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STAMP AFFIXED BY:
STAMP SUPPLY AND
RECEIVING OFFICER

5370/-

~~Amount due to the Government of India~~
under the Indian Stamp Act, 1892
also as assessed by the
Assessment and
No. 23 x 4
and also as
Dated
Stamp for
is
Total
5370.00
9.00
4361.00
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9.00

13-58/

489 = 50
2 6 = 00
2 50 = 00
MG 25 = 00
MG 4 = 00
W 2 = 40
576 = 90

THIS INVENTURE made this 13th day of May

One thousand nine hundred and eighty-one B E T W E N
SMT. LILAVATI SINHA widow of Late Dr. Krishna Dhon Sinha
by religion Hindu by occupation Landlady residing at No. 57,
Ramesh Witter Road in the town of Calcutta hereinafter
referred to as the 'VENDOR' (which expression shall

unless...

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 13 1/2 - day 2. M... 8.
 at the ... Office
 See of the - ...



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Sila nati Sinha

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 with note. S... ..

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Sila nati Sinha

Heard on 1-5-81

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unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include her heirs executors administrators legal representatives and assigns) of the ONE PART; AND ARVIND BHAI PATEL son of Vallji Bhai Patel by religion Hindu by occupation business residing at No.2/1D, Townshend Road in the town of Calcutta-25 herein after referred to as the ' CONFIRMING PARTY ' (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his heirs executors administrators legal representatives and assigns) of the SECOND PART A N D SWR. MINABEN PATEL wife of Sri Arvind Bhai Patel by religion Hindu by occupation business residing at No.2/1D, Townshend Road in the town of Calcutta hereinafter referred to as the ' PURCHASER ' (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include her heirs executors administrators legal representatives and assigns) of the THIRD PART;

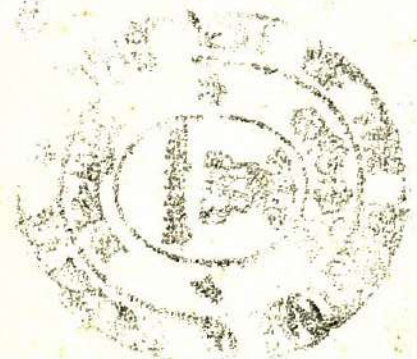
WHEREAS one Gopal Chandra Sinha was during his life time seized and possessed of inter alia ALL THAT the piece and parcel of land containing an area of 7 cottans 13 chittacks be the same a little more or less situated lying at and being premises No. 79 (old 79 and 80) Bakul Dagan Lane in the town of Calcutta (hereinafter referred to as ' the said Total Land ').

AND WHEREAS the said Gopal Chandra Sinha who was governed by the Dayabhaga School of Hindu Law died

ON...

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on the 13th day of April 1926 after making and publishing his Last Will and Testament bearing date 18th day of Falgun 1325 B.S. (corresponding to 2nd day of March, 1919) and two several Codicils bearing date the 16th day of Kartick 1327 B.S. (corresponding to 2nd day of November, 1920) and 3rd day of Chaitra 1330 B.S. (corresponding to 16th day of March, 1924) respectively whereby and whereunder the said Gopal Chandra Sinha appointed Sadashib Mitra, Khittindra Kumar Mitra and Sir Ashutosh Mukherjee as the Executors to the said Will and Testament.

AND WHEREAS by an order dated the 2nd day of June, 1926 Probate in respect of the said Will and Testament and the said two several Codicils was granted to the said Sadashib Mitra, Khittindra Mohan Mitra and Sir Ashutosh Mukherjee by the Hon'ble High Court at Calcutta.

AND WHEREAS the said Sir Ashutosh Mukherjee renounced his Executorship and the same was duly recorded by an order dated 13th day of March, 1930 passed by the Hon'ble High Court at Calcutta and one Dharendra Nath Ghosh was appointed as the third Executor in his place and stead.

