

PP-1085  
21.8.08.

I 833  
22.8.08.



24.46 00/-  
V. Car no -  
454 dt-19.8.08-  
g.u. 250.00  
g.u. 52.00  
A 2690603.00  
2690610/-  
21.8.08.

पश्चिम बंगाल WEST BENGAL

Sale  
Rs. 24,46/-

Registered on B.D.

Registered that 1444 896629

Rs. 2690.610.00 has been realized

from Shohan Lal Manpuria

u/s. 41 & 42 (I) of T.S. Act and

the provisions of Duty Stamped

Deed No. 196/148/40

dt-19.6.08.

Conveyance

1. Date: 19/08/2008
2. Nature of Document: Deed of Conveyance
3. Parties: Collectively the following:

21.8.08

21-8-08

A-2690603  
2690610  
250  
52000  
302

3.1 Vendor: Sohanlal Manpuria, son of Late Bajranglal Manpuria, permanently residing at 313/2, Bangur Avenue, Block "A", Police Station Lake Town, District North 24-Parganas, Kolkata-700055 and currently residing at 88, Ramkrishnapalli, Mukundapur, P.S. Purba Jadavpur, District 24 Paraganas (South) Kolkata-700099 of the One Part.

21

21

L.S.V.  
High Court  
Value  
11 MAY 2007  
Address  
Sold to

17271

Sold to  
Address  
11 MAY 2007  
Value

S. JALAN & CO  
10, DUFF

August - 2007  
Sohanlal Handuria  
12th



19/8/08  
Sohanlal Handuria

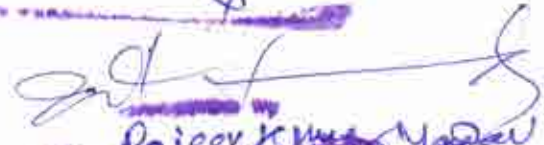
Sohanlal Handuria  
Flat Bajranglal Handuria



RET  
874

at 313/e ~~Bangur~~ Bangur  
Avenue P.S. Lake Town  
KOL-55  
Hunder

Sohanlal Handuria  
(SOHANLAL HANDURIA)

  
Rajeev Kumar Yadav  
Advocate  
High Court  
Kolkata

Identified by:-

Rajeev Kumar Yadav  
Advocate  
High Court, Kolkata.





- 3.2 **Purchaser: The West Bengal Housing Board**, constituted under Section 3 of the West Bengal Housing Board Act, 1972 and having its office at 105, S. N. Banerjee Road, Kolkata-700 014 of the **Other Part**.
- 3.3 The terms "Vendor" and "Purchaser" shall include their respective successors-in-interest.
4. **Subject matter:** Sale of Vendor's undivided 1/2 share in 20.184 Acres of Land ("the Land") in Mouza Barakhola, J. L. No. 21, within Police Station Purba Jadavpur (formerly Tollygunge) Sub-Registry Office Sealdah, in the District of South 24 Paraganas, and comprised in R.S. Plot No. and Khatian Nos. as follows:

Khatian	R.S. Plot No.	Quantity to be Sold (Acre)
156 164	135 (P)	5.759
156 164	136 (P)	5.233
165 157	137 (F)	0.16
148	126/165 (P)	5.164
156 164	124/167 (P)	1.421
156 164	127/169 (P)	1.145
147	128/170 (F)	0.40
148	129/171 (P)	0.902
		<b>20.184</b>

The undivided ½ share of the Vendor is hereinafter referred to as "the **Proportionate Share**", and the Land is more fully described in **Schedule** hereto and delineated in the Plan annexed hereto and therein bordered **Red**.

5. **Background:**

- 5.1 By a registered Agreement for Sale ("the **Agreement**") dated the 27<sup>th</sup> day of July, 2007 <sup>vide deed no. 753 of 2007</sup> the Vendor agreed to sell and the Purchaser agreed to purchase the Proportionate Share for the consideration and on the terms and conditions contained therein.

