

1972



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Recd 16.8.72
 STAMP SUPERINTENDENT,
 CALCUTTA COLLECTORATE

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THIS INSTRUMENT OF CONVEYANCE made this 16th day of August

One Thousand Nine Hundred and Seventy-two BETWEEN SM. BEVARASI DEBI
LATE wife of Shri Motilal Lath, Hindu lady residing at No. 1, Tilok
 Road in the town of Calcutta hereinafter referred to as "The VENDOR"
 (which expression shall unless excluded by or repugnant to the --
 context be deemed to include her heirs executors administrators and
 representatives) of the FIRST PART AND MOTILAL LATH, son of Harji-
 wall Lath by caste Agarwala, by occupation business residing at
 No. 1, Tilok Road, Calcutta hereinafter called "The Confirming -
 Party" (which expression shall unless excluded by or repugnant to
 the context be deemed to include his heirs executors administrators
 and representatives) of the SECOND PART And SM. BIMALA BALA --
BHATTACHARJEE wife of Shri Jnaneswar Bhattacharjee residing at No.
 145/1, South Sinthee Road in the town of Calcutta, Hindu, --
 housewife SM. UMA RANI BHATTACHARJEE wife of Shri Rajendra Lal
 Bhattacharjee residing at No. 90, South Sinthee Road in the town
 of Calcutta, Hindu, housewife and SM. SOHRI CHATTERJEE wife of
 Shri Rabindra Lal Chatterjee residing at No. 5B, Lake View Road
 in the town of Calcutta hereinafter collectively referred to as
 "The PURCHASERS" (which expression shall include their respective
 heirs executors administrators representatives and assigns) of the

SYNERGY CONSULTANTS

Proprietor

WHEREAS ...

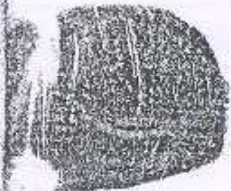
THE ACT OF 1925, No. 10 of 1925
 11-30 A. M. or P. M. on the 16th
 day of August 1925 at the Office of
 the Joint Sub-Registrar Alipur &
 Alipur by Mohi Lal Lath
 Executor or Claimant or attorney
 for



Joint Sub-Registrar of Alipur & Alipur
 Alipur, M. P.

Motilal Lath

- Motilal Lath



4917

Mohi Lal Lath
 Son/Wife of Harji Lal Lath
 of 1 G. Road
 Thana Calcutta
 District
 Case No. 11/1925 Mysore

Gopal Krishna Lathi

Gopal Krishna Lathi
 Son/Wife of Bihari Lal Lathi
 of 160 M. G. Road
 Thana Calcutta
 District
 Case No. 11/1925 Mysore

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SYNERGY CONSULTANTS

Proprietor

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WHEREAS :-

1. By a Conveyance dated the 13th day of March, 1933 and registered in Book No. I, Volume No. 33 Pages 217 to 219 Being No. 1916 in the office of the District Sub-Registrar of Twenty-Four Parganas Alipore made between the Trustees for the Improvement of Calcutta therein referred to as the Board of the One Part and one Narendra Chandra Bhattacharya therein described as Purchaser of the Other Part, the Board for the consideration therein mentioned sold granted and conveyed ALL THAT piece or parcel of revenue free land hereditaments and premises containing an area of Eight Cottahs and Fifteen Square Feet more or less situate lying at and being Plot No. 393 of the Surplus land in the Improvement Scheme No. XV(E) in the District of Twenty-Four Parganas Alipore and within the -- Municipal Limits of the town of Calcutta and more particularly, described in the Schedule thereunder written.

II. The said Narendra Nath Bhattacharya thereafter erected a partly Four and partly Three storied building on the said land -- hereditaments and premises.

III. The said Plot of land hereditaments and premises being Plot No. 393 of the Calcutta Improvement Scheme No. XV(B) TOGETHER WITH the building erected thereon was thereafter assessed and -- numbered by the Corporation of Calcutta as premises No. 1, Filok Road.

IV. By a Conveyance dated the 6th November 1942 for the -- consideration therein mentioned the said Narendra Chandra -- Bhattacharya granted transferred and conveyed his absolute right title and interest in the said premises No. 1, Filok Road, --

Calcutta ...