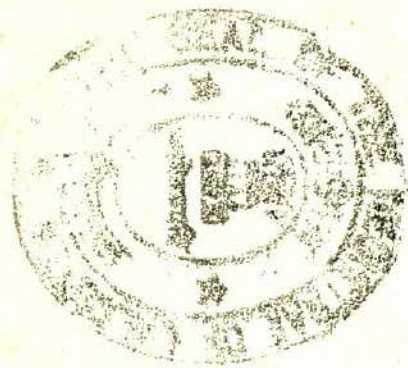
AND WHEREAS on the 24th day of March, 1930 a fresh Probate in respect of the said Will and the said two Codicils was granted by the Hon'ble High Court at Calcutta to the said Sadashib Mitra, Khittindra Mohan Mitra and Dharendra Nath Ghosh.

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AND WHEREAS one Subhas Chandra Singha one of the residuary legatees under the said Will and Testament and the said two several Codicils filed a suit in the Hon'ble High Court at Calcutta being Suit No. 1035 of 1940 (Subhas Chandra Singha -vs- Sadeshib Mitra & Ors.) for inter alia administration of the estate and for construction of the provisions of the said Will and Codicils.

AND WHEREAS the said Sadeshib Mitra died on the 1st day of September, 1940.

AND WHEREAS the said Suit No. 1035 of 1940 was settled amicably between the parties therein and pursuant thereto a Terms of Settlement was duly drawn up, signed and filed and a decree was passed thereon on the 27th day of August, 1941 whereby the surviving Executors were directed to divide the residue of the estate in three equal parts and to allot to each of the three group of legatees therein each one of such part.

AND WHEREAS the said Khittindra Mohan Mitra died on the 22nd day of February, 1942.

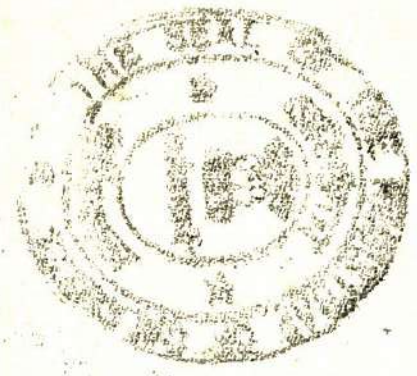
AND WHEREAS the said Dharendra Nath Ghosh as the Sole surviving Executor thereafter prepared a Scheme for distribution of the residue estate in terms of the said decree and the said Scheme was duly approved and confirmed by the Hon'ble High Court at Calcutta by its order dated the 26th day of August, 1943.

AND...

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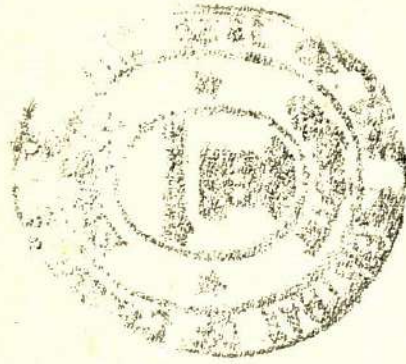
AND WHEREAS by an order dated the 15th day of February, 1944 passed by the Hon'ble High Court at Calcutta in Sult No.1035 of 1940 the said Dharendra Nath Ghosh was given leave to sell, inter alia, ALL THAT the said Total Land.

AND WHEREAS by an Indenture of Conveyance dated the 3rd day of January, 1945 made between the said Dharendra Nath Ghosh therein referred to as the Vendor of the One Part and Radha Raman Sinha therein referred to as the Purchaser of the Other Part and registered with the District Sub-Registrar Allpore in Book No.1, Volume No.1, Pages 171 to 177, Being No.9 for the year 1945 the said Dharendra Nath Ghosh for the consideration therein mentioned granted transferred conveyed assured and assigned unto and in favour of the said Radha Raman Sinha ALL THAT the said Total Land more fully and particularly described in the Schedule thereunder written absolutely and for ever.

AND WHEREAS the said Total Land was acquired by the said Radha Raman Sinha for the benefit of and on behalf of the Vendor herein as her benamdar.

