

9-2066/20

D-1955/2020



अखिल बंगाल पश्चिम बंगाल WEST BENGAL

AD 328019

certified that the document is admitted to registration, the signature sheets and the endorsement sheets attached with this document are part of this document.

District Sub Registrar-IV  
Alipore, South 24-Pgs.

20.07.2020

THIS DEED OF CONVEYANCE made this 14<sup>th</sup> day of July, Two Thousand Twenty (2020) BETWEEN

01042193

ALAMGIR REZA  
ADVOCATE  
ALIPORE JUDGES COURT  
KOL-27

15 FEB 2020

Name :  
Address :  
Vendor :

I. CHAKRABORTY  
6B, Dr. Rajendra Prasad Sarani  
Kolkata - 700 001

Vedant Gandhi



VCT no-1281

RICHA FISCAL SERVICES PVT. LTD

Vedant Gandhi  
Director

VCT no 1281



Raj kr Pandey  
as Constituted Attorney  
of Shri Krishna Daman

District Sub-Registrar-IV  
Alipore, South 24-Pgs.

14 JUL 2020

Identified by me  
s/o Alamgir Reza Adv  
28/1, Judges Court Road  
P.O. D.P.S. - Alipore  
KOL-27



**SHIVKRISHNA HARAKCHAND DAMANI** alias **SHIV KRISHNA DAMANI**, having PAN AABPD2300F, AADHAAR 767888321834, Mobile No.9820039022, by Caste Hindu, by Nationality Indian, by occupation Business son of the Late Harakh Chand Damani, residing at Flat no. 232-A, 23<sup>rd</sup> Floor, Jolly Maker Apartment No.01, Cuffe Parade, P.S. Cuffe Parade, P.O. Colaba, Mumbai - 400 005, being represented by his **CONSTITUTED ATTORNEY RAJ KUMAR GANDHI**, son of the Late Gokal Chand Gandhi, having PAN ADLPG9842N, AADHAAR 695633831863, Mobile No.9831018149, residing at 2C, Dover Road, P.S. Ballygunge, P.O. Ballygunge, Kolkata - 700 019, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND RICHA FISCAL SERVICES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, PAN AACCR2630N, CIN U65922WB1990PTC049074, having its registered office at 301, Commercial Point, Premises no. 79, Lenin Sarani, P.S. Taltolla, P.O. Taltolla, Kolkata - 700 013, being represented by its Director **VEDANT GANDHI**, having PAN BPYPG5485B, AADHAAR 281981315311, Mobile No.9836318149, son of the Raj Kumar Gandhi, residing at 2C, Dover Road, P.S. Ballygunge, P.O. Ballygunge, Kolkata - 700 019, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interest and assigns) of the **OTHER PART:**

### **WHEREAS:**

A. One Kumar Jagadish Chandra Sinha was seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of Land containing an area of 1 (one) Bigha 11 (eleven) Cottahs 9 (nine) Chittacks 35 (thirty five) Sq.Ft. be the same a little more or less, situated lying at and being a divided and demarcated portion of Premises No. 64/1 (formerly numbered as Premises No. 64 and previous to that



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premises no. 60) Belgachia Road in the then Calcutta, comprised in Dihi Panchannagram Khas Mahal and being part of Holding No. 3/4, Sub - Division VII, Division II Mouza Belgachia District the then 24 Parganas (hereinafter referred to as the said land).

B. By an Indenture dated 15<sup>th</sup> December, 1959, made between the said Kumar Jagadish Chandra Sinha therein referred to as the Vendor of the One Part and Smt. Nandadebi Damani also known as Nanda Devi Damani therein referred to as the Purchaser of the Other Part and registered with the Sub - Registration Office Sealdah in Book I, Volume No. 62, Pages 18 to 26, Being No. 2895 for the year 1959 the said Kumar Jagadish Chandra Sinha for the consideration therein mentioned granted transferred conveyed assured and assigned unto and in favour of the said Smt. Nanda Devi Damani ALL THAT the said Land more fully and particularly described in the First Schedule hereunder written.

C. The entire said Land has since been renumbered as premises No. 64/1/2, Khudiram Bose Sarani, Kolkata - 700 037, formerly known as 64/1, Khudiram Bose Sarani, Kolkata by the Kolkata Municipal Corporation.

