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STAMP AFFIXED BY  
2/18/81  
STAMP SUPPLY TENDENT,  
CALCUTTA COLLECTORATE



112726711

Accountable under Rule 22 of the  
Under the Indian Stamp Act, 1899  
also as Assessed by the  
Assessors in 1981  
No. 2314  
4361-00  
1000-00  
9-00  
Paid in full

Handwritten signature and initials.

5370-00

12-58/

A 489-50  
B 6-00  
C 50-00  
MCA 25-00  
MLO 4-00  
W 2-40  
576-90

Handwritten signature and initials.

THIS INDENTURE made this 13<sup>th</sup> day of May  
One Thousand Nine Hundred and Eighty-one BETWEEN  
SMT. LILAVATI SINHA widow of Late Dr. Krishna Dhon Sinha,  
by religion Hindu by occupation Landlady residing at No. 57,  
Ramesh Mitter Road in the town of Calcutta hereinafter  
referred to as the 'VENDOR' (which expression shall unless  
otherwise excluded by or repugnant to the subject or context  
be...

Handwritten notes and calculations in the bottom left corner, including '489-50', '576-90', and '500-00'.

1-2-2 p.m.  
on 13/4/54 at Mas 81  
at the Registrar's Office

~~De-lavati Saha~~  
De-lavati Saha



~~Signature of Registrar~~  
13-54

✓ Lila vati-Sinha

2383

✓ Lila vati-Sinha  
W/o Rati Krishna  
dhara Saha  
of 57 Ramesh  
Nagar Road, Calcutta  
and Arvind Mohi Pal  
Son of Vajji Mohi  
Pal of 2/13 Gourshankar  
Road, Calcutta

Advindulata

I certify for  
J. S. Ray Advocate  
High Court, Calcutta

Recd 2, D. No. 114  
J. S. Ray Advocate  
High Court, Calcutta  
Solicitor & Advocate  
High Court, Calcutta

~~Signature of J. S. Ray~~  
13-54

be deemed to mean and include her heirs executors administrators legal representatives and assigns) of the First Part SMT. KANCHAN GOURI DOSHI wife of Sri Indu Kumar Doshi by religion Hindu by occupation business residing at No.33 Dr. Rajendra 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 his heirs executors administrators legal representatives and assigns) of the SECOND PART AND ARVIND BHAI PATEL son of Valji Bhai Patel by religion Hindu by occupation business residing at No.2/1D, Townshed Road in the town of Calcutta-25 hereinafter 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 THIRD PART:

W H E R E A S one Gopal Chandra Sinha was during his life time seized and possessed of and/or otherwise well and sufficiently entitled, to inter alia, ALL THAT the piece and parcel of land containing an area of 7 cottahs 13 chittacks be the same a little more or less situate lying at and being premises No.79 (old 79 and 80) Bakul Bagan Road, in the town of Calcutta (hereinafter referred to as the "said total land").

AND WHEREAS the said Gopal Chandra Sinha who during his life time was governed by the Dayabhaga School of Hindu

Law ...



*Handwritten mark resembling a stylized 'N' or '2' above the stamp.*  
**UNITED STATES GOVERNMENT**

**10-521**

Law died on the 13th day of April, 1926 after making and publishing his Last Will and Testament bearing date the 18th day of Falgun 1325 B.S. (corresponding to the 2nd day of March, 1919) and two several Codicils bearing date the 16th day of Kartick 1327 B.S. (corresponding to the 2nd day of November, 1920) and the 3rd day of Chaitra 1330 B.S. (corresponding to the 16th day of March, 1924) respectively whereby and whereunder the said Gopal Chandra Sinha appointed one Sadashib Mitra, Khitindra Mohan Mitra and Sir Ashutosh Mukherjee as 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, Khitindra Mohan Mitra and Sir Ashutosh Mukherjee by the Hon'ble High Court at Calcutta.

AND WHEREAS the said Sir Ashutosh Mukherjee thereafter 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 several Codicils was granted by the Hon'ble High Court at Calcutta to the said Sadashib Mitra, Khitindra Mohan Mitra and Dharendra Nath Ghosh.

AND ...



**DEPARTMENT OF JUSTICE**  
**UNITED STATES OF AMERICA**  
10-581

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- Sadashib 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 Sadashib 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 to the said settlement 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 13 items therein each one of such part.

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

AND WHEREAS the said Bhikendra Nath Ghosh as the sole executor thereupon 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.

... ..