AND WHEREAS by a Deed of Release in Bengali dated the 20th day of April, 1945 made between the said Radha Raman Sinha therein referred to as the Releasor of the One Part and the Vendor herein therein referred to as the Releasee of the Other Part and registered with the District Sub-Registrar, Allpore in Book No.1, Volume No.21, Pages

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208 to 209, Being No.1419 for the year 1945, the said Radha Ramam Sinha as such benamdar of the Vendor herein transferred released and relinquished all his right title or interest in respect of ALL THAT the said Total Land more fully and particularly described in the schedule hereunder written absolutely and for ever.

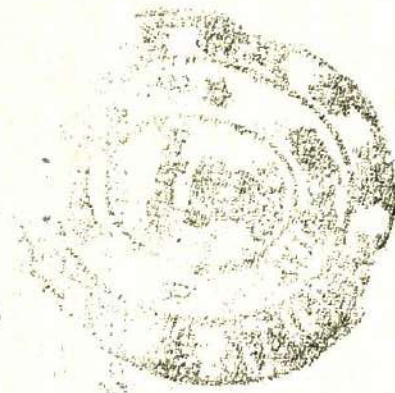
AND WHEREAS the Vendor herein at her own costs and expenses constructed erected and/or built a partly three storied and partly four storied brick built messuage tenement and/or dwelling house ~~whereupon~~ or on the part of the said Total Land.

L. Sinha
Akhata

AND WHEREAS by an Indenture of Conveyance dated the 28th day of April, 1961 made between the Vendor herein therein also referred to as the Vendor of the One Part and Chandl Charan Basu and Smt. Annapurna Basu therein jointly referred to as the Purchasers of the Other Part and registered with the Sub-Registrar, Alipore in Book No.1, Volume No.64, Pages 159 to 170, Being No.3569 for the year 1961, the Vendor herein for the consideration therein mentioned granted transferred conveyed assured and assigned unto and in favour of the said Chandl Charan Basu and Another ALL THAT the piece and parcel of land containing an area of 3 cottahs 2 chittacks and 28 sq.ft. be the same a little more or less out of the said Total Land more fully and particularly described in the schedule hereunder written.

AND...

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AND WHEREAS the said remaining portion of the said land together with the said building and/or dwelling house belonging to the Vendor has been since re-numbered by the Corporation of Calcutta as Premises No.79/1, Bakul Bagan Road, Calcutta.

AND WHEREAS the Vendor is thus absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the partly three storied and partly four storied brick built messuage tenement and/or dwelling house TOGETHER WITH the piece and parcel of land containing an area of 4 cottahs 10 chittacks and 17 sq.ft. be the same a little more or less situate lying at and being premises No.79/1, Bakul Bagan Road formed out of old premises No.79 and 80, Bakul Bagan Road in the District of 24 Parganas in the town of Calcutta more fully and particularly described in the schedule hereunder written and also shown and delineated in the map or plan annexed hereto and bordered in colour 'RED' thereon (hereinafter referred to as 'the said property') free from all encumbrances charges liens liens pendens attachments acquisitions requisitions trusts of whatsoever nature.

L. Sinha
Arbab
AND WHEREAS by an Agreement for Sale dated the 21st day of January 1981 made between the Vendor herein of the One Part and the Confirming Party herein therein referred to as the Purchaser of the Other Part, the Vendor agreed to sell and the Confirming Party agreed to purchase either by himself or through his nominee or nominees ALL THAT the

said...

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said property free from all encumbrances charges liens
liabilities attachments requisitions acquisitions trusts of
whatsoever nature at and for a consideration of a sum of
Rs. 2,00,000/- (Rupees two lacs only) and paid to the Vendor
a sum of Rs. 30,001/- (Rupees thirty thousand one only) as
and by way of earnest money and in part payment of the
consideration money. However a rent fixation case being
Case No. 719 of 1969 is pending before the Rent Controller,
Calcutta.

AND WHEREAS the Confirming Party has since
nominated the Purchaser herein to acquire an undivided
one-fourth part or share in the said property and requested
the Vendor to execute and register an Indenture of Conveyance
in favour of the Purchaser and to adjust the earnest money
paid by the Confirming Party as aforesaid against the
consideration money payable by the Purchaser herein.

