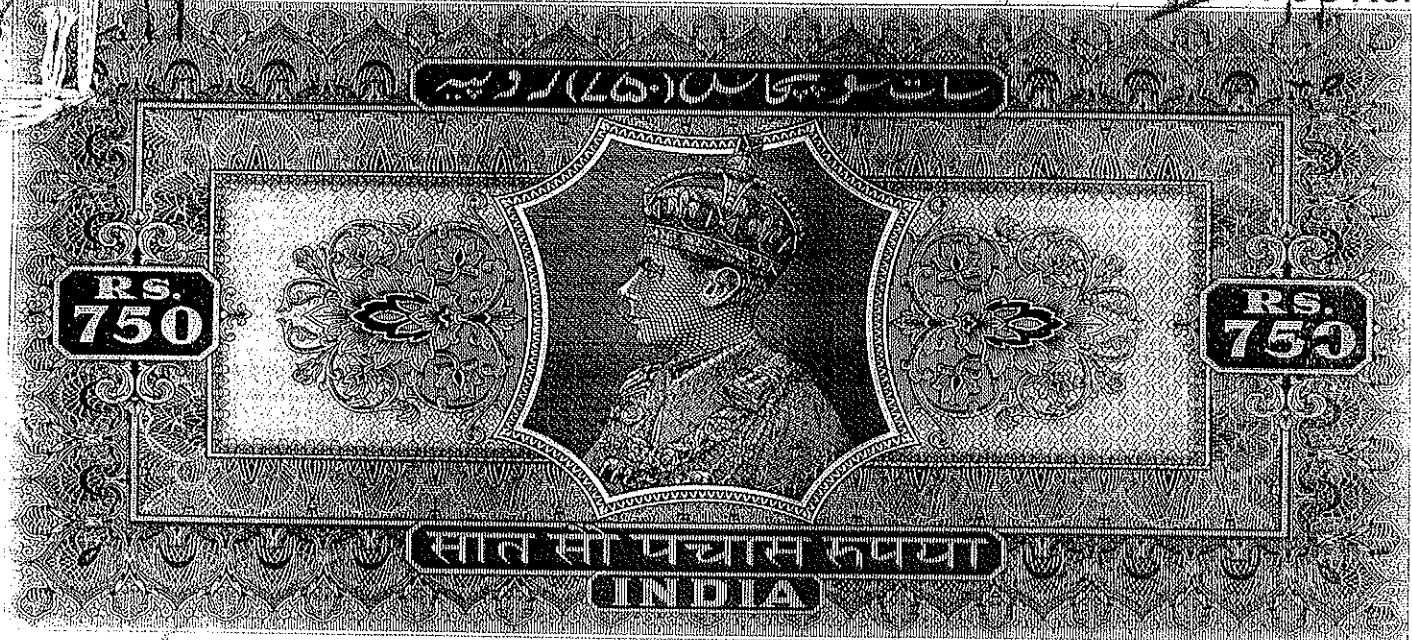


P. I P 8833

I

3414 2 750Rs.



Admissible under Rule 21, duly stamped
 under the Indian Stamp Act, 1899
 Schedule IA No. 23
 and also under Section 82 (1) of the
 Calcutta Improvement Act, 1911.
 Stamp duty paid under the Stamp Act Rs. 1875/-
 Additional duty under C. I. Act Rs. 250/-
 Paid in excess Rs. x

A 502 -
 9 20 -
 20(a) 20 -
 20(b) 2 -
 N 4 -
 K(1) 5 -
 553 -
 K(2) 4 -

4 ali
 Registrar of Calcutta
 13. 10. 30

Total
 Fee paid as under :-

1875
 250
 4375

A 502
 9 20 -
 20(a) 20 -
 20(b) 2 -
 N 4 -
 K(1) 5 -
 553
 K(2) 4 -
 125000
 Calcutta
 125000

no entry
 stay
 17/9/10

THIS INDENTURE made this the thirtieth day of
 October in the year of Christ One thousand nine hundred
 and Fifty BETWEEN 1. BHAGAWAN DEVI DEVI widow of Tulsi
 Chand Khettry deceased (2) SREEMATI GIDORI BIBI widow
 of Ramnarain Khettry - deceased (3) SREEMATI RADHAPYARI
DEVI widow of Radha Kissen Khettry deceased (4) SREEMATI
LACSHMI DEVI widow of Hiralal Khettry deceased (5)
SREEMATI DHANNO DEVI widow of Dindayal Mehra
 deceased (6) SREEMATI PANNO DEVI widow of Mohanlal Khettry
 deceased (7) DAMODARDAS KHETTRY son of Naraandas Khettry
 deceased (8) BISWANATH KHETTRY and (9) MOTILAL KHETTRY
 both sons of Hiralal Khettry deceased (10) AMAR NATH
KHETTRY

5 @ 750 = 3750
1 @ 500
1 @ 100
1 @ 25
4375

No. 5571
Sold to Pearl Nohau Mukdegi
of P. S. & Co. Calcutta

Calcutta Collectorate,
Treasury.
10.10.1950.