~~Library of Congress~~  
~~Washington~~

13-58

And by an order dated the 15th day of February, 1944 passed by the Hon'ble High Court at Calcutta in suit No. 1085 of 1940 the said Bhinendra Nath Ghosh was given leave to sell into his own name the said total land.

And by an indenture of conveyance dated the 3rd day of January, 1945 made between the said Bhinendra Nath Ghosh therein referred to as the Vendor of the one Part and Radha Naman Sinha therein referred to as the Purchaser of the other Part and registered with the District Sub-Registrar, Alipore in Book No. 1, Volume No. 1, Pages 171 to 177 being No. 8 for the year 1945 the said Bhinendra Nath Ghosh for the consideration then mentioned granted transferred conveyed assured and assigned unto and in favour of the said Radha Naman Sinha all that the said total land more fully and particularly described in the schedule hereinafter written absolutely and for ever.

And by the said total land was acquired by the said Radha Naman Sinha for the benefits of and on behalf of the Vendor herein as her beneficiary.

And by a Deed of Release in Bengali dated the 20th day of April, 1945 made between the said Radha Naman Sinha therein referred to as the releaser of the one Part and the Vendor herein referred to as the Releasee of the other Part and registered with the District Sub-Registrar, Alipore in Book No. 1, Volume No. 21, Pages 208 to 209, being No. 1419 for the year 1945, the said Radha Naman Sinha as such beneficiary of the Vendor herein transferred released and assigned

and ...



LIBRARY OF THE  
UNIVERSITY OF MICHIGAN

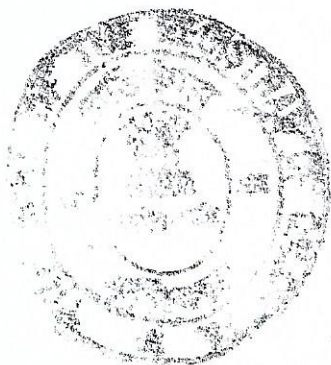
12-581

... and all the right title or interest in a part of  
and that the said total land more fully and particularly  
described in the schedule hereunder written absolutely and  
for ever.

*Is Simha  
Aravind*  
... and that the Vendor at her own costs and expenses  
constructed or caused to be built a partly three storied and  
partly four storied brick built messuage tenement and/or  
dwelling house ~~whereupon~~ on or on the part of the said total  
land.

... and that by an instrument of conveyance dated  
the 21st day of April, 1961 made between the Vendor here in  
and in also ... is the Vendor of ... and  
Shanti Charan Das and ... in ... jointly  
... to be the Purchaser of the ... Part and ...  
... with the Sub-Registrar, ... Book No. 1, Volume  
... 159 to 170, being No. 3569 for the year 1961,  
the Vendor herein for the consideration therein mentioned  
... as made and assigned unto and  
... of the said Shanti Charan Das and ...  
the piece and parcel of land containing an area of 3 acothas  
... and 23 sq.ft. be the same all the more or less  
out of the said total land more fully and particularly des-  
cribed in the schedule hereunder written.

... and that the said remaining portion of the  
said land together with the said building and/or dwelling  
house belonging to the Vendor has been since ... by  
the Corporation of Calcutta as premises No. 79/1, ...  
... Calcutta.



**LIBRARY OF CONGRESS**

10-5-81

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 ACCORDING WITH the piece and parcel of land containing an area of 4 cotahs 10 chittaks 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 town of Jalcutta in the District of 24-Parganas 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 THE thereon (hereinafter referred to as the said property) free from all encumbrances charges liens liens dependents attachments acquisitions requisitions trusts of whatsoever nature.

*Handwritten:* Final  
4/1/81  
to

AND WHEREAS by an Agreement for sale dated the 21<sup>st</sup> day of January, 1981 made between the Vendor herein, therein also referred to as the Vendor of the One Part and the Confirming Party herein, therein referred to as the Purchaser of the Other Part, the Vendor agreed to sell to the Confirming Party or his nominee or nominees ALL THAT the said property free from all encumbrances charges liens liens dependents attachments acquisitions requisitions 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.

AND ...



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~~Manuscript Division~~

12-581

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.

NOW THIS INDENTURE WITNESSETH: that in pursuance to the said Agreement and in consideration of a sum of Rs.50,000/- 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 and the said property) the Vendor doth hereby grant transfer convey assure and assign and the Confirming Party doth hereby confirm unto and in favour of the Purchaser ALL THAT the undivided one-fourth share or part in ALL THAT the partly three storeyed and partly four storeyed brick built messuage tenement and/or dwelling house TOGETHER WITH the piece and parcel of land containing an area of 4 cotahs 10 chit acks 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 Bhawanipur, Holding Nos. 260 and 271, Sub-Division M Division VI, Dihi- Panchannagram, 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 ...)