NOW THIS INDENTURE WITNESSETH that in pursuance
to the said Agreement and in consideration of the said sum
(which sum has since been reimbursed by the Purchaser to the
of Rs. 30,001/- paid as earnest money/ and in further consi-
deration of a sum of Rs. 19,999/- making together the whole
of the consideration of Rs. 50,000/- (Rupees fifty thousand)
only of the lawful money of the Union of India well and
truly paid by the Purchaser to the Vendor (the receipt
whereof the Vendor doth hereby as also by the receipt
hereunder written admit and acknowledge and of and from the
same and every part thereof for ever acquit release and
discharge the Purchaser as well as the said property) the

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Vendor...

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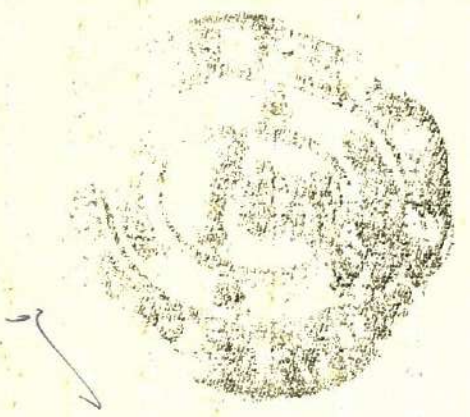
~~SECRET~~



Vendor doth hereby Grant convey transfer assure and assign and the Confirming Party doth hereby confirm unto and in favour of the Purchaser ALL THAT the undivided one-fourth part or share in All That the partly three storied and partly four storied brick built message tenement and dwelling house TOGETHER WITH the piece or parcel of land containing an area of 4 cottahs 10 chittacks and 17 sq.ft. be the same a little more or less situate lying at and being Municipal Premises No.79/1, Bakul Bagan Road Police Station Bhowanipore, Holding Nos. 160 and 271, Sub-Division -M, Division VI, Dini Panchanangram, Sub-Registry Office Alipore in the District of 24-Parganas in the town of Calcutta and more fully and particularly described in the Schedule hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour 'RED' thereon (hereinafter referred to as 'the said property') TOGETHER WITH full and free right and liberty of way at all times and for all purposes with or without carts motor and other vehicles to go return pass or repass and to drive goat sheep and other animals along over and upon 12 ft. wide strip of land running between East and West on the Southern side of the said property and shown and delineated in the map or plan annexed hereto and bordered in colour 'BLUE' thereon commonly known as common passage and of having all pipes filtered and unfiltered water and gas and of laying electric and telephone cables under cover and upon the same as the right to be enjoyed in common by the Purchaser and all other persons lawfully entitled thereto respectively OR HOWSOEVER OTHERWISE the said land hereditaments and

property...

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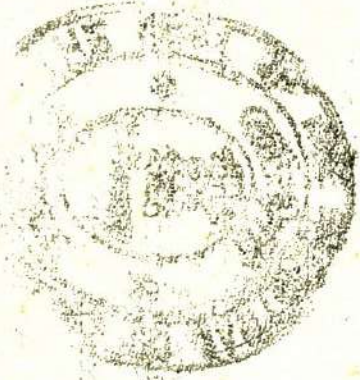
property or any part or portion thereof now is or are or heretofore was or were situated leased butted and bounded called known numbered described or distinguished ~~TOGETHER~~ WITH all ways paths passages drains water water-courses sewers ditches grounds and soils therein and all and every manner of other right light liberties privileges easements boundary walls advantages emoluments appendages and appurtenances thereto belonging which with the same or any part thereof now are or is or at any time or times heretofore was or were held used occupied accepted enjoyed reputed deemed taken or known as part or parcel or member thereof AND all the claims rents issues and profits thereof AND all the estate right title interest property claim or demand whatsoever of the Vendor into or in respect of the same AND all deeds pattahs writings muniments and evidences of title exclusively relating thereto which now or at any time hereafter may be in the possession or custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit either at law or in equity TO HAVE AND TO HOLD the said land hereditaments property and premises hereby sold Granted assigned assured and conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser for ever AND the Vendor for herself her heirs executors administrators representatives and assigns covenants with the Purchaser THAT NOTWITHSTANDING any act deed or thing by the Vendor or any of her ancestors or predecessors in title done or executed or knowingly suffered to the contrary or otherwise the Vendor is now

