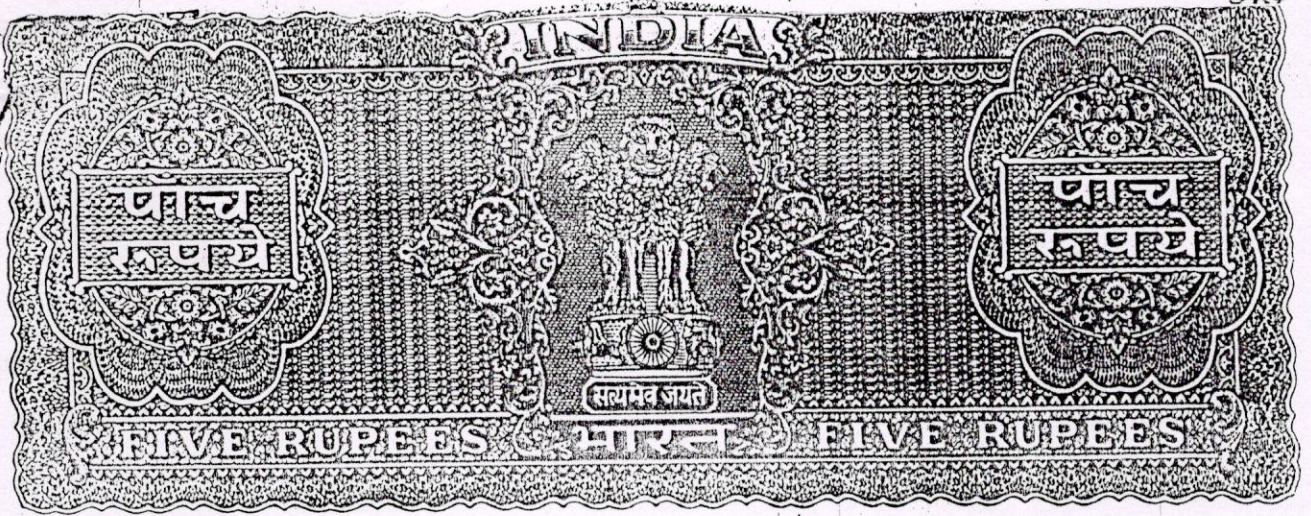




0.3327/8

This Indenture made this 22nd day of September One

thousand nine hundred and thirty three, between Mrs.

Vijay Kumar Sethi

For Amit Sethi

Vijay Kumar Sethi

POA

Losie Ex noline Routlaff smith daughter of the late

For Self & POA of Anur

Bappa

Veera Bappa

For Self & POA of Veera Sethi

Ajit C. Sethi

Capt. William John Routlaff and Widow of William Ralph

smith resident of Copper Road in the city of Lucknow

(herein- after called the Vendor) of the One part

and Lala ^{Dwarika} Nath Sethi, son of Bai Bahadur Lal

Ganesh Prasad by caste Khattri, Taluqdar of Maurawan

District Unnao at present residing at Wazir Manzil

Bagh Gungey Bawab, Aminabad in the city of Lucknow

(herein- after called the Purchaser) of the other

part. Whereas the late Captain William John Routlaff



- 2 -

was the owner of the premises, land and hereditament

Vijay Kumar Seth
For Amit Seth
Vijay Kumar Seth
POA

discribed in the schedule here unto ~~an account~~ annexed

For Self & POA
Ankur Bappai
Vee na Bappai
For Self & POA of Vikram Seth
Ajith K Seth