On behalf of v.v.s.  
Bengal Housing Board

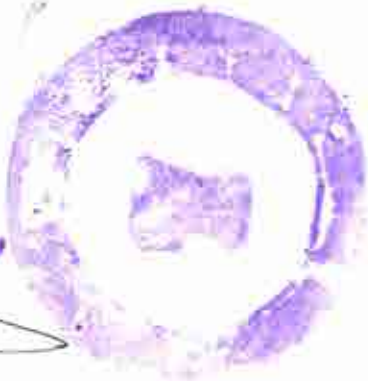
*Shanti*  
KGO, Land Acquisition  
Cell and Authorised Officer,  
West Bengal Housing Board

*Q*

*Q*

*Gokul Lal Ma...*

Swapan Kumar Chakrabarty  
K-60-1 Land Acquisition cell  
and authorised officer West  
Bengal Housing Board



On behalf of West  
Bengal Housing Board

Swapan Kumar Chakrabarty  
K-60-1, Land Acquisition  
Cell and Authorised Officer  
West Bengal Housing Board  
22/8/08

13  
13 AUG 2008

Sebadas Hazra  
Spdt Ranjit Hazra

Identified by me  
Sebadas Hazra  
Spdt Ranjit Hazra  
Service  
17A, Ase Bose Road  
Kat - 17.

5.2 Pursuant to the above Agreement, this Conveyance is being executed by the Vendor to give effect to the sale of the Proportionate Share by the Vendor to the Purchaser free from all encumbrances.

5.3 Appropriate stamp duty has been paid on the registered Agreement for Sale referred to in clause 5.1 above, and, therefore, this Conveyance is being executed on Rs. 10/- stamp paper, claiming adjustment of the stamp duty already paid.

## 6. Transfer:

6.1 **Sale:** At and for the consideration mentioned in clause 6.2, the Vendor hereby sells and transfers the Proportionate Share to the Purchaser, absolutely and free from all encumbrances which the Purchaser shall have and hold forever hereafter. It is a sale within the meaning of Section 54 of the Transfer of Property Act, 1882.

## 6.2 Consideration:

- i) The sale of the Proportionate Share is being made by the Vendor to the Purchaser for the consideration of Rs. 24,46,00,000/- (Rupees twenty-four crore forty-six lakh) only which has been paid by the Purchaser, simultaneously with the execution of Agreement in the manner mentioned below:-
  - a) Rs.16,76,75,000/= by Manager's Cheques, drawn on YES Bank Ltd., Camac Street Branch, in favour of the Vendor.
  - b) Rs. 7,46,00,000/= by Manager's Cheques, drawn on YES Bank Ltd., Camac Street Branch, in favour of Banani Properties Private Limited.
  - c) Rs.23,25,000/= by a Manager's Cheque, drawn on YES Bank Ltd., Camac Street Branch, in favour of Mihir Ranjan Sarker.
- ii) The Vendor hereby and by the Memo of Consideration herein below expressly admits and acknowledges receipt of the total consideration of Rs.



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24,46,00,000/- (Rupees twenty-four crore forty-six lakh) only and releases the Purchaser and the Proportionate Share of and from the same.

- 6.3 Possession:** Possession of the Proportionate Share has been handed over to the Purchaser.
- 6.4 Covenant of the Vendor:** The Vendor in future shall, at the request and cost of the Purchaser, execute such and all other deeds and/or documents that may be required for perfecting or bettering the title of the Purchaser to the Proportionate Share or more effectually transferring the Proportionate Share to the Purchaser.
- 6.5 Indemnity:** The Vendor hereby indemnifies and agrees to keep the Purchaser saved, harmless and indemnified against all actions, proceedings, claims, demands, costs or expenses that the Purchaser may suffer or incur hereafter by virtue of any claim of any nature whatsoever in respect of any liabilities arising in connection with the Proportionate Share or any part thereof, statutory or contractual, and the Vendor hereby further undertakes and covenants to forthwith pay, reimburse and/or make good such losses, expenses or costs incurred by the Purchaser.

**Schedule  
(The Land)**

20.184 Acres of Land in Mouza Barakhola, J. L. No. 21, within Police Station Purba Jadavpur (formerly Tollygunge) Sub-Registry Office Sealdah, in the District of South 24 Paraganas, and comprised in R.S. Plot Nos. and Khatian Nos. as follows :-

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165 157	137 (F)	0.16
148	126/165 (P)	5.164
156 164	124/167 (P)	1.421
156 164	127/169 (P)	1.145









*A*  
10 AUG 2008



147	128/170 (F)	0.40
148	129/171 (P)	0.902
		<b>20.184</b>

delineated in the Plan annexed hereto and therein bordered **Red**.

**IN WITNESS WHEREOF** the Parties hereto have executed these presents at Kolkata on the day, month, and year first above written.