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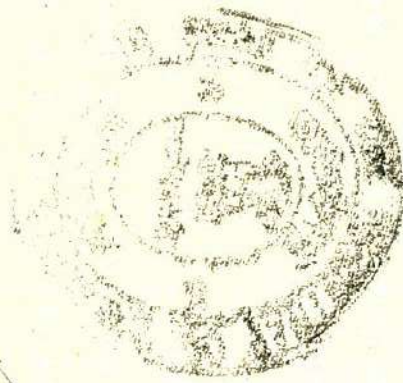


well and sufficiently entitled to the message and hereditaments property and premises hereby granted conveyed and confirmed or expressed so to be and every part thereof without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same AND NOTWITHSTANDING any act deed or thing whatsoever as aforesaid the Vendor has good right full power and absolute authority to grant convey transfer assure and assign her said message tenement and land hereditaments and premises unto and to the use of the Purchaser in the manner aforesaid AND that the said Purchaser shall and will at all times hereafter peaceably and quietly possess and enjoy the said land hereditaments and premises and receive the rents issues and profits and claims thereof without any eviction interruption claim or demand whatsoever from and by the Vendor or any person or persons lawfully and equitably claiming any estate or interest from under or in trust for the Vendor AND that free and clear and freely and clearly and absolutely acquitted exonerated discharged well and sufficiently saved defended kept harmless and indemnified of from and against all manner of former or other rights title liens leases trusts mortgages charges claims demands encumbrances created by the Vendor and/or any person or persons lawfully or equitably claiming from under or in trust for the Vendor AND FURTHER that the said Vendor and all persons having or lawfully or equitably claiming any estate right title interest use trust demand whatsoever into upon or over the said land hereditaments and premises through or in

trust...

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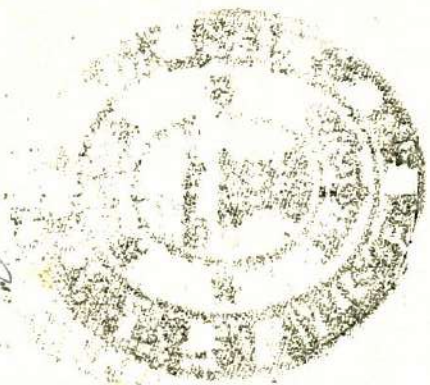


trust for the said Vendor shall and will at all times hereafter upon them requiring the same do or execute or cease to be done or executed all such further assurances acts deeds matters and things whatsoever for further and more perfectly and effectually conveying assuring or confirming the said land hereditaments and premises unto and to the use of the Purchaser as shall or may be reasonably required AND the Vendor hereby agrees to indemnify and keep the Purchaser indemnified for all times to come from all losses damages for any defect in title patent or latent whatsoever that may be sustained by the Purchaser and for all actions suits proceedings claims and demands and costs in respect thereof.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT undivided one-fourth part or share in the partly three storied and partly four storied brick built message tenement and/or dwelling house TOGETHER WITH the piece and parcel of land containing an area of 4 cottahs 10 chittacks and 17 sq.ft. be the same a little more or less situate lying at and being Municipal Premises No.79/1, Bakul Bagan Road, formed out of old Premises Nos. 79 and 80, Bakul Bagan Road, Police Station Bhowanipur, Holding Nos. 260 and 271, Sub-Division W, Division VI, Dhul Panduamagrem Sub-Registry Office Allpore in the District of 24-Parganas in the town of Calcutta and butted and bounded in the manner following, that is to say:-

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On the North : By Premises No. 80, Bakul Bagan Road, Calcutta.

On the South : By premises No. 78, Bakul Bagan Road, Calcutta
and common passage for 79, Bakul Bagan Road,
and 79/1, Bakul Bagan Road.

