

P/P-1088  
21-8-08

T 834  
22-8-08

V. Case  
no-453  
dl-19-8-08  
JW 250.00  
JW 500.00



12 23 00 000

पश्चिम बंगाल WEST BENGAL

Fees realized on B.D. No. 14AA 997584

A 1345303.00  
Σ 7.00  
1345310.00

12 23 00 000

A-1345303  
Σ 7  
1345310.00  
911-2500  
21-8-08

Rs. 1345310.00 has been realized

Narendra Manpuria

Conveyance

148441

dl-19-8-08

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

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

21.8.08



21966

6/10  
1978  
23 MAY 2007  
Narendra Manpuria

S. JALAN & CO.  
Advocate  
10, Old Post Office St.  
Kolkata-1



Narendra Manpuria

- 1) Narendra Manpuria  
S/o Sohanlal Manpuria
- 2) Sohanlal Manpuria  
S/o Pt. Bijranglal Manpuria

vc T

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Narendra Manpuria

vc T

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Sohan Lal Manpuria

Identified by:-

Rajeev Kr. Yadav  
Advocate  
High Court, Kolkata.

Rajeev Kr. Yadav

Advocate

High Court

Kolkata

19 AUG 2008

- 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-700014 of the **Second Part**.
- 3.3 **Confirming Party:** Sohanlal Manpuria, son of Late Bajranglal Manpuria, permanently residing at 313/2, Bangur Avenue, Block "A", Police Station Lake Town, District North 24 Paraganas, Kolkata-700055 and currently residing at 88, Ramkrishnapalli, Mukundapur, P.S. Purba Jadavpur, District 24 Paraganas (South) Kolkata-700099 of the **Third Part**.
- 3.4 The terms "Vendor" "Purchaser" and "Confirming Party" shall include their respective successors-in-interest.
4. **Subject matter:** Sale of Vendor's undivided 1/4th 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 Parganas, and comprised in R.S. Plot Nos. 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 1/4<sup>th</sup> 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**.

*[Handwritten signature]*

Sripan Kumar Chakrabarty  
KGO-1 Land Acquisition

Cell and authorised  
Officer West Bengal  
Housing Board  
105 SA Banjara  
K-14  
Habra

*[Handwritten signature]*



4.1. [Illegible text]

On behalf of West  
Bengal Housing Board

*[Handwritten signature]*  
Sripan Kumar Chakrabarty  
22/8/08  
KGO-1, Land Acquisition  
Cell and Authorised Officer  
West Bengal Housing Board



Sebadas Hazra  
Special Range Officer  
6/7A A.J.C. Road  
K-17  
Habra

*[Handwritten signature]*

Identified by me  
Sebadas Hazra  
Special Range Officer  
6/7A A.J.C. Road  
K-17.



On behalf of West  
Bengal Housing Board  
KGO-1 Land Acquisition  
Cell and Authorised Officer  
West Bengal Housing Board

5. **Background:**

- 5.1 By a registered Agreement for Sale ("the Agreement") dated the 27<sup>th</sup> day of July, 2007 the <sup>vide deed No. 751 of 07</sup> Vendor agreed to sell and the Purchaser agreed to purchase the Proportionate Share for the consideration and on the terms and conditions contained therein.
- 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. The Confirming Party has joined this Conveyance as a Confirming Party and confirms such sale. 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 for the consideration of Rs. 11,93,00,000/- (Rupees eleven crore ninety-three lakh) only, the entirety of which has been paid by the Purchaser to the Vendor simultaneously with the execution of the Agreement. The Vendor hereby and by the Memo of Consideration herein below admits and acknowledges the receipt of the total consideration of Rs. 11,93,00,000/- (Rupees eleven crore ninety-three lakh) only and releases the Purchaser and the Proportionate Share of and from the same.

S. K. Mondal  
Banspuria



A. Wilson | 1974  
Feb | 1974 |  
1 | 1974 |

- ii) In consideration of the payment of a total sum of Rs. 30,00,000/- (Rupees thirty lakh) only, the Confirming Party hereby confirms the sale of the Proportionate Share to the Purchaser and expressly agrees that he has no claims or demands in respect of the Proportionate Share on any account whatsoever.
- iii) Simultaneously with the execution of the Agreement, the Purchaser has paid to the Confirming Party the entire consideration of Rs. 30,00,000/- (Rupees thirty lakh) only for confirming the sale of the Proportionate Share to the Purchaser, the receipt of which the Confirming Party hereby and by the Memo of Consideration herein below admits and acknowledges.