D. The said Smt. Nanda Devi Damani had constructed and erected several pucca structures on the said land or in the part thereof (hereinafter the said land and the said structures are collectively referred to as the said property) and let out the same to several tenants.

E. The said Smt. Nanda Devi Damani during her life time was a Hindu governed by the Mitakshara School of Hindu Law died intestate on the 12<sup>th</sup> day of April, 1990 leaving her surviving her four sons namely Gopi Krishna Damani, Narayan Das Damani, Shiv Krishna Damani, Krishna Kumar Damani and two daughters namely, Sushila Devi Gandhi and Kamala Bihani and daughter in law namely Jamuna Devi Damani alias Jamuna Damani wife of pre-deceased son Kastur Chand Damani as her only heirs, heiresses and legal representatives who upon her death became jointly and



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absolutely entitled to All That the said property each having 1/7<sup>th</sup> part of the undivided share respectively the same has been mutated in their name in Mutation Certificate No. 023332 dated the 6<sup>th</sup> day of June, 2006 of the Kolkata Municipal Corporation under Assessee No. 110030902671, K. M. C. Ward No.003.

F. The Vendor is now seized and possessed of and/or otherwise well and sufficiently entitled to All That the undivided 1/7<sup>th</sup> part or share of the said property which is more fully described in the **SECOND SCHEDULE** hereunder written (hereinafter called "the **said Share in the said Property**") free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions, trusts, liabilities of whatsoever nature.

G. The Vendor has entered into an Agreement for Sale dated 30<sup>th</sup> August, 2005 made between the Vendor herein therein also referred to as the Vendor and the Purchaser herein, therein also referred to as the Purchaser, the Vendor therein has agreed to sell, convey, transfer and assign All the said share in the said Property free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions, trusts, liabilities of whatsoever nature at and for the consideration of Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand only) unto and in favour of the Purchaser herein.

H. The Purchaser has at or before execution of this Deed of Conveyance paid to the Vendor the entire amount of the said mutually agreed consideration and has called upon the Vendor to grant this conveyance in favour of the Purchaser.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the



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receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser and the said share in the said Property) the Vendor doth hereby grant transfer convey assign and assure unto and in favor of the Purchaser **ALL THAT** the undivided 1/7<sup>th</sup> part or share of piece and parcel of Land containing an area of 1 (one) Bigha 11 (eleven) Cottahs 9 (nine) Chittacks 35 (thirty five) Sq.Ft. be the same a little more or less **AND TOGETHER WITH** the several pucca structures erected thereon situated lying at and being the Premises no. 64/1/2, Khudiram Bose Sarani, Kolkata - 700 037, (formerly known as 64/1, Khudiram Bose Sarani, and previous to that 64/1, Belgachia Road) within the Municipal limit of the Kolkata Municipal Corporation more fully and particularly described in the **Second Schedule** hereunder written (hereinafter referred to as the said share in the said property) **OR HOWSOEVER OTHERWISE** the said property or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all boundary walls areas garden trees fences hedges fixtures of every yards areas waters water courses sewers drains ditches ancient and other rights, paths, passages ways and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said property or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said property or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the said share in the said property hereby sold granted, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendor do and doth



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hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the Vendor or her predecessors-in-title done or executed or knowingly suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said share in the said property hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendor has now in himself good right, full power and absolute authority to grant, transfer and convey the portion of the said property hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid **AND** the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said share in the said property and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for them **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said share in the said property or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.





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**THE FIRST SCHEDULE ABOVE REFERRED TO :**

**(Said Property)**

**ALL THAT** the piece and parcel of bastu land containing an area of 1 (one) Bigha 11 (eleven) Cottahs 9 (nine) Chittacks 35 (thirty five) Sq.Ft. be the same a little more or less **WHICH INCLUDES** the area covered by pond, measuring more or less 10 (ten) Cottahs 8 (eight) Chittacks 29 (twenty nine) Sq.Ft. **AND TOGETHER WITH** the pucca dwelling house with cemented floor erected thereon containing a built-up area of 7700 Sq. Ft. more or less consisting of 20 bedrooms, 10 drawing dining, 8 kitchens and 15 bathroom situated lying at and being the Premises No. 64/1/2, Khudiram Bose Sarani, Kolkata - 700 037 (formerly known as 64/1, Khudiram Bose Sarani and previous to that 64/1, Belgachia Road) within the Municipal limit of the Kolkata Municipal Corporation, Police Station - Ultadanga (formerly Chitpur), Post Office - Northern Avenue, under Assessee No.110030902671 and KMC Ward No.003, Additional District Sub-Registration Office Sealdah, Kolkata-700 037 and butted and bounded as follows :-

