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I-4739/2020



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AD 328042

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


District Sub-Registrar-II
Alipore, South 24 Parganas

08 SEP 2020

THIS INDENTURE made this
Thousand Twenty (2020)

26th day of August

Two

R. K. GANDHI

01042170

Laj kr Pandh.

Name :
Address :
Vendor :

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

Laj kr Pandh.

3274

RICHIA FISCAL

RICHIA FISCAL SERVICES PVT. LTD.

Vedant Gandhi

Director

3275

J. GANDHI

Jayshree Pandhi

3288



District Sub-Registrar-II
Alipore, South 24 Pargana

26 AUG 2020

Manojir Reza Adv
S/o, Jahangir Reza
28/1, Judges Court Road
P.O. & P.S. Alipore
Kolkata-27

BETWEEN SMT. KAMALA BEHANI alias KAMALA BIHANI, having **PAN ACCPB4210D, AADHAAR 387655124708**, Mobile No. 9435407299, wife of the Jagadish Prosad Behani, by Nationality Indian, by faith Hindu, by occupation Housewife, residing at Apasara Cinema Building, G.S. Road, Post Office-Ulubari, Police Station-Palam Bazar, Guwahati - 781007, being represented by her **CONSTITUTED ATTORNEY, RAJ KUMAR GANDHI**, having **PAN ADLPG9842N, AADHAR 6956 3383 1863**, Mobile No.9831018149, son of Gokal Chand Gandhi, residing at Flat No.5B, 2C, Dover Road, Post Office-Ballygunge, Police Station-Ballygunge, Kolkata - 700 019, appointed by a registered Power of Attorney dated 28th February, 2003, registered with Sr. Sub Registrar, Guwahati and recorded as being No.1058 for the year 2003, 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 her heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART AND RICHA FISCAL SERVICES PRIVATE LIMITED**, having **PAN AACCR2630N, CIN U65922WB1990PTC049074**, a Company incorporated under the Companies Act, 1956, having its registered office at 310, Commercial Point, Premises no. 79, Lenin Sarani, Post Office-Taltala, Police Station-Taltala, 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, Post Office-Ballygunge, Police Station-Ballygunge, Kolkata - 700 019, hereinafter referred to as the **CONFIRMING PARTY** (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 **SECOND PART AND JAYSHREE GANDHI**, having **PAN ADMPG2541B, AADHAAR 872529005581**, Mobile No. 9831012708, wife of Raj Kumar Gandhi, by Nationality Indian, by faith Hindu, by occupation Business, residing at 2C, Dover Road, Post Office-Ballygunge, Police Station-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 her heirs, executors, administrators, legal representatives and assigns) of the **THIRD 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 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**).




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B. By an Indenture dated 15th December, 1959, made between the said Kumar Jagadish Chandra Sinha therein referred to as the Vendor of the One Part and Smt. Nandadebi Damani alias 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 12th 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 absolutely entitled to All That the said property each having 1/7th part or share therein and the same has been mutated in their names in Mutation Certificate No. 023332 dated the 6th day of June, 2006 issued by the Kolkata Municipal Corporation under Assessee No. 110030902671 under Ward No. 3.

F. The Vendor is now seized and possessed of and/or otherwise well and sufficiently entitled to All That the undivided 1/7th part or share of the said property more fully and particularly 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. By an Agreement for Sale dated 30th August, 2005 made between the said Kamala Bihani therein referred to as the Vendor of the One Part and Richa Fiscal Services Private Limited therein referred to as the Purchaser of the Other Part, the Vendor therein has agreed to sell, convey, transfer and assign All that the said share in the said Property unto and in favour of the Purchaser therein at and for the consideration Rs.7,50,000/- (Rupees Seven



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Lakhs Fifty Thousand only) and on the terms and conditions mentioned therein and handed over the possession thereof to the Purchaser through a letter of Possession simultaneously with the execution of the Agreement for sale.

