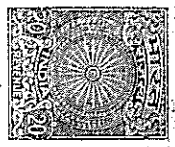


9118

9461

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1000RS.



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Ida Doris Pinheiro  
 S. V. C.

Registrar U.P. & V.V.  
 Aligore, 2A Pergamda.  
 L. 2. 80

DEED OF CONVEYANCE:

THIS INDENTURE made this the 4<sup>th</sup> day of February

ONE THOUSAND NINE HUNDRED EIGHTY BETWEEN MRS. IDA DORIS

PINHEIRO widow of late William Gregory Pinheiro by faith Christian

by Profession Landholder residing at 4, Madan Street, P.S.

Bombazar, in the Town of Calcutta hereinafter called the VENDOR

(which expression shall unless excluded by or repugnant to the

context be deemed to include her heirs, executors, administrators

representatives) of the ONE PART.

A N D



750RS.



2.

*Ida Doris Pinheiro*

SRI TAPASH KUMAR MITRA son of Sri Ganesh Chandra Mitra by caste Hindu, by Profession Business residing at 153, Jodipur Park P.S. Tollygunge, Calcutta -68, hereinafter called THE PURCHASER ( which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS ONE HARADHAN PRAMANICK, son of late Maniklal Pramanick of 1, Ramchandra Maitra Lane in the Town of Calcutta absolutely seized and possessed of the land measuring more or less

L18(4)  
Tafelberg  
of 153 good  
150/100  
cal-68.



REGISTERED  
PROPERTY 2A Paterson  
N.J. 07651

100RS.



3.

*Ida Doris Pinheiro*

less 2.53 acres together with garden mango groves and other trees thereon situate lying at Mouza Dharia, P.S. Barasat, Sub-Registration Office Barasat District 24- Parganas and ultimately transferred the said property in favour of Mr. William Gregory Pinheiro and Mrs. Teresa Henderson thus became the joint owner of the property and they seized possessed of the property described in the scheduled hereunder written.

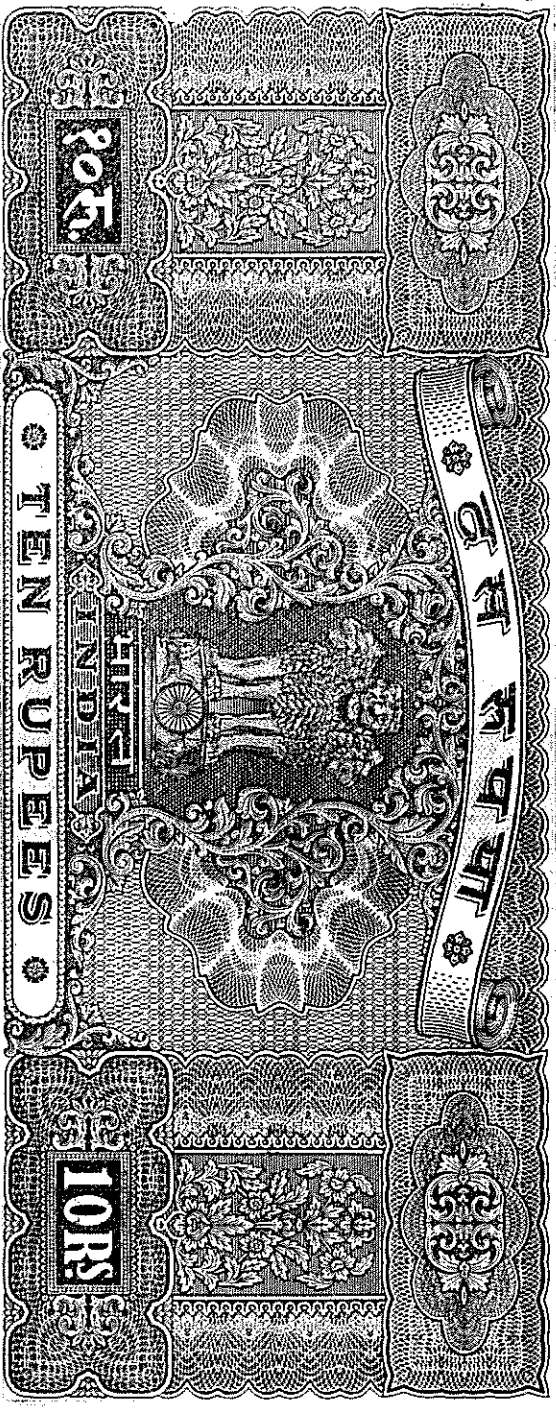
The root title of the aforesaid property originated from the said Haradhan Pramanick. Thereafter by way of transfer the Ownership of the title was changed and vested in favour of the