<b><u>ON THE NORTH</u></b>	:	By Municipal Road (38 feet wide);
<b><u>ON THE SOUTH</u></b>	:	By Premises No. 64/1, Khudiram Bose Sarani;
<b><u>ON THE EAST</u></b>	:	By Premises No. 64/1, Khudiram Bose Sarani;
<b><u>ON THE WEST</u></b>	:	By Khudiram Bose Sarani (103 feet wide).
<b><u>Zone:</u></b>	:	Milk Colony/Dutta Bagan More to Patipukur Bazar

**THE SECOND SCHEDULE ABOVE REFERRED TO :**

**(said share in the said Property)**

**ALL THAT** the undivided 1/7<sup>th</sup> part or share of the said Property which is equivalent to 4 (four) Cottahs 8 (eight) Chittacks 12 (twelve) Sq.Ft., which <sup>includes</sup> ~~contain~~ a pond area of 1 (one) Cottahs 8 (eight) Chittacks 4 Sq.Ft. together with <sup>single storied</sup> structure of 1100 Sq.Ft. situated lying at and being the Premises No. 64/1/2, Khudiram Bose Sarani, Kolkata - 700 037 (formerly known as

Area 400



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64/1, Khudiram Bose Sarani and previous to that 64/1, Belgachia Road) within the Municipal limit of the Kolkata Municipal Corporation, Police Station - Ultadanga (formerly Chitpur), Post Office Northern Avenue, under Assessee No.110030902671 and KMC Ward No.003, Additional District Sub-Registration Office Sealdah, Kolkata-700 037.

**IN WITNESS WHEREOF** the Parties have hereunto set and subscribed their respective hands and seals the day month and year first above written.

**SIGNED AND DELIVERED** by the  
**VENDOR** at Kolkata in the presence of:

1. Alamgir Reza Adv  
28/1, Judges Court Road  
Kolkata-27

Raj K. Pandhi  
as Constituted Attorney  
of Shiv Krishna Damani  
(SHIV KRISHNA DAMANI)

2. Manoj Bhawan,  
122/1 R, S.N.M. Sarani,  
Kolkata - 700026.

**SIGNED AND DELIVERED** by the  
**PURCHASER** at Kolkata in the  
presence of:

1. Alamgir Reza Adv

RICHA FISCAL SERVICES PVT. LTD  
Vedant Gandhi  
Director

2. Manoj Bhawan,  
122/1 R, S.N.M. Sarani,  
Kolkata - 700026.

(RICHA FISCAL SERVICES PRIVATE LIMITED)

Drafted by:

Alamgir Reza

(Alamgir Reza, Advocate)  
Enrollment No.WB/1366/03  
Alipore Judges Court,  
Kolkata 700 027



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**RECEIVED** of and from the within-named Purchaser the within-mentioned sum of Rs.7,50,000/- (Rupees Seven Lakhs Fifty Thousand only) being the full consideration money as per Memo below:-

**MEMO OF CONSIDERATION**

DATE	CHEQUE/PAY ORDER NO.	BANK/BRANCH	AMOUNT
30.08.2005	673664	Canara Bank, Kalakar Street Branch, Kolkata 700007	75,000/-
31.12.2005	172616	-Do-	75,000/-
10.04.2006	384104	-Do-	6,00,000/-
		<b>TOTAL:</b>	<b>Rs.7,50,000 /-</b>

(Rupees Seven Lakhs Fifty Thousand only).

