

PP-1085  
21.8.08

I 833  
22.8.08



244600/-  
V. Car no-  
454 dt-19.8.08  
JV 250.00  
JV 52000/-

पश्चिम बंगाल WEST BENGAL

Enrolled on B.D. 1444 896629

Sale  
Rs 24,46,000/-  
A 2690603.00  
E 7.00  
2690610/-  
21.8.08

certified that the stamp duty of Rs. 2690.610.00 has been realized from Ad. Sohan Lal Manpuria s/o. Late Bajrang Lal Manpuria under the provisions of the Act and the instrument is duly stamped. Stamp No. 196/148440 dt-19.8.08.

**Conveyance**

A-2690603  
E-2690610  
JV-25000  
JV-52000  
302

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

*(Signature)*  
21.8.08

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.

*(Signature)*

*(Signature)*



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

17271

B. JALAN & CO  
10, OHF  
Kc

August 2007  
Sohanlal Handuria  
19/8/08

*[Handwritten signature]*



VCT  
874

Sohanlal Handuria  
Smt Bajranglal Handuria

at 31 1/2 ~~Bangur~~ Bangur  
Avenue P.S. Lake Joram  
KOL-55

Sohanlal Handuria  
(SOHANLAL HANDURIA)

*[Handwritten signature]*  
Rajeev Kumar Yadav  
Advocate  
High Court  
Kolkata

Identified by:-

Rajeev Kumar Yadav  
Advocate  
High Court, Kolkata.

*[Handwritten signature]*  
11 MAY 2007

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 1/2 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. 453 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 West Bengal Housing Board

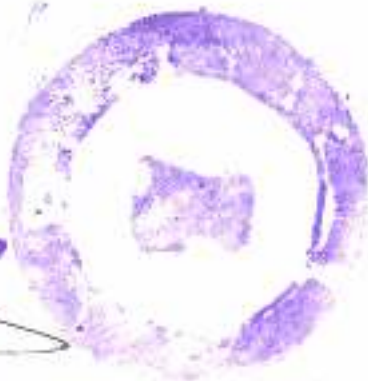
*[Signature]*  
KGO-1, Land Acquisition Cell and Authorised Officer, West Bengal Housing Board

*[Signature]*

*[Signature]*

Gokul Lal Mahapatra

Swapna Kumar Chakrabarty  
KGO-I Land Acquisition cell  
and authorised officer West  
Bengal Housing Board



On behalf of West  
Bengal Housing Board

Swapna Kumar Chakrabarty  
KGO-I, Land Acquisition  
Cell and Authorised Officer  
West Bengal Housing Board  
22/07/08

19  
17/08/08  
19/08/08  
19/08/08  
19/08/08

Sebadas Hazra  
Plot Ranjit Hazra

Identified by me  
Sebadas Hazra  
S/O Late Ranjit Hazra  
Service  
1/2A, Ase Bose Road  
KOL - 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

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*[Handwritten signature]*



*[Signature]*  
13 AUG 2008



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

delimited 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 Narayan

the Vendor in the presence of:

1. Sebadas Hazra  
6/7A, AJS Bose Road  
Kolkata-17.
2. Poothachandran  
86-C, Tapan Road (S)  
Kolkata-700046

EXECUTED AND DELIVERED by

the Purchaser in the presence of:

1. Sebadas Hazra
2. Poothachandran

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



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1947  
1947

## 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/=

*Corhan Lal Hans*

(VENDOR)

Witnesses:

1. *Sebadar Hans*

2. *Birthal Chakravarty*





10/10/10  
10/10/10  
10/10/10

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 Meena*



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

L.H.					
R.H.					

ATTESTED :-



L.H.					
R.H.					

ATTESTED :-



19 AUG 2006  
Registry, ...  
19 AUG 2006



Handwritten numbers: 230, 43, 833, 297, 28

28/8/06  
Handwritten notes and signature



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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)	0.160 ACRE
<b>TOTAL</b>	<b>20.18 ACRE</b>

**LEGEND**

On behalf of West Bengal Housing Board

*Shri K. Kumar Chatterjee*  
KGO-I, Land Acquisition Cell and Authorised Officer, West Bengal Housing Board

*Sohan Lal Manpuria*

SIGNATURE OF VENDOR

SIGNATURE OF PURCHASER



Attest  
Notary Public  
for the State of  
19 AUG 2008



143  
230  
853  
237



28/8/08  
Notary Public  
for the State of