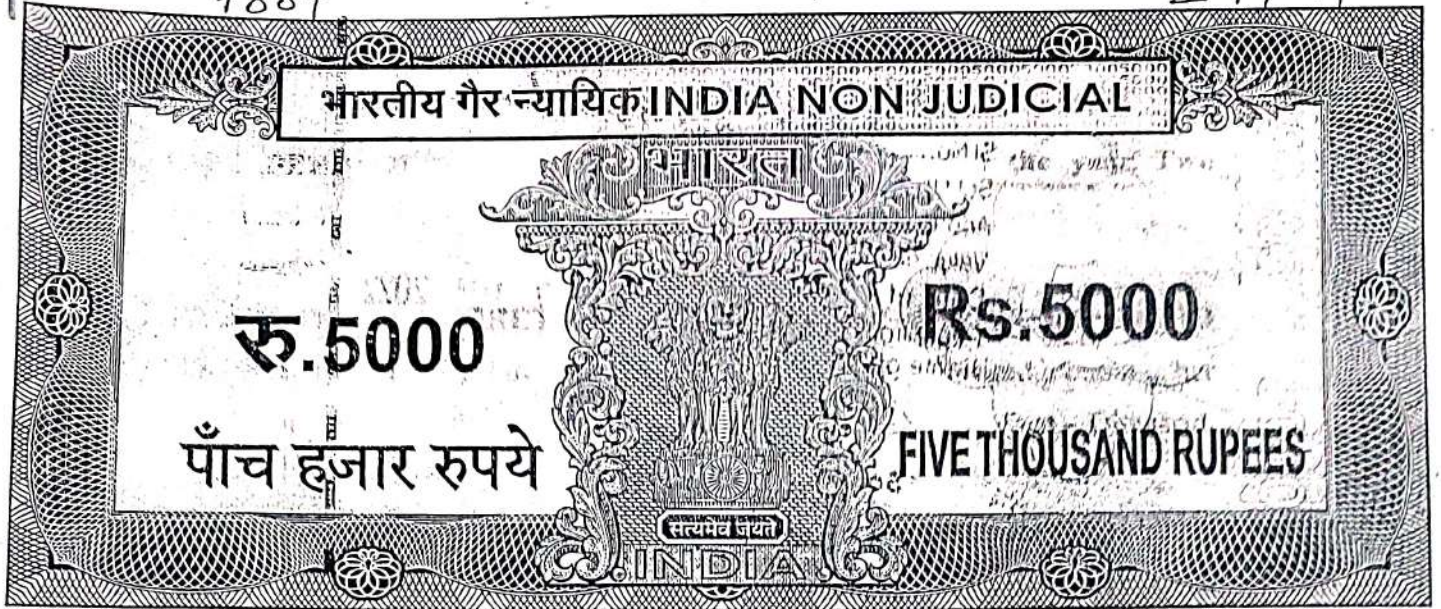


7887

P-7927/22



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

H 734005

certified that the Document  
is Admitted to Register  
the  
Signature Sheet and the Endr-  
osements Attached  
Documents are the Part of this  
Document.

A.D.S.R. Durgam  
Bardhaman

22 JUL 2022

**SALE DEED****UNDER JEMUA GRAMPANCHAYAT AREA**

District	:	Paschim Bardhaman,
Mouza	:	Sankarpur,
Police Station	:	New Township,
Area of Land	:	6 Decimal,
Sale Value	:	Rs. 20,00,000/-
Market Value	:	Rs. 20,00,000/-

[ 2 ]

**THIS DEED OF SALE made this day of 22 July of the year Two Thousand and Twenty Two ( 2022) BETWEEN :**

**GRACE JYOTSNA BRETT [ PAN ACSPB8703F ] WIFE OF DAVID JAROME BRETT** by faith- Christian , by occupation Retired Person , her resident of PF/4,Ranchi Colony, P.O Maithan, P.S Maithan, Dist.- Dhanbad, Jharkhand Pin no 828207.