**WITNESSES:**

1. *Alamgir Raza Adv*
2. *Shamir Bhanu*

*As Constituted  
Attorney of  
Shiv Krishna Damani*



























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**SPECIMEN FORM FOR TEN FINGER PRINTS**

<p align="center"><b>PHOTO</b></p>						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
 <p><i>Raj K. Gandhi</i></p>	<p><i>Raj K. Gandhi</i></p>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
 <p><i>Vedant Gandhi</i></p>	<p><i>Vedant Gandhi</i></p>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						



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વૃત્ત સ્થાન અંગત

PERMANENT ACCOUNT NUMBER

AAEPD2300F

જાણી નામ

SHIVKRISHNA HARAKCHAND  
DAMANJ

પિતા અથવા પિતાનું નામ

HARAKCHAND DAMANJ

જન્મ તારીખ / DATE OF BIRTH

14-12-1944

અધિકારી સહસ્ત્રાક્ષ

*W. D. Singh*

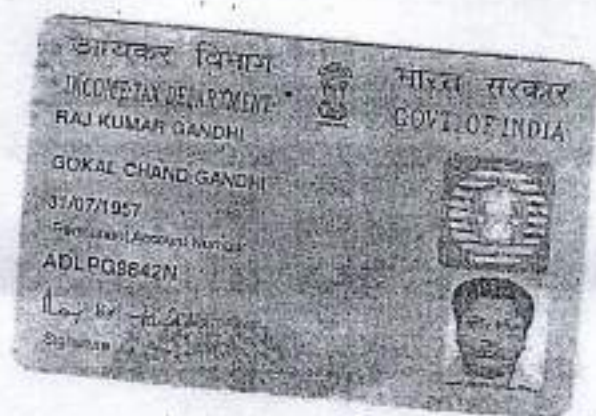
*W. D. Singh*

અધિકારી સહસ્ત્રાક્ષ (વૃત્ત)

DIRECTOR OF INCOME TAX (SYSTEMS)







10's 4x 1000







ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

উপস্থাপিত আইডি / Enrollment No. : 1040/21053/03130

To  
 Raj Kumar Gandhi  
 হাজি কুমার গান্ধি  
 2C  
 DOVER ROAD  
 Ballygunge  
 Ballygunge, Kolkata  
 West Bengal - 700018

31/05/2014

KL784507868FT  
 78450786



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**6956 3383 1863**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India



হাজি কুমার গান্ধি  
 Raj Kumar Gandhi  
 পিতা : গোবিন্দ চন্দ্র গান্ধি  
 Father : Gobind Chand Gandhi

জন্ম তারিখ / DOB: 31/07/1997  
 লিঙ্গ / Male

**6956 3383 1863**



আধার - সাধারণ মানুষের অধিকার

*Let's go forward*





RICHHA FISCAL SERVICES PVT. LTD  
Vedant Gandhi  
Director





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

VEDANT GANDHI  
RAJ KUMAR GANDHI  
09/01/1997

Permanent Account Number  
BPYPG5485B

*Vedant Gandhi*  
Signature



*Vedant Gandhi*





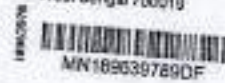
ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকারণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভূমিকাভুক্তির আই ডি/Enrollment No.: 1040/19887/00746

To  
ভেদান্ত গান্ধি  
VEDANT GANDHI  
2C DOVER ROAD  
KOLKATA Ballygunge S.O  
Ballygunge Kolkata  
West Bengal 700019



MN1896397890F



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**2819 8131 5311**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



ভেদান্ত গান্ধি  
VEDANT GANDHI  
পিতা : রাজ কুমার গান্ধি  
Father : RAJ KUMAR GANDHI  
জন্ম বর্ষ / Year of Birth : 1997  
পুরুষ / Male



**2819 8131 5311**

আধার - সাধারণ মানুষের অধিকার

*Vedant Gandhi*







## IDENTITY CARD

### ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477



Card No. I/C/896

Name ALAMGIR REZA Advocate

Father's/Husband's name Jahangir Reza

Address 28/1 Judges Court Road  
Kolkata- 700 027

Ph. No. 98319 60557

W.B. Bar Council Enrolment No. F-1194 / 03

*Sudhansu Bose*  
SECRETARY

*Alamgir Reza Adv*  
*14.07.2020*





**Government of West Bengal  
Directorate of Registration & Stamp Revenue**

**e-Assessment Slip**

Query No / Year	2000795313/2020	Office where deed will be registered
Query Date	13/07/2020 12:10:26 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	JAYANTA RAY 34/14, KASHINATH CHATTERJEE LANE, Thana : Shibpur, District : Howrah, WEST BENGAL, PIN - 711102, Mobile No. : 9830697167, Status : Advocate	
Transaction	Additional Transaction	
(0101) Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 7,50,000/-	Rs. 1,47,36,336/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,31,563/- (Article:23)	Rs. 1,47,409/- (Article:A(1), E, M)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

