

2022/04/18/BR/61

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# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 7b37a5d946d9abe6a6be

Receipt Date : 10-Jun-2022 12:53:33 pm

Receipt Amount : 240000/-

Amount In Words : Two Lakh Forty Thousands Rupees Only

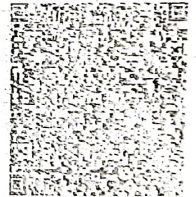
Token Number : 20220000069146

Office Name : SRO - Jamtara

Document Type : Sale Deed

Payee Name : RIMIL AND POINA PVT LTD  
REPRESENTED THROUGH ITS DIRECTOR  
MANGALA TIRKEY ORAON ( Vendee )

GRN Number : 2211621576



:- For Office Use :-

मंजूर है  
दिनांक 10/06/22

Rita kumbhakar

Mangala Tirkey Oraon

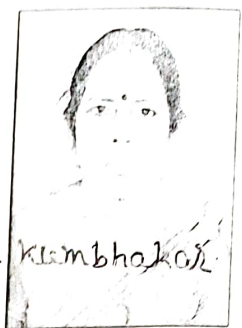
Rimil & Poina Pvt Ltd

Handwritten notes in Hindi and English, including dates like 10/06/22 and 10/06/22, and signatures.

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। इस रसीद को अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग करना गैर कानूनी।  
मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Sale deed of Rs. 60,00,000/- Area 1/4000 Muzo, Midnapore 15  
of 24/11/22

Kumharid	
AV	1,80,000/-
LL	300/-
PR	100/-
<hr/>	
	1,80,400/-



Rita. Kumbhakar

স্বামী স্যাম্বিকারী স্যাম্বিকারী স্যাম্বিকারী  
 স্যাম্বিকারী ২৬/১১/২০২২ স্যাম্বিকারী স্যাম্বিকারী  
 স্যাম্বিকারী স্যাম্বিকারী স্যাম্বিকারী স্যাম্বিকারী  
 স্যাম্বিকারী

১০/১১/২২



Rita Kumbhakar

### DEED OF SALE

Value of Property Rs. 60,00000/-  
 (Rupees Sixty Lakhs) only;

**THIS DEED OF SALE is made on this the 10th day of June Two Thousand Twenty Two;**

BETWEEN

**SMT. RITA KUMBHAKAR @ KUMHAR**, Aadhaar No. xxxx xxxx 3199, PAN No. BSEPK1758G, D.O.B. 11-01-1963, Wife of Sri Swapan Kumbhakar and daughter of Late Bijai Pandit @ Kumhar, by faith Hindu, by occupation House-wife, permanent resident of village Gambhariyatanr, P.S. Narayanpur, Sub-Division & Sub-Registry Office Jamtara, District Jamtara, at present residing at 171, Sukanta Pally Mamra, Durgapur, Barddhaman, West Bengal Pin No.

Rita Kumbhakar

Rita Kumbhakar

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713206 herein after called the VENDOR; (Which expression unless repugnant or contrary to the context shall include her heirs, executors, administrators, successors, representatives and assigns) of the ONE PART;

AND

RIMIL AND POINA PVT. LTD., Company Regd. No. U70109JH2019PTC012616, GST No. 20AAJCR4487J124, PAN NO. AAJCR4487J, represented through its Director MANGALA TIRKEY ORAON, Aadhaar No. xxxx xxxx 4371, D.O.B. 19/04/1983, Wife of Sanjay Pahan, by faith Sharna, by occupation business, resident of Court Road, Shreepalli, Matri Ashram, Jamtara, P.S. Jamtara, Sub-Division & District Jamtara, herein after called the PURCHASER; (Which expression unless repugnant or contrary to the context shall include its, executors, administrators, successors, representatives and assigns) of the OTHER PART;