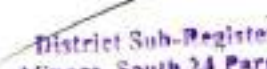
H. In pursuant to the said Agreement the Vendor had agreed to sell, convey, transfer and assign ALL THAT the said share in the said Property unto and in favour of the Confirming Party at and for the consideration of Rs.7,50,000/- (Rupees seven lacs fifty thousand only) which sum was duly paid by the Confirming Party to the Vendor (the receipt whereof the Vendor doth hereby admit and acknowledge).

I. By an Agreement of Assignment dated 31st August, 2005, the Confirming Party has since nominated the Purchaser herein to acquire the said share in the said Property directly from the Vendor and handed over the possession thereof on payment of the aggregated sum of Rs.8,73,000/- (Rupees Eight Lakhs Seventy Three Thousand only) bifurcated as follows :-

- a) reimbursement of said sum of Rs.7,50,000/- (Rupees Seven Lakhs Fifty Thousand only) already paid by the Confirming Party herein to the Vendor herein;
- b) consideration of Rs.1,23,000/- (Rupees One Lakh Twenty Three Thousand only) agreed to be paid by the Purchaser herein to the Confirming Party herein as and by way of nomination cost.

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 Confirming Party herein on behalf of the Purchaser herein to the Vendor (the receipt whereof the Vendor doth hereby as also by the 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) and in further consideration of a sum of **Rs.1,23,000/- (Rupees One Lakh Twenty Three Thousand only)** paid by the Purchaser to the Confirming Party making together the aggregated sum of **Rs.8,73,000/- (Rupees Eight Lakhs Seventy Three Thousand only)** (the receipt whereof the Confirming Party doth hereby as also by the 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 and the Confirming Party doth hereby confirm and assure unto and in favor of the Purchaser **ALL THAT** the undivided 1/7th 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 pucca structures erected thereon containing a built-up area of 7700 Sq. Ft. be the same a little more or less, situated lying at and being the Premises




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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, pattaahs, 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 hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the Vendor or his 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 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



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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.

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 :-

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

THE SECOND SCHEDULE ABOVE REFERRED TO :

(said share in the said Property)

ALL THAT the undivided 1/7th part or share equivalent to 4 (four) Cottahs 8 (eight) Chittacks 12 (twelve) Sq.Ft., be the same a little more or less, which includes a pond area of 1 (one) Cottahs 8 (eight) Chittacks 4 Sq.Ft. together with structure of 1100 Sq.Ft. of the said property more fully and particularly described in the First Schedule abovementioned.




District Sub-Registrar-II
Alipore, South 24 Pargana

26 AUG 2020

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. *Manas Ghosh*
122/1R, S.N.M. Sarani,
Kolkata - 700 026
2. *Dipankar Sardar*
122/1R, S.N.M. Sarani,
KOL - 700 026

Raj Kumar Gandhi

(RAJ KUMAR GANDHI)
(As Constituted Attorney of Kamala Behani)

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

1. *Manas Ghosh*
2. *Dipankar Sardar*

RICHA FISCAL SERVICES PVT. LTD

Vedant Gandhi
Director

(RICHA FISCAL SERVICES PRIVATE LIMITED)

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

1. *Manas Ghosh*
2. *Dipankar Sardar*

Jayshree Gandhi

(JAYSHREE GANDHI)

Drafted by:

Alamgir Reza

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



[Handwritten signature]

District Sub-Register-II
Allpore, South 24 Pargana

26 AUG 2020

RECEIVED of and from the within-named Confirming Party 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/DD ORDER NO.	BANK/BRANCH	AMOUNT
30.08.2005	673661	Canara Bank, Kalakar Street Branch, Kolkata 700007	Rs.75,000/-
13.01.2006	172605	-Do-	Rs.75,000/-
05.04.2006	565097	-Do-	Rs.6,00,000/-
		TOTAL	Rs.7,50,000/-

(RUPEES SEVEN LAKHS FIFTY THOUSAND ONLY).

