C.A.W.

In Madras Mail of 18-9-85 I see that some of W. de Mederi property (within Lake margin) is advertised for Sale -

Do you think you could ascertain - quietly - & without it being known that Govt. wish to acquire the property - What price is asked for it.

The inquiry must be made with great caution.

20.9.85

W

I have obtained the accompanying letter from Mr de Mederi through a third person who has been given no idea of the object in view -

The price of all three properties advertised has been obtained, & but the present inquiry apparently refers to the two last.

Public Works Department,
Nilgiri Division,
29 Sept 188 .

My dear Colonel

We now pay for the Med.l Subordinate (Mr Frost) attached to Army H.Q. Quarters Rs 35 per month & he is entitled to Rs 20 allowance but the Rs 35 only represents part of the rent he pays he doubled up with his Assn

Public Works Department,
Nilgiri Division,
30 Sept 1885.

My dear Colonel

I will be up at your office about 4 pm I had better bring Cw's Muddur with accounts bankups & figures,

Yours truly
A Smith

have to pay Rs 50 or so per month to for their N.C.O's who is entitled to free quarters. I hope I have given you all the information you require.

Yours truly
A Smith

Private.

PUBLIC WORKS DEPARTMENT MADRAS

OOTACAMUND,
30 · 9 · 1886.

My dear Wilson.

With adverteuce to the sanction accorded yesterday in Council to the purchase for ₹ 7,000 of the "Blackwood & West Cottage" property near the Lake, and to what you said as to the probability of your being in a position to find the funds, if necessary,

— may I safely conclude the purchase now?

I fully expect to have a surrender of that amount in this Circle, but the chance of acquiring the property at that price is so very advantageous for Govt., that I am anxious to strike the bargain while the owner is willing to sell.

Please do not let the proposal transpire in any way. If it were known that Govt. is in the field as purchasers, the price would certainly go up.

Yours sincerely

V. Monstuart

Dear Mr. Stewart

Just certainly
– close the bargain and
make the purchase ab
ove

Yrs
W. Wilson

30/9/85

Stonehouse Devon
1. 10. 85.

Dear Sir

Will you kindly
let me know at your
earliest convenience,
whether you would be
~~willing~~ willing to negociate
on behalf of the S.W. Dis
for the purchase of a
property at Dolcoomed
if so what rate
of Commission you would
charge (i.e. how much
per cent on the value
the property)

Yours
Cu

S. Ord Esqre.

Macanmead.
1st October 1885.

Dear Sir.

I am in receipt of your letter of today - and shall be very glad to act for the P. W. department in the matter referred to.

When concerned in sales of property we usually charge the ordinary Calcutta fees. for the actual work done - and no commission. The costs then vary according to the state of the title and circumstances of the sale.

If however it is preferred that a commission should be charged we should have no objection to such an arrangement. The scale would be.

On the 1st 50000.	5 %
on the next R 15000.	2 %
on the next. R 30.000.	1 %
and on balance	1/2 %

Yours

The commission would cover
if negotiations investigating
keeping and completing cost
but expenses at 1 bracket and
course be extra.

We am. dear
Yours faithfully
Sutherland Orr

C. Simpson for
Chief assistant. C.W. Dept.
Stonehouse.

P.W.D.

Stonehouse – Dev.
1st Oct. 85.

To S. Orr Esqre
Messrs Brelor & Morgan

Sir.

With reference to
verbal conversation with
this day with my Asst.
will you please report
on behalf of Govt
in the P.W. Dept, with
Mr G. de Meder, for
the purchase by the
properties "Blackwood
& West" Cottages,
described in the enclosed
advertisement –

In the Agr. with
Mr de Meder has named
Rs 7,000 as the price
of the properties, but
that figure will probably
be open to another

Your work will

be confined to obtaining from the defendant an agreement that he is willing to sell the properties at a stated price, - payment to be made on the title being proved, & the conveyance executed. The examination of the title deeds & the drawing up of the conveyance will be the duty of the Vendor's Solicitor -

As agent to the Vendor you will be allowed a commission of 2½ per cent on the purchase money.

Yours faithfully
(25) J. S. S.

P.S. until the agreement has been concluded, you will of course not let the defendant know that it is our desire to purchase the property.

(Initd) J. S. S.

Sacramento.
2nd October 1885.

Sir.

I beg to acknowledge receipt of your letter of 1st instant and enclosure, contents of which I note. I am communicating with W. Belleden to day.

Your faithfully
Sutherland Orr

The Honble Colonel J. A. M. Shaw Stewart
Secretary to Government
P. W. Department
Stonehouse

2 OCT

8 OCT

Reply to
S. Orr Esqre
Bolty 6-10-83

Dear Sir

Your letter of
this date.

Please close
with Mr Melvill
for Rs 6,500,
& proceed as
proposed.

Yours
J. S. S.
W

Ottawa 6th October 1885.

Dear Sir

With reference to my letter of 2nd instant. I beg to inform you that I saw W. Bellenden this morning and he has given me a firm offer for four days to sell Blackwood and West Cottages for Rs 6500/-. She declined to take less - as he said they had cost him much more than that sum.

The cottages together with Barns & Offices are mortgaged for Rs 12000. and the consent of the mortgagee must be obtained to the cottages being sold alone.

I shall be glad to know whether I can close with Mr. Bellenden for the Rs 6500/ will obtain a formal agreement of sale. and see about getting the mortgagee consent to the sale.

Your faithfully
Sutherland Dw

Capt Col. J. Shaw Stewart. R.E.
Secretary to Govt
P. W. Department
Stonehouse.

Macamund
29th October 1845

My dear Colonel.

With reference to my letter of 16th instant & my letter to you of 17th instant I hear from Barclay that he has received no instructions for Government yet - Did you get my letter above referred to.'

Yours sincerely
Sutherland Mr

Honble Colonel / H. M. Shaw Stewart
K.S.

Madras

Recompiled [illegible]

Noted in reply.

Returned today from inspection tour & letters respecting purchase of property received & will be completed tomorrow &

1.11.83

V

P.W.

No. 2587 W

PUBLIC WORKS DEPARTMENT.

PROCEEDINGS OF THE MADRAS GOVERNMENT.

UNDER date the Nov^r 3^d 1885

READ the following

H.E. the Governor in Council sanctions the purchase from Mr E.J. de Mercker, for Rs 6,500, of the properties at Ootacamund known as "Blackwood" and "West" Cottages.

2. The Govt. Solicitor is requested to take very early steps for proving the title & conveying the properties to Govt, on comple-

28/11/09

tion of which the
Ex. Engineer Kilgiri
division will disburse
the purchase money -

3. A ~~formal~~ valuation
estimate of the properties
should be submitted
by the Subdy Engr. for
formal sanction, in
accordance with para
1215 of the P. W. Code -
The estimate should
include the fees due
to Mr S. Orr, Solicitor,
who conducted the
preliminary negotia-
tions on behalf of
the Govt.

4. An allotment of
funds will be made
as soon as required.

2.11.85

5/11.

No 2582 W&S Nov 3 1885.

5/11/85

To Govt. Solicitor
with papers in orch
(to be kept pending returned
when done with)

S. S. IV Circle