District: South 24-Parganas, P.S:- Ultadanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kshudiram Bose Sarani, Road Zone : (Milk Colony /Dutta Bagan More - Patipukur Bazar) , , Premises No: 64/1/2, , Ward No: 003 Pin Code : 700037

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 8 Sq Ft	6,00,000/-	92,74,224/-	Width of Approach Road: 103 Ft., Adjacent to Metal Road,
L2	(RS :-)		Bastu	1 Katha 8 Chatak 4 Sq Ft	1,00,000/-	46,37,112/-	Width of Approach Road: 103 Ft., Adjacent to Metal Road,
TOTAL :				7.4525Dec	7,00,000 /-	139,11,336 /-	
Grand Total :				7.4525Dec	7,00,000 /-	139,11,336 /-	



Query No: 2000795313 of 2020, Printed On : Jul 14 2020 1:48PM, Generated from Registration office





**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1100 Sq Ft.	50,000/-	8,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1100 sq ft	50,000 /-	8,25,000 /-	

**Seller Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Mr SHIVKRISHNA HARAKCHAND DAMANI, (Alias: Mr SHIV KRISHNA DAMANI) Son of Late Harakh Chand Damani 232-A, 23rd Floor, Jolly Maker Apartment No.01, Cu, P.O:- Colaba, P.S:- CUFFE-PARADE, District:-Mumbai, Maharashtra, India, PIN - 400005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AABPD2300F, Aadhaar No: 76xxxxxxxx1834, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney

**Buyer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	RICHA FISCAL SERVICES PRIVATE LIMITED 301, Commercial Point, Premises No. 79, Lenin Sara, P.O:- Taltolia, P.S:- Taltolia, District:-Kolkata, West Bengal, India, PIN - 700013 PAN No.:: AACCR2630N, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Attorney Details :**

SI No	Name & Address	Attorney of
1	Mr RAJ KUMAR GANDHI Son of Late Gokal Chand Gandhi 2C, Dover Road, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADLPG9842N, Aadhaar No: 69xxxxxxxx1863	Mr SHIVKRISHNA HARAKCHAND DAMANI

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr VEDANT GANDHI Son of Mr Raj Kumar Gandhi 2C, Dover Road, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BPYPG5485B, Aadhaar No: 28xxxxxxxx5311	RICHA FISCAL SERVICES PRIVATE LIMITED (as Director)



Query No: 2000796313 of 2020, Printed On: Jul 14 2020 1:52PM, Generated from Registration office



## Identifier Details :

Name & address
Mr Alamgir Reza Son of Mr Jahagir Reza P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, , Identifier Of Mr RAJ KUMAR GANDHI, Mr VEDANT GANDHI

## Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SHIVKRISHNA HARAKCHAND DAMANI	RICHA FISCAL SERVICES PRIVATE LIMITED-4.96833 Dec

## Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SHIVKRISHNA HARAKCHAND DAMANI	RICHA FISCAL SERVICES PRIVATE LIMITED-2.48417 Dec

## Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SHIVKRISHNA HARAKCHAND DAMANI	RICHA FISCAL SERVICES PRIVATE LIMITED-1100.00000000 Sq Ft

