 145, Cot-
 ton Street in the town of Calcutta by caste Brahmin by occupation -
 Traders hereinafter jointly referred to as the PURCHASERS which -
 expression shall unless excluded by or repugnant to the context be
 deemed to include their respective heirs executors administrators -
 and assigns of the OTHER PART SHREE K. K. K. the said Harat Chandra
Mullick a wealthy inhabitant of the town of Calcutta who during his
 lifetime and at the time of his death a Hindu governed by the -
Dayanaga School of Hindu Law was absolutely seized and possessed
 of

406018



of or otherwise well and sufficiently entitled as and for an estate of inheritance equivalent fee simple in possession free from encumbrances to considerable moveable and immoveable properties amongst other the premises No. 93, 96, 97A and 97B, Mukteswar Babu Street, Calcutta, intended to be hereby conveyed and particularly described in the Schedule hereunder written AND WHEREAS the said vendor Sarat Chandra Mullick on the 10th day of April 1906 made and published his Last Will and Testament AND WHEREAS the said Sarat Chandra Mullick by his said Will appointed the said vendor his only son as the executor and trustee of his said Last Will and Testament and after providing for suitable maintenance and monthly allowance of Rs. 1,000/- (Rupees one thousand only) to be paid out of his estate to his wife Mrs. Mahasaya Mullick gave and bequeathed the rest and residue of the moveable and immoveable properties amongst other the said premises No. 93, 96, 97A and 97B, Mukteswar Babu Street, Calcutta to his only son the said vendor AND WHEREAS the said Sarat Chandra Mullick died on the 8th day of May 1907 leaving the said hereinbefore recited Last Will and Testament and Mrs. Mahasaya Mullick his sole widow, the vendor his only son and Mrs. Hindumoni Mullick and Mrs. Taraundari his two daughters AND WHEREAS the said vendor duly proved the said Will in this Hon'ble High Court at Calcutta and on the 11th day of February 1909 obtained probate of the Last Will and Testament of his said father Sarat Chandra Mullick AND WHEREAS by an Indenture of Release executed by the said Mrs. Mahasaya Mullick in favour of the said vendor bearing date the 10th day of February 1909 the said Mrs. Mahasaya Mullick in favour of the said vendor - the said Mrs. Mahasaya Mullick did thereby release and relinquished all her right, property, title, and claim and demands for maintenance and monthly allowance under and by virtue of the said hereinbefore

Sub-Registered

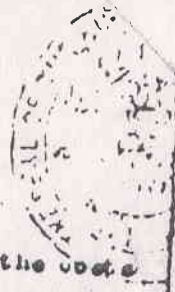
7

heretofore recited will in all those properties mentioned in the
 Schedule hereto amongst other the said premises No. 93, 90, 97A and
 97B, Mukteswar Babu Street, Calcutta ~~AND WHEREAS~~ the estate of -
 the said Sarat Chandra Mukherjee is liable to pay certain debts due
 to the Government of India for estate duty and wealth tax and -
 income tax ~~AND WHEREAS~~ the said vendor is thus absolutely seized
 and possessed of or well and sufficiently entitled as and for an
 estate of inheritance equivalent to fee simple in possession free
 from encumbrances to the said All That 17 (seventeen) cottages of -
 land together with brick built building and structures being pre-
 mises No. 93, 90, 97A and 97B, Mukteswar Babu Street, Calcutta fully
 described in the Schedule hereunder written, ~~AND WHEREAS~~ the said
 vendor for the purpose of paying off the said liabilities with on
 the 20th day of August 1969 contracted with the said purchasers -
 to sell to them or to their nominee or nominees or assigns All That
 the 17 (seventeen) cottages of land together with building and -
 structures being premises No. 93, 90, 97A and 97B, Mukteswar Babu
 Street, Calcutta more fully mentioned and described in the sche-
 dule hereunder written and the inheritance thereof fee simple in
 possession free from encumbrances at or for the price of - - -
 Rs. 1,20,000/- (Rupees one lac twenty thousand and five hundred -
 only) ~~AND THAT AND WHEREAS~~ that in pursuance of the -
 said agreement and in consideration of the sum of Rs. 10,001/- -
 (Rupees ten thousand and one only) paid as earnest money on the -
 20th day of August 1969 and further sum of Rs. 5,000/- (Rupees -
 five thousand only) paid on 6th day of October 1969 and -
 Rs. 1,00,000/- (Rupees one lac five thousand four hundred and -
 ninety-nine only) this day paid aggregating the sum of Rs. 1,15,000/-
 (Rupees one lac twenty thousand and five hundred only) to the -
 vendor paid by the purchasers at or before the execution of these
 presents