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THE GOVERNMENT OF BIHAR
PATNA

6.8.22

L. T. I. of
Sri. Benarasi Dabi Lathi
by the son of
Gopal Krishna Lathi



CT9
240

Gopal Krishna Lathi

Having visited the residence
of Benarasi Dabi Lathi 40
Mosi Lal Lathi of 1 Gilek Road
Ps. Gohygunge at 24/12/21
by caste Hindu by profession
Housewife, I have this day
examined the said Benarasi
Dabi Lathi, who has been
identified to my satisfaction
by Gopal Krishna Lathi of
Bihari Lal Lathi resident of
160 H. G. Road. Calcutta - 7
by caste Hindu by profession,
Business and the said
Benarasi Dabi Lathi has
admitted the execution
of this document.

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THE GOVERNMENT OF BIHAR
PATNA

17.8.22

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Calcutta more particularly described in the Schedule therein and also hereunder written to the Vendor which deed was registered before the Sub-Registrar Alipore in Book No. I, Volume No. 80 Pages 97 to 103 Being No. 3101 for the year 1942.

V. The Vendor since the date of her aforesaid purchase is in possession of the said property and is thus absolutely seized and possessed or otherwise well and sufficiently entitled to the said premises No. 1, Tilak Road, Calcutta fully described in the Schedule hereunder written free from encumbrances.

VI. The Vendor filed a suit against the tenant Protap Bhai Yagnik in the Court of 3rd Sub-Ordinate Judge at Alipore in the District of 24-Parganas being title suit No. 135 of 1966 for -- ejection on the ground of default, subletting and also for bonafide use and occupation.

VII. Thereafter there were various proceedings in the said suit and the said suit is still pending.

VIII. The Vendor has agreed to sell and the Purchasers have -- agreed to purchase the said land message hereditaments and premises being Premises No. 1, Tilak Road in the town of Calcutta described in the Schedule hereunder written and intended to be hereby -- conveyed free from all encumbrances attachments liens, lispendans whatsoever at or for the price of Rs. 2,00,000/- (Rupees: Two Lacs) only contributed by the Purchasers equally.

NOW THIS INSTRUMENT WITNESSETH that in pursuance of the above -- agreement and in consideration of the said sum of Rupees 2,00,000/- (Rupees: Two Lacs) to the Vendor paid by the Purchasers in equal -- shares (the receipt whereof the Vendor hath hereby as by the Receipt hereunder written admit and acknowledge and of and from the same

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Registrar of Allotments, Bangalore
No. 34, Bangalore

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and every part thereof doth hereby discharge the Purchasers) and the said premises) the Vendor as beneficial Owner doth hereby with the consent and concurrence of the Confirming Party grant sell transfer convey and assign and assure and the Confirming Party doth hereby confirm and assure unto the Purchasers ALL THAT the messuage tenement or dwelling house hereditaments and premises TOGETHER WITH the piece or parcel of revenue free land thereunder belonging whereon or on part or parts whereof the same is erected and built containing an area of Eight Cottens and Fifteen Square Feet be the same a little more or less situate lying at and being Premises No. 1, Nilok Road in the District of 24-Parganas and within the Municipal Limits of the town of Calcutta and more particularly described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the said premises OR HOWSOEVER OTHERWISE or any part thereof now are or is or at any time or times heretofore were or was situate -- butted bounded called known numbered described or distinguished TOGETHER WITH all buildings godowns out houses Garages compound walls and other structures and fixtures and also Sanitary and Mechanical fittings and Electrical Motors and fixtures common fences litters yards compound drains ways paths passages waters waters-courses, tube-wells, rights lights liberties privileges easements appendages and appurtenances whatsoever to the said premises belonging or in anywise appertaining thereto or any part thereof or which with the same now are or is or at any time or times heretofore were or was held used or occupied or enjoyed or accepted deemed taken or known as part or parcel or member thereof, or appurtenant thereto and the -- reversion and reversions remainder or remainders and the Rents Issues and profits thereof and every part thereof and all the legal -- incidents thereof And All the estate right title interest property claim and Demand whatsoever both at law and in equity of Vendor into upon or in respect of the said premises or any part thereof
TOGETHER WITH ...