( hereinafter called the **VENDOR** (Which term shall unless excluded by or repugnant to the context be deemed to include their heirs, successors, assigns, administrators, legal representatives and executors) of the other part. )

**IN FAVOUR OF:**

**PRAMOD KUMAR BARNWAL. (PAN AOUPB1574J) .**

SON OF SHANKAR PRASAD BARNWAL faith Hindu by Nationality- Indian, by occupation- Business his Resident of Kajora gram , P.o- kajora gram ,p.s-Andal, Dist.- Paschim Bradhman, Pin no 713338.

( herein after called the **PURCHASER** of the other Part which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, representatives and assigns of the **OTHER PART**).

Whereas the lands mentioned in the Scheduled below property has been duly purchased by the aforesaid vendor by dint of a registered sale deed vied no I-4604 for the year 2002 of A.D.S.R. Office Durgapur, and also LR record of right of the above named vendor and from the date of purchased & record the vendor is owning, seizing & possessing the same with unfettered power and authority to convey the schedule below property.

*Shankar Prasad Barnwal*

AND WHEREAS the Vendors is lawfully seized and possessed of or otherwise sufficiently entitled to the said property described fully in the schedule below.

AND WHEREAS the VENDOR being in need of ready cash at hand for his personal domestic requirement to meet up financial crisis hereby make up his mind to sell out the schedule below property. AND WHEREAS the Purchaser he is in need of such property for Residential purpose hereby expressing his intention to buy out the same and agreed with the vendor for absolute sale to her of the schedule below property at the price of Rs. 20,00,000/- ( Rupees Twenty lacs only ) which has been paid by the Purchaser paid by cheque and the Vendor do/does hereby acknowledge the receipt of said sale price by putting her signature in this Deed.

*Rowana Ghosh*  
-AND WHEREAS by virtue, of this deed of sale the VENDOR convey, transfer, assign and relinquish all right, title interest, along with necessary benefits, advantages, drains, paths, easement privileges and other interests which at any time had or no have in any manner covering both in law and equity free from any Encumbrance either factual, or implied or latent whatsoever in favour of purchaser for good so that the purchaser shall be able to use, occupy, enjoy the schedule property and every part there of quite peacefully, freely and clearly to the exclusion of others and as such VENDOR jointly and severally shall keep the PURCHASER harmless and indemnified from any charges license, attachments, executions, encumbrance, if any existing at the date of transfer which are not known to the PURCHASER.

AND WHEREAS the VENDOR bind(s) herself singly and jointly to execute deeds, things at the request and cost of the purchaser to do and execute or

cause to be done anything which may effectual be necessary for the Purchaser to enjoy property more faithfully and factually according to the true meaning and intent of this deed of conveyance.

AND THAT SAID PURCHASER shall and may from time to time and all times hereafter peaceable and quietly enter upon have, hold, occupy possess and enjoy the property hereby sold and receive and take the rents, issues and profits thereof and of every part there of, without any let or hindrance whatsoever from only the said VENDOR or by any person, or persons claiming from, under or in trust of him/her/their. The vendor bind(s) him self/her self/them selves and declare that schedule below property have not been gifted, sold out, transferred or indemnified for any liability or entered into any agreement with any third party or sub-juice of any court or been notified for any kinds of requisition and vendor sale out the same to purchaser's having good marketable the without any kinds of encumbrance and at present there is no other portion / area of the schedule property which stand in the name of VENDOR.

AND WHEREAS THE PURCHASER shall be factually, legally entitled to get his name recorded in the records of B.L. & L.R.O. Durgapur, Faridpur, during settlement and to mutate his recorded in the Rent Roll of Government of West Bengal Electricity and Water supply Authority and any authority and will be able to pay any rent, rates, and charges without any connection or concerned whatsoever with the VENDOR.

The purchaser shall regularly pay holding taxes, and taxes in respect of their purchased scheduled property according to his free choice.