which the bequeathed to the Vendor Mrs. Losie E noline

Rautlaff smith by his last Will and testament dated

Regish Kumar Seth

the 12th july 1910 and codicil^{sic} dated the 4th April

1912 of which will and codicial & probate was granted

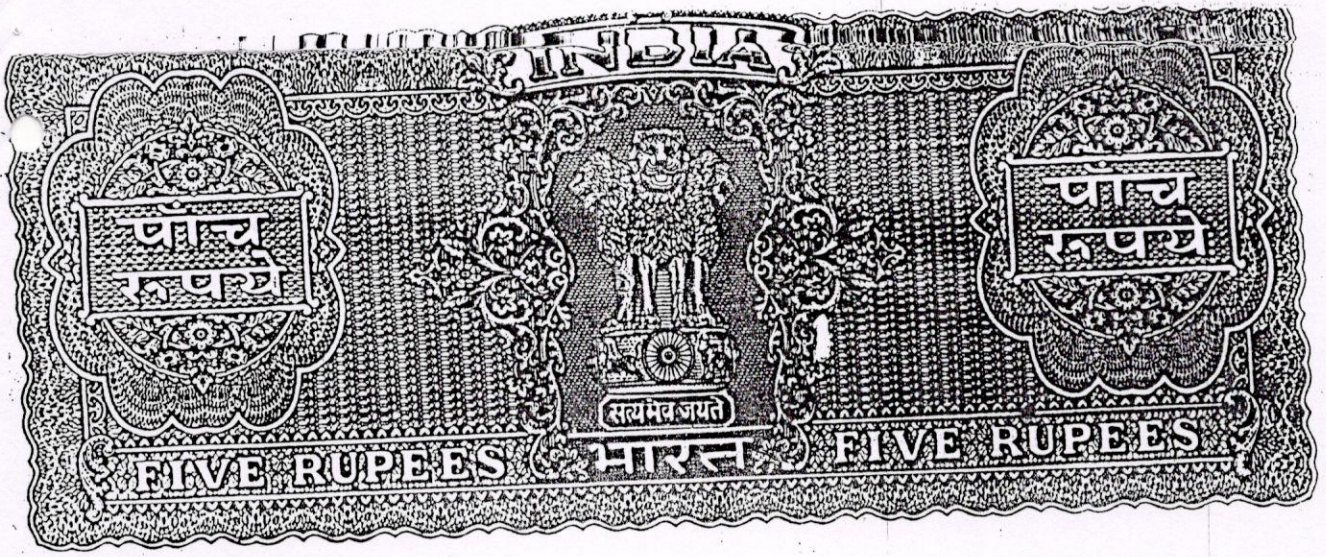
by the District Judge of Lucknow on the 15th ~~January~~

January 1912 A. D. and whereas the Vendor is the sole

owner of the said premises, lands and hereditaments

and there is no other co-sharer having any interest

in the said premises, lands and heriditament, and the



- 3 -

said premises, lands and hereditaments are free hold and are free from all encumbrances whatsoever. Whereas the said

said Mrs. Basic ~~Eneline~~ Baultaff smith had agreed with

Vijay Kumar Sethi
For Amit Sethi the said Lala *Dwarka Nath* Seth on the 4th August 1933,
Vijay Kumar Sethi
POA
For Seller POA for the absolute sale to him of the premises, lands and
Ankur Dappai
Veeru Bappai
For Seller POA of Vikram Sethi hereditaments described in the Schedule hereto together
Apul Seth
Apul Seth with buildings, materials, fixtures, boundaries wall, (which

is common property of owners of has 2 and 3 houses

Capper Road) and all appurtenances at or for the price

of Rupees 22,000/- twenty two thousand. Now this indenture

witnesseth that in pursuance of the said agreement and

in consideration of the sum of Rupees 22,000/- twenty two



- 4 -

thousand to the said Mrs. Basic Enoline Rautlaiff smith

paid by the said Lala ~~xxxx~~ Dwarka Nath Seth partly

*Vijay Kumar Seth
For Armit Seth through
Vijay Kumar Seth
POA*

two crossed Cheques one no. A. M. N. 079649 on

*For Self & POA of
Ankur Bappai* Central Bank of India Aminabad Branch dated the 4th