Raj K. Gandhi

VENDOR

(RAJ KUMAR GANDHI)

As Constituted

Attorney of Kamala Behani

WITNESSES:

1. *Kamala Behani*

2. *Dipankar Sardar*




District Sub-Register-II
Alipore, South 24 Pargana

26 AUG 2020

RECEIVED of and from the within-named Purchaser the within-mentioned sum of **Rs.8,73,000/- (Rupees Eight Lakhs Seventy Three Thousand only)** being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

DATE	CHEQUE/DD ORDER NO.	BANK/BRANCH	AMOUNT
13.04.2006	697319	Indian Bank, Burrabazar Branch, Kolkata 700007	Rs.2,13,000/-
03.06.2010	097359 (Part)	Canara Bank, E.L.R.A Street Branch, Kolkata 700001	Rs.1,60,000/-
29.08.2005	234058 (Part)	Indian bank, Burrabazar Branch, Kolkata 700007	Rs.1,00,000/-
03.01.2006	118642	HDFC Bank, Ballygunge Branch	Rs.4,00,000/-
		TOTAL	Rs.8,73,000/-

(RUPEES EIGHT LAKHS SEVENTY THREE THOUSAND ONLY).

RICHA FISCAL SERVICES PVT. LTD

Vedant Gandhi

Director

CONFIRMING PARTY

(RICHA FISCAL SERVICES PRIVATE LIMITED)

WITNESSES:

1. *Manoj Shrivastava*
2. *Dipankar Sardar*

RICHA FISCAL SERVICES PVT. LTD


































Vedant Gandhi
Director




District Sub-Registrar-II
Alipore, South 24 Pargana

26 AUG 2020

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Rajiv Gandhi</i>						
<p align="center">Little Ring Middle Fore Thumb</p>		<p align="center">(Left Hand)</p>					
							
<p align="center">Thumb Fore Middle Ring Little</p>		<p align="center">(Right Hand)</p>					
		<i>Vedant Gandhi</i>					
<p align="center">Little Ring Middle Fore Thumb</p>			<p align="center">(Left Hand)</p>				
							
<p align="center">Thumb Fore Middle Ring Little</p>	<p align="center">(Right Hand)</p>						
	<i>Jayshree Gandhi</i>						
<p align="center">Little Ring Middle Fore Thumb</p>			<p align="center">(Left Hand)</p>				
							
<p align="center">Thumb Fore Middle Ring Little</p>		<p align="center">(Right Hand)</p>					




District Sub-Registrar-II
Alipore, South 24 Pargana

26 AUG 2020

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KAMALA BEHANI

HARAKH CHAND DAMANI

23/01/1944

Permanent Account Number
ACCPB4210D

Kamala Behani

Signature



2112011

Has kr Pandh.

आयकर विभाग के अधिकारी / अधिकारी के द्वारा जारी की गई है।
आयकर विभाग, नया दिल्ली, भारत
आयकर विभाग, नया दिल्ली, भारत
आयकर विभाग, नया दिल्ली, भारत
आयकर विभाग, नया दिल्ली, भारत

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax, PUN Services Unit, NSDL,
1st Floor, Seaplane Chambers,
Near Bazar Telephone Exchange,
Baker, Pune - 411 015.

Tel: 91-20-2721 8888, Fax: 91-20-2721 8881
e-mail: nsdl@nsdl.com

Has kr Pandh.



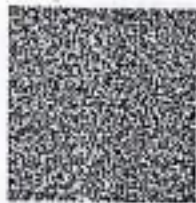
भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 0650/30006/00659

To
Kamala Behani
W/O: Jagdish Prasad Behani
Apsara Cinema
Guwahati
G S Road
Ulubari
Kamrup Metro Assam - 781007
9435407299

Generation Date: 15/01/2018

Signature for Aadhaar
Kamala Behani
Date of Birth: 23/01/1944
Female/FEMALE



आपका आधार क्रमांक / Your Aadhaar No. :

3876 5512 4708

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Kamala Behani
Date of Birth/DOB: 23/01/1944
Female/FEMALE

3876 5512 4708

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
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- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का साथ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future.



