

P/P-1081  
21-8-08

T 834  
22-8-08

# भारतीय गैर न्यायिक



V. Can  
no-453  
dt-19-8-08  
JW 250.00  
JW 500.00

12 23 00 000

पश्चिम बंगाल WEST BENGAL

Fees realized on R.D. No. 1444 997584

A 1345303.00  
Σ 7000  
1345310.00

12 23 00 000

A-1345303  
Σ 1345310.00  
91-2500  
300

Rs. 1345310.00 has been realized

Narendra Manpuria

Section 42 (1) of I.S. Act, and

the Stamp Duty collected

is Rs. 196

at 19.8.08

Conveyance

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

A. D. D. P.  
21.8.08

*[Handwritten signature]*

*[Handwritten mark]*

*[Handwritten signature]*

21966

Sold to  
23 MAY 2007  
Narendra Manpuia

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



Narendra Manpuia

- 1) Narendra Manpuia  
S/o Sohanlal Manpuia
- 2) Sohanlal Manpuia  
S/o Pt. Bijmangal Manpuia

VE T

875

Narendra Manpuia

VE T

874

Sohan Lal Manpuia

Identified by:

Rajeev Kr. Yadav  
Advocate  
High Court, Kolkata.

Rajeev Kr. Yadav

Advocate

High Court

Kolkata

19 MAY 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]*

Srikanth Kumar Chakrabarty  
KGO-1 Land Acquisition  
Cell and authorized  
Officers West Bengal  
Housing Board  
105-SAN Banjara  
KOL-14  
Habra  
*[Handwritten signature]*



*[Faint purple text]*

*[Handwritten signature]*  
Sebadas Hazra  
Srikanth Kumar Chakrabarty  
67A A.J.C. Road  
KOL-17  
Habra  
*[Handwritten signature]*

On behalf of West  
Bengal Housing Board  
Srikanth Kumar Chakrabarty  
KGO-1, Land Acquisition  
Cell and Authorized Officer  
West Bengal Housing Board  
22/8/08

22 AUG 2008  
22 AUG 2008

Identified by me  
Sebadas Hazra  
Srikanth Kumar Chakrabarty  
67A A.J.C. Road  
KOL-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 Vendor agreed to sell and the Purchaser agreed to purchase the Proportionate Share for the consideration and on the terms and conditions contained therein. *vide deed no. 751 of 07*
- 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.

Shankar Mondal  
Purchaser



A. [unclear] [unclear] [unclear]  
[unclear] [unclear] [unclear] [unclear]  
[unclear] [unclear] [unclear] [unclear]  
[unclear] [unclear] [unclear] [unclear]

- 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 :-





19 AUG 2008  
19 AUG 2008  
19 AUG 2008

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
		20.184

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:

- Sebadas Hazra  
6/7A, ATC Bose Road  
Kolkata - 17.
- Partha Chakravarty  
86 C, Tiffin Road (S)  
Kolkata - 700046

*Narendra Manjaria*

EXECUTED AND DELIVERED by  
the Purchaser in the presence of:

- Sebadas Hazra
- Partha Chakravarty

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

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

- Sebadas Hazra
- Partha Chakravarty



13 AUG 2008  
REGISTRAR,  
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	1,78,00,000/-
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/-

Naveendra Manjaria

(VENDOR)

**Witnesses:**

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



*[Signature]*  
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.	Lamac Street	30,00,000/-

*Sohan Lal Sharma*

(CONFIRMING PARTY)  
(SIGNED)

**Witnesses:**

1. *Sebadao Hazra*
2. *Rathel Chakravarty*



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 Pres.  
Bengal Housing Board  
*Sirajuddin Khan*  
KGO-1, Land Acquisition  
Cell and Authorised Officer,  
West Bengal Housing Board