*Veena Bappai
For Self & POA of Vikram Singh
Ajith Chandra Seth* August 1933 for Rs. 500/- as earnest money and the other

no. A. M. N. 079657 for Rs. 20,000/- twenty thousand dated

Rajesh Kumar Seth

the 22nd September 1933 handed over to the Vendor

before the ~~Sub~~ Sub Registrar today and rupees ~~1500/-~~ ^{1500/-}

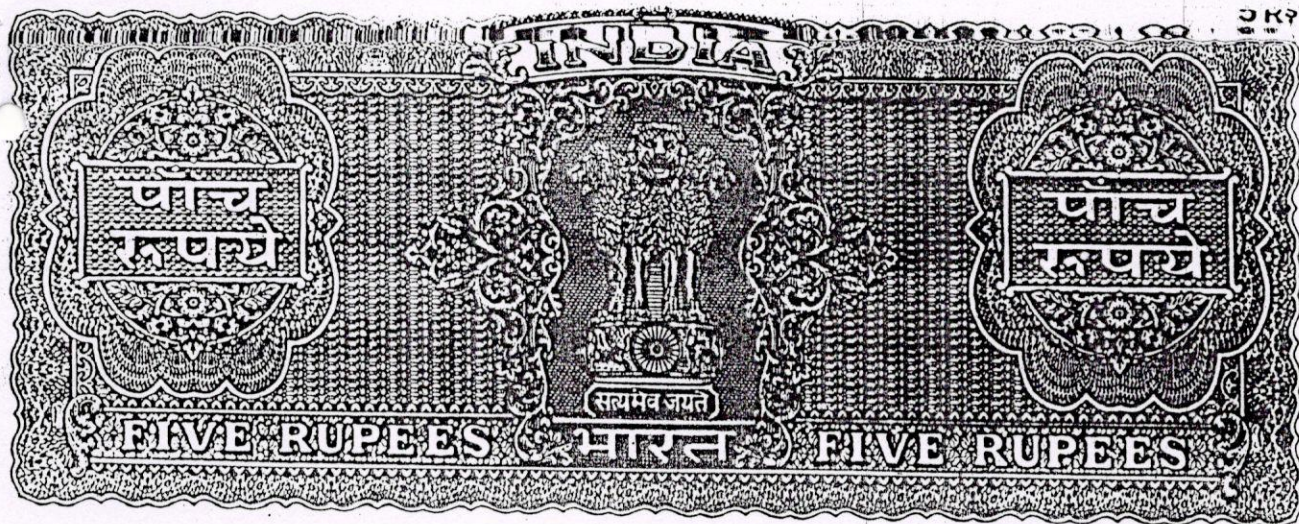
One thousand nine hundred in cash paid to her in the

presence of the Sub- Registrar Lucknow (the receipt of

all of which the Vendor hereby acknowledged and also

in consideration of the covenants here-in-after contained

h w



- 5 -

she the Vendor doth hereby convey transfer and assign
unto the purchaser his heirs, ~~and~~ executors administra-
tors and assigns. All that brick built Messages tena-

ments, ~~hereditaments~~ ^{Hereditaments} or dwelling house being Bungalow no. 2

Vijay Kumar Seth
For Armit Seth
Vijay Kumar Seth
POA
Copper Road in the city of Lucknow and discribed in

For Self & POA of Armit Seth
Neena B. B. B. B.
For Self & POA of Vikram Seth
Apil K. Seth
the Schedule hereto. And all the right, title, interest
property claim, and demand what-so-ever of the Vendor