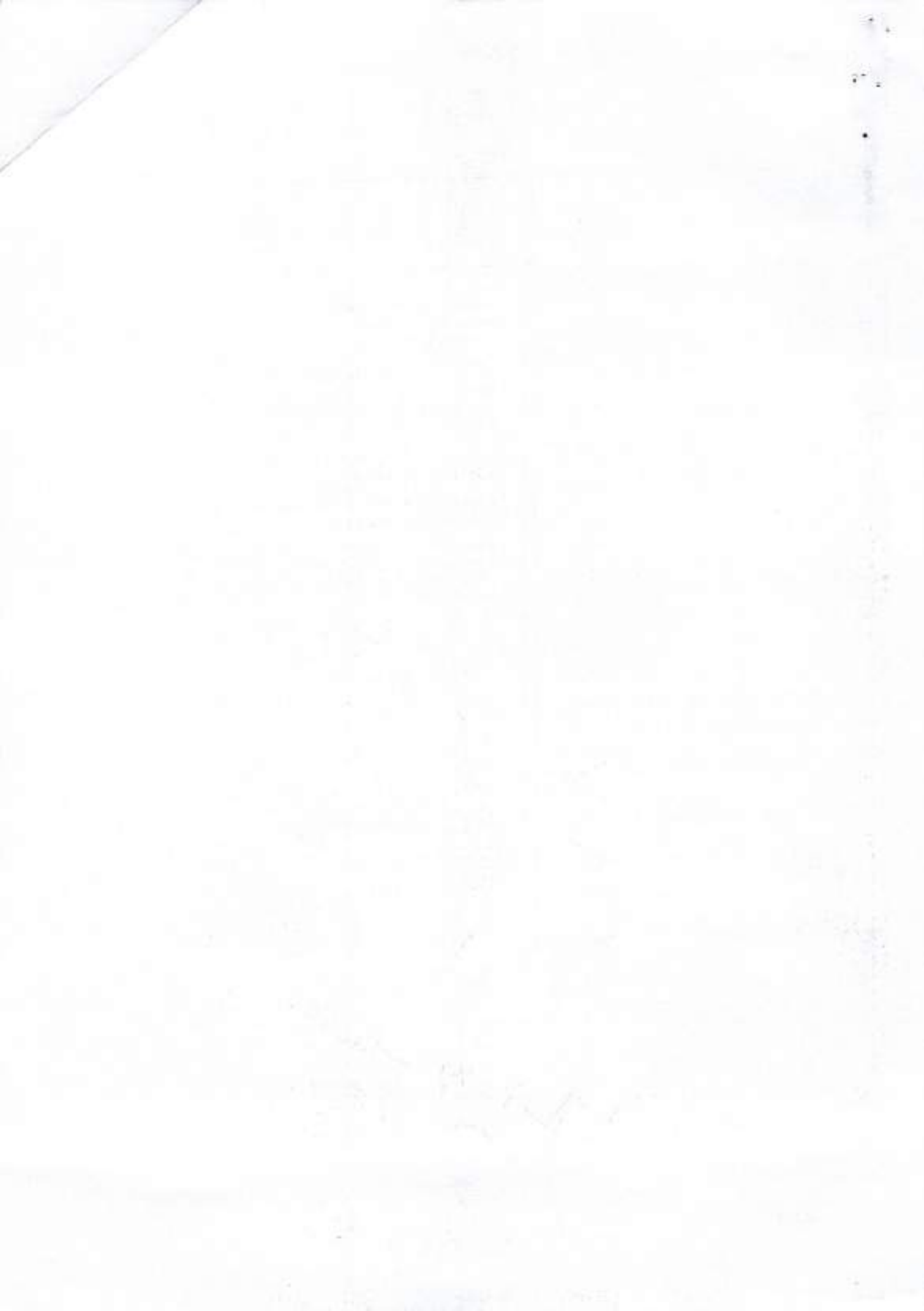
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
W/O: Jagdish Prasad Behani, Apsara
Cinema, Guwahati, G S Road, Ulubari,
Kamrup Metro,
Assam - 781007