118 (U)  
To: *John Smith*  
of 153. 905th Ave Cal-68.  
106  
Date: *Jan 11 1980*  
M.P. 118



*10*  
KING OF THE HILL  
24 E. BROADWAY  
NEW YORK, N.Y. 10003





10RS.

4.

*Ida Louise Pinkewic*

above mentioned parties And the same Transfer is recorded in Book No.1, Volume No.14, Pages 257, to 269, Being No. 536 and was registered in the Sub Registration Office at Allpore in the year 1950 on 22nd day of February 1950.

WHEREAS THE aforesaid property had been held common by the Co-owners William Gregory Pinkewic and Mrs. Teresa Handerson AND WHEREAS for the purpose of division of the said properties into separate lot or lots in accordance with their respective share as aforesaid and for more convenient and exclusive possession and better enjoyment of divided portions

153. Joseph W. ...  
10/1/88  
20/1/88



Account of 0157 (14)  
Department 2A Paris



5.

Ida Doris Pinheiro

William Gregory Pinheiro approached the other Co-owner for that purpose on several occasions but it produced no effect.

WHEREAS thereafter William Gregory Pinheiro instituted one partition suit with reference to the above mentioned joint property against Errol Steven Henderson and Arthur Oliver Henderson who were represented as the legal heirs and successors of Mrs. Teresa Henderson ( since deceased ) and the said suit was recorded as T.S. No. 19 of 1965 filed before the 1st Court of the Subordinate Judge at Alipore which was decreed on 24.11.67 in preliminary form in terms of compromise.

The William Gregory Pinheiro the plaintiff in that suit was allotted two third share of the said property and the defendants Errol Steven Handerson along with A.C. Handerson got one third share in separate compact allotment and nothing kept common in respect of the said property. Thus the said William Gregory Pinheiro became the sole and absolute owner of the two third share in respect of the said property with effect of the execution of the decree obtained from the First Subordinate Judges' Court at Alipore. The parties entered upon their respective allotments and began to hold, possess and enjoy the same in severally absolutely against each other without any claim, demand or interruption whatsoever and whereas in pursuance of the said decree passed by the Learned Court of the 1st Subordinate Judge at Alipore the said William Gregory Pinheiro became the sole and absolute owner of the two third share of the said property comprised in Mouza Jonaria, P.S. Baraset District 24- Parganas.

WHEREAS the said William Gregory Pinheiro the husband of Mrs. Doris Pinheiro who died on 17.11.76 by his last Will and Testament

RESISTANCE  
TO CHANGE



*Ida Doris Pinheiro*

dated 2.8.73 , declared his above wife as the sole beneficiary and legatee of his Will and thereby bequeathed absolutely and forever both moveable and immovable of whatsoever character which is or acquired by him and he further appointed her as the sole executrix of his will who would be entitled to obtain probate. Immediately after his death the said Ida Doris Pinheiro made a petition for Probate in the Court of the District Delegate at Alipore and the same was granted by the said Court on 16th January 1976 Thus Mrs. Ida Doris Pinheiro became the sole and absolute owner of the property as mentioned in the Schedule below.

AND WHEREAS the present Vendor had given effect to and acted upon such partition by recording her individual name in the Ganganagore Parchayat and Revenue Records of her property AND WHEREAS in the circumstances aforesaid the Vendor has become the sole absolute and exclusive owner of the property described in Schedule "A" .

WHEREAS THE Vendor Mrs. Ida Doris Pinheiro is as beneficial owner in possession seized and possessed of or otherwise well and sufficiently entitled to the message tenement land hereditaments and premises hereby intended to be granted and conveyed and hereinafter referred to as the said property as an absolute and indefeasible estate in fee simple or an estate equivalent thereto free from encumbrances.