## Owner and Land or Building Details as received from KMC :

Sch. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 110030902671 Premises No. : 64/1/2 Ward No. : 003 Street Name : KSHUDIRAM BOSE SARANI	Ref Deed No. : 190300473 Date Of Registration : Feb 08, 2018 Office Where Registered : A.R.A-IIIKOL	Owner Name : MANOJ DAMANI, MANISH DAMANI , VINI KRIPLANI, INDU DAMANI, SHIV KRISHNA DAMANI, JAMUNA DEVI DAMANI, SRI.RAJ KUMAR GANDHI, KAMALA BEHANI, KRISHNA KUMAR DAMANI Owner Address : 2C,DOVER ROAD, KOLKATA Pin No. : 700019	Character of Premises: Total Area of Land:
L2	Assessment No. : 110030902671 Premises No. : 64/1/2 Ward No. : 003 Street Name : KSHUDIRAM BOSE SARANI	Ref Deed No. : 190300473 Date Of Registration : Feb 08, 2018 Office Where Registered : A.R.A-IIIKOL	Owner Name : MANOJ DAMANI, MANISH DAMANI , VINI KRIPLANI, INDU DAMANI, SHIV KRISHNA DAMANI, JAMUNA DEVI DAMANI, SRI.RAJ KUMAR GANDHI, KAMALA BEHANI, KRISHNA KUMAR DAMANI Owner Address : 2C,DOVER ROAD, KOLKATA Pin No. : 700019	Character of Premises: Total Area of Land:

Note:



Query No: 2000795313 of 2020, Printed On: Jul  
14 2020 1:52PM, Generated from Registration  
office









Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

1955/2020

GRN: 192020210041361311

Payment Mode Online Payment

GRN Date: 20/07/2020 11:19:40

Bank : State Bank of India

BRN: IK0APQONE2

BRN Date: 20/07/2020 11:20:40

DEPOSITOR'S DETAILS

Id No. : 2000795313/9/2020

[Query No./Query Year]

Name : ALAMGIR REZA

Contact No. :

Mobile No. : +91 9831960557

E-mail :

Address : 281 JUDGES COURT RD KOL27

Applicant Name : Mr JAYANTA RAY

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document Payment No 9

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	2000795313/9/2020	Property Registration- Stamp duty	0030-02-103-003-02	1031463
2	2000795313/9/2020	Property Registration- Registration Fees	0030-03-104-001-16	147409

Total

1178872

In Words : Rupees Eleven Lakh Seventy Eight Thousand Eight Hundred Seventy Two only











Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16042000795313/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr RAJ KUMAR GANDHI 2C, Dover Road, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Attorney of Seller [Mr SHIVKRIS HNA HARAKC HAND DAMANI]			<i>Raj K. Gandhi</i> 14-07-2020
2	Mr VEDANT GANDHI 2C, Dover Road, P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Buyer [RICHA FISCAL SERVICE S PRIVATE LIMITED]			<i>Vedant Gandhi</i> 14-07-2020
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Alamgir Reza Son of Mr Jahagir Reza P.O:- Alipore, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Mr RAJ KUMAR GANDHI, Mr VEDANT GANDHI			<i>Alamgir Reza</i> 15.07.2020

(Pradipta Kishore Guha)





DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal



### Major Information of the Deed

Deed No :	I-1604-01955/2020	Date of Registration	20/07/2020
Query No / Year	1604-2000795313/2020	Office where deed is registered	
Query Date	13/07/2020 12:10:26 PM	1604-2000795313/2020	
Applicant Name, Address & Other Details	JAYANTA RAY 34/14, KASHINATH CHATTERJEE LANE, Thana : Shibpur, District : Howrah, WEST BENGAL, PIN - 711102, Mobile No. : 9830697167, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 7,50,000/-	Rs. 1,47,36,336/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,31,563/- (Article:23)	Rs. 1,47,409/- (Article:A(1), E, M)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Ultadanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kshudiram Bose Sarani, Road Zone : (Milk Colony /Dutta Bagan More -- Patipukur Bazar) , , Premises No: 64/1/2, , Ward No: 003 Pin Code : 700037

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu		3 Katha 8 Sq Ft	6,00,000/-	92,74,224/-	Width of Approach Road: 103 Ft., Adjacent to Metal Road,
L2	(RS :- )		Bastu		1 Katha 8 Chatak 4 Sq Ft	1,00,000/-	46,37,112/-	Width of Approach Road: 103 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>7.4525Dec</b>	<b>7,00,000 /-</b>	<b>139,11,336 /-</b>	
		<b>Grand Total :</b>			<b>7.4525Dec</b>	<b>7,00,000 /-</b>	<b>139,11,336 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1100 Sq Ft.	50,000/-	8,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	<b>Total :</b>	<b>1100 sq ft</b>	<b>50,000 /-</b>	<b>8,25,000 /-</b>	