3876 5512 4708

Let's Kr Paush









ভারত সরকার
Unique Identification Authority of India
Government of India

এমপ্লয়মেন্ট আইডি / Employment No.: 104021063/03130

To
Raj Kumar Gendal
জন্ম: ১৯৮৮-০৮-০৫
AC
COVER ROAD
Ballygunge
Moulvibazar, Kolkata
Pin: 700015

ML78482766FT
70425700



আপনার অ্যাডার সংখ্যা / Your Aadhaar No.:
6956 3383 1863

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
Unique Identification Authority of India
Government of India

জন্ম: ১৯৮৮-০৮-০৫
Raj Kumar Gendal
জন্ম: ১৯৮৮-০৮-০৫
Village: Gopal Chandra Sankar

মহাপুরাণ - ১৯৮৮-০৮-০৫
১৯৮৮-০৮-০৫

6956 3383 1863

আধার - সাধারণ মানুষের অধিকার

Long K. R. Pandey



भारत सरकार
Ministry of Social Justice and Empowerment



उद्देश

- आधार पहचान प्रमाण, नागरिकता प्रमाण नहीं।
- पहचान प्रमाण अनाधिकृत उपयोग से रक्षा प्राप्त करने के लिए।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार प्रमाण (नियम अनुसार)।
- आधार प्रमाणिकता सार्वजनिक व गैर-सरकारी सेवाओं के लिए उपयोग करें।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय जनसंख्या आयोग
National Population Authority of India

आधार, एक अनिवार्य पहचान प्रमाण है।
Aadhaar, a mandatory identity proof.

Address: IC DRIVER
WDAO, Bopbana
Bopbana, Guwahati, Assam
781001

6656 3303 1863



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card

AACCR2630N



नाम / Name

RICHA FISCAL SERVICES PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation

23/05/1990

RICHA FISCAL SERVICES PVT. LTD.
2017
Vedant Gardhi
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

2

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ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India
Government of India

বৈশিষ্ট্যের আইডি/Enrollment No.: 1040/19887/00746

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

MN186539789CF



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 তারিখ / Year of Birth : ১৯৯৭
লিঙ্গ / Male