AND WHEREAS the Vendor has contracted with the Purchaser for the absolute sale to him of the said property hereinafter more particularly mentioned and described in Schedule "B" free from encumbrances at or for the price of Rs. 24,000/- ( Twenty Four thousand) only in Intep.

Argentine  
Algebra 2A Bergman

12/2



*Ida Doris Pinheiro*

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 24,000/- ( Rupees Twenty four thousand ) only out of which the sum of Rs.5001/- ( Rupees five thousand and one ) only was paid by the Purchaser as earnest money and part of the entire consideration on the date of agreement i.e. 2-5-1979 and the balance consideration will be paid on or before the execution of these presents the receipt whereof the Vendor do hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchaser, his heirs, executors, administrators, representatives and assigns and every one of them and also the said property be the Vendor as beneficial owner do by these presents indefeasibly grant, sell convey and transfer, assign and assure unto the Purchaser, his heirs, executors administrators, representatives and assigns ALL THAT the said premises situate and lying at Mouza Doharia P.S. Baraset District 24- Parganas more particularly described in the Schedule "A" hereto or howsoever otherwise the said property now or heretofore were or was situate, butted, bounded called known, numbered, described and distinguished TOGETHER with all houses, out houses, or other buildings erections fixtures, walls, yards, courtyards and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND THE reversion and reversions, remainder, and remainders, rents, issues and profits thereof and of every part thereof AND all the estate, right, title, inheritance, use trust, property claim and demand whatsoever both at law and in equity of the Vendor into and upon the said property or every part



*B*  
Reditar U/S 1 (B)  
Mpora, 2A Pargadon

Ida Doris Pinkewic

thereof AND ALL deeds, pattas muniments, writings and evidences of title which in anywise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, his heirs, executors, administrators or representatives or any persons from whom he or they can or may procure the same without action or suit at law or in equity. TO HAVE AND TO HOLD the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the purchaser, his heirs, executors, administrators and representatives covenant with the purchaser, his heirs, executors, administrators representatives and assigns, THAT NOTWITHSTANDING any act deed, or thing whatsoever, by the Vendor or by any of his predecessors and ancestors in title done or executed or knowingly suffered to contrary he the Vendor had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the purchaser, his heirs, executors, administrators, representatives and assigns in the manner aforesaid AND THAT the Purchaser, his heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and equitly possess and enjoy the said property and every part thereof and receive the rents, issues 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 ancestors or predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted



Handwritten: 4  
Medisira U/S 1 (2)  
Mgomb, 24 Parkgate



Jda Doris Pinheiro

exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all and all manner or claims, charges, liens, debts, attachment and encumbrances whatsoever made or suffered by the Vendor or any of his ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor and all person having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for him the Vendor or from or under any of his predecessor or ancestors in title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser, his heirs, executors, administrators, representatives and assigns do and execute, or cause to be done and executed all such acts, deeds and thing whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser, his heirs, executors, administrators representatives and assigns according to the true intent and meaning of this deed as shall or may be reasonably required AND FURTHER THAT the Vendor and all his heirs, executors, administrators and assigns against loss, damages, costs, charges and expenses of any suffer by reason of any defect in the title of the Vendor or any breach of covenants hereinunder contained.

THE SCHEDULE MAP ABOVE REFERRED TO :-

ALL THAT pieces or parcels of rent paying Raiyati Shittiban and Raiyati Nokerari Shali and Bagan containing an aggregate area of 2.53 acres be the same a little more or less situate lying at being plots or dag Nos. 1312, 1313, 1314, 1315, 1318 and 1316 of Mouza Doharia, J.L. No. 45 R.S. No. 132 and R.S. No. 139 and 132 only in case of Dag No. 1313 Pargana Anwarpur, P.S. Barasat Sub-Registry Office Barasat, District 24- Parganas, proportionate early rent of Rs. 18.24 P. was payable