presented (the receipt whereof the vendor doth hereby as well as presents (the receipt whereof the vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof release and discharge they-- purchasers as also the said land hereditaments and premises hereby conveyed expressed or intended so to be the vendor as beneficial - owner do hereby grant transfer sell and convey unto and to the use of the purchasers ALL THAT the piece or parcel of land containing by measurement 17 (seventeen) cottahs more or less situate lying at and being premises No. 93, 96, 97A and 97B, Mitteram Babu Street in Sutanuti in the North Division of the town of Calcutta more fully described in the schedule hereunder written and intended to be -- hereby conveyed together with the right in common passage from -- Mitteram Babu Street to the said land hereditaments and premises or any part or portion thereof now are or is or at any time heretofore were or was situate situate bounded called -- known numbered described or distinguished by all buildings huts, gardens, compounds, walls, iron, and ditches -- fixtures of every kind, yards, areas, ways, passages, drains, sewers, water, water courses, AND ALL and every manner of tenement or other rights, lights, liberties, privileges, emanations, profits, appurtenances, whatsoever to the said land hereditaments and premises or any part or portion thereof in anywise -- appertaining to or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto ALL the rights or reversions, remainder or reversions and rents, profits and profits thereof AND ALL the estate right title interest property claim and demand -- whatsoever both at law or in equity of him the vendor in to out of -- and upon the said land hereditaments and premises and every part thereof AND ALL the deeds patents instruments and evidence of title privileges and other documents in any way relating to or containing --

C. L. 911

the same if any TO HAVE AND TO HOLD the messuage tenement or --
dwelling house land hereditaments and premises AND ALL and singu-
lar other the premises and all rights and appurtenances hereby --
transferred or expressed or intended so to be unto and to the use
of the purchasers absolutely and for ever AND THAT the vendor --
hereby covenant with the purchasers that notwithstanding any act
deed or thing by the vendor or his predecessors-in-title made done
or executed or knowingly suffered to the contrary as the said --
vendor is now absolutely seized and possessed of or otherwise well
and sufficiently entitled to the said land hereditaments and pre-
mises intended to be hereby granted and conveyed as and for an --
absolute and indefeasible estate of inheritance in fee simple in --
possession or an estate equivalent thereto free from all mortgages
charges, attachments, liens, lienspendens, judgments, orders, decrees
trusts and encumbrances whatsoever AND that the vendor now
hath good right full power and absolute authority to grant transfer
sell and convey All and singular the said messuage tenement or --
dwelling house land hereditaments and premises hereby granted trans-
ferred sold and conveyed or expressed or intended so to be unto --
and to the use of the purchasers in manner aforesaid AND THAT the
purchasers shall and may at all times hereafter peaceably and --
quietly possess and enjoy the said messuage tenement or dwelling --
house land hereditaments and premises and every part or portion --
thereof and receive the rents and profits thereof without any --
lawful eviction interruption, claim or demand whatsoever from or by
the vendor or any person or persons lawfully or equitably claiming
from under or in trust for him or from or under any of his prede-
cessors-in-title AND THAT free from all encumbrances whatsoever
and freely and clearly and absolutely acquitted exonerated and --
released



released and well and sufficiently indemnified by and at the costs of the vendor or from and against all manner of claims mortgages, charges, liens, debts, attachments, judgments, orders, decrees and encumbrances A. N. D. that he the vendor and all persons -- having or lawfully or equitably claiming any estate right title and interest in to or upon the said messuage tenement or dwelling house land hereditaments and premises or any part or portion -- thereof from under or in trust for him or from or under any of his predecessor-in-title shall and will from time to time and at all times hereafter at the request and costs of the purchasers do and execute or cause to be done or executed all such acts -- deeds matters things and assurances whatsoever for further and more perfectly assuring the said messuage tenements or dwelling house land hereditaments and premises and every part thereof -- hereby transferred and conveyed or expressed or intended so to be unto and to the use of the purchasers in manner aforesaid as shall or may be reasonably required.

The schedule above referred to :-

All That 17 (seventeen) cottages more or less partly vacant land together with partly two and partly three storied brick built two buildings and one two storied brick built building and tiled - huts with pucca walls (out of which two huts belong to tenants) -- situate and lying at being premises No. 93, 96, 97A and 97B, Mukta- ram Babu Street, Calcutta in Mitanutty in the North Division of - the town of Calcutta and butted and bounded on the North by 13, Protop Ghosh Lane, Calcutta on the South by common private - passage of premises No. 89 and 91, Muktaran Babu Street, Calcutta

on

Sub-...
...
...

✓ on the East partly by private common passage and partly by 197A,
and partly by 191A, Chittaranjan Avenue, Calcutta and on the West
by 67, 68 and partly by 71, Mukteswar Bahu Street, Calcutta, ~~with~~
with the right in the Common Passage leading from Mukteswar Bahu --
Street upto the above premises. The above premises is delineated --
in the plan annexed hereto.

IN WITNESS WHEREOF the vendor hath hereunto set and subscri-
bed his hand and seal the day month and year first above written.

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

Subscribed by
Subscribed by

Shankar Nath. Khatik (Sd/-)

Subscribed by
Subscribed by

Received - -

Received from the withinnamed purchaser the
 withinmentioned sum of Rs. 1,10,000/- (Rupees one -
 lac twenty-thousand five hundred only) being the
 full consideration money in respect of the above
 premises in full satisfaction

Rs. 1,10,000/-

Rs. 1,10,000/-

paid in cash
 paid in cash
 paid in cash

Rs. 1000/-

Rs. 5000/-

By 1054

Rs. 99/-

Rs. 120000/-

... ..

... ..

Sunil Kumar Jha
 Photo. Co.



Sub Registrar, Patna

... ..