Gowanga Ghosh

**SCHEDULE**

In the District of Paschim Burdwan, P.S new township ,  
Subdivision & A D S R office Durgapur. Mouza  
Sankarpur J.L. No. 109.RS Khatian No 281 & LR  
Khatian No 1999, B L & L R O Durgapur&faridpur,  
Dist Paschim Burdwan.

R.S Plot no.29 L.R Plot no 71 & 67 Baid measuring  
Area 6 decimal or 3.48 katha.the area of schedule land  
delineated in red mark in the sketch annexed hereto the  
land be used for Residential Purpose.The said land is not  
acquired by the indian government.

**BUTTED AND BOUNDED BY:-**

NORTH	R.S Plot no 30(P) .
SOUTH	16 foot metal road.
EAST	R.S Plot no 29(P) Vinayak Residency .
WEST	R.S Plot no 31(P) Seba das.

Gowange Ghosh

It is hereby declared that the full name, color passport size Photograph and finger prints of each finger of both the hands Vendor's and purchaser are attested in separate page 1(A) & 1 (B) same part and parcel of this Deed.

IN WITNESS THERE OF THE Vendor put their signature on the day, month and year above written in presence of witness in this deed of sale after receipt of sale consideration as full and final above described.

WITNESS:

1. Anshay Kaushik Brett  
S/o David Jerome Brett  
E7/99 New Biren Roy Road  
(West)  
Joth: Shibrampur  
Kolkata - 700141

2. Chandan Bunnwal  
DOP-06

-----  
Grace Gyotsna Brett  
SIGNATURE OF VENDOR

Drafted, Prepared, Read Over  
And Explained by me as per  
Direction of the Vendor.

Gowanga Ghosh

Advocate

F-561/483/2020

### **MEMO OF CONSIDERATION**

Received of and from within named Purchaser within mentioned sum of Rs.20,00,000/- (Rupees Twenty lacks ) only full and final as per consideration.