**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr SHIVKRISHNA HARAKCHAND DAMANI, (Alias: Mr SHIV KRISHNA DAMANI)</b> Son of Late Harakh Chand Damani 232-A, 23rd Floor, Jolly Maker Apartment No.01, Cu, P.O:- Colaba, P.S:- CUFFE-PARADE, District:-Mumbai, Maharashtra, India, PIN - 400005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AABPD2300F, Aadhaar No: 76xxxxxxxx1834, Status :Individual, Executed by: Attorney, Executed by: Attorney

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>RICHA FISCAL SERVICES PRIVATE LIMITED</b> 301, Commercial Point, Premises No. 79, Lenin Sara, P.O:- Taltola, P.S:- Taltola, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AACCR2630N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr RAJ KUMAR GANDHI</b> Son of Late Gokal Chand Gandhi 2C, Dover Road, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADLPG9842N, Aadhaar No: 69xxxxxxxx1863 Status : Attorney, Attorney of : Mr SHIVKRISHNA HARAKCHAND DAMANI

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr VEDANT GANDHI (Presentant )</b> Son of Mr Raj Kumar Gandhi 2C, Dover Road, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BPYPG5485B, Aadhaar No: 28xxxxxxxx5311 Status : Representative, Representative of : RICHA FISCAL SERVICES PRIVATE LIMITED (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Alamgir Reza</b> Son of Mr Jahagir Reza P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			

Identifier Of Mr RAJ KUMAR GANDHI, Mr VEDANT GANDHI



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SHIVKRISHNA HARAKCHAND DAMANI	RICHA FISCAL SERVICES PRIVATE LIMITED-4.96833 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SHIVKRISHNA HARAKCHAND DAMANI	RICHA FISCAL SERVICES PRIVATE LIMITED-2.48417 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SHIVKRISHNA HARAKCHAND DAMANI	RICHA FISCAL SERVICES PRIVATE LIMITED-1100.00000000 Sq Ft





**Endorsement For Deed Number : I - 160401955 / 2020**

**On 14-07-2020**

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 14:25 hrs on 14-07-2020, at the Private residence by Mr VEDANT GANDHI ,

**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 1,47,36,336/-

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

Execution is admitted on 14-07-2020 by Mr VEDANT GANDHI, Director, RICHA FISCAL SERVICES PRIVATE LIMITED (Private Limited Company), 301, Commercial Point, Premises No. 79, Lenin Sara, P.O:- Taltola, P.S:- Taltola, District:-Kolkata, West Bengal, India, PIN - 700013

Identified by Mr Alamgir Reza, , Son of Mr Jahagir Reza, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

**Executed by Attorney**

Execution by Mr RAJ KUMAR GANDHI, , Son of Late Gokal Chand Gandhi, 2C, Dover Road, P.O: Ballygunge, Thana: Ballygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Business as the constituted attorney of Mr SHIVKRISHNA HARAKCHAND DAMANI , Mr SHIV KRISHNA DAMANI 232 -A, 23rd Floor, Jolly Maker Apartment No.01, Cu, P.O: Colaba, Thana: CUFFE-PARADE, , Mumbai, MAHARASHTRA, India, PIN - 400005 is admitted by him

Identified by Mr Alamgir Reza, , Son of Mr Jahagir Reza, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

*Pradipta Kishore Guha*

**Pradipta Kishore Guha  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal**

**On 20-07-2020**

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,47,409/- ( A(1) = Rs 1,47,363/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,47,409/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 20/07/2020 11:20AM with Govt. Ref. No: 192020210041361311 on 20-07-2020, Amount Rs: 1,47,409/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IK0APQONE2 on 20-07-2020, Head of Account 0030-03-104-001-16



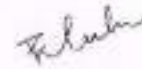
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,31,563/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 10,31,463/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1042193, Amount: Rs.100/-, Date of Purchase: 15/02/2020, Vendor name: I Chakraborty