Rejesh Kumar Seth

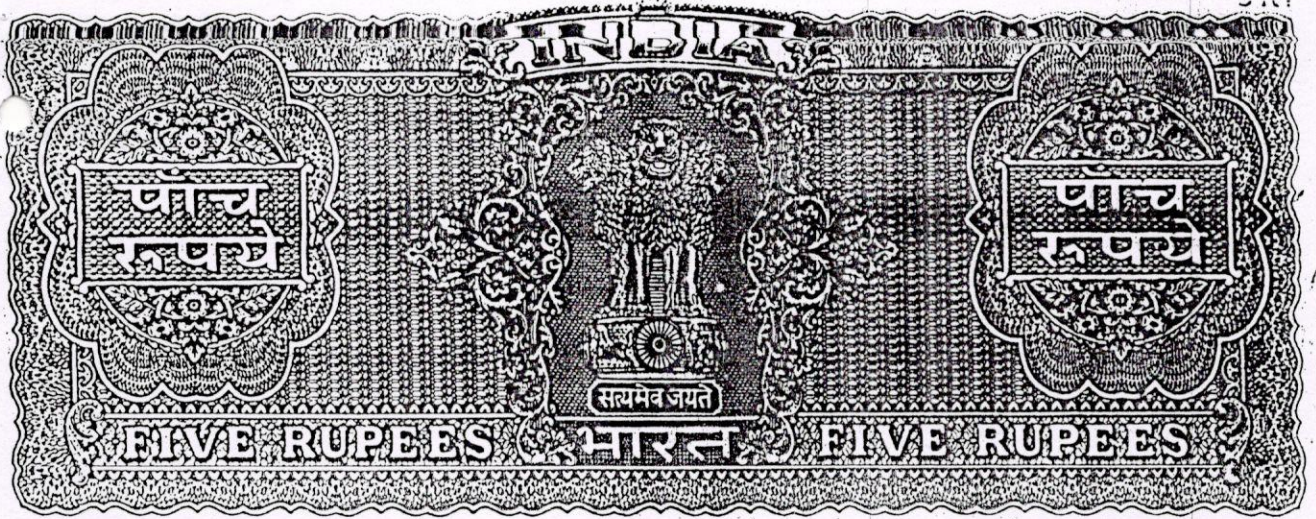
unto or upon the said premises and every part thereof

2. To have and to hold the premises hereby conveyed

unto the purchaser, his heirs executors, administrators
and assigns absolutely and the Vendor doth hereby for

herself, her heirs, executors, administrators and assigns

m w



- 6 -

covenant with the purchaser his heirs, executors, re-

Vijay Kumar Sethi
For Amit Sethi presentatives and assigns, that ~~the~~ to be the Vendor
Vijay Kumar Sethi
POA

For Self POA now hath good right to convey the said premises hereby
Ankur Bajpai

Veena Bajpai
For Self & POA of Vikram Sethi conveyed as expressed so to be unto the purchaser, his
Ajith Kumar Sethi

Ajith Kumar Sethi heirs executors administrators, representatives and ass-

igns in manner aforesaid and if there is any default

or any defect in the title to the property the Vendor

does hereby indemnify the purchaser ~~just~~ against any

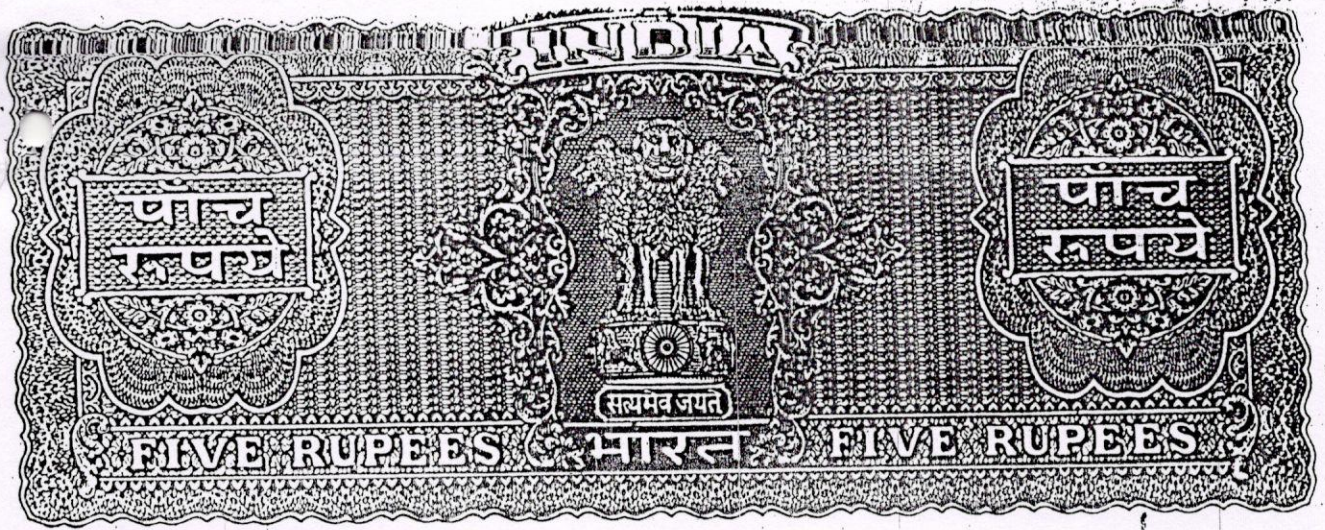
loss or damages that may be suffered by the said