[Signature]
Treasurer

Presented for registration at...
at the Calcutta Registration office
on the 13th day of October, 1950
By N. Saugha

[Signature]
Registrar of Calcutta
13.10.50

By...
son of...
of...
By caste...
By profession...
3271 of 1948 of the Calcutta
High Court of Justice
Gos Khatun, late
Narayandas Khatun of Bijwa
with Khatun and Khatun
both late of late Sirajul Khatun
of Beshwar Khatun as guardian
of minor Anwar Nath Khatun
Bijay Nath Khatun, Laxi Khatun
Khatun, Kampan Khatun
and minor Maula Khatun
for self and as guardian
and Khatun for the minor
are Amar Nath Khatun
Kashi Nath Khatun

Received in
Dist No. 3271 of 1948
2992

[Signature]
Kamallesh
Banerjee

By...
son of...
of...
By caste...
By profession...
of other...
No 13, old...
N.C. Mukherjee

Registrar of Calcutta
13.10.50



-2-

KHETTRY (11) BIJOY NATH KHETTRY (12) KASHI NATH KHETTRY and
 (13) RAM NATH KHETTRY sons of the said Biswa Nath Khettry
 being minors under the age of eighteen years (14) NANDA
LAL KHETTRY (15) RAMESH CHANDRA KHETTRY both sons of Madho
 Prosad Khettry deceased being minors under the age of
 eighteen years/^{the said minors} being represented by the said Biswa Nath
 Khettry their guardian-ad-litem appointed in Suit No.3271
 of 1948 (Sm. Bhagwandeyi Devi vs Damodar Das Khettry and
 others) of the High Court at Calcutta all at present residing
 at No.178, Cross Street in Calcutta all by caste Hindoo by
 occupation landholders (hereinafter called the "VENDORS"
 which term unless expressly excluded by or repugnant to the
 context shall include their respective heirs executors
 administrators representatives and assigns) of the First Part

No. 5571: *Pearl Shau Mukherji*
Sold to.....
of *Prader & Co. Calcutta.*

50750 = 3750

10 500
10 100
10 250

43750 on 10.10.1950

Calcutta Collectorate,
Treasury.

[Signature]
Treasurer

and *Sandilal Khutty*
Ramesh Chandra Khutty

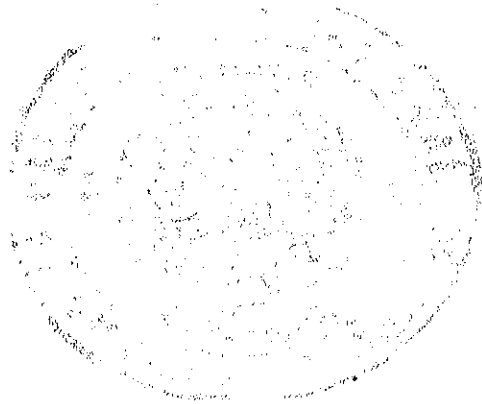


2993

Monilal Khutty



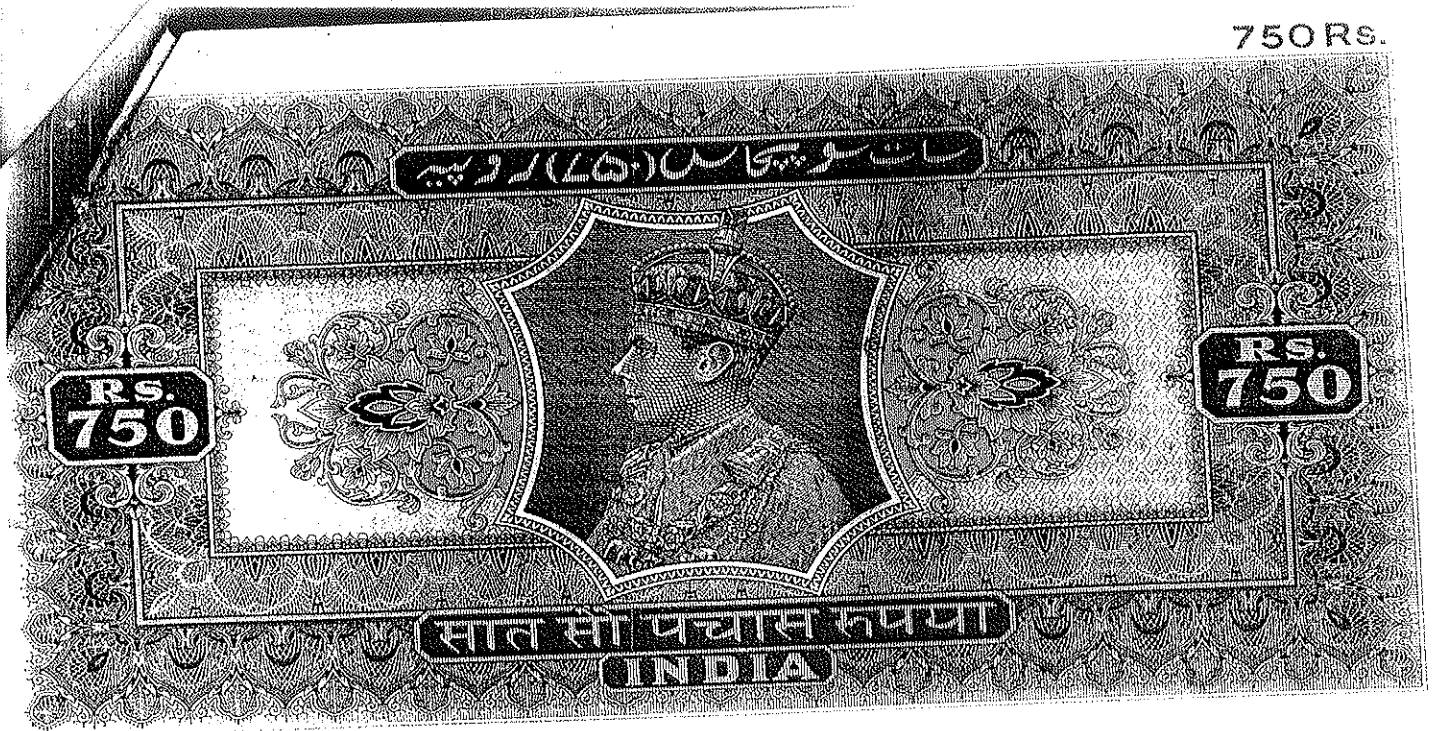
2994



Yali

Secretary of Calcutta

13.10.50.