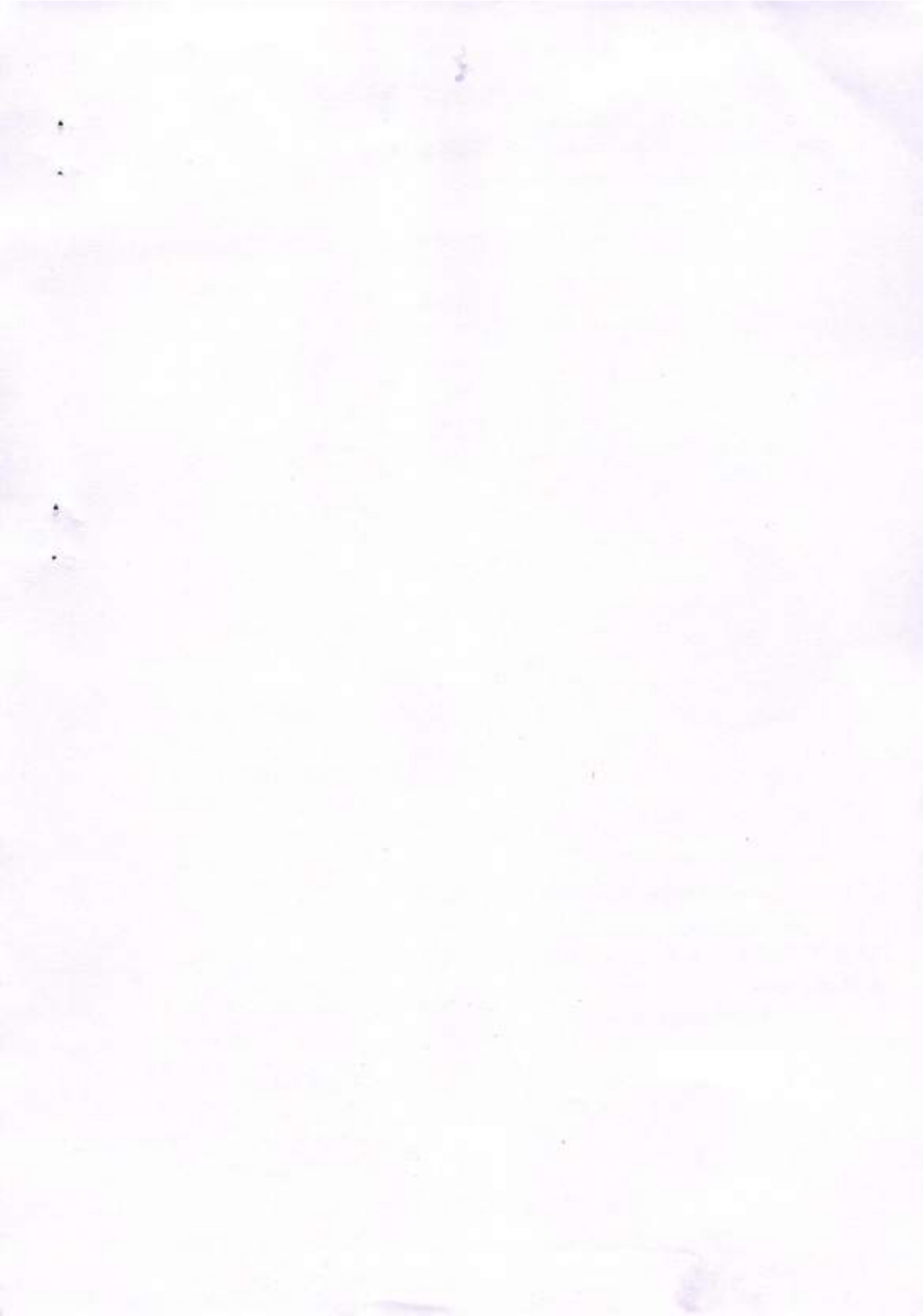
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/07/2020 11:20AM with Govt. Ref. No: 192020210041361311 on 20-07-2020, Amount Rs: 10,31,463/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0APQONE2 on 20-07-2020, Head of Account 0030-02-103-003-02



**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2020, Page from 70896 to 70925  
being No 160401955 for the year 2020.



*Pradipta*

Digitally signed by PRADIPTA KISHORE  
GUHA

Date: 2020.07.20 14:04:19 +05:30

Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2020/07/20 02:04:19 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.



(This document is digitally signed.)