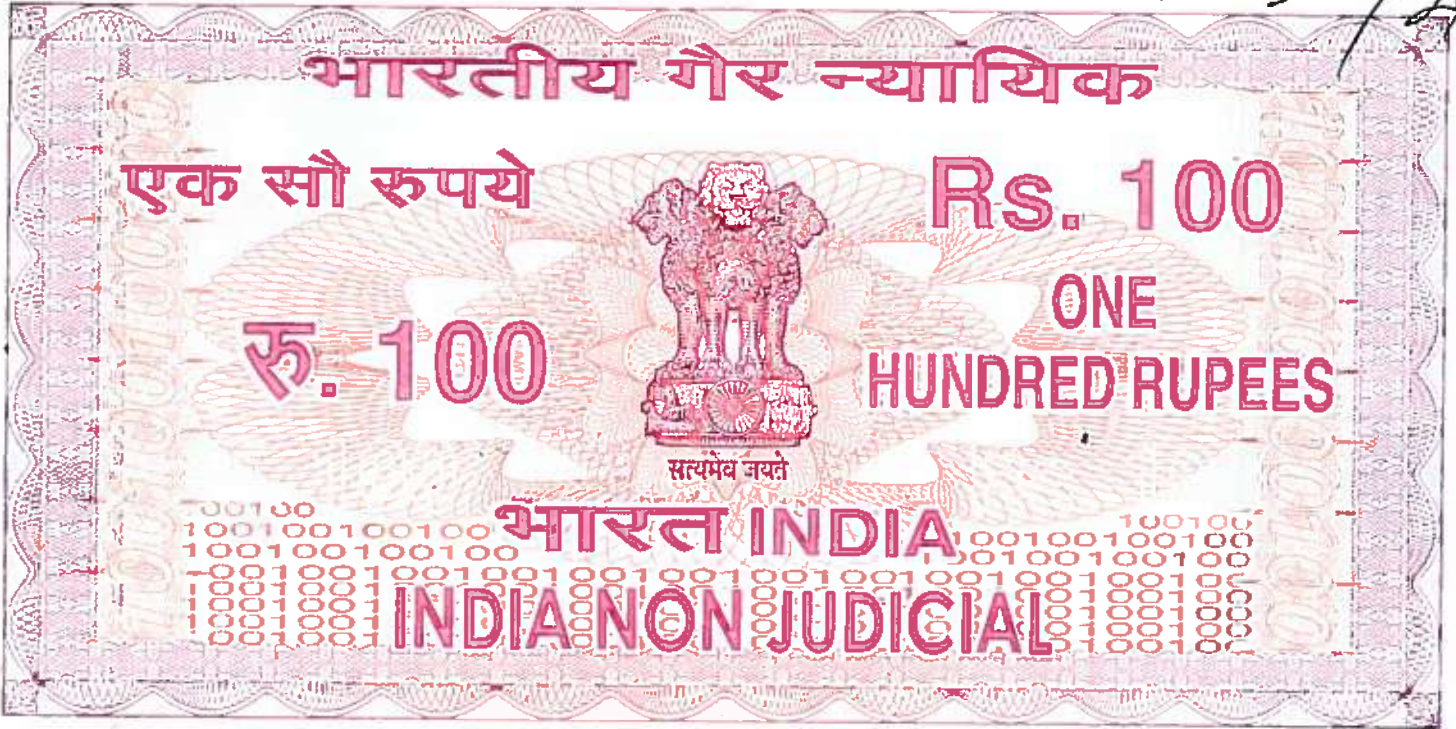


SL No - 1014/2021

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पश्चिम बंगाल WEST BENGAL 2020 269856/2021 AB 078162

certified that the document is
admitted to Registration. The
stamp sheet and the
endorsement sheets attached
with this document are the part
of this document.

Deed of Sale

This Deed of Sale made on this the 18th day of February 2021

18/2/21

Addl. District Sub-Registrar
Purulia

Between

1) M^s. Nandita Amrit W/o Mr. Swapan Kumar Amrit, Holding PAN No. CSOPAO227R, Aadhaar No. 9058 2665 0122, housewife by occupation, resident of Sapua, P.O. Rangadih, P.S. Balarampur, Dist. Purulia, Pin -723143. 2) Mrs. Puspita Biswas W/o Mr. Indrajit Biswas, Holding PAN No. BRXPB3183Q, Aadhaar No. 2949 7636 7384, housewife by occupation, resident of Bhatbandh, Kamar Para, Purulia, P.O. Purulia, P.S. Purulia (Town), Dist. Purulia, Pin-723101. 3) Mr. Pradyut Kumar Dutta S/o Late Satyendra Kumar Dutta Pan No. AGQPDO785R, Aadhaar No. 8939 4754 6180, retired person by occupation, resident of Barabhum Railway Colony, Qtr. No. T-2/B Balarampur, P.O. Rangadih, P.S. Balarampur, Dist-Purulia, Pin-723143. 4) Mrs. Smita Mukherjee, Pan No. BWXPM4306F, Aadhaar No. 4827 0690 4036, W/o Mr. Ranjit Kumar Mukherjee, housewife by occupation, resident of Bhatbandh, Will Cox Road, Akarshan Para, P.O. Purulia, P.S. Purulia (Town), Dist-Purulia, Pin-723101, all are by faith Hindu, citizen of India, here in-after called as vendor/seller (Which expression shall unless excluded by or repugnant to the subject or context mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**;