purchaser on account of the said default or defect and

all costs incurred by the purchaser in supporting or

defending the title will be payable by the Vendor. And

[Signature]



- 7 -

that the purchaser shall hereafter peaceably hold use

and enjoy the same as his own Chattel, and property

Vijay Kumar Sethi

For Amit Sethi

Vijay Kumar Sethi

POA

For Self & POA of Ankur

Bajpai

Veena Bajpai

For Self & POA of Vikram Sethi

Amit Kumar Sethi

or from her, the Vendor, or any other person whom-

soever. And that the Vendor and all persons claiming

Rajesh Kumar Sethi

under her, shall and will from time to time upon the

request and at the cost of the purchaser his heirs,

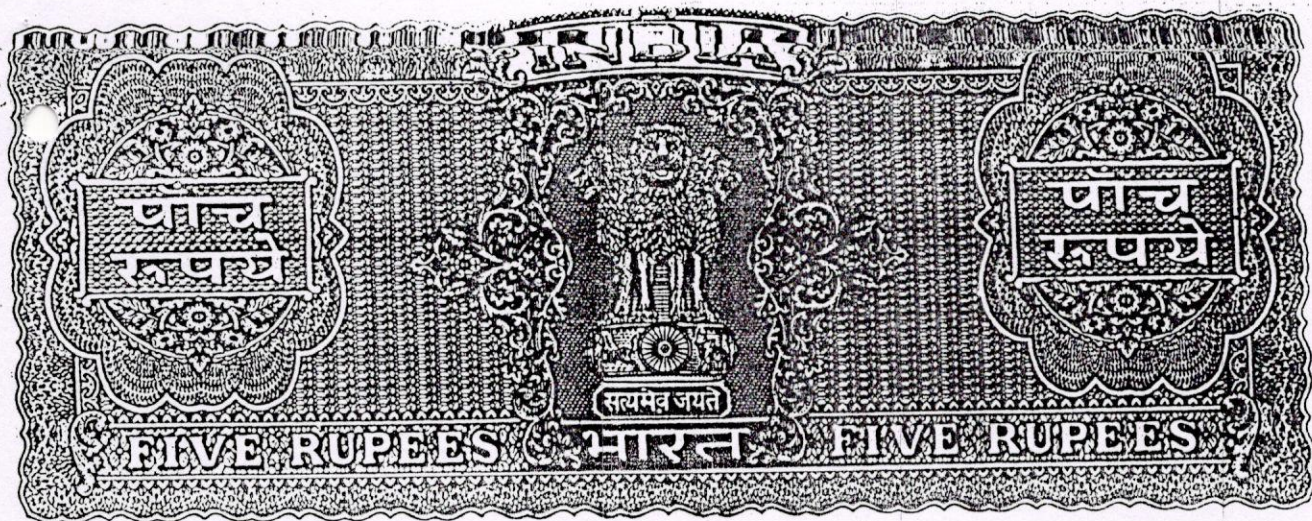
executors, representatives and assigns. do and execute

or cause to be done and executed all such act, deeds

and things what-so-ever for further and more perfectly

assuring the said premises and every part thereof with

the purchaser, his heirs, executors, representatives and



- 8 -

assigns and placing him and them in possession of the

Vijay Kumar Seth
For Amit Seth same according to the intent and meaning of these
POA
Vijay Kumar Seth presents as shall or may be reasonably required. The
For Self & POA of Anur Datta
Veera Bapal
For Self & POA of Vikram Seth
Ajith L. Seth expression Vendor in the Indenture means and include
Rajesh Kumar Seth