WHEREAS Harendra Chandra Bose, Buran Chandra Bose, Pranab Kumar Ghosh, Ashok Chandra Bose in his individual capacity and Kedar Nath Dutta were jointly and absolutely seised and possessed of several properties in Mouza Jamtara, in the District of Jamtara (previously of Santhal Parganas) as well as in other places, each having an undivided 1/6<sup>th</sup>, 1/6<sup>th</sup>, 1/3<sup>rd</sup>, 1/6<sup>th</sup> and 1/6<sup>th</sup> share therein respectively and WHEREAS the said Harendra Nath Bose instituted a Suit in the Hon'ble High Court at Calcutta, bearing Suit No. 2711 of 1954 (Harendra Chandra Bose =vrs= Barun Kumar Bose and others) against inter-alia his above named co-owners for partition of various properties both movable and immovable of Calcutta, 24 Parganas and Jamtara including the

portion of Plot No. 3248 of Mouza Jamtara and WHEREAS on the 8<sup>th</sup> day of February 1950 a Preliminary Decree was passed with consent of the parties to the said Suit whereby Mr. T.K. Ghosh was appointed the Commissioner of Partition in respect of the immovable properties forming of the joint estate and mentioned in the plan filed in the said suit and WHEREAS by an order made in the said Suit the Official Receiver was appointed the Receiver of the properties in Suit including the properties in Jamtara and WHEREAS the said Barun Chandra Bose died intestate on 30<sup>th</sup> day of March 1962 leaving him surviving his widow Srimati Radha Rani Bose and the said Ashok Chandra Bose, Ajit Kumar Bose, Ranjit Bose, Nishit Kumar Bose, Sisir Kumar Bose, Subir Kumar Bose, Asit Kumar Bose, Salil Kumar Bose, Srimati Samira Rani Ghosh, Srimati Indira Rani Sarcar, Srimati Sudhira Rani Roy, Srimati Sephali Rani Sarcar and Srimati Supra Bose his sons and daughters as his only heirs and heiress under the Hindu Succession Act 1956 and WHEREAS by his return dated 28<sup>th</sup> day of August 1968 of the said Mr. T.K.Ghosh Partitioned inter-alia the moveable and immovable properties of Jamtara after setting apart a Plot of vacant land measuring two bighas and three kathas, more or less fully described in the said return for being sold to meet the cost and expenses of and incidental to the said suit as provided therein and WHEREAS by the Final Decree dated 6<sup>th</sup> day of August 1970 the said return was confirmed and Mr. Sunil Kumar Mitra, Attorney for the plaintiff of the said suit was directed and authorized to sell the said Jamtara property so set apart of aforesaid at a price not below Rs. 250/- (Rupees two hundred and fifty) per katah to meet the aforesaid expenses and WHEREAS the said Harendra Chandra Bose, the plaintiff in the said suit died intestate on the 13<sup>th</sup> day of September 1970 leaving his only son Santosh Kumar Bose as his only heir and legal representative under the Hindu Succession Act 1956 and WHEREAS upon

Notification as to a sale of the Jamtara Property being issued Sri Charanji Lal Sharma son of Late Tirkha Sharma of Jamtara, police Station Jamtara, Sub-Division and Sub-Registration Office Jamtara offered to purchase the said Jamtara Property at or for the price of Rs. 15656=00(Rupees Fifteen thousand and six hundred ninety five)only at the rate of Rs. 365=00(Rupees three hundred sixty five)only per katah and WHEREAS the said Sunil Kumar Mitra at a meeting of all parties of the said suit having interest in the said Jamtara property held on 25<sup>th</sup> November 1970 accepted the said offer of the said Chiranji Lal Sharma of Jamtara being highest and it was received in the presence and with the consent of the parties of the said meeting and WHEREAS in pursuance to the said decision of the persons interested in Jamtara property whose names and description were being given in the Deed and the said Sunil Kumar Mitra by a registered Deed of Sale dated 14-04-1971 sold the said 2 bighas and 3 kathas of land comprised in Plots Nos. 3247, 3510 and 3248 appertaining to A.K.J. No. 445/3(Kha) of Mouza Jamtara to said Chiranji Lal Sharma for the said sum of Rs. 15695=00 as mentioned above and WHEREAS the said Deed of Sale was duly registered in Calcutta Registration Office in Book No. 1, Volume No. 74, pages 265 to 275, Being No. 1338 of 1971 and WHEREAS the said Chiranji Lal Sharma was seised and possessed of the said 2 bighas 3 kathas of basouri right therein and WHEREAS one Sri Purushottam Sharma, subsequently intended to purchase the said land before its rightful owner Sri Chiranji Lal Sharma on 03-05-1972 for a sum of Rs. 8500/- (Rupees Eight thousand and five hundred)only and WHEREAS in pursuance to the said proposal of said Purushottam Sharma, the said Chiranji Lal Sharma by a Deed of Sale dated 03-05-1972 duly registered in Jamtara Sub-Registration Office in Book No.1, Volume No. 10, Pages 389 to 398/B, Being No. 2425 sold 17 ½ decimals of land out of his said purchased land