ATTESTED :-



ATTESTED :- *Sahar Lal Manpuia*



19 AUG 2006  
84 P



I-3  
43  
298  
834  
08  
247

28/8/08  
Order on  
Spenda

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

**BETWEEN**

Narendra Manpuria  
... Vendor

**AND**

The West Bengal Housing Board  
... Purchaser

**AND**

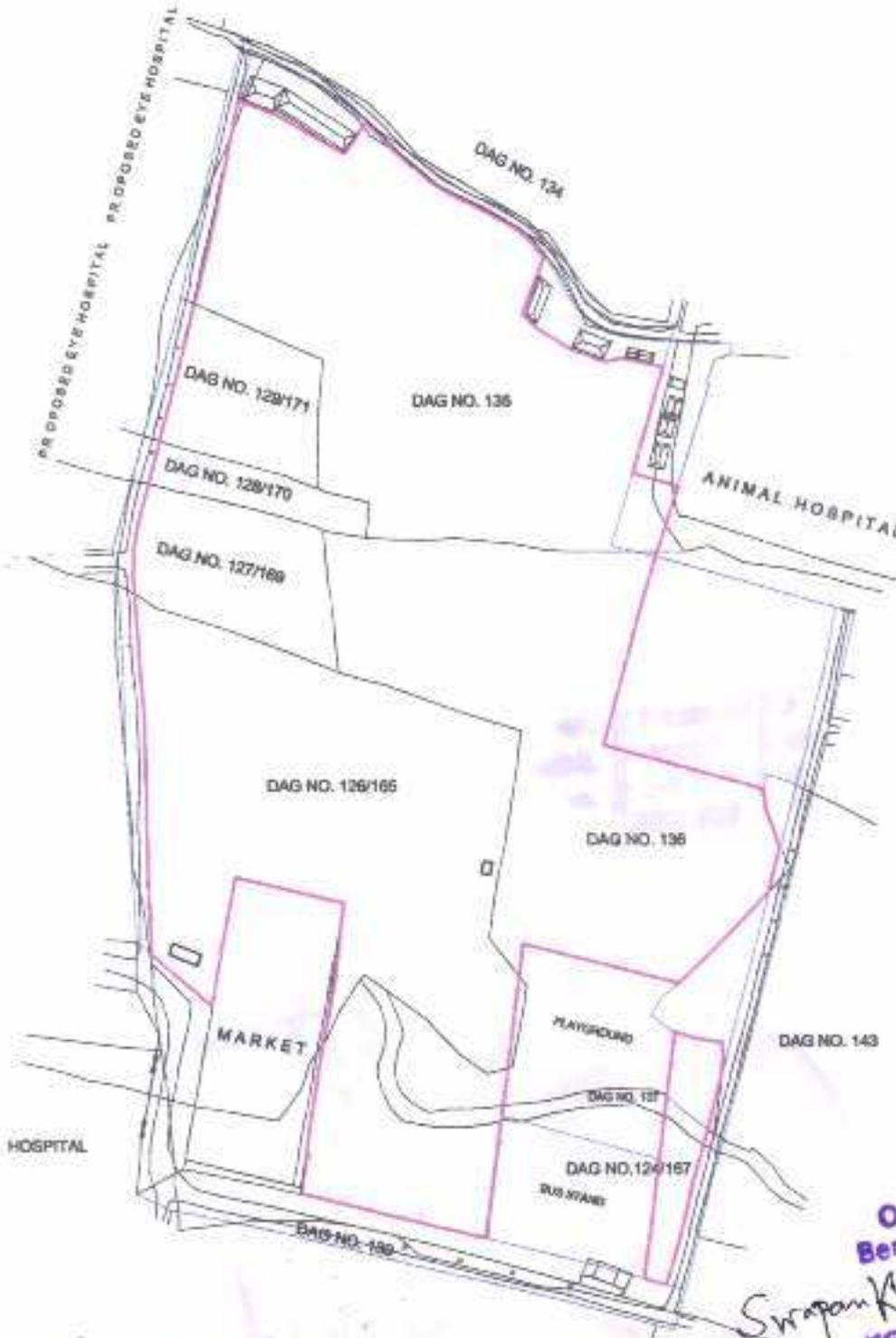
Sohanlal Manpuria  
... Confirming Party

**CONVEYANCE**

**S. JALAN & COMPANY**  
Solicitors & Advocates,  
6/7A, 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)	5.758 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 Authorized Officer  
West Bengal Housing Board

*Narendra Manpuria*  
SIGNATURE OF VENDOR

9

*Sripan Kumar Chakrabarty*  
SIGNATURE OF PURCHASER



13 AUG 2008



1  
43  
238  
834  
247

28/8/08  
for Receptor, Sweden  
On hand