the heirs, representatives and assigns of the Vendor

and the expression purchaser means and include, the

heirs, representatives and assigns of the said purcha-

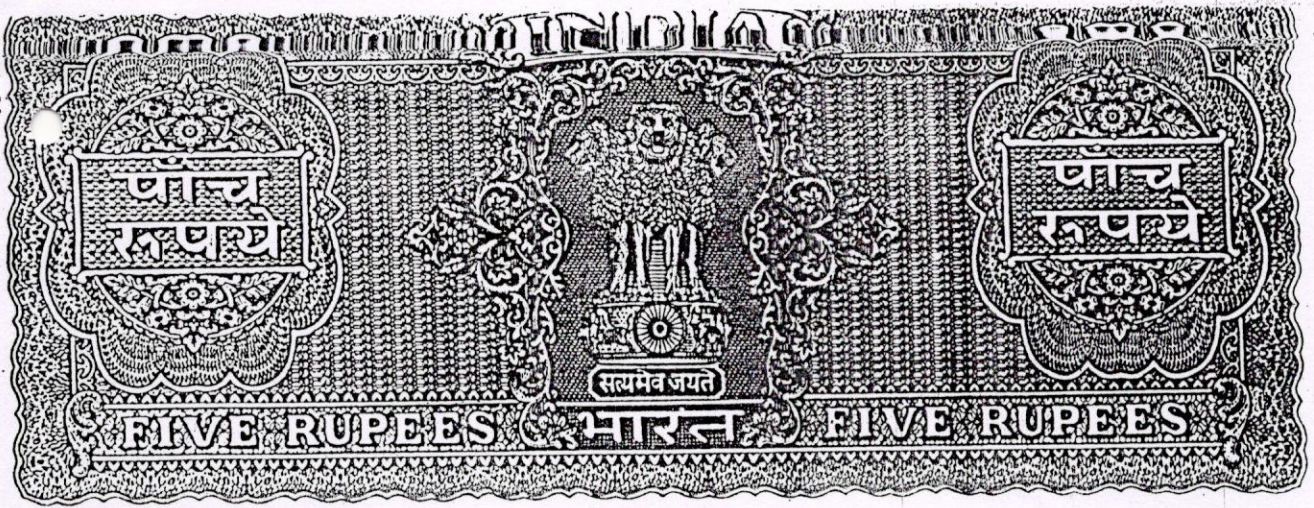
ser. Details of property.:- Bungalow no. 2 Capper Road

Lucknow, called " Amy Villa " free hold land with

all its buildings materials, fixtures, trees, boundaries

and all appurtenances, Khara No. 13 Mohalla Bagabganj

Jadid Area 1 by bigha. 9825 sq. ft. upon of which is



- 9 -

annexed hereto, together with ^{well} wall (which is common

property of Houses nos. 2 and 3 Capper Road) and all

Vijay Kumar Seth
For Amit Sethappurtenances,
Vijay Kumar Seth
PoA

and and a portion of which is occupied on rent by
For Self & PoA of Anantappa
Veena Bappa
For Self & PoA of Anantappa
Ajay Kumar Seth