- 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 Parganas, and comprised in R.S. Plot Nos. and Khatian Nos. as follows :-



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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>

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  
the Vendor in the presence of:

1. Sebadas Hazra  
6/7A, A.T.C. Base Road  
KOL-17.
2. Parthasarathi Chakravarty  
86 C, Tiffin Road (S)  
KOL-700046

*Nauendra Manpuia*

EXECUTED AND DELIVERED by  
the Purchaser in the presence of:

1. Sebadas Hazra
2. Parthasarathi Chakravarty

On behalf of West  
Bengal Housing Board  
*Suman Kumar Chakravarty*  
KGO-I, Land Acquisition  
Cell and Authorised Office  
West Bengal Housing Board  
*Saha (KOL)*

EXECUTED AND DELIVERED by  
the Confirming Party in the presence of:

1. Sebadas Hazra
2. Parthasarathi Chakravarty



13 AUG 2008  
13 AUG 2008  
13 AUG 2008  
13 AUG 2008

## Receipt and Memo of Consideration

The Vendor confirms having received from the Purchaser the sum of Rs. 11,93,00,000/- ✓  
(Rupees eleven crore ninety-three 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	001271	YES Bank Ltd.	Camac Street	1,98,00,000/-
26.7.2007	Manager's Cheque	001272	YES Bank Ltd.	Camac Street	1,99,00,000/-
26.7.2007	Manager's Cheque	001273	YES Bank Ltd.	Camac Street	1,99,00,000/-
26.7.2007	Manager's Cheque	001274	YES Bank Ltd.	Camac Street	1,99,00,000/-
26.7.2007	Manager's Cheque	001275	YES Bank Ltd.	Camac Street	1,99,00,000/-
26.7.2007	Manager's Cheque	001276	YES Bank Ltd.	Camac Street	1,99,00,000/-

Navendra Narayana

(VENDOR)

**Witnesses:**

1. Sebadan Hazra  
6/7A, NSE Bose Road  
Kolkata-17.
2. Swathi Chakravarti





19 AUG 2008

## Receipt and Memo of Consideration

The Confirming Party confirms having received from the Purchaser the sum of Rs. 30,00,000/- (Rupees thirty lakh) only in the manner following:

Date	Mode	Number	Bank	Branch	Amount (Rs.)
26.7.2007	Manager's cheque	001261	YES Bank Ltd.	Camac Street	30,00,000/-

*Sohan Lal Hazra*

-----  
(CONFIRMING PARTY)  
(~~VENDOR~~)

Witnesses:

1. *Sebadas Hazra*
2. *Parthabhabhawantra*



19 AUG 2008  
REGISTRATION  
19 AUG 2008



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



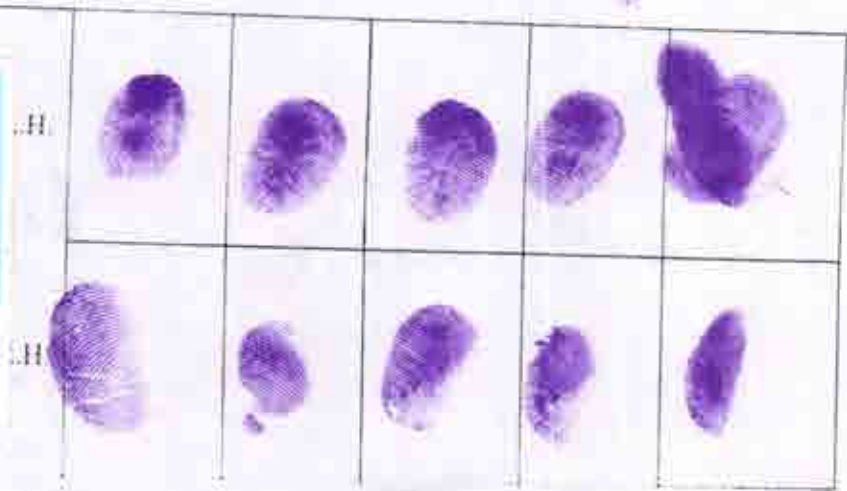
ATTESTED :- *Narendra Manpuia*



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



ATTESTED :-



ATTESTED :- *Sohan Lal Manoj*



19 AUG 2008  
REGISTRAR,  
84 P...



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28/8/08  
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Dated this 19<sup>th</sup> day of Aug, 2007