to said Sri Purushottam Sharma for a consideration of Rs. 8500/- and WHEREAS in pursuance to the said purchase the said Purushottam Sharma started possessing the said purchased land as mentioned above as the absolute owner thereof with the right of transfer therein and WHEREAS while in such possession the said Purushottam Sharma by a Deed of Sale dated 12.11.1983 duly registered in Jamtara Sub-Registration Office in Book No. 21, Pages 126 to 134, Being No. 2947 to Smt. Rinku Panditain for a consideration mentioned therein and WHEREAS the said 17 ½ Decimals of land out of the said Plot No. 3248 of Mouza Jamtara was fully described in the schedule of the said Deed No. 2947 and was shown as Plot No. 3248/A/2 in red colour in the map annexed to the said deed and WHEREAS in pursuance to the said purchase the said Smt. Rinku Pandit entered into possession of the said Plot No. 3248/A/2 of Mouza Jamtara and continued to possess the same as absolute owner thereof with transferable basouri right therein and WHEREAS while in such possession the said Smt. Rinku Pandit transferred the said Plot No. 3248/A/2 of Mouza Jamtara by a registered Deed of Gift dated 8<sup>th</sup> day of April 2003 duly registered as Deed of Gift No. 427 of 2003 at Jamtara District Sub-Registration Office in favour of her husband's brother's daughter Rita Kumbhakar @ Kumhar namely the VENDOR herein and WHEREAS after the said Gift the VENDOR took possession of the said Plot No. 3248/A/2 of Mouza Jamtara and continued to possess the same as absolute owner thereof with transferable basouri right there in and got her name mutated in respect of the same and has been paying basouri rent for the same and WHEREAS the VENDOR is seised and possessed of the said Plot No. 3248/A/2 of Mouza Jamtara and WHEREAS the VENDOR is in need of money for purchasing property somewhere else and desirous of selling

Rita Karmacharya

the said Plot No. 3248/A/2 of Mouza Jamtara measuring 16 decimals more fully described in the schedule below and herein after called the said land and WHEREAS the purchaser intends to purchase the same and WHEREAS the VENDOR has agreed with the purchaser for the sale of the said land for a consideration of Rs. 60,00,000/- (Rupees Sixty Lakhs) only,

**NOW THIS DEED WITNESSES AS FOLLOWS:-**

1. That in pursuance to the aforesaid agreement and in consideration of Rs.60,00,000/- (Rupees Sixty Lakhs ) only paid by the PURCHASER to the VENDOR today the receipt whereof the VENDOR hereby acknowledges, the VENDOR hereby conveys, sells, transfers and assigns to the PURCHASER absolute owner and forever all the land described in the schedule below and shown in red colour in the map annexed herewith as Plot No. 3248/A/2 of Mouza Jamtara and all her right, title, interest, claim and demand whatsoever therein and every part thereof.
2. That the VENDOR hereby covenants with the PURCHASER and the said property shall be quietly entered into and be held and enjoyed by the PURCHASER without any interruption or disturbance by the VENDOR or any person claiming through or under him and without any lawful disturbance by any other person who-so-ever.
3. That the property hereby sold is free from all encumbrances.
4. That the VENDOR hath good title and right to convey the PURCHASER in the property hereby sold.
5. That the interest hereby transfers subsists and the VENDOR hath power to transfer the same.

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6. That the PURCHASER shall get its name mutated in respect of the property described in the schedule below in the Registrar of the state of Jharkhand maintained for the purpose.
  7. That the PURCHASER will be bound to pay rent for the lands described in the schedule below to the State of Jharkhand at the rate fixed from time to time.
  8. That the VENDOR will at the cost of the persons requiring the same execute and do every such assurance or thing necessary for further or more perfectly assuring the said property to the PURCHASER as may reasonably be required by the PURCHASER according to the true intent and meaning of these presents.
  9. That the VENDOR will always keep the PURCHASER harmless and indemnified against all losses, damages, costs and expenses which the PURCHASER may sustain or incur by reason of any claim being made by anybody who-so-ever to the said property or in respect any arrears of rents due there from
  10. That the VENDOR will return to the PURCHASER the consideration money in cash, in case any hindrance be put in the right or in the possession of the PURCHASER to the property hereby conveyed due to the defect of the title of the VENDOR in the same.
  11. That the land hereby sold is not a Govt. land within the category of Keshar-a-Hind nor the same is Gairmajurwa Aam land, Gairmajurwa khas land nor within the Forest Area nor the same is acquired by Government.