Mr. G. D. Roy of irrigation Secretariat and the rest

is in the occupation of the executant herself. Boun-

daries;- 'North- east compound' wall of the Bungalow sold

after that Capper Road. South;- West;- Compound wall

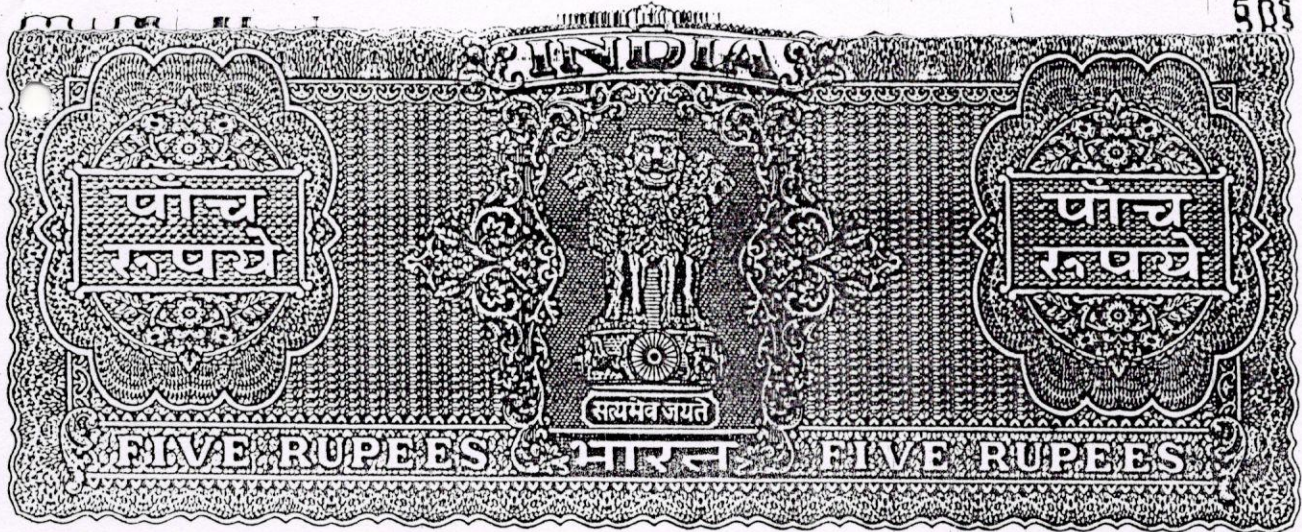
of the Bungalow sold, after that ^{Wescourt} Ivescourt, Forayth

Road belonging to Model Ella Flosence Routlaff now

known as Ella ines Rautlaff daughter of Capt. William

John Rautlaff occupied by Washna and son anetioner

or - w



- 10 -

etc. [✓] and south east;- Bungalow of Thompsons occupied

by F. Courey N. G. Michael and W. ^{Mockerjea.} ^{Sik} ~~Ma~~charjee, all

serving in the Telegraphy demartment North west;- compound

wall of the Bungalow sold and after that, Bungalow no.3

For Self & POA of Vikram Seth
Ajesh Seth

Capper Rod of Mrs. M. E. Mannel, occupied, partly by Mrs.

Vijay Kumar Seth

For Amit Seth

Vijay Kumar Seth
POA

For Self & POA of

Ankur Bappai

Veera Dappai

Rajesh Kumar Seth

Detail of consideration ; -1. Rs. 500/- five hundred rece-

ived as earnest money by the Vendor through crossed

Cheque N. N. M. N. 070610 on the Central Bank of India

Amirabad Branch dated the 4th August 1933 drawn by the

purchaser. 2. Rs. 20,000/- twenty thousand through crossed

Cheque No. ^{079657 ✓} M. A. N. U. W-019657 dated the 22nd September

1933 drawn by the purchaser on the Central Bank Lucknow

Vijay Kumar Sethi
For *Amit Sethi* Aminabad Branch, and Rs. 1500/- one thousand five hundred
Vijay Kumar Sethi
POA

cash received by the Vendor, before the Sub Registrar

For Self & POA of Vikram Sethi
Apurva Sethi
today. In witness whereof the portion above named have

Rajesh Kumar Sethi
set and subscribed their respective hands, the day and

year first above written Note:- On page No. 2 line 18

" 22nd receipt ✓ on page ~~2~~ ^{No} 2 line 9 of " it " of 'now'

has been re-typed on page no. 2 line 21 after the

words sub Registrar "Lucknow" the receipt of all of

which the vendor hereby acknowledges) typed above the

line. On page no. 3 line 9 " heirs ", has been typed

above the line on page no. 3 line 15 " Default or has

been typed above the lines On page no. 5 line 21 " 1500/-

Rautliff Smith Vendor ~~Sd~~ Dwarka Nath Seth purchaser
22-9-1933

Vijay Kumar Seth
For Amit Seth
Vijay Kumar Seth
POA

For Self & POA
1933 . 1. Witness Sd. ~~J. B. Hashman~~ Dated the 22-9-33 ~~1. Witness Sd. ~~J. B. Hashman~~~~ ~~Sic~~ 23-9-33. 1.