-3-

(16) N. SANYAL son of K. N. Sanyal deceased residing at No. 39B Rash Behari Avenue in the suburbs of the town of Calcutta by caste Hindu by occupation Advocate practising in the High Court at Calcutta in his capacity as Receiver and Commissioner of Partition appointed in the said Suit No. 3271 of 1948 (hereinafter called the Commissioner which term unless expressly excluded by or repugnant to the context be deemed to include his successor or successors in office) of the SECOND PART and D. K. ADHIKARI also known as DHANA KRISHNA ADHIKARY son of Rakhal Das Adhikari by caste Brahmin by occupation landholder at present residing at No. 244C, Vivekananda Road P. S. Belliaghata, Calcutta in his capacity as

Executor



- 4 -

Executor to the Estate of Binapani Devi deceased (herein
 after called the PURCHASER which term shall unless
 expressly excluded by or repugnant to the context be
 deemed to mean and include his successor or successors
 in office) of the THIRD PART: WHEREAS by an Indenture
 of Conveyance dated the 9th day of August 1887 by and
 between Eadgar Begum and Gopal Chand Khettry and registered
 in the office of the Sub-Registrar of 24 Parganas in Book
 1 Volume 19 Being No.2214 of 1887 the said Gopal Khettry
 as Benamdar of Ram Chand Khettry purchased for valuable
 consideration premises No.15 and 16, Manicktolla Street
 now known as Premises Nos. 223 and 223/1, Manicktolla
Main Road, in Division 3 Sub-Division 12 Holding No.127/128

Police

No. 5571/2

Sold to... *Leary Hoban Mukherji*

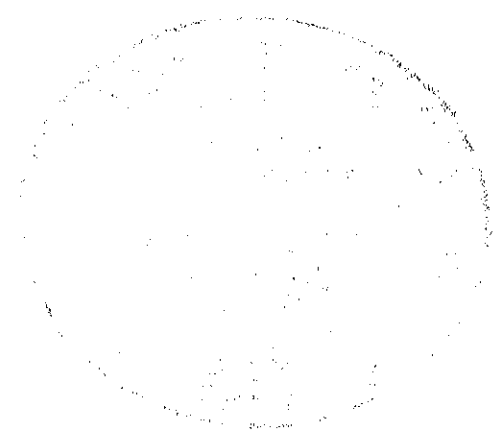
of... *Reader @ C. Govt. Calcutta*

Calcutta Collectorate,
Treasury.

10.10.19 50.

[Signature]
Treasurer.

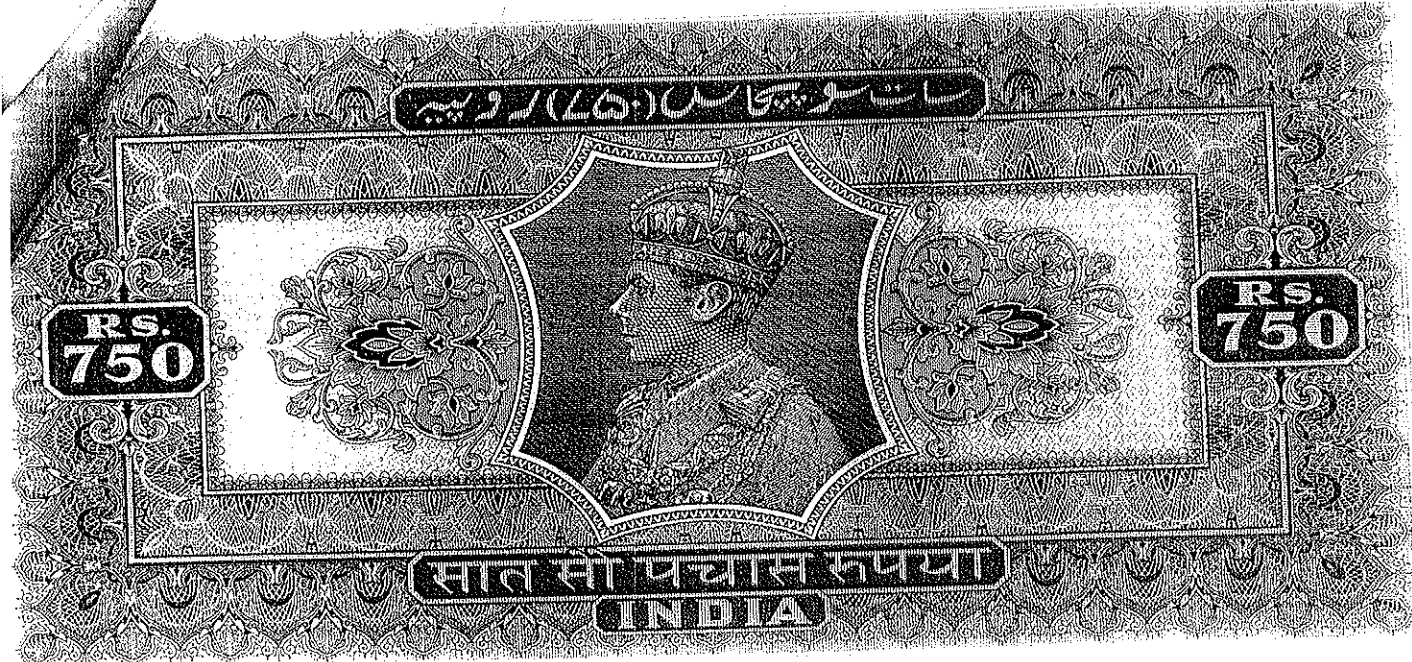
*150 - 270
12 - 270
10 - 20
10 - 25
42.54*