On the East : By Bakul Bagan Road, Calcutta.

On the West : By premises No. compound wall of 79, Bakul
Bagan Road, Calcutta.

Together with right of common passage and ingress and egress
to and from over upon and through 12 ft. wide strip of land
running between East and west on the Southern side of the
said premises.

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

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

Pratik Chandra Dasgupta
155, Rowrah Mitter Road,

Jalavati Sinha

*Read over and explained to me in presence
of the executants - J. K. Roy Chowdhury
13/5/78*

Maitreya Sinha
57, Rowrah Mitter Rd
Cal - 25

SIGNED SEALED AND DELIVERED
by the Confirming Party at
Calcutta in the presence of:

Alexandria

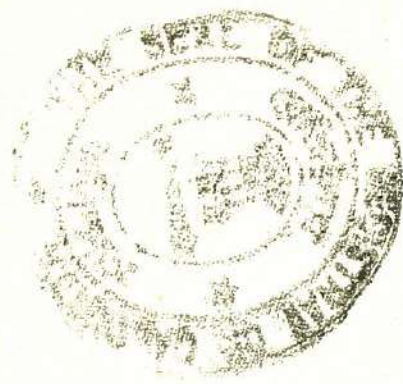
155, Rowrah

J. K. Roy Chowdhury
Calcutta

13-5-81

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RECEIVED of and from the within-named
Purchaser the within-mentioned sum of Rs. 50000/-)
(Rupees fifty thousand only) being the full)
consideration money as per memo below:) Rs. 50,000/-

MEMO OF CONSIDERATION.

By earnest money. Rs. 30,001/-

By Cheque no. SEU 441493 dated 12.5.81
drawn on Canara Bank, Principal St.
Bangalore, Cleared in favour of Mr
Vandana

Rs. 19,999 1/2
Rs. 50,000 1/2

(Rupees fifty thousand only)

Sila vati Sila

Witnesses:

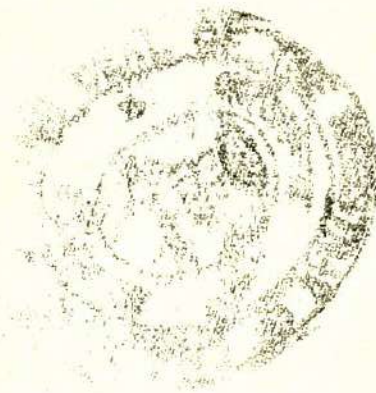
Sybil Elancharickal

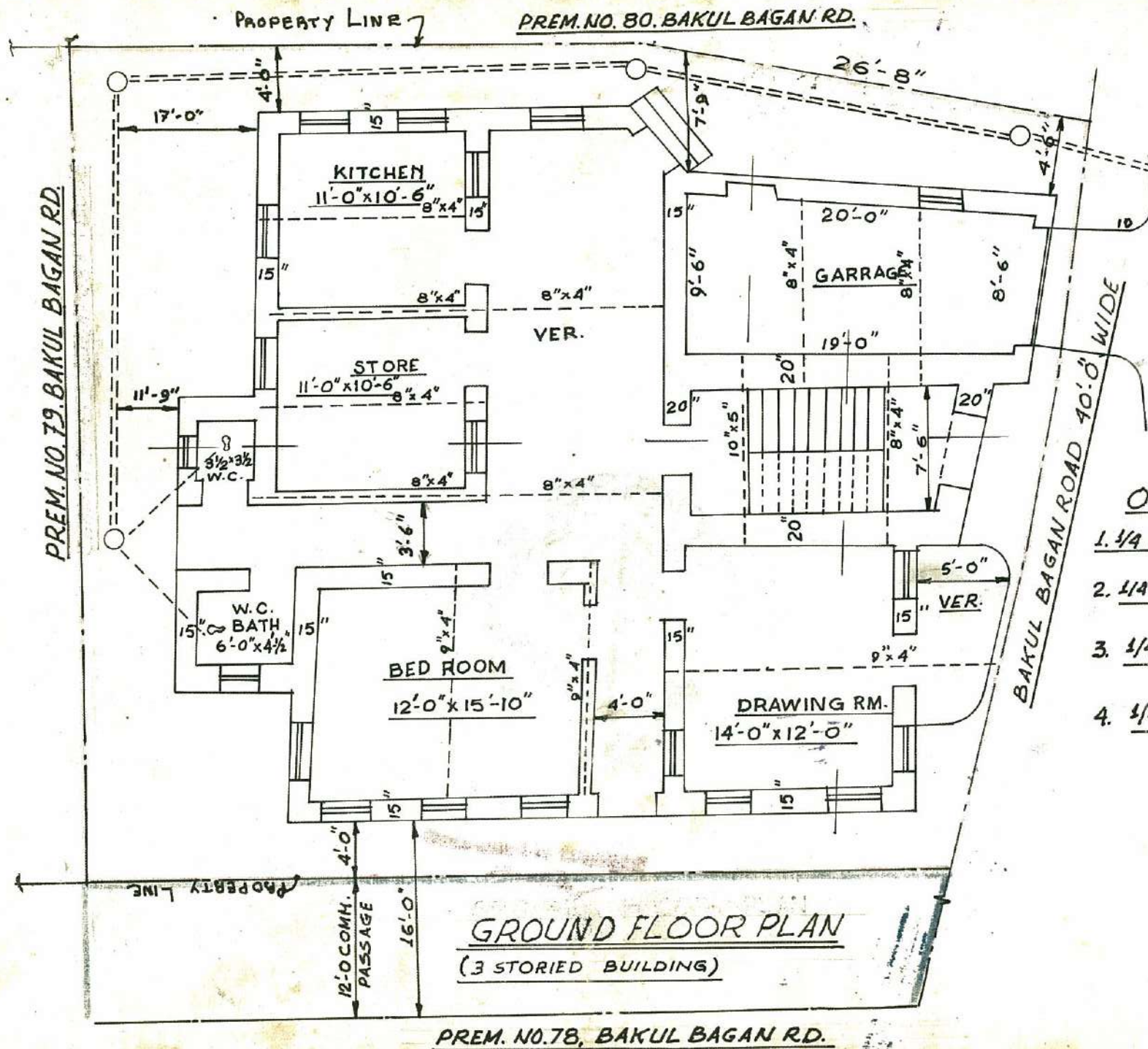
for by purchase.

S. J. J. J.

Maitreya Sinker

18-5-51
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TOTAL AREA:- 4 K. 10 CH. 16 SFT.

NORTH:- PREM. NO. 80, BAKUL BAGAN RD.

SOUTH:- " 78, BAKUL BAGAN RD.

EAST:- " BAKUL BAGAN RD.

WEST:- " 79, BAKUL BAGAN RD.