**EXECUTED AND DELIVERED** by

*Sohan Lal Manna*

the **Vendor** in the presence of :

1. *Sebadas Hazra*  
6/7A, A.S.C Bose Road  
Kal-17.
2. *Purtha Chakravarty*  
86-C, Tapani Road (S)  
Kal - 700046

**EXECUTED AND DELIVERED** by

the **Purchaser** in the presence of :

1. *Sebadas Hazra*
2. *Purtha Chakravarty*

On behalf of West  
Bengal Housing Board  
*Swapan Kumar Chakrabarty*  
KGO-1, Land Acquisition  
Cell and Authorised Office  
West Bengal Housing Board



## Receipt and Memo of Consideration

The Vendor confirms having received from the Purchaser the sum of Rs. 24,46,00,000/- (Rupees twenty-four crore forty-six lakh) only towards full and final payment for Sale of the Proportionate Share in the manner following:

Date	Mode	Number	Bank	Branch	Amount (Rs.)
26.7.2007	Manager's Cheque	001281	YES Bank Ltd.	Camac Street	1,99,00,000/=
26.7.2007	Manager's Cheque	001282	YES Bank Ltd.	Camac Street	1,99,00,000/=
26.7.2007	Manager's Cheque	001283	YES Bank Ltd.	Camac Street	1,99,00,000/=
26.7.2007	Manager's Cheque	001284	YES Bank Ltd.	Camac Street	1,99,00,000/=
26.7.2007	Manager's Cheque	001285	YES Bank Ltd.	Camac Street	1,99,00,000/=
26.7.2007	Manager's Cheque	001286	YES Bank Ltd.	Camac Street	1,99,00,000/=
26.7.2007	Manager's Cheque	001287	YES Bank Ltd.	Camac Street	1,99,00,000/=
26.7.2007	Manager's Cheque	001288	YES Bank Ltd.	Camac Street	1,99,00,000/=
26.7.2007	Manager's Cheque	001289	YES Bank Ltd.	Camac Street	84,75,000/=
26.7.2007	Manager's Cheque	001290	YES Bank Ltd.	Camac Street	1,86,50,000/=
26.7.2007	Manager's Cheque	001291	YES Bank Ltd.	Camac Street	1,86,50,000/=
26.7.2007	Manager's Cheque	001292	YES Bank Ltd.	Camac Street	1,86,50,000/=
26.7.2007	Manager's Cheque	001293	YES Bank Ltd.	Camac Street	1,86,50,000/=
26.7.2007	Manager's Cheque	001294	YES Bank Ltd.	Camac Street	23,25,000/=

Sohan Lal Maurya  
-----  
(VENDOR)

Witnesses:

1. Sebadar Hazra

2. Parthabachary





SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CLAIMANT  
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908  
L.H. BOX - SMALL TO THUMB PRINTS  
N.B.:-  
R.H. BOX - THUMB TO SMALL PRINTS

	L.H.					
	R.H.					

ATTESTED:- *Sohan Lal Manna*

 <i>On behalf of West Bengal Housing Board</i> <i>Sampat Kumar</i> <b>KGP-I, Land Acquisition Cell and Authorised Officer West Bengal Housing Board</b>	L.H.					
	R.H.					

ATTESTED:-

PHOTO	L.H.					
	R.H.					

ATTESTED:-



13 AUG 2008  
1 84 Pe  
agistray,  
1770



230  
43  
833  
237  
28

26/8/08  
Apostrophe...  
de...  
de...  
de...

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Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2007