Y. Ali

Secretary of Calcutta

13.10.50



-5-

Police Station Beliaghatta in Dihi Panchannogram in District Twenty-four Pergunnahs within the Municipal Jurisdiction of the Corporation of Calcutta more particularly mentioned and described therein a part whereof is intended to be hereby conveyed as hereunder appearing and according to the plan annexed hereto AND WHEREAS the said Ram Chand Khettry died on the 23rd day of June One thousand eight hundred and ninety four having "prior to his death duly made and published his last Will and Testament" dated the 8th day of May One thousand eight hundred and ninety-four whereby after appointing Mirjamull Jalan, Bhagawandas Khettry and Gopal Chand Khettry Executors and Trustees of his said Will and transferring

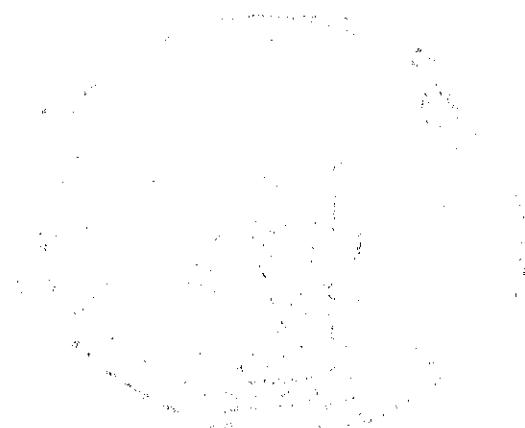
and

No. 5571 P
Sold to Peary Mohan Mukherji
of Barrack, Calcutta

SE 750: 3750
10 500
10 200
10 200
43750

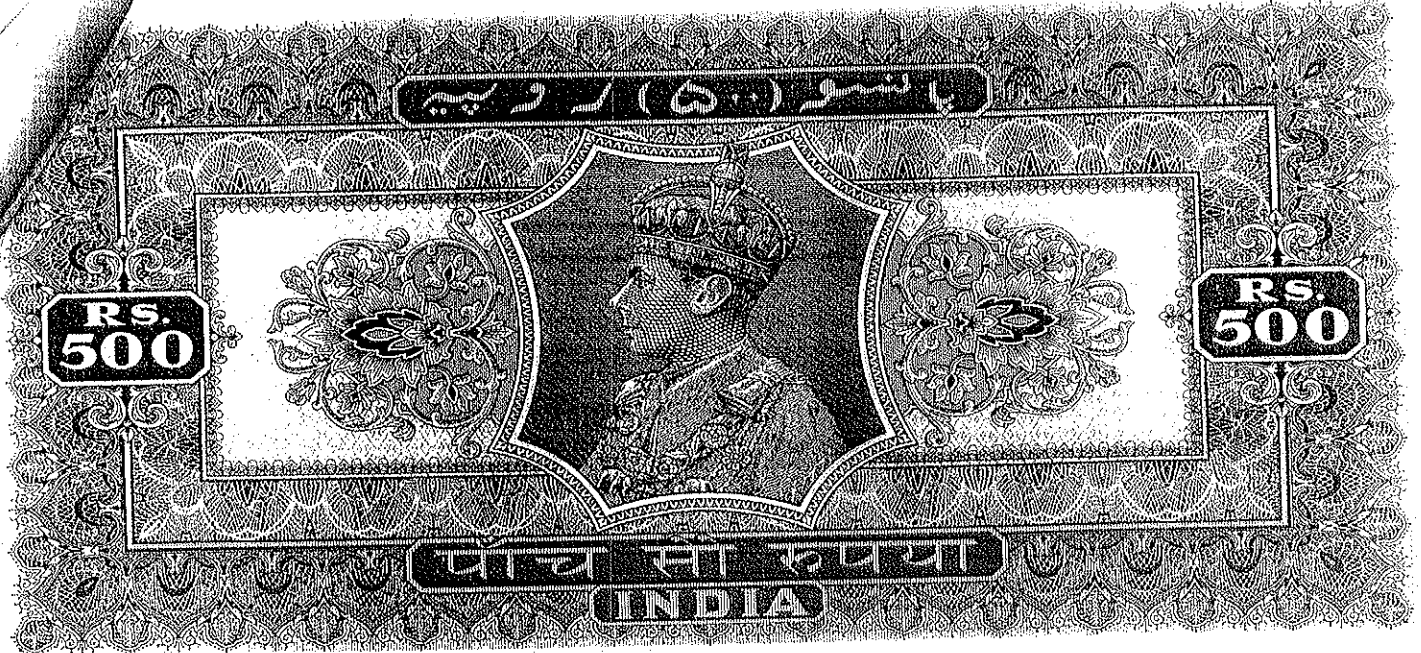
Revenue Collector,
Provisionary,
10.10.1950

Ph...
RECORDED



Y. Ali
Minister of Calcutta
13.10.50

500RS.