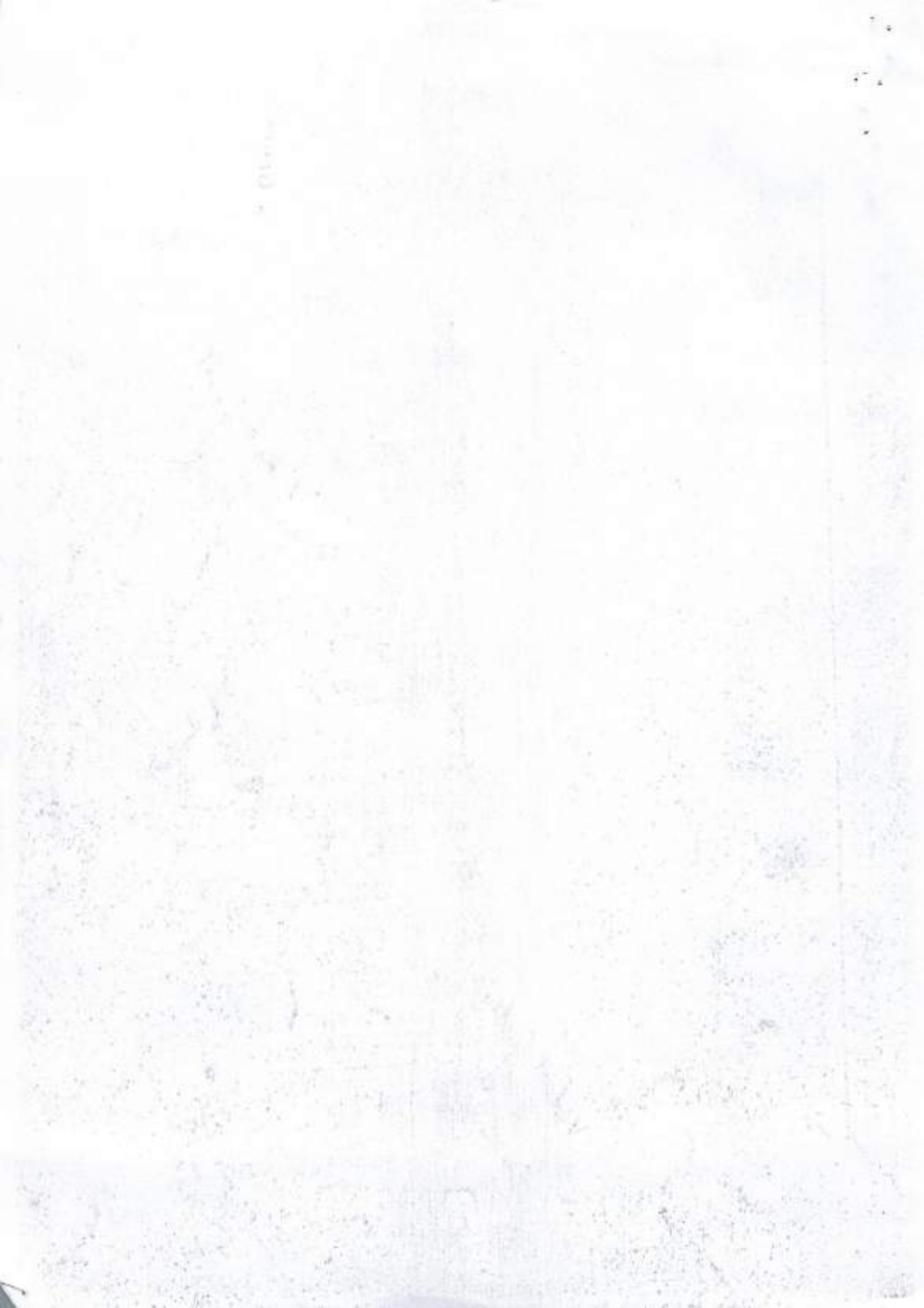


2819 8131 5311

আধার - সাধারণ মানুষের অধিকার

Vedant Gandhi

Vedant Gandhi



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADMPG2541B



नाम / NAME
JAYSHREE GANDHI

पिता का नाम / FATHER'S NAME
BALLABH FOMRA

जन्म तिथि / DATE OF BIRTH
12-09-1965

हस्ताक्षर / SIGNATURE

Jayshree Gandhi

B. Fomra

अधीनस्थ, १३-११

COMMISSIONER OF INCOME TAX, W.B. - XI

Jayshree Gandhi



ভারত সরকার
Government of India

জয়শ্রী গান্ধি
Jayashree Gandhi
পিতা : শ্রীকান্ত ফোরা
Father : Shreekanth Forna
জন্ম তারিখ / DOB : 12/05/1965
লিঙ্গ / Female

8725 2900 5581

আধার - সাধারণ মানুষের অধিকার

Jayashree Gandhi



ভারতীয় বিনিউট পরিচয় প্রাধিকারণ
Unique Identification Authority of India

ঠিকানা:

২সি, ডোভার রোড, বালিগুঞ্জ,
কলকাতা, বালিগুঞ্জ, পশ্চিম বঙ্গ,
৭০০০১৯

Address:

2C, DOVER ROAD, Ballygunge,
Kolkata, Ballygunge, West Bengal,
700019

8725 2900 5581



1947

1800 300 1947



help@uidai.gov.in

www

www.uidai.gov.in



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. **IC/896**

Name **ALANGIR 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**

Indranil Bose
SECRETARY

Alangir Reza Adv
26.8.20



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1602000999/2020	Date of Application	26/08/2020
Query No / Year	16022000973069/2020		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr JAYANTA RAY		
Stampduty Payable	Rs.10,25,067/-		
Registration Fees Payable	Rs.1,55,179/-		
Applicant Name of the Visit Commission	Mr A REZA		
Applicant Address	ALIPORE		
Place of Commission	2 C , DOVER RD KOL-19		
Expected Date and Time of Commission	26/08/2020 1:00 AM		
Fee Details	J1: 250/-, J2: 250/-, PTA-J(2): 0/-, Total Fees Paid: 500/-		
Remarks			





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022000973069/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr RAJ KUMAR GANDHI Flat No: 5B, 2C, Dover Road, P.O:- Ballygunge, P.S:- Ballygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Attorney of Seller [Mrs KAMALA BEHANI]			 26-8-2020
2	Mrs JAYSHREE GANDHI 2C, Dover Road, P.O:- Ballygunge, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Buyer			 26-8-2020
3	Mr VEDANT GANDHI 2C, Dover Road, P.O:- Ballygunge, P.S:- Ballygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Seller [RICHA FISCAL SERVICES PRIVATE LIMITED]			 26-8-2020

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ALAMGIR REZA Son of Mr. Jahangir Reza 28/1, Judges Court Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Mr RAJ KUMAR GANDHI, Mr JAYSHREE GANDHI, Mr VEDANT GANDHI			<i>Alamgir Reza</i> 26.8.20

(Samar Kumar Pramanick)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal





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

GRN: 19-202021-006731633-1

Payment Mode Online Payment

GRN Date: 25/08/2020 14:16:08

Bank : State Bank of India

BRN : IK0AQWQGO0

BRN Date: 25/08/2020 14:17:14

DEPOSITOR'S DETAILS

Id No. : 2000973069/4/2020
[Query No./Query Year]

Name : Alamgir Reza

Contact No. : 9831960557

Mobile No. : +91 9831960557

E-mail : alamgirreza205@yahoo.com

Address : 281 Judges Court Road Kol 27

Applicant Name : Mr JAYANTA RAY

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000973069/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	1024967
2	2000973069/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	155179

Total

1180146

In Words : Rupees Eleven Lakh Eighty Thousand One Hundred Forty Six only

Major Information of the Deed

Deed No :	I-1602-04739/2020	Date of Registration	08/09/2020
Query No / Year	1602-2000973069/2020	Office where deed is registered	
Query Date	17/08/2020 5:57:48 PM	1602-2000973069/2020	
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], [4311] Other than Immovable Property, Receipt [Rs : 8,73,000/-]	
Set Forth value		Market Value	
Rs. 8,73,000/-		Rs. 1,46,43,524/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,25,067/- (Article:23)		Rs. 1,55,211/- (Article:A(1), E.)	
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	4 Katha 8 Chatak 12 Sq Ft	8,00,000/-	1,39,11,336/-	Width of Approach Road: 103 Ft., Adjacent to Metal Road,
Grand Total :				7.4525Dec	8,00,000 /-	139,11,336 /-	

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 FL	73,000/-	7,32,188/-	Structure Type: Structure
Gr. Floor, Area of floor : 1100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1100 sq ft	73,000 /-	7,32,188 /-	



Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs KAMALA BEHANI, (Alias: Mr KAMALA BIHANI) Wife of Mr Jagadish Prosad Behani Apasara Cinema Building, G.S. Road, Guwahati, City:- , P.O:- Ulubari, P.S:- PANBAZAR, District:-Kamrup, Assam, India, PIN:- 781007 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ACxxxxxx0D, Aadhaar No: 38xxxxxxx4708, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	RICHA FISCAL SERVICES PRIVATE LIMITED 310, Commercial Point, Premises No. 79, Lenin Sara, City:- , P.O:- Taltala, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.: AAxxxxxx0N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs JAYSHREE GANDHI Wife of Mr Raj Kumar Gandhi 2C, Dover Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx1B, Aadhaar No: 87xxxxxxx5581, Status :Individual, Executed by: Self, Date of Execution: 26/08/2020 , Admitted by: Self, Date of Admission: 26/08/2020 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr RAJ KUMAR GANDHI (Presentant) Son of Mr Gokal Chand Gandhi Flat No: 5B, 2C, Dover Road, City:- , 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.: ADxxxxxx2N, Aadhaar No: 69xxxxxxx1863 Status : Attorney, Attorney of : Mrs KAMALA BEHANI