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BETWEEN

Sohanlal Manpuria  
... Vendor

AND

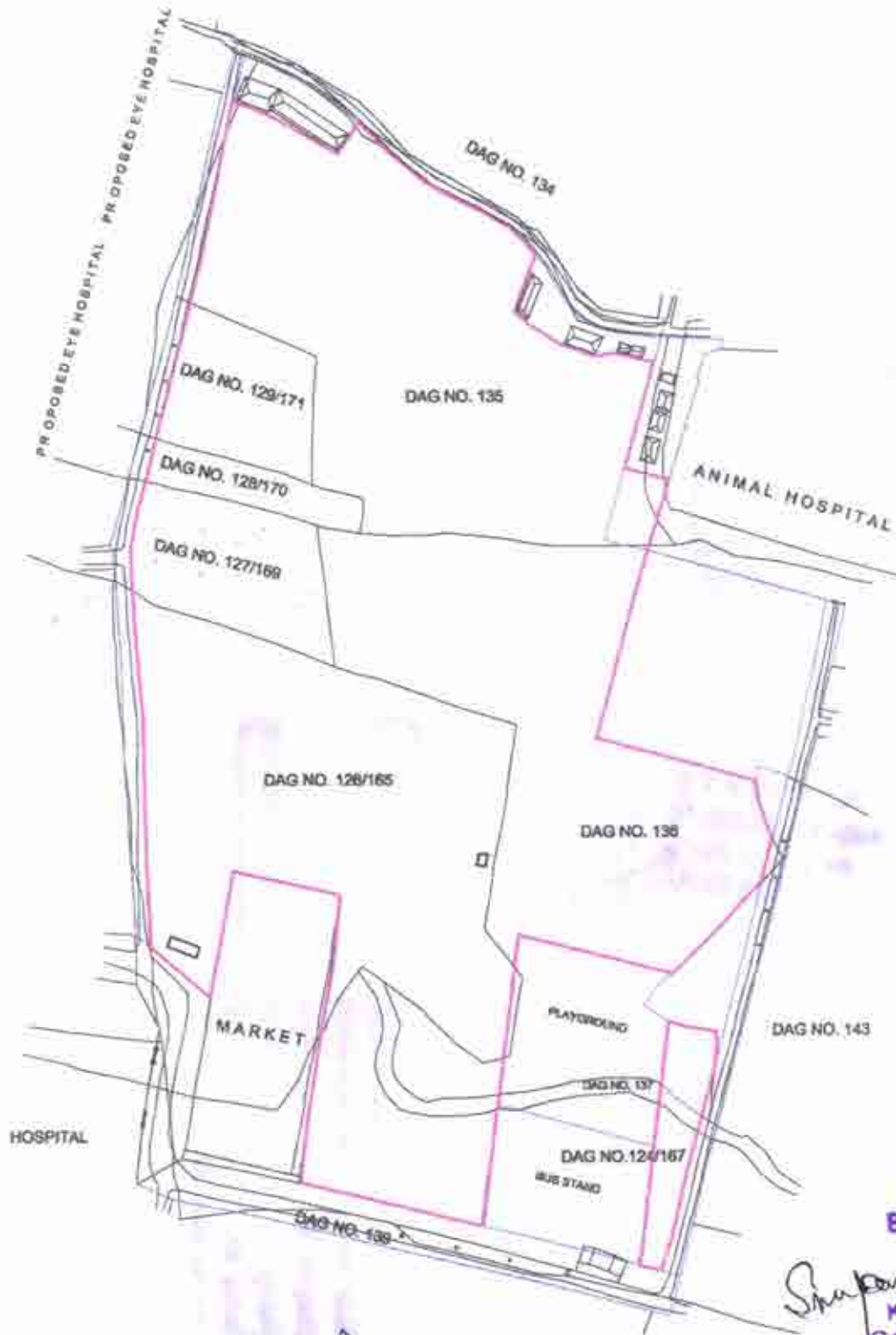
The West Bengal Housing Board  
... Purchaser

CONVEYANCE

S, JALAN & COMPANY  
Solicitors & Advocates,  
6/7A, A.J.C. Bose Road,  
Kolkata - 700 017.

**SITE PLAN SHOWING THE UNDIVIDED HALF SHARE IN THE AREA OF LAND AT DAG NO. 135(P), 136(P), 137(F), 126/165(P), 127/169(P) 128/170(P), 129/171(P) & 124/167(P) IN MOUZA - BARAKHOLA, J.L. NO. - 21, P.S.- PURVAJADAVPUR, DIST.- 24 PARGANAS (SOUTH)**

VENDOR : SOHANLAL MANPURIA  
PURCHASER : WEST BENGAL HOUSING BOARD



**DAG AREA STATEMENT**

DAG NO. 135 (P)	5.759 ACRE
DAG NO. 136 (P)	5.233 ACRE
DAG NO. 126/165 (P)	5.164 ACRE
DAG NO. 127/169 (P)	1.145 ACRE
DAG NO. 128/170 (P)	0.400 ACRE
DAG NO. 129/171 (P)	0.902 ACRE
DAG NO. 124/167 (P)	1.421 ACRE
DAG NO. 137 (F)	0.180 ACRE
<b>TOTAL</b>	<b>20.18 ACRE</b>

**LEGEND**

On behalf of West Bengal Housing Board  
KGO-I, Land Acquisition Cell and Authorised Officer  
West Bengal Housing Board

*Sohan Lal Manpuria*

SIGNATURE OF VENDOR

*Shrikan Kumar Chatterjee*

SIGNATURE OF PURCHASER





Attest  
19 AUG 2018



149  
230  
843  
237

28/8/18  
Handwritten signature and text.