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Ida Doris Pinheiro

was payable to Balaji Chand Biswas and Kanailal Biswas, at present the said rent is to be paid to the State of West Bengal. This was the joint property of William Gregory Pinheiro AND MRS. TERESA HENDERSON. Afterwards with effect of the Decree passed by the Learned 1st Subordinate Judge at Alipore in Respect of T.S. No. 19 of 1965 Mrs. Ida Doris Pinheiro got 2/3rd share of the aforesaid property in the manner follows :-

Mouza	Dag No.	<u>Chauling &amp; Co.</u>	Area of Land
Doharia	1316	Skali	.31 ( Full portion )
Doharia	1315	Garden	.55 ( Full portion )
Doharia	1314	Plot	.07 ( Full portion )
Doharia	1318	Skali	.65 ( Half portion )
Doharia	1313	Skali	.56 ( Half portion )
Doharia	1312	Bagan bar	.39 ( half portion )

Thus Ida Doris Pinheiro became the sole and

absolute owner of the said property containing an area 1.68 of land out of 2.53. *out of the said 1.68 land 2/3rd share i.e. .56 dec. is held.*

SCHEDULE "B" ABOVE REFERRED TO :-

ALL THAT pieces and parcel of revenue paying self and bagan land comprised in the following manner :-

District	Mouza	J.I. No.	R.S. No.	Police Station.	Touji	Khatian	Dag No.
24-Farganas.	Doharia	45	132,139	Baraset	146	938	1316 (part of the said Dag)
Do	Do	45	132	Do	146	942	1315 ( Part of the said Dag )
Do	Do	45	132	Do	146	942	1314 ( Part of the said Dag )
Do	Do	45	132	Do	146	942	1318 ( Part of the said Dag )



✓  
REGISTERED BY U.S. (2)  
Algeria, 24 Patrons.

District	Mouza	J.L. No.	R.S. No.	Police Station.	Touji Khattian Dag No.
24-Parganas.	Doharia	45	132, 139	Barasat.	146 938 1316 (part of the said Dag)
Do	Do	45	139, 132	Do	146 25 1313 (Part of the said Dag)
Do	Do	Do	182	Do	582 645 1312 (Part of the said Dag)

containing an area of 1 Bigha is sold to unto Sri Tapan Kumar Mitra described in the attached Map or plan and delineated proportionate therein with bordered Red . proportionate assessed tax is to be paid to the Government of West Bengal.

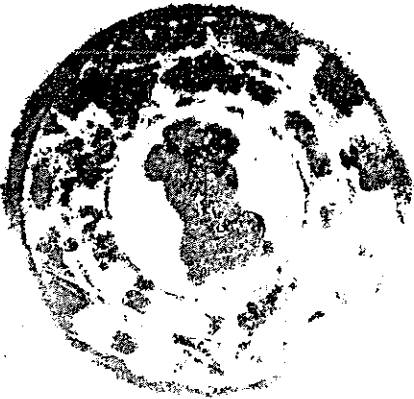
IN WITNESS WHEREOF THE Vendor has herunto set and subscribed his hand and seal by the day, month and year First above written.

SIGNED SEALED AND DELIVERED AT

Calcutta in Presence of :-

1. Vandana Devi Shankar
  2. Hakeem Bandyopadhyay
  3. Pragati K. Chatterjee
- Ida Denis Pinheiro  
SIGNATURE OF THE VENDOR.

MEMOR OF CONSIDERATION.



Registrar U/S 7 (2)  
Muzore, 24 Park Lane

Registrar U/S 7 (2)  
Muzore, 24 Park Lane







*De*  
Registrar D/S 7 (2)  
Algeria, 24 Parkway



DATED THE X DAY OF FEBRUARY, 1980.

DEED OF CONVEYANCE :

BETWEEN :



MRS. IDA DORIS PINHEIRO

VENDOR.

Registrar U/S 1 (2)  
Alipora, 2A Park Street

SRI TAPASHI KUMAR MITRA.

PURCHASER

REGISTRATION NO. 199  
SERIAL NO. 38  
DATE 1980

DRAFTED AND PREPARED BY

SRI SWAPAN KUMAR CHAKRAVOERTY,  
ADVOCATE.

70A, Russa Road East.  
Calcutta - 33.



5.4.80  
Register U/S 1 (2)  
Alipora, 2A Park Street