Nandita Amrit
Pradyut Kumar Dutta
Puspita Biswas
Smita Mukherjee

Suman Sarawgi
Dimple Sarawgi
Madhu Sarawgi

मा ०२००७ कार २५०५५२२२
मानि १ अकर अराकुरा
मा अराकुरा
प्रमाणित १
मु. ३००१
कवश
अकर अराकुरा
अकर अराकुरा
अकर अराकुरा
अकर अराकुरा
अकर अराकुरा
अकर अराकुरा



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Purulia (W.B.)

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And

1)Mrs. Suman Sarawgi, PAN No. AKWPS4521Q, Aadhaar No. 3152 4566 5501, W/o Mr. Deepak Kumar Sarawgi, .2)Mrs. Dimple Sarawgi, PAN No. AKCP59150P, Aadhaar No. 5806 8107 6841, W/o Mr. Sandeep Sarawgi, .3)Mrs. Madhu Sarawgi, PAN No. AKAP51857K, Aadhaar No. 3152 4566 5501, W/o Mr. Chiranjilal Sarawgi all are house wives by occupation, Hindu by faith, citizen of India, resident of Bhagwati Mansion, B.T. Sarkar Road, Purulia, P.O. Dulmi-Nadiha, P.S. Purulia (Town), Dist-Purulia, Pin-723102, here-in-after called as vendee/purchasers (Which expression shall unless excluded by or repugnant to the subject or context mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **SECOND PART**;

WHEREAS the property situated at Mouza Bhatbandh, J.L. No. 01, Under P.S. Tamna, Post. & Dist. Purulia, by the side of Will Cox Road, Under Sonajuri Gram Panchayet within R.S. Plot No. 4747 & 4749 corresponding to C.S. Plot No. 2297, was originally belonged to Late Smt. Mallika Rani Dutta W/o Late Satyendra Kumar Dutta, during R.S. operation made under the provisions of the W.B. Estate Acquisition Act recorded in the name of Mallika Rani Dutta in R.S. Khatian No. 862 & 861 and subsequently she bequeath the half share of the aforesaid plots on 25/05/1965 in favour of Pradyut Kumar Dutta, Smita Dutta, Nandita Dutta and Puspita Dutta, all sons and daughters of Late Satyendra Kumar Dutta in equal share and it has been also recorded in R.S. operation under R.S. Khatian No. 862 and 861. In this way they have jointly obtained 12.5 decimals within R.S. Plot No. 4747 and 6.7 decimals within R.S. Plot No. 4749 and came in ownership and possession of the same.

And

WHEREAS after the marriage of Vendor No. 1, 2 & 4 they have taken their husband's title as their own and now they are known as Nandita Amrit, Puspita Biswas and Smita Mukherjee, all daughters of Late Satyendra Kumar Dutta and they are same and identical.

And

WHEREAS to effect a peaceful marked off separate possession of the above mentioned property between the other co-sharers (namely Dipti Besra, Manoj Maddi, and Sanat Maddi) of the another half portion of the aforesaid plots, they have mutually partitioned their properties on 18/01/2021

Suman Sarawgi
Dimple Sarawgi
Madhu Sarawgi

Pradyut Kumar Dutta
Nandita Biswas

Nandita Amrit
Smita Mukherjee



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and by this amicable settlement and partition the vendors obtained the schedule below property as shown in the annexed map in their own share absolutely, which has been clearly mentioned as scheduled 1A and shown in red ink in the map of said partition. In this manner the vendors came in separate possession of their half share of the property in question.

And

WHEREAS the vendors have absolute good and marketable title with exclusive possession over the above mentioned property more fully described in the schedule annexed here to free from all encumbrances,

And

WHEREAS due to urgent need of money the present vendors declare to sell their aforesaid property which is described in the schedule below and delineated in the annexed map.