Rita Kumhar

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12. That the land is also not within the area of gochar land, Karbristan, burning Ghat, Mandir, Dargah, grazing land nor the same is any religious place.
13. That the land hereby sold is not within the preview of any investigation/inquiry by C.B.I or any other investigation by Central Government or State Government intelligency agency.
14. That the Circle Officer Jamtara submitted LPC report No. 471Ra dated 26/03/2022 in respect of the said land.
15. That the land hereby sold basouri transferable and vacant.
16. That the land hereby sold is for residential purpose on the main road and free from lease.

IN WITNESSETH the VENDOR has signed this Deed of Sale on this the 10 Day of June 2022;

#### S C H E D U L E

In the District of Jamtara, Sub-Division and sub- registry office Jamtara, P.S. Jamtara in Mouza Jamtara No. 3, ward No.13, within Jamtara Nagar Panchayat appertaining to Basauri Khatian No.445/3/Part, in the Register II, Volume No.10 Page No.22, Holding No.0130000443000M0, out of survey settlement Plot No. 3248 all that portion of land shown as Plot No. 3248/A/2 measuring 16 (Sixteen) Decimals in red colour in the map annexed herewith bounded as follows:-

On the North by Railway Road,

On the South by public Road,

ltd@  
mal'

Mangala Tirkey Oraon



Mangala Tirkey Oraon

Rini & Pohn Pvt. Limited

On the East by portion of Plot No. 3248 and  
On the West by portion of Plot No. 3248/A/1

Signature of Witnesses :-

1. Swapan Kumbhakar  
Lt/Kanai Kumbhakar  
Durgam, Sakanta Pathy  
Manasa - Durgam - 06.

2. Sanjay Patra  
Lt. Khudi Ram Patra  
Gripally, Madri Ashra  
Court Road  
AT+PD+PS - DIST, Jamtara

Rita kumbhakar.

Signature of VENDOR

Certificate

This Deed of sale is drafted by me as per the statement of the VENDOR and the PURCHASER named above and explained the contents and terms of the Deed of Sale to them which they accept true and signed in my presence and witnesses who also signed in my presence. Also certified that the finger print of the left hand of the person whose Photographs are affixed herewith have been obtained by me.

*Dr. K. Choudhary*  
Advocate, Jamtara.  
1/1/22

## Memo of Payment

Through Bank transfer of Rs. 60,00,000/- (Rupees Sixty lakh) credit in SBI, V.K. Nagar, Durgapur Branch, A/c 33017496765, IFSC SBIN0001822, A/c Holder Name- Rita Kumbhakar (VENDOR) from the year 2017 to 2022, payee RIMIL AND POINA PVT. LTD. and Mangala Tirkey Oraon.

Rita kumbhakar.

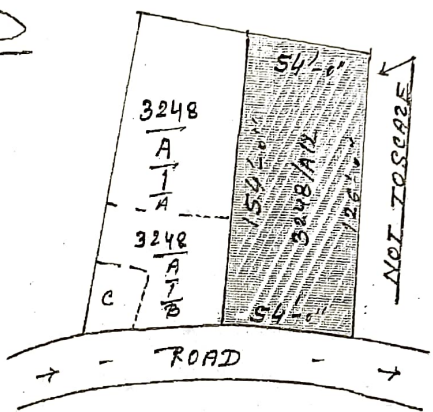
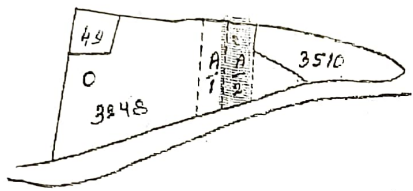
MOUZAF JAMTARA No. 3

S.O. JAMTARA

SUB-DIV. JAMTARA

DIST. JAMTARA

SCALE 1" = 1 MILE



Rita Kumari

F110

± BOUNDARY ±

NORTH ± BY RAILWAY ROAD

SOUTH ± PUBLIC RED

EAST ± PORTION OF P201 No. 3248

WEST ± PORTION OF P201 No. 3248/A/1

P201 NO. IN RED COLOUR	AREA ACER DECIMAL	REMARKS ±
3248/A/2	16 APPROX.	RIMIL AND POINA PVT LTD Director MANMALA TIRKEY ORAON W/O SANJAY PAHAN.

TRACED BY  
Khub Lal (Monsal)  
Amin