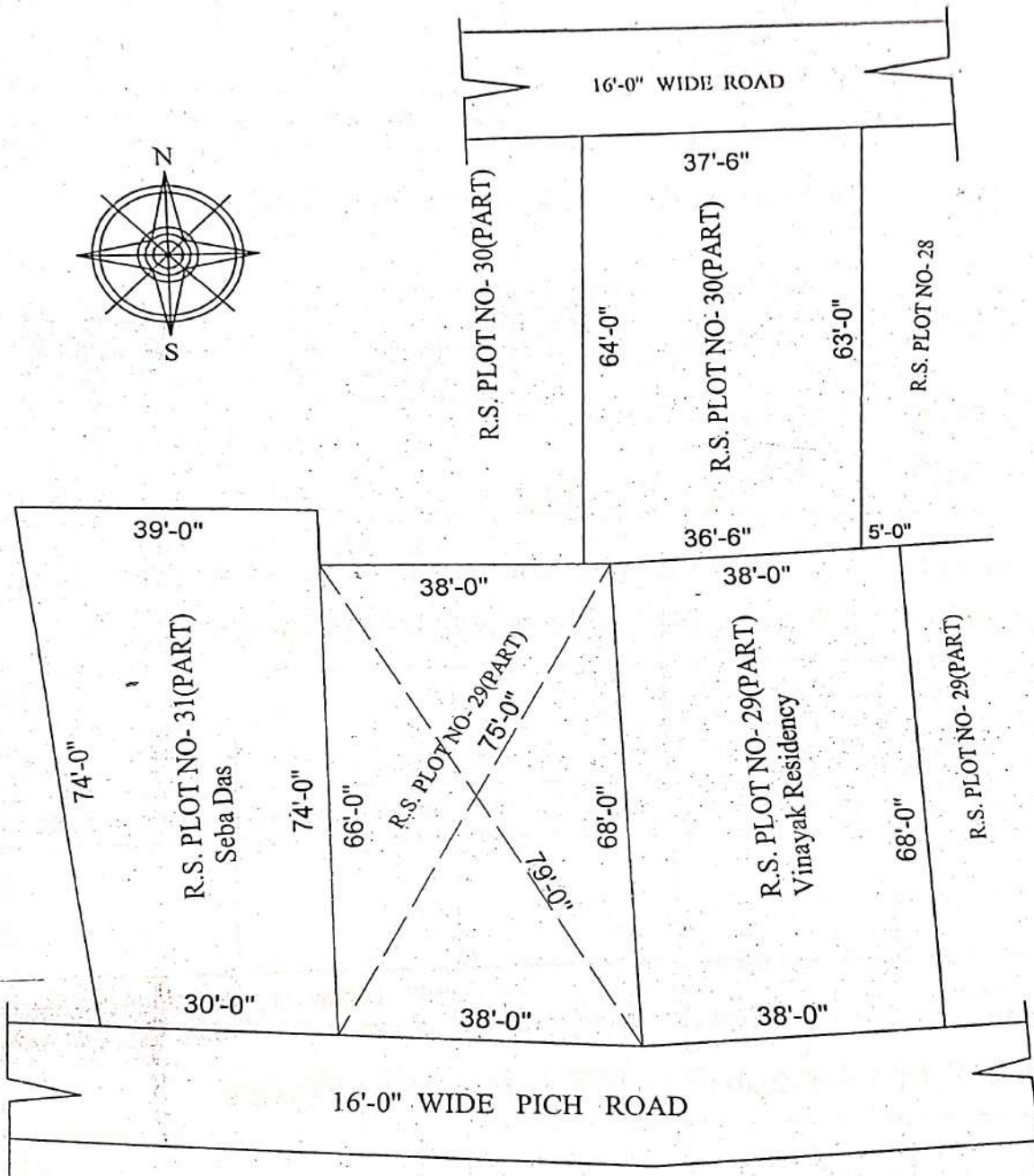
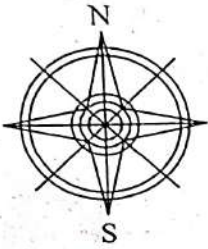
DATE	Mode	Amount
11/07/2022	RTGS	1000000
21/07/2022	RTGS	1000000

*Grace Gyotsma Brette*

LA- SHANKARPUR, J.L. NO- 109, P.S.- NEWTOWNSHIP, DIST- PASCHIM BARDHAMAN,  
 PLOT NO- L.R. PLOT NO- RECORD AREA-  
 29 (PART) 67 03 DECIMAL  
 29 (PART) 71 03 DECIMAL  
 TOTAL- 06 DECIMAL (More or less)

SHOWING RED INK

Name Of Purchaser  
 Pramod Kumar Barnwal  
 S/O- Shankar Prasad Barnwal



*Prasanna*  
 11/07/2022  
 AN KUNDAS  
 Signature of Surveyor

*Grace Gyotsna Bhatt*  
 Signature of Seller



## হস্তাসূত্রের টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।  
Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর *Prasad Kumar Samual*  
Signature .....

## হস্তাসূত্রের টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।  
Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর *Grace Gyotema Bult*  
Signature .....

## হস্তাসূত্রের টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						ফটো
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।  
Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর .....

## হস্তাসূত্রের টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						ফটো
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।  
Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর .....

শাউনাম নং — ১৯৯৯

[ ০২১০১০৯ ]

স্ম.বেস.নং — ১০৯

থানা — নিউটাউনশিল

ফারিদপুর

০.০০ টাকা

কম্বি মোট পরিমাণ — ০.০৬

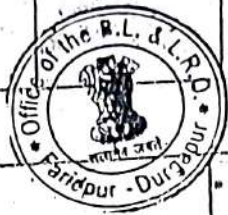
এফসি (৩) মোট দাগের সংখ্যা — ২

২) কলকাতার পঞ্চসংস্কারের বিধরণ

(৫) জমি

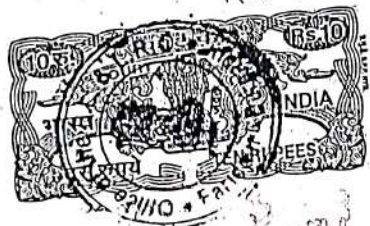
(৬) মতাবা

নাম	স্বামী সোহানা হেট	স্বামিত
পিতা/মাতা	উড্ডিড আনোমি হেট	
ঠিকানা	নিজ	



১) অত্রনম্বের নিজ দখলীয় জমি :