And

WHEREAS the purchasers have come to know the intention of the vendors, approached the vendors and offered to purchase 50% share in the name of Vendee No. 01 and 25% share in the name of Vendee No. 2 and 25% share in the name of Vendee No. 3 of the scheduled below property at a settled price of Rs. 92, 08,000/- (Rupees Ninety Two Lakhs Eight Thousand) only with the mutual consents of both the parties.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in pursuance of the said agreement and consideration as the sum of Rs. 92, 08,000.00 (Rupees Ninety Two Lakhs Eight Thousand) only, paid by the purchaser by a/c payee cheque, the receipt of which the vendors hereby acknowledges, the Vendors/Owners hereby transfers by way of absolute sale of all that property mentioned in the schedule below as per site plan annexed herewith, the entire holding being marked in red colour to hold the same to the vendees as absolute owner.
2. The Vendors hereby covenant with the Purchaser/Vendee as follows :-
 - a) That the said property described fully in the schedule of this sale deed shall be quietly entered into and upon held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendors or any persons claiming

Suman Sarangi
Dimple Sarangi

Madhur Sarangi

Pradyut Kumar Saha
Purohit Bhatnagar
Nandita Arora
Smriti Mukherjee



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through or under themselves and without any lawful disturbance or interruption by any other person/persons whatsoever.

- b) That the Vendors will at the cost of Vendee/Purchaser or the person acquiring the same to execute and do every such assurance or things necessary for further or more perfectly assure the said property to the Vendee/Purchaser as may reasonably be required.
- c) By this sale deed Vendors of this deed sold their all ownership and after this sale the Vendees of this deed shall have right to mutate the schedule land in their name in the settlement office and shall have right to sale, gift, mortgage the schedule property in any manner.

THE SCHEDULE ABOVE REFERRED TO

District Purulia, P.S. Tamna, Purulia & Sub-Registration Office, Purulia, Mouza Bhatbandh, J.L. No. 01 under Sonajuri G.P. situated at by the western side of Wil Cox Road, R.S. Khatian No. 862, R.S. Plot No. 4747, Bastu, Area 8.2 Decimals out of 25 Decimals and R.S. Khatian No. 861, R.S. Plot No. 4749, Bari, Area 9.3 Decimals out of 13.5 Decimals. Total area 17.5 decimals in two plots out of Total area 38.5 decimals hereby conveyed in favour of the purchasers in the ratio 2:1:1 i.e. Vendee No. 1 - 50%, Vendee No. 02 - 25%, Vendee No. 3 - 25%.

Which Is bounded by: -

East - Wilcox Road

West - Vacant Land of Dipti Besra, Manoj Maddi and Sanat Maddi

R.S. Plot No. 4747(Part) & 4749 (Part)

North - R.S. Plot No. 4756

South - Vacant Land of Dipti Besra, Manoj Maddi and Sanat Maddi

R.S. Plot No. 4747 (Part)

And Measuring - 17.5 Decimals

Nandita Armezil
Smile Mukherjee
Prodyut Kumar Saha
Rupita Biswas

Machhi Sarawgi
Suman Sarawgi
Dimple Sarawgi




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MEMO OF CONSIDERATION

1) Received Rs. 23,02,000/- (Rupees Twenty Three Lakh Two Thousand)only. Th. Cheque No. 568191 dt. 18.02.2021 of S.B.I, Purulia Branch from Madhu Sarawgi.

Prodipat Kumar Sutta

2) Received Rs. 23,02,000/- (Rupees Twenty Three Lakh Two Thousand)only. Th. Cheque No. 470482 dt. 18.02.2021 of S.B.I, Purulia Branch from Suman Sarawgi.

Nandita Armeiti

3) Received Rs. 23,02,000/- (Rupees Twenty Three Lakh Two Thousand)only. Th. Cheque No. 113087 dt. 18.02.2021 of S.B.I, Purulia Branch from Dimple Sarawgi.

Purpita Biswas

4) Received Rs. 23,02,000/- (Rupees Twenty Three Lakh Two Thousand)only. Th. Bank Transfer dt. 18.02.2021 from S.B.I, Purulia to B.O.B, Purulia Branch from Suman Sarawgi.

Smriti Mukherjee

Witness: -

1) *Syamul Ch Sen*

2) *Santosh Mukherjee.*



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(6)

IN WITNESS WHEREOF the parties hereto have signed and executed this agreement the day month and year first above written.

SIGNED AND DELIVERED by
and on behalf of the **OWNERS**
at Purulia in the presence of :

1) Shyamal Chandra Sen
S/o Late Anil Chandra Sen
Vill - Chakda, P.O - Kotlo
PS - Purulia (M) Apprent PS - Tamra
Dist - Purulia

Santosh Mukherjee
2) Sital Mukherjee
Chaukhati, Rane Road Purulia
Dist - Purulia (M) (13)

Nandita Anandit
Pradyut Kumar Gupta
Smita Mukherjee
Purnita Biswas

SIGNED AND DELIVERED by
the **PURCHASER/S** at Purulia in
the presence of :

1) Shyamal Ch. Sen

Santosh Mukherjee.