12

**RECEIVED BY POSTAL SERVICE**

13-5-81

(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 W Blue thereon commonly known and being common passage and of having all pipes filtered and unfiltered water and gas and of laying electric and telephone cables under over and upon the same as the right to be enjoyed in common by the Purchaser and all other persons lawfully entitled thereto respectively OR HOWEVER OTHERWISE the said land hereditaments and property or any part or portion thereof now is or are or hereto before 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 rights 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 reversion or reversions remainder and remainders and all the claims rents issues and profits thereof AND all the estate right title interest property claim or demand whatsoever of the Vendor unto or in respect of the same And all deeds pattahs writings muniments and evidences of title ...



13-5-81

of title exclusively relating thereto which now are or may hereafter be in possession or custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action 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 to or expressed or intended so to be unto and to the use of the Purchaser forever 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 well and sufficiently entitled to the messuage 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 THAT 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 his said messuage tenement 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 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 ...



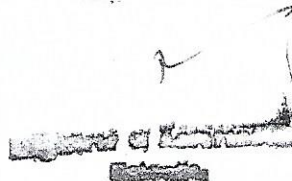
DEPARTMENT OF AGRICULTURE

13-581

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 for the said Vendor shall and will at all times hereafter upon them requiring the same do or execute or cause 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 the partly three-storied and partly four-storied brick-built messuage, tenement and/or dwelling house TOGETHER WITH the piece and parcel ...



13-521

parcel of land containing an area of 4 cottahs 10 chittaks 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 Bhowanipure, Holding Nos.260 and 271, Sub-Division M Division VI, Bihi Panchannagram, Sub-Registry Office Alipore in the District of 24-Parganas in the town of Calcutta and butted and bounded in the manner following, that is to say :-

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' 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 respective ...



~~Department of Defense~~  
~~Signature~~

D-581

respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED:

by VENDOR at Calcutta in the presence of:

*Jyotish Chandra Sinha*  
55, Ranush Mitra Road  
Bhowanipur, Cal-2  
*Maityeya Sinha*  
57, Romes Road, Cal-25

*Lilavati Sinha*

Read over and explained by me in  
presence of the witnesses -

*Jyoti*  
*Roseal*

12/5/81

SIGNED SEALED AND DELIVERED:

by the Confirming Party in the presence of:

*Jyoti*  
*Soliman, Calcutta*  
*Jyoti*  
*Roseal*

*Alexander Paul*

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

Rs.50,000/-

MEMO OF CONSIDERATION.

Paid by cheque no. CS/18/0057565 dated 12.5.81 drawn on Union Bank of India, Strand Road Br. Calcutta in favour of the Vendor.

Rs. 25,000/-

Paid by two hundred fifty pieces of Reserve Bank of India currency notes of the denomination of Rs. 100/- each.

Rs. 25,000/-

Total Rs. 50,000/-

Witnesses:

(Rupees fifty thousand only)