দাগ নম্বর	জমির শ্রেণী	মতাবা	দাগের মোট পরিমাণ	দাগের মধ্যে অত্র অংশের অংশ	দাগের মধ্যে অত্র অংশের জমির অংশের পরিমাণ	
			একক	অংশ	একক	হেট
৬৭	বহিদ		০.২২	০.১২৫০	০.০৩	
৭১	বহিদ		০.২৮	০.১০৭১	০.০৩	



০২.০১.১৪  
 Revenue Officer  
 B.L. & L.R.O'S Office  
 Faridpur, Durgapur

০.০৬

কম্বি মোট সংখ্যা

দুই মাত্র

Appl. Fee: Rs.10, Authentication Fee: 1 x Rs.10= Rs.10, Total: Rs.20

21/01/2014

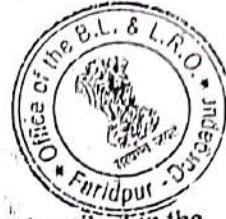
Form A

Certificate of Mutation

( See Rule 63 of West Bengal Land and Land Reforms Manual, 1991)

To- শ্রেণী জমাৎনা ড্রেট, পিও

Reference- ৩২/১৩ Dt. ১৫/০১/২০১৪



He/She is informed that his/her name has been mutated in respect of the land described in the schedule below:

The Schedule

1. District - বর্ধমান
2. Police station - নিউটাউনশিপ
3. Mouza - শঙ্করপুর
4. J.L.No - ১০৯
5. Khatian No - ১১১৯

Plot No	From Khatian	Share	Area	Classification
৬৭	৩১৩	১২৫০	০.০৩	বহিদ
৭১	৩১৩	১০৭১	০.০৩	বহিদ

Prescribed Authority u/s 50 of the West Bengal Land Reforms Act, 1955

2015-014  
Revenue Officer  
B.L. & L.R.O.'S Office  
Faridpur, Durgapur

১৫/০১/২০১৪  
21/01/2014

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192022230079789908  
GRN Date: 22/07/2022 09:19:03  
BRN : 2193728779712  
Gateway Ref ID: 202220330960910  
Payment Status: Successful

Payment Mode: Online Payment (SBI Epay)  
Bank/Gateway: SBICPay Payment Gateway  
BRN Date: 22/07/2022 09:22:02  
Method: State Bank of India New PG  
CC  
Payment Ref. No: 2002163458/6/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: pramod kumar barnwal  
Address: Andal  
Mobile: 7699990993  
Depositor Status: Buyer/Claimants  
Query No: 2002163458  
Applicant's Name: Mr Swapan Chatterjee  
Identification No: 2002163458/6/2022  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002163458/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	55010
2	2002163458/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	20007
			Total	75017

IN WORDS: SEVENTY FIVE THOUSAND SEVENTEEN ONLY.

### Major Information of the Deed

No :	I-2306-07927/2022	Date of Registration	22/07/2022
Query No / Year	2306-2002163458/2022	Office where deed is registered	
Query Date	18/07/2022 7:53:29 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Swapan Chatterjee Ajodhya, Thana : Kanksa, District : Paschim Bardhaman, WEST BENGAL, PIN - 713148, Mobile No. : 8637036569, Status :Deed Writer		
Transaction	[0101] Sale, Sale Document		
Set Forth value	Rs. 20,00,000/-		
Stampduty Paid(SD)	Rs. 60,010/- (Article:23)		
Remarks	Rs. 20,007/- (Article:A(1), E)		

### Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713206

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-29	RS-281	Bastu	Baid	6 Dec	20,00,000/-	20,00,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					6Dec	20,00,000 /-	20,00,000 /-	

ails :

Name,Address,Photo,Finger print and Signature



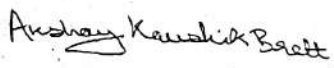
Name	Photo	Finger Print	Signature
<b>GRACE JYOTSNA BRETT</b> (Presentant) Wife of DAVID JAROME BRETT Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office			
22/07/2022	LTI 22/07/2022	22/07/2022	

QR NO. PF/4, RANCHI COLONY, City:- Not Specified, P.O:- MAITHAN, P.S:-Malthon, District:- Dhanbad, Jharkhand, India, PIN:- 828207 Sex: Female, By Caste: Christian, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx3F, Aadhaar No: 46xxxxxxxx8551, Status :Individual, Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>PRAMOD KUMAR BARNWAL</b> Son of SHANKAR PRASAD BARNWAL Village:- KAJORA GRAM, P.O:- KAJORA GRAM, P.S:-Andal, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713338 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AOxxxxxx4J, Aadhaar No: 73xxxxxxxx2525, Status :Individual, Status : Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>AKSHAY KAUSHIK BRETT</b> Son of DAVID JAROME BRETT City:- Maheshtala, P.O:- SHIBRAMPUR, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141			
22/07/2022	22/07/2022	22/07/2022	

Identifier Of GRACE JYOTSNA BRETT

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	GRACE JYOTSNA BRETT	PRAMOD KUMAR BARNWAL-6 Dec

Embursement For Deed Number : I - 230607927 / 2022

17-2022

**Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)**  
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23  
of Indian Stamp Act 1899.

**Presentation (Under Section 52 & Rule 22A(3) 4G(1), W.B. Registration Rules, 1962)**  
Presented for registration at 11:43 hrs on 22-07-2022, at the Office of the A.D.S.R. DURGAPUR by GRACE JYOTSNA  
BRETT, Executant.

**Certificate of Market Value (WB PUVI rules of 2001)**  
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs  
20,00,000/-

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 22/07/2022 by GRACE JYOTSNA BRETT, Wife of DAVID JAROME BRETT, QR NO. PF/14,  
RANCHI COLONY, P.O: MAITHAN, Thana: Maithon, , Dhanbad, JHARKHAND, India, PIN - 828207, by caste  
Christian, by Profession Others

Identified by AKSHAY KAUSHIK BRETT, , , Son of DAVID JAROME BRETT, P.O: SHIBRAMPUR, Thana: Maheshtala,  
, City/Town: MAHESHTALA, South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Christian, by  
profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 20,007/- ( A(1) = Rs 20,000/- , E = Rs 7/- ) and  
Registration Fees paid by Cash Rs 0/-, by online = Rs 20,007/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/07/2022 9:22AM with Govt. Ref. No: 192022230079789908 on 22-07-2022, Amount Rs: 20,007/-, Bank  
SBI EPay ( SBlePay), Ref. No. 2193728779712 on 22-07-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60,010/- and Stamp Duty paid by Stamp Rs 5,000/-  
by online = Rs. 55,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2102, Amount: Rs.5,000/-, Date of Purchase: 18/07/2022, Vendor name:

SOMNATH CHATTERJEE

2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/07/2022 9:22AM with Govt. Ref. No: 192022230079789908 on 22-07-2022, Amount Rs: 55,010/-, Bank:  
SBI EPay ( SBlePay), Ref. No. 2193728779712 on 22-07-2022, Head of Account 0030-02-103-003-02

*Santanu Pal*

Santanu Pal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
Paschim Bardhaman, West Bengal

of Registration under section 60 and Rule 69.  
ed in Book - I  
me number 2306-2022, Page from 195199 to 195215  
eing No 230607927 for the year 2022.



Digitally signed by Santanu Pal  
Date: 2022.07.25 11:32:44 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2022/07/25 11:32:44 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)