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr VEDANT GANDHI Son of Mr Raj Kumar Gandhi 2C, Dover Road, City:- , 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.: BPxxxxxx5B, Aadhaar No: 28xxxxxxx5311 Status : Representative, Representative of : RICHA FISCAL SERVICES PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ALAMGIR REZA Son of Mr Jahangir Reza 28/1, Judges Court Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr RAJ KUMAR GANDHI, Mrs JAYSHREE GANDHI, Mr VEDANT GANDHI			



Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs KAMALA BEHANI	Mrs JAYSHREE GANDHI-3.72625 Dec
2	RICHA FISCAL SERVICES PRIVATE LIMITED	Mrs JAYSHREE GANDHI-3.72625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs KAMALA BEHANI	Mrs JAYSHREE GANDHI-550.00000000 Sq Ft
2	RICHA FISCAL SERVICES PRIVATE LIMITED	Mrs JAYSHREE GANDHI-550.00000000 Sq Ft



On 26-08-2020

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

Presented for registration at 15:25 hrs on 26-08-2020, at the Private residence by Mr RAJ KUMAR 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 1,46,43,524/-

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

Execution is admitted on 26/08/2020 by Mrs JAYSHREE GANDHI, Wife of Mr Raj Kumar Gandhi, 2C, Dover Road, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mr ALAMGIR REZA, , Son of Mr Jahangir Reza, 28/1, Road: Judges Court Road, , P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

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

Execution is admitted on 26-08-2020 by Mr VEDANT GANDHI, Director, RICHA FISCAL SERVICES PRIVATE LIMITED (Private Limited Company), 310, Commercial Point, Premises No. 79, Lenin Sara, City:- , P.O:- Taltala, P.S:- Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013

Indetified by Mr ALAMGIR REZA, , Son of Mr Jahangir Reza, 28/1, Road: Judges Court Road, , 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 Mr Gokal Chand Gandhi, Flat No: 5B, 2C, Road: Dover Road, , P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Business as the constituted attorney of Mrs KAMALA BEHANI , Mr KAMALA BIHANI Apasara Cinema Building, G.S. Road, Guwahati, P.O: Ulubari, Thana: PANBAZAR, , Kamrup, ASSAM, India, PIN - 781007 is admitted by him

Indetified by Mr ALAMGIR REZA, , Son of Mr Jahangir Reza, 28/1, Road: Judges Court Road, , P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 28-08-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,55,211/- (A(1) = Rs 1,46,435/- ,B = Rs 8,730/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 1,55,179/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/08/2020 2:17PM with Govt. Ref. No: 192020210067316331 on 25-08-2020, Amount Rs: 1,55,179/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AQWQGO0 on 25-08-2020, Head of Account 0030-03-104-001 -16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,25,067/- and Stamp Duty paid by online = Rs 10,24,967/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 25/08/2020 2:17PM with Govt. Ref. No: 192020210067316331 on 25-08-2020, Amount Rs: 10,24,967/-,

Bank: State Bank of India (SBIN0000001), Ref. No. IK0AQWQGO0 on 25-08-2020, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 08-09-2020

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 1,55,211/- (A(1) = Rs 1,46,435/- ,B = Rs 8,730/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,25,067/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1042170, Amount: Rs.100/-, Date of Purchase: 15/02/2020, Vendor name: I CHAKRABORTY



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 267890 to 267921
being No 160204739 for the year 2020.



Sa

Digitally signed by Samar kumar
pramanick
Date: 2021.08.26 11:04:17 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/08/26 11:04:17 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)