*Jyotish Chandra Sinha*  
*Maityeya Sinha*  
*Jyoti*  
*Roseal*  
*Jyoti*

*Lilavati Sinha*

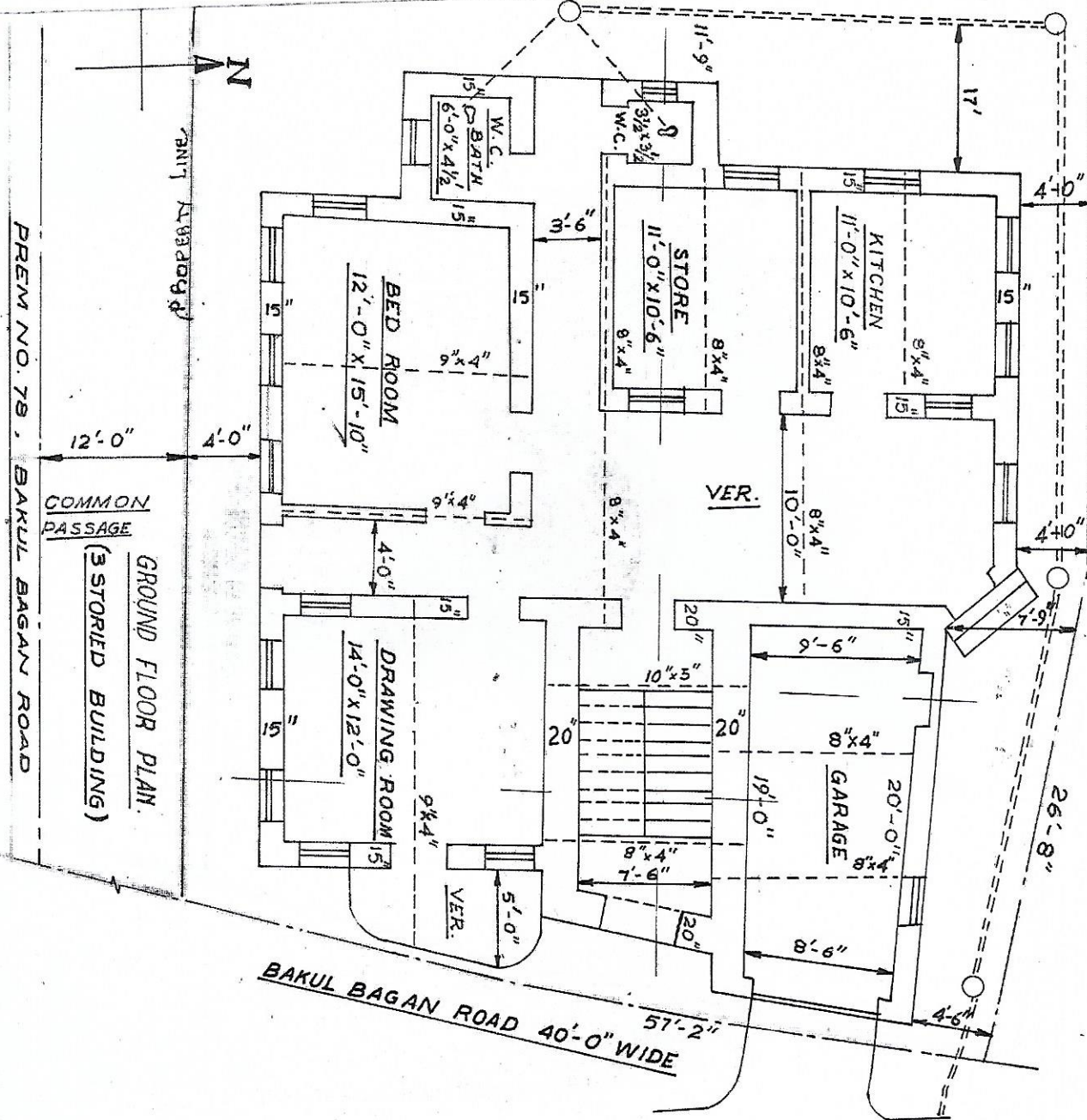


~~REDACTED~~

10-5-81

PREM. NO. 80 BAKUL BAGAN RD.