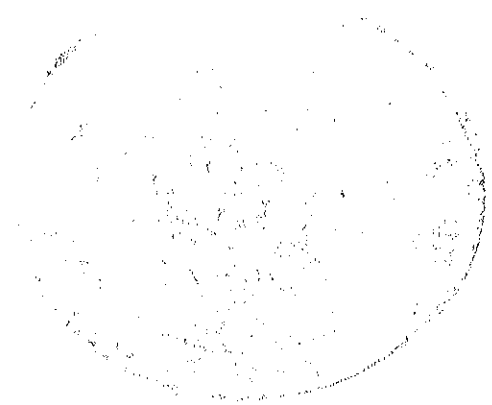
-6-

and dedicating unto his family Thakur the premises No. 68/1, Cross Street, Calcutta absolutely and for ever and granting the legacies allowances and annuities therein mentioned he gave the rest and residue of his estate moveable and immoveable unto his executors upon Trust to Hold the same for seven years from the date of his death for the benefit of his wife Janki Bahu and after the said period of seven years to make it over to her for her natural life and subject to the life interest in favour of his said wife he gave and devised his said Estate to his two sons Kissen Chand Khettry and Narain Das Khettry and their respective wives Sm. Rampabitra Bahu and Parbati Bahu and the heirs of such of them as might

10 750 = 3750
10 500
10 150
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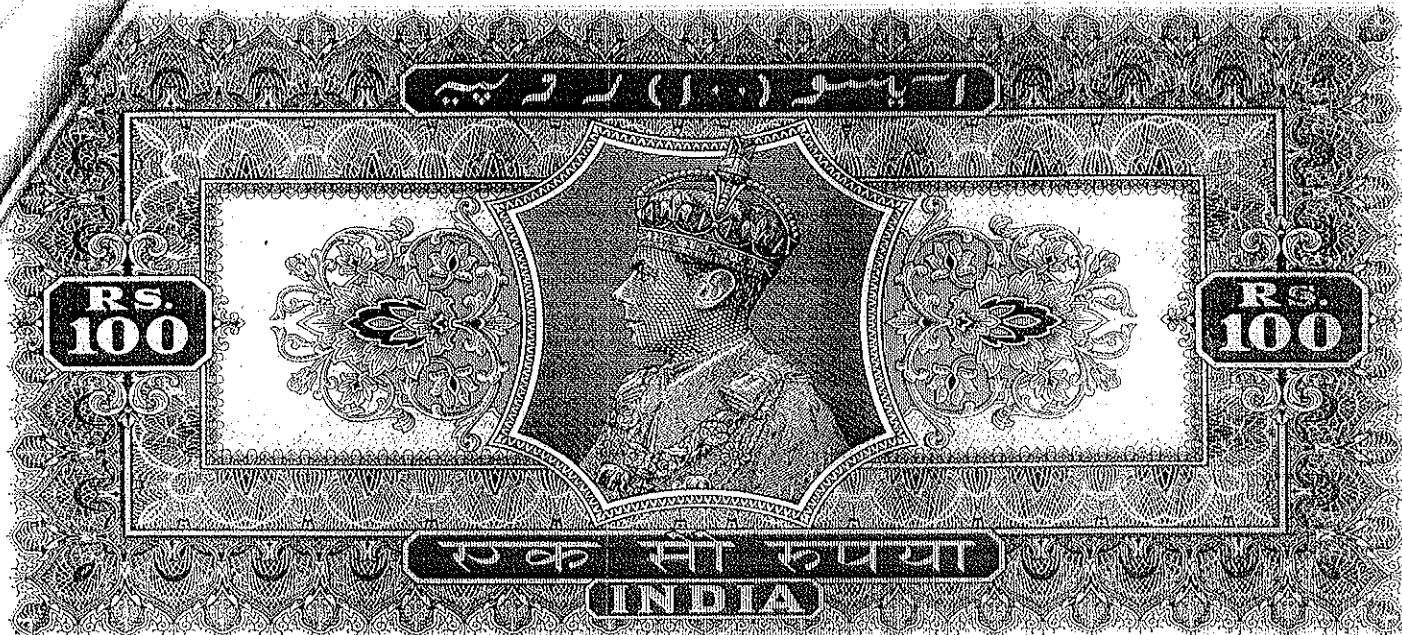
No. 5571-0
Paid to: Teary Hoban Malhotra
of: Prado, S. C. South Calcutta.
Calcutta, India.
The 10.10.50.

Prado



ali

Ministry of Calcutta
13.10.50



-7-

might die per stirpes in equal shares for ever AND WHEREAS by a Codicil dated the 16th day of June One thousand eight hundred and ninety-four the said Ramchand Khettry appointed his two sons the said Kissen Chand Khettry and Naraindas Khettry executors and Trustees of his said Will along with the persons appointed by his said Will AND WHEREAS the said Will and the said Codicil of the said Ram Chand Khettry were duly proved and Probate thereof was granted to the executors and trustees named in the Will and Codicil excepting Bhagwandas Khettry who declined to act as such executor AND WHEREAS the said executors and trustees administered the Estate of the said ^{Ram} Chand Khettry and paid or provided for the legacies annuities and allowances mentioned in the said Will and handed over the residuo