Suman Sarangi
Dimple Sarangi
Madhu Sarangi

Read over explained and
Drafted by me

Ajit Kumar Mahanta
Deed writer

L-000. 57/Burung



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SITE PLAN
SCALE: 24'-0"=1"

SITE PLAN OF A LAND WITHIN R.S. PLOT NO: 4747(P), KHATA NO: 862 & R.S. PLOT NO: 4749(P), KHATA NO: 861, MOUZA: BHATBUNDH, P.S: TAMNA, J.L. NO: 01, SITUATED AT WILCOX ROAD UNDER SONAIJURI GRAM PANCHAYAT, PURULIA.

AREA: PLOT NO: 4747 = 8.2 DECIMAL & PLOT NO: 4749 = 9.3 DECIMAL, TOTAL AREA: 17.5 DECIMAL TO BE SOLD SHOWN IN RED.

VENDEE: SUMAN SARAWGI, MADHU SARAWGI & DIMPLE SARAWGI

VENDOR: NANDITA AMRIT, PUSPITA BISWAS, PRADYUT KUMAR DUTTA & SMITA MUKHERJEE

SIGNATURE OF VENDOR:

Nandita Amrit
Pradyut Kumar Dutta
Smita Mukherjee
Puspita Biswas

SIGNATURE OF VENDEE:

Suman Sarawgi
Madhu Sarawgi
Dimple Sarawgi

DRAWN BY:

Mukherjee

LIC.NO:11022/19-22
 JAHARLAL MUKHERJEE
 TAUNSIFFDARIGA, PURULIA
 PH: 779768214






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Purulia

SPECIMEN FORM FOR PHOTO AND FINGERS PRINT

SL. NO.	SIGNATURE WITH PHOTO OF THE VENDOR					
1	 <i>Prodyut Kumar Bhatt</i>	Little	Ring	(LEFT HAND) Middle	Fore	Thumb
		Thumb	Fore	(RIGHT HAND) Middle	Ring	Little
		Finger's Impression of my both hands: <i>Prodyut Kumar Bhatt</i>				
2	SIGNATURE WITH PHOTO OF THE VENDOR  <i>Pooja Riter Bhandari</i>	Little	Ring	(LEFT HAND) Middle	Fore	Thumb
	Thumb	Fore	(RIGHT HAND) Middle	Ring	Little	
	Finger's Impression of my both hands: <i>Pooja Riter Bhandari</i>					
3	SIGNATURE WITH PHOTO OF THE VENDOR  <i>Smriti Mukherjee</i>	Little	Ring	(LEFT HAND) Middle	Fore	Thumb
	Thumb	Fore	(RIGHT HAND) Middle	Ring	Little	
	Finger's Impression of my both hands: <i>Smriti Mukherjee</i>					






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Purulia (W.B.)

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SPECIMEN FORM FOR PHOTO AND FINGERS PRINT

SL. NO.	SIGNATURE WITH PHOTO OF THE VENDOR					
1	 <i>Nagalita Arnsit</i>	Little	Ring	(LEFT HAND) Middle	Fore	Thumb
		Thumb	Fore	(RIGHT HAND) Middle	Ring	Little
		Finger's Impression of my both hands: <i>Nagalita Arnsit</i>				
2	SIGNATURE WITH PHOTO OF THE VENDEE  <i>Suman Sarangi</i>	Little	Ring	(LEFT HAND) Middle	Fore	Thumb
	Thumb	Fore	(RIGHT HAND) Middle	Ring	Little	
	Finger's Impression of my both hands: <i>Suman Sarangi</i>					
3	SIGNATURE WITH PHOTO OF THE VENDEE  <i>Madhu Sarangi</i>	Little	Ring	(LEFT HAND) Middle	Fore	Thumb
	Thumb	Fore	(RIGHT HAND) Middle	Ring	Little	
	Finger's Impression of my both hands: <i>Madhu Sarangi</i>					




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Purulia (A.S.R.)

SPECIMEN FORM FOR PHOTO AND FINGERS PRINT

SL. NO.	SIGNATURE WITH PHOTO OF THE VENDEE					
1	<p align="center">VENDEE</p> 	Little	Ring	(LEFT HAND) Middle	Fore	Thumb
		Thumb	Fore	(RIGHT HAND) Middle	Ring	Little
		Finger's Impression of my both hands : ✓ <i>Dimple Sarangi</i>				
2	SIGNATURE WITH PHOTO OF THE VENDEE	Little	Ring	(LEFT HAND) Middle	Fore	Thumb
		Thumb	Fore	(RIGHT HAND) Middle	Ring	Little
		Finger's Impression of my both hands :				
3	SIGNATURE WITH PHOTO OF THE VENDEE	Little	Ring	(LEFT HAND) Middle	Fore	Thumb
		Thumb	Fore	(RIGHT HAND) Middle	Ring	Little
		Finger's Impression of my both hands :				



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