Veeru Bapari
For Self & POA of Utkarsh Seth
Ajit Kumar Seth

Witness Sd./ Durga Krishna Seth Advocate. 2. Witness

J. G. Hashman Proprietor Hashman & sons 22-9-33 Witness

Hargovind Dayal Srivastava Advocate 22/9/1933 Sd./ R. E.

Loutliff Smith Sd./ R. E. Rautliff Smith Sd./ R. E. Rautliff

llaff Smith Sd./ R. E. Rautliff Smith Sd./ R. E. Rautliff

Smith Lucknow treasury date 21-9-33 No. 26 Value 300/-

three hundred only kind G. Stamp Name Mrs. Rasin Enelin

Rautliff Smith through Ram Udit by Dwarka Nath Seth

Sd./ Illegible 21-9-33 Lucknow Treasury dated 21-9-33

no. 27 value 25/- twenty five only ~~25~~ kind G. stamp

Name Mrs Sasee Enelene Rautliff Smith through

Ram Udit G. A. L. Dwarka Nath Seth Sd./ Illegible 21-9-33

Exhibited

नं २९ सितम्बर १९३३ का दस्तखत राजा ई चमरे १२५ नं १२५

Vijay Kumar Sethi
For Amit Sethi
Vijay Kumar Sethi
POA

समय २१५ ३६६ पुत्र लाला लाला रामा नाम से केवल वगैरह
दाई रुपया २॥॥ केचा के नामा पुत्र के लाला लाला देव २॥॥ ३४३९
33/7/1933 16/11/1933 1/15/1933 3/8/1933 3439

For Self & POA

Ankur Bappai

Veena Bappai

For Self & POA of Vikram Sethi

Ajith Sethi

Rajesh Kumar Sethi

Presented by Mrs. Masee Esoline Baultiff. smith widow of

William Baulph smith resident of Copper Road Lucknow at

the office of the Sub Registrar at Lucknow. This the

22nd day of September 1933 between the hours of 2 and

sic

3 P. M. Sd. / Phund Mosee Hostiff smith . The

execution admitted and receipt of the consideration

money of Rs. twenty two thousand only 22,000/- out

which Rs. 20,000/- thousand only paid through a cheque

no. A. M. no. 079657 Dated 22nd Sep. 1933 / the central
no. 0657 total

Bank of India Ltd. Lucknow in fifteen hundred only

1500/- in cash in presence acknowledged by the
Paid in cash in presence acknowledged by the

said Mrs. Rosie Losicline Rao-teleff smith who is

identified by Mr. J. E. Hasbom Jaurttr W. J. Hasbom

witness General Merchant Farayth Road Lucknow and Mr

Secretary Lal Bagh High School Lucknow Sd./ Bhandi Prasad

Sd./ Rautlaff Smith Sd./ J. E. Hashman 22- 9- 33 Sd./

Vijay Kumar Setti

For Amit Setti

Ella ~~mya~~ I Rautliff Sd./ Chandl Prasad 22-9- 33

Vijay Kumar Setti
POA

For Self & POA of Veeran Setti

Appl to Court

Registered as no. 2576 in Book no. I Vol. 923 on pages

Rajesh Kumar Setti

155 to 161 this the ^{23rd} ~~22nd~~ day of September 1933 Sd./

Har Saran Das S. R. 29- 9- 33

H.S. Das *[Signature]*
23/9

[Signature]
तद्विनिर्देश

[Signature]
सत्य प्रतिकृति

[Signature]

SR

6.7.95

For Self & POA of Ankur Baggai
Veeran Baggai