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TOGETHER WITH all deeds pattas mutations writings and evidence of title belonging or in anywise relating to the said premises or any part thereof which now are or is or may be in the custody possession or power of the Vendor TOGETHER WITH all beneficial interest of the Vendor in the said title Suit No. 135 of 1966 in the Court of Sr. Sub-Judge at Alipore District 24-Parganas and all proceedings -- thereunder TO HAVE AND TO HOLD the said premises and all and -- singular the premises hereby granted conveyed and transferred or expressed or intended so to be unto and to the use of the Purchasers absolutely and for ever free from all encumbrances whatsoever and the Vendor doth hereby covenant with the Purchasers that the Vendor has good right full power and absolute authority to grant convey and transfer all and singular the premises hereby granted -- transferred conveyed and assured or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid according to the true intent and meaning of these presents And further that the Purchasers shall and will and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the said premises and receive and take the rents issues and profits thereof without any lawful hindrance eviction interruption disturbances - claim and demand whatsoever from of or by the Vendor or by any person or persons now or hereafter lawfully or equitably claiming any estate or interest therein by deed under or in trust for the Vendor And that free and clear and clearly and absolutely discharged or exonerated or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved and defended kept harmless and indemnified of from or against all former and other estates charges liens lispendens encumbrances attachments and executions whatsoever created made done occasioned or suffered by the Vendor or any person or persons claiming as aforesaid And further that the Vendor or any person or persons having ~~or~~ claiming or who shall or may have or claim any estate right title interest claim and demand whatsoever

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at law or in equity into or out of the said premises hereby granted or intended so to be or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times -- hereafter at the request expenses and costs of the Purchasers make do acknowledge and execute or cause to be made done or executed all such better acts deeds and things whatsoever for further and more effectually or satisfactorily granting or assuring the said premises and -- every part whereof unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required AND the Confirming Party doth hereby covenant with the Purchasers that he has not at any time heretofore done committed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by means whereof the said premises or any part thereof are or is or may be impeached -- affected or encumbered in title estate or otherwise or whereby he is hindered or prevented from Confirming the sale of the said premises unto the Purchasers in manner aforesaid.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT Partly Four and Partly Three storied messuages - tenement and dwelling house hereditaments and premises TOGETHER WITH PICE or Parcel of revenue free land thereunto belonging or on part or parts whereof the same is erected and built containing by estimation an area of Eight Cottahs and Fifteen Square Feet more or less situate lying at and being Premises No. 1, Tilok Road formerly Plot No. 393 of the Improvement Trust Scheme No. XV(B) comprised in Holding Nos. 144 and 149 respectively in Sub-Division Q, Division VI, -- Dini-Panchamagram, District 24-Parganas Thana Tollygunge Sub-Registration Office Alipore, District Registration Office Alipore, within the Municipal Limits of Calcutta and butted and bounded in the manner following, - that is to say, On the North Partly by premises No. 35, and partly by No. 37A, Lansdowne Terrace On the West by

Premises ...

Office of the Registrar
State of Michigan
Lansing, Michigan

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Plot No. 3, Block Road On the South of Block Road and the
Road on the East of Block Road, A. S. S. Road and Road near Block Road
Road.


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

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

Prabir Kumar Das
Prabir Kumar Das
Prabir Kumar Das

SIGNED BY AND DELIVERED BY
the Confirming Party at Calcutta
in the presence of :-

Prabir Kumar Das
Prabir Kumar Das


L.T.I. of *Prabir Kumar Das*
Prabir Kumar Das
by the firm of
Prabir Kumar Das

Prabir Kumar Das


RECEIVED of Rs. from the witnessd Subscribers
the within enclosed sum of Rs. 2,000/- (Rupees: Two thousand)
only payable by the purchasers equally to the Vendor in

Full ...

STATE OF THE ...
...

HEAD OF CONSIDERATION:

Partly repaid on united Bank of India
on 21 August 1972 being not ready
at present payment of the consideration
amount Rs 35,000/-

Partly repaid on united Bank of India
on 21 August 1972 being partly
part payment of the consideration being Rs 15,000/-
being amount paid by cheque no

BNB/700122 dated 14 August 1972
on united Bank of India Panwar Nagar
Branch - Jammu in favour of
Messrs P. D. H. Enterprises etc at
the amount of Rs 15,000/- being the
consideration in full payment of
the consideration amount Rs 1,50,000/-

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total Rs 2,00,000/-

(Rupees Two Lacs only)



Explained by me to
...
...

L. T. I. of ...
...
by the firm of
Jugal Kishore & Co

1880 - 1881
1882 - 1883



1884

DATE THIS ...

RECEIVED

SH. BEHARATI ...

CONFIRMING

RECEIVED

SH. BEHARATI ...



Handwritten notes: "21. 2/- only" and "Receipt 19/10/98"

CONFIRMING

Handwritten text: "24.8.72"

Handwritten notes: "No. 186", "3210 H0", "3532", "for the year 1972"

SYNERGY CONSULTANTS

Proprietor