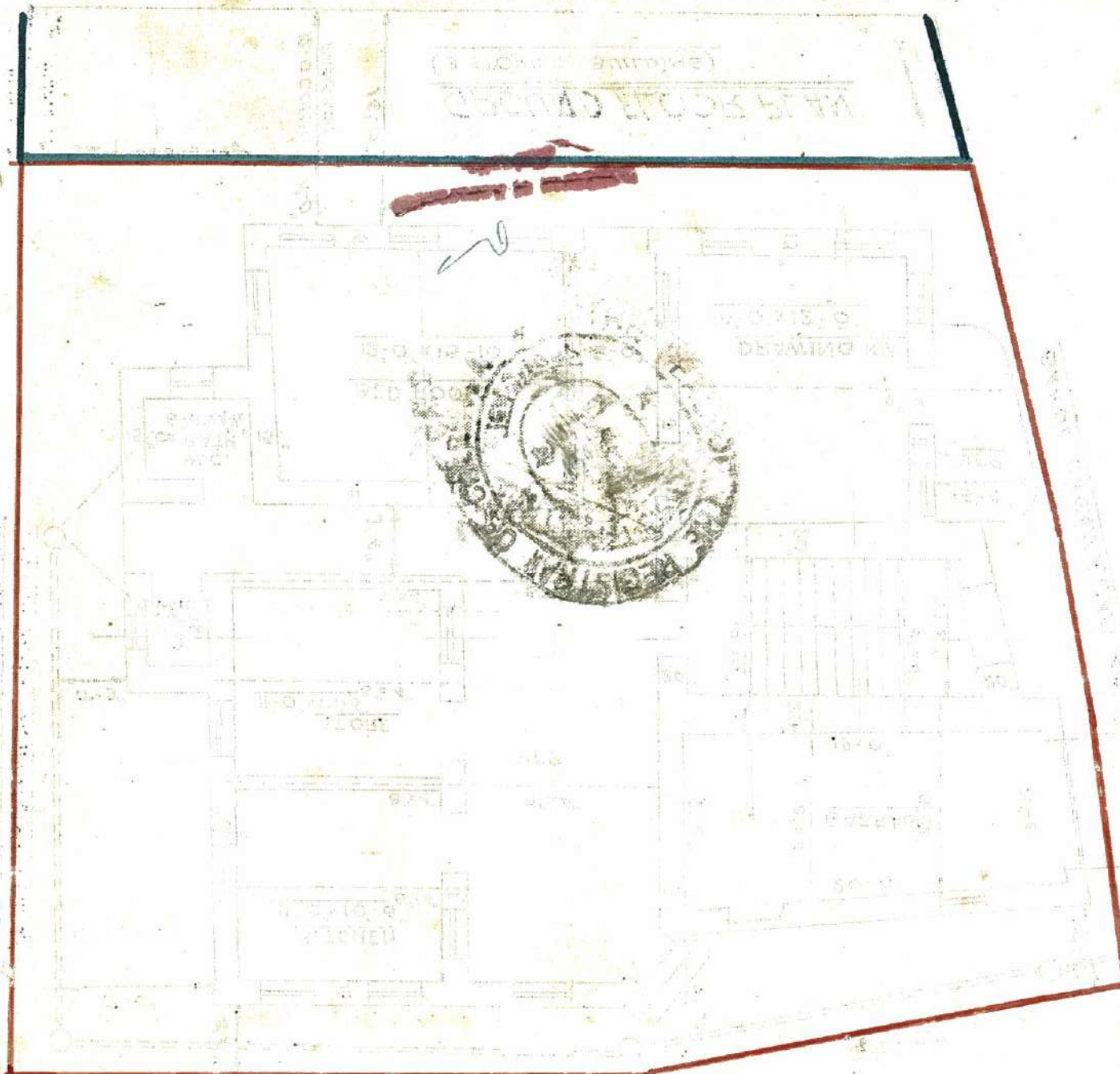
OWNERS.

1. 1/4 PARTORSHARE - Smt KANCHAN GOURI DOSHI.
2. 1/4 - DO - MASTER HEMALKUMARDOSHI.
3. 1/4 - DO - Smt. MADHU BEN PATEL.
4. 1/4 - DO - Smt. MIRA BEN PATEL.

Lubavati Simha

Maitreya Simha
Yash Chandra Simha

Yash Chandra Simha



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No. 138
Volume No. 219 to 234
Being 3985
1981

DATED THE 17th DAY OF May 1981

B E J J E E N

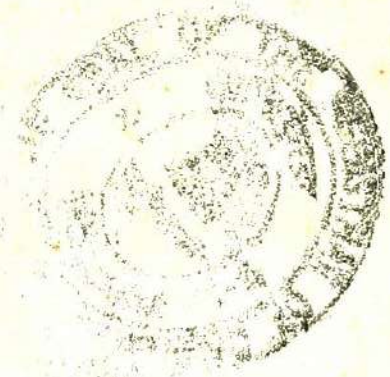
SMT. LI LAVATI SINHA. Vendor.

And

ARVIND BHAI PATEL. Confirming Party.

A N D

SMT. MIRABAI PATEL. Purchaser.



C O N V E Y A N C E



for Redd

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Wick

16.7.81



10.5.81

Re. L. GAGGAR
Advocate
6, Old Post Office Street,
Calcutta.