Mok
2. 27
Bnath

No. 5571

Sold to *Leary Hoban Muffler*

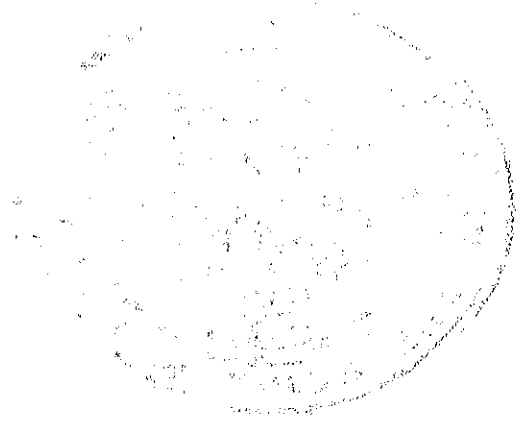
Reading, Pa. East Calcutta

Amount Collected
Treasurer

10.10.50

J. H. Muffler
Signature

50	750 =	3750
10		500
10		100
10		25
		<hr/>
		4375



Y. ali
Registrar of Calcutta
13.10.50



-8-

residue of the said Estate to the said Janki Bahu widow
 of the said Ramchand Khettry deceased AND WHEREAS the
 said Naraindas Khettry died intestate on or about ~~30th~~ 3rd
 day of October 1895 leaving him surviving Radhakissen
 Khettry, Hiralal Khettry and Damodar Das Khettry his
 three sons and heirs AND WHEREAS the said Parbati Bahu
 also died in the year 1943 leaving her surviving Panno
 Devi and Dhanno Devi her two daughters and heirs AND
WHEREAS the said Radhakissen Khettry died intestate
 on or about the 15th day of July 1933 leaving the said
 Radhapyari Debi his widow him surviving AND WHEREAS
 the said Hiralal Khettry died intestate in the year 1933
 leaving him surviving his three sons Biswa Nath Khettry,
 Motilal Khettry and Madho Prosad Khettry since deceased
AND WHEREAS the said Biswanath Khettry has at present
 got four sons namely, Amar Nath Khettry, Bijoy Chand
 Khettry, Kashinath Khettry and Ramnath Khettry all minors
 under

G. F.
 Bhandari
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50780 = 3750
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 10 100
 10 25

 4375/-

55710
 Paid to *Peary Mohan Mukherjee*
 of *Prades & Co. Calcutta*

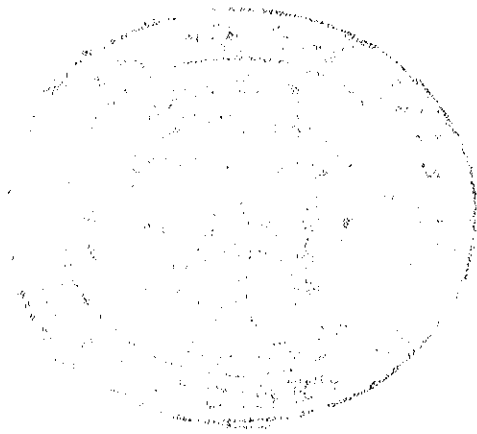
Calcutta Collectors, Treasury.
 The 10.10.50.

[Signature]

Y. ali
 Registrar of Calcutta
 13.10.50.

under the age of eighteen years AND WHEREAS the said Madho Prosad Khettry died intestate in the year 1946 leaving him surviving his two minor sons Nandalal Khettry and Ramesh Chandra Khettry AND WHEREAS the said Kissen chand Khettry died intestate on or about 17th day of March 1901 leaving him surviving his only son Tulsi Chand Khettry and two daughters Sreemutty Gidhori Bibi and Sm. Kishori Bibi AND WHEREAS the said Sm. Kishori Bibi pre-deceased the said Sm. Rampabitra Bahu AND WHEREAS the said Tulsi Chand Khettry died intestate in the year 1942 leaving him surviving his widow the said Sm. Bhagawan Deyi Devi AND WHEREAS the said Sm. Ram Pabitra Bahu died on or about the 20th January 1947 leaving the said Sm. Gideri Debi her surviving AND WHEREAS the said Sm. Bhagawandeyi Devi instituted a suit in the Hon'ble High Court at Calcutta in its Ordinary Original Civil Jurisdiction against the other parties of the First Part being the said Suit No. 3271 of 1948 for a declaration of the shares of the parties of the First Part in the properties left by the said Ram Chand Khettry deceased including the premises No. 223, Manicktolla Main Road, hereby intended to be conveyed and transferred and for partition for separate allotment and for other reliefs AND WHEREAS by orders of the Hon'ble High Court passed in the said Suit No. 3271 of 1948 respectively dated the 25th September 1948 and the 5th - day of March -- 1949 the said Biswanath Khettry was appointed guardian

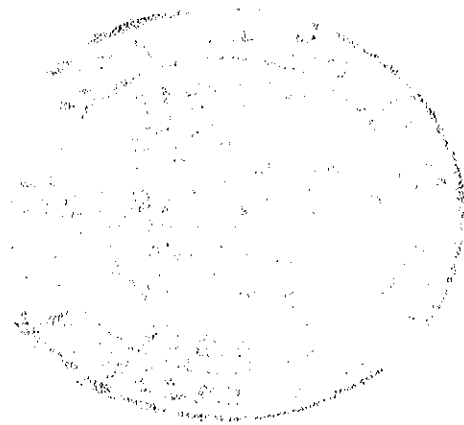
Mon
to
Biswanath



Yali
Registrar of Calcutta
13.10.50

guardian -ad-litem of the minors hereinbefore mentioned
AND WHEREAS by an order dated the 6th day of April 1949
made in the said suit the said Mr. N. Sanyal was appoint-
ed Receiver of the properties in the said suit AND
WHEREAS by the Preliminary Decree made in the said suit
No.3271 of 1948 and dated the 5th August 1949 the said
Sm. Bhagwandeyi Debi and the said Gidori Debi were each
declared to be entitled to one equal fourth part or
share in the said properties the said Sm. Panno Debi
and the said Sm. Dhanno Debi jointly entitled to one
equal fourth part or share in the said properties and
the rest of the Vendors jointly entitled to the remain-
ing one-equal fourth part or share in the said properties
AND WHEREAS by the said decree a Writ of Commission was
issued to the said Mr. N. Sanyal directing him to divide
and allot the said properties to the Vendors in accor-
dance with the shares declared " as aforesaid AND WHEREAS
by an order dated the 29th day of August 1950 made in
the said Suit No. 3271 of 1948 the said Mr. Sanyal, Receiver
and Commissioner of Partition was directed to sell the
house and premises No.223, Maniktolla Main Road, AND
WHEREAS on the 29th day of August 1950 it was mutually "
agreed by and between the said Receiver and Commissioner
of Partition of the One Part and the Purchaser of the
Other Part that the said Receiver and Commissioner of
Partition would sell and the Purchaser would purchase