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BETWEEN

Narendra Manpuria  
... Vendor

AND

The West Bengal Housing Board  
... Purchaser

AND

Sohanlal Manpuria  
...Confirming Party

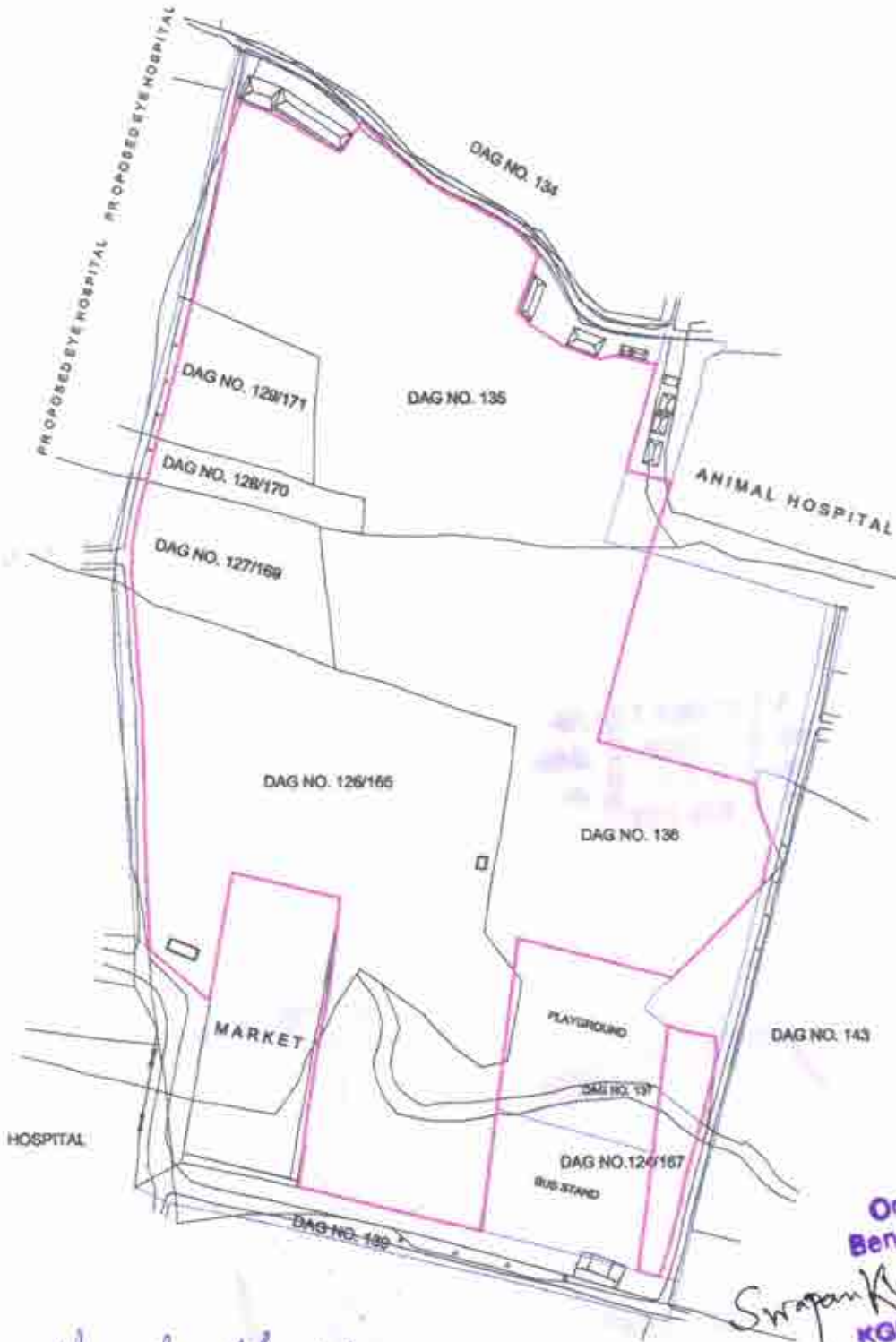
CONVEYANCE

S. JALAN & COMPANY  
Solicitors & Advocates,  
67A, A.J.C. Bose Road,  
Kolkata-700 017.



**SITE PLAN SHOWING THE UNDIVIDED ONE-FOURTH 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 : NARENDRA 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  
KGO-I, Land Acquisition Cell and Authorised Officer  
West Bengal Housing Board

*Narendra Manpuria*  
SIGNATURE OF VENDOR

2

*Swapan Kumar Chakrabarty*  
SIGNATURE OF PURCHASER



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