PROPERTY LINE 7



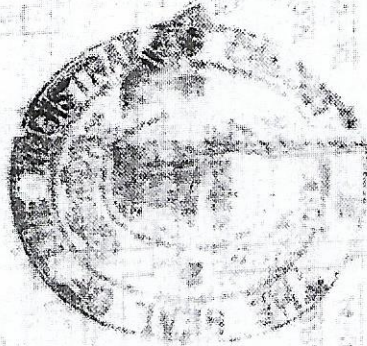
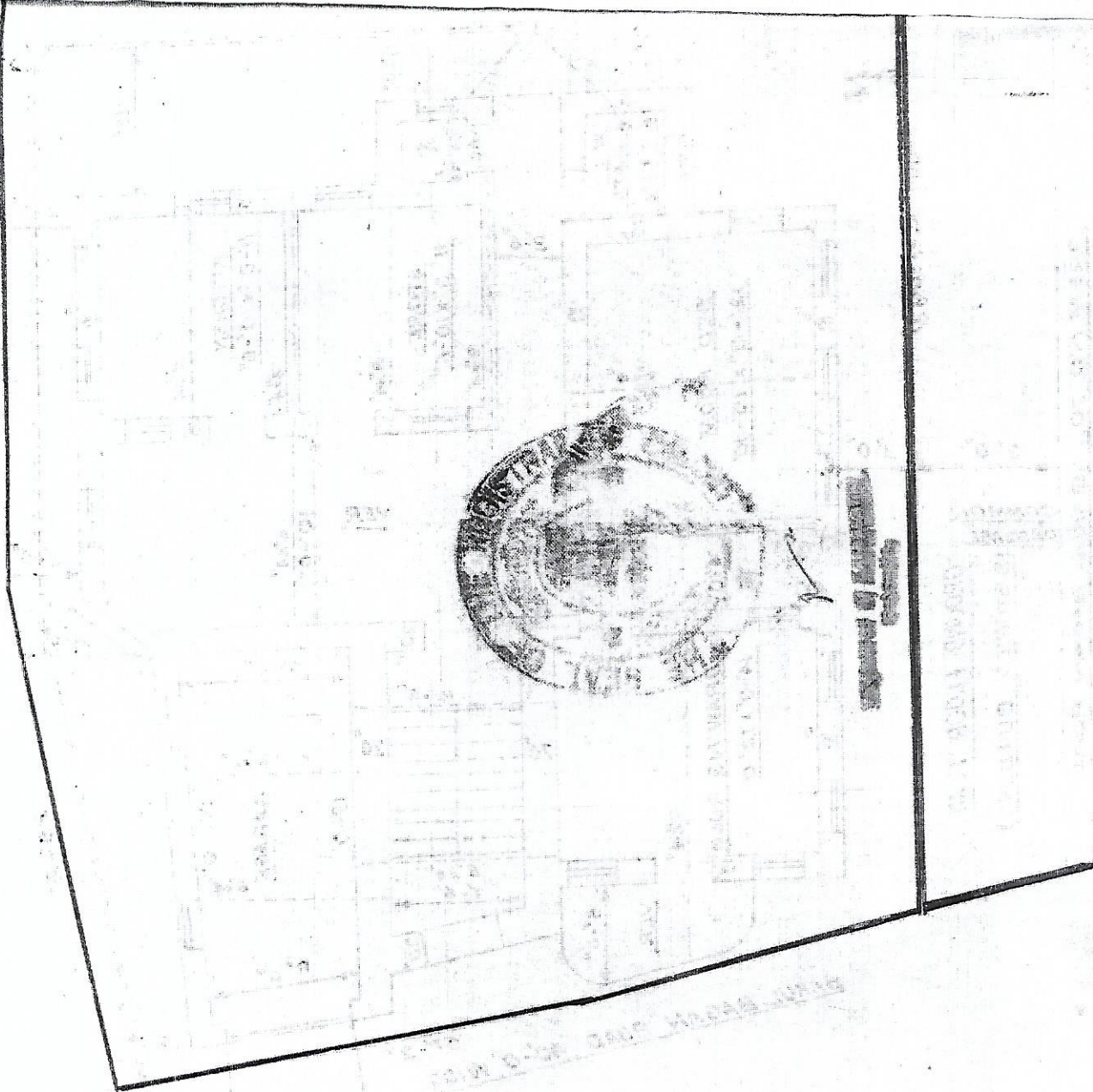
TOTAL AREA: ~ 4 K. 10 CH 16 SFT

NORTH: ~ PREM. NO. 80 BAKUL BAGAN RD.  
 SOUTH: ~ " 78, BAKUL BAGAN RD.  
 EAST: ~ " BAKUL BAGAN RD.  
 WEST: ~ " 79, BAKUL BAGAN RD.  
 SRI. CHANDI ROSE & MRS. ANNA PUNNA ROSE.

OWNERS

1. 1/4 PART OR SHARE Smt. KANCHAN GOURI DOSHI
2. 1/4 -DO- MASTER HEMAL KUMAR DOSHI
3. 1/4 -DO- Smt. MADHU BEN PATEL
4. 1/4 -DO- Smt. MIRA BEN PATEL

*W. C. Patel*  
*Madhura Patel*  
*Madhura Patel*  
*Madhura Patel*



OFFICE OF THE  
DIRECTOR OF THE  
BUREAU OF THE  
LAND OFFICE



THE  
BUREAU OF THE  
LAND OFFICE  
WASHINGTON, D. C.

UNITED STATES  
DEPARTMENT OF THE  
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INTERIOR  
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WASHINGTON, D. C.

*P. S. S. S.*  
169-~~476~~  
164 to 176  
3983  
1981

DATED THIS 13<sup>th</sup> DAY OF May 1981

*Vin Zied-*

*st. 26.7.59*

*Dy 4880*

*28/7*

between.

SMT. LILABATI SINHA, ..... 1st Part

SMT. KANCHAN GOURI BISHI Purchas

A N D

ARVIND BHAI PATEL, Confirming Part



CONVEYANCE

*200 ang 4*

*23.2.82*



*Signature of Advocate*

*13-58*

R. L. GAGGAR.

Advocate,

6, Old Post Office Street,  
Calcutta.