the

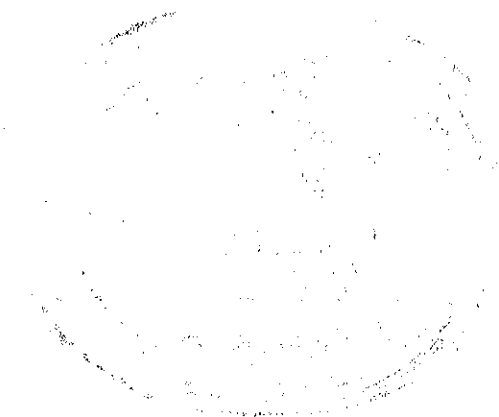


Y. Ali

Registrar of Calcutta

13.10.50.

the said house and premises No.223, Maniktolla Main Road subject to the existing tenancy therein at or for the price of Rs.1,25,000/- (Rupees One lac twenty-five thousand) only free from all encumbrances and on the said 29th day of August 1950 the said Receiver and Commissioner of Partition accepted from the said Purchaser the sum of Rs.10,001/- Rupees Ten thousand and one only as earnest and in part payment of the said consideration money AND WHEREAS on the 22nd day of September 1950 the Receiver and the Commissioner of Partition and the said D. K. Adhikari executed an agreement for sale of the said premises No.223, Manicktolla Main Road at the aforesaid price of Rs.125000/- Rupees One Lac and twenty-five thousand and the Receiver and Commissioner received from the Purchaser a further sum of Rs.101/- (Rupees one hundred and one) only being the amount of further earnest money and part payment of consideration money AND WHEREAS the Vendors are seised and possessed of or otherwise well and sufficiently entitled to the message tenement land hereditaments and premises No.223, Maniktolla Main Road hereinafter fully described and also delineated in the map or plan annexed hereto NOW THIS INDENTURE WITNESSETH that in pursuance of the said Order made by the Hon'ble High Court on the 29th day of August 1950 in the said suit No.3271 of 1948 and in pursuance of the aforesaid agreement and in consideration of the sum of Rs.1,25,000/- RUPEES ONE LAC AND TWENTY-FIVE THOUSAND of lawful money of the Republic

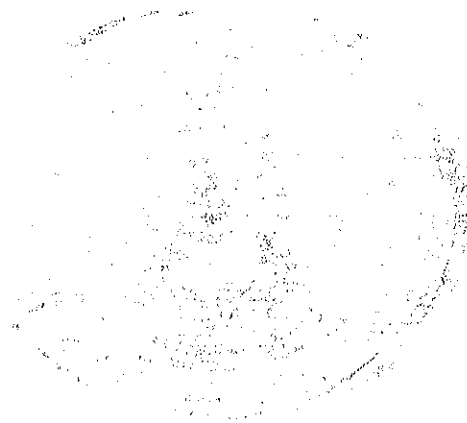


Yali

13. 10. 50

Republic of India in hand well and truly paid by the Purchaser to the said Receiver and Commissioner of Partition (the receipt whereof the said Receiver and Commissioner of Partition doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the payment of the same and every part thereof he the said Receiver and Commissioner of Partition doth hereby release and discharge the Purchaser for ever) the Vendors do and each of them doth hereby grant, convey, transfer and assign ALL THAT piece or parcel of revenue paying land containing by estimation Four Bighas Nine Cottahs and Forty nine square feet be the same a little more or less Together with one two storied and two one-storied brick built buildings standing thereon and one tank situate lying at and being premises No.223, Maniktolla Main Road formed out of the premises formerly Nos.15 and 16, Maniktolla Street within the Municipal Jurisdiction of the Corporation of Calcutta in District Twenty-four Pergunnas Police Station Beliaghata, Sub-Registration Office Sealdah Dihi Panchannogram Government Khas Mahal Touzi No.2833 Grand Division 3 Sub-Division 12 Holding No.127/128 in respect of which entire holding an annual revenue of Rs.17/2/9 is payable to the Collectorate of Twenty-four Pergunnas and delineated in the plan or map annexed hereto and butted and bounded in the manner following that is to say :-

On



Y. Ali

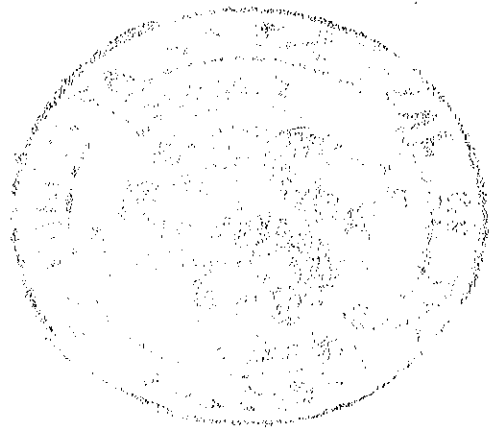
Secretary of Education

13. 10. 50

On the N o r t h :- By Maniktolla Main Road
On the E a s t :- Partly by Premises Nos.222 and
221 Maniktolla Main Road
On the S o u t h :- 41, Sitalatala Lane and
On the W e s t :- Partly by 223/1, Maniktola Main
Road

OR HOWSOEVER OTHERWISE the said message tenement land hereditaments and premises or any part thereof now are or is heretofore were or was situated tenanted butted bounded called known numbered described or distinguished TOGETHER with all buildings fixtures yards courts areas sewers drains ways paths passages commons fences walls water water-courses lights rights liberties privileges easements and appurtenances whatsoever to the said message tenement land hereditaments and premises belonging or in anywise appertaining to or usually held or enjoyed therewith or reputed to belong or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto AND ALL THE ESTATE right title interest claim and demand whatsoever of the Vendors in to or upon the said message tenement land hereditaments and premises or any part thereof TOGETHER with all deeds patahs and muniments of title whatsoever exclusively relating to or concerning the said message tenement land hereditaments and premises or any part thereof which now are or may

hereafter



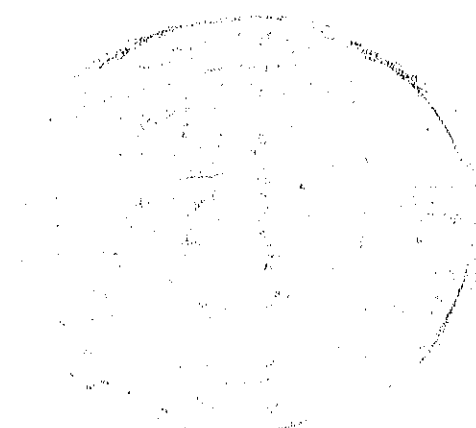
Y. Ali

Secretary of Calcutta

13.10.50

hereafter shall or may be in the possession, power or control of the Vendors or any other person or persons from whom he she or they or any one of them may procure the same without any action or suit TO HAVE AND TO HOLD the message tenement land hereditament and premises hereby granted or conveyed or expressed so to be UNTO AND TO THE USE of the Purchaser absolutely and for ever and the Vendors do and each of them doth hereby covenant with the Purchaser THAT NOTWITHSTANDING any act deed or thing by the Vendors done executed or knowingly suffered to the contrary they the Vendors are now lawfully and absolutely seised and possessed ^{of} or otherwise well and sufficiently entitled to the said message tenement land hereditaments and premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust and other things whatsoever to alter defeat encumber or make void the same ^{AND THAT NOTWITHSTANDING} any such act deed or thing whatsoever as aforesaid the Vendors have now in themselves good right full power and absolute authority to grant the said message tenement land hereditament and premises hereby granted or expressed so to be unto and to the use of the Purchaser in manner aforesaid and the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said message lands hereditaments and premises and receive the rents

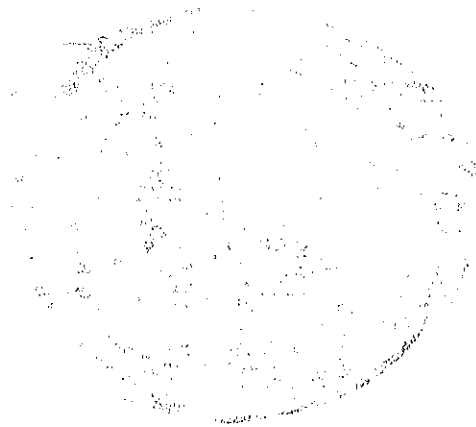
issues



Y. Ali
Secretary of the Council
13 - 10 - 50

issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them AND FURTHER THAT the Vendors and all person or persons having or lawfully or equitably claiming any estate or interest in the said messuage tenement land hereditaments and premises or any of them or any part thereof from under or in trust for the Vendors or any of them 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 acts deeds and things whatsoever for further and more perfectly assuring the said messuage tenement land hereditament and premises and every part thereof unto and to the use of the purchaser in manner aforesaid as shall or may be reasonably required A N D the Vendors hereby covenant with the Purchaser that they will unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request and at the costs of the Purchaser produce or cause to be produced to him or his Solicitor or agents or at any trial hearing commission or otherwise as occasion shall require all or any of the deeds or writings comprised in the Schedule hereto for the purpose of showing his title to the messuage tenement land hereditaments and premises hereby conveyed or expressed so to

be



Y. Ali
Registrar of Calcutta
13.10.50

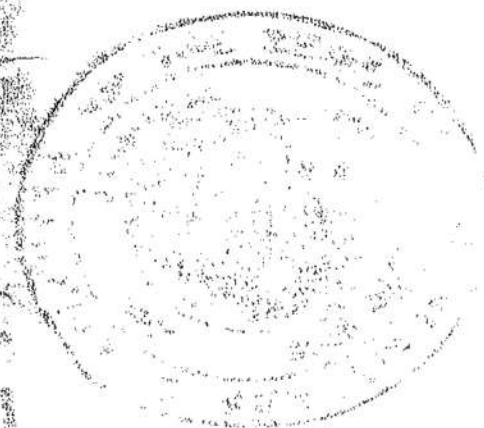
be or any part thereof A N D also at the like request and cost deliver or cause to be delivered unto the Purchaser such attested or other copies or extracts of or from the said deeds and writings or any of them as he may require and will in the meantime unless prevented as aforesaid keep the same deeds and writings safe unobliterated and uncanceled.

THE SCHEDULE ABOVE REFERRED TO:-

- (1) Original Conveyance dated the 9th day of August 1887 executed by Eadgar Begum in favour of Gopal Chand Khettry.
- (2) Certified copy of the Will and Codicil of Ram Chand Khettry.
- (3) Certified copy of the Affidavit of Assets filed by the Executors of Ram Chand Khettry in the Goods of Ram Chand Khettry deceased.
- (4) Deed of Mortgage with endorsement of payment in full dated 11th day of October 1934 executed by Tulsi Chand Khettry and others in favour of Jagannath Jewanmull.
- (5) Deed of Charge dated 31. 3. 31 executed by Heeralal Khettry and others.

I N W I T N E S S w h e r e o f the Vendors and
the

111



Y. Ali

Registrar of Calcutta

Skieys Almondreal LLP
Pranav
Partner / Authorized Signatory

13.10.50