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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 328040

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)

26<sup>th</sup>

day of

August

Two

01042172

ALAMGIR REZA  
ADVOCATE  
JUDGES COURT  
KOL-27  
KOL-27  
KOL-27

15 FEB 2020

R. K. GANDHI

Laj kr Pandhi

Name :  
Address :  
Vendor :

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

3273

Laj kr Pandhi

3274

RICHA FISCAL SERVICES PVT. LTD.

Vedant Gandhi

RICHA FISCAL

Director



District Sub-Registrar-II  
Alipore, South 24 Parganas

3288

26 AUG 2020

Alamgir Reza Adv  
90, Alamgir Reza  
28/1, Judges Court Road  
P.O. & P.S. Alipore  
KOL-27




**BETWEEN SMT. DAMANI INDU alias INDU DAMANI**, having **PAN AARPI8535K, AADHAAR 705535045002**, Mobile No.9841058764, widow of the Late Narayan Das Damani, by Nationality Indian, by faith Hindu, by occupation Housewife, residing at 1B, First Floor, Pepper Tree Place, Premises No. 1, Harrington Road, Chetpet, Post Office-Chetpet, Police Station-Chetpet, Chennai - 600 031, being represented by her **CONSTITUTED ATTORNEY RAJ KUMAR GANDHI**, having **PAN ADLPG9842N, AADHAAR 695633831863**, Mobile No.9831018149, son of Gokal Chand Gandhi, by Nationality Indian, by faith Hindu, by occupation Business, residing at 2C, Dover Road, Post Office-Ballygunge, Police Station-Ballygunge, Kolkata - 700 019, appointed by a registered Power of Attorney dated 30<sup>th</sup> December, 2017, registered with Additional Registrar of Assurance-III, Kolkata and recorded in Book IV, being No.190300035 for the year 2018, 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 **ONE 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, 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 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 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 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



  
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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 absolutely entitled to All That the said property each having 1/7<sup>th</sup> part or share therein and the same has been mutated in their names in Mutation Certificate No. 023332 dated the 6<sup>th</sup> day of June, 2006 issued by the Kolkata Municipal Corporation under Assessee No. 110030902671 under Ward No. 3.

F. In the events aforesaid the said Narayan Das Damani became the absolute Owner of 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**").

G. By an Agreement for Sale dated 30<sup>th</sup> August, 2005 made between the said Narayan Das Damani 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 of Rs.7,50,000/- (Rupees seven lacs fifty thousand only) and on the terms and conditions mentioned therein. The entire consideration money amounting to Rs.7,50,000/- was received by Narayan Das Damani during his life time and was deposited in his Bank Account. The applicable Income Tax was also paid by Narayan Das Damani in A.Y.2007-08. The possession of the undivided 1/7<sup>th</sup> Share of the said Property was also given on 30<sup>th</sup> August, 2005 to the Purchaser through letter of Possession by Narayan Das Damani.



  
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H. The said Narayan Das Damani during his life time was a Hindu governed by the Mitakshara School of Hindu Law died intestate on the 29<sup>th</sup> day of October, 2016 leaving his surviving his wife Smt. Indu Damani herein referred to as the Vendor as his only heiress and legal representative who upon his death inherited the said share in the said Property. The said Smt. Indu Damani as legal heiress has the right to execute this Deed of Conveyance in favour of the Purchaser without any financial gain or benefit.

I. The Vendor is now seized and possessed of and/or otherwise well and sufficiently entitled to All That the **said Share in the said Property** and has agreed to sell and the Purchaser has agreed to purchase ALL THAT the said share in the said Property free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions, trusts, liabilities of whatsoever nature.

**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 do 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 do 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 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 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 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



  
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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 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.

**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 bathrooms



  
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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  $1/7^{\text{th}}$  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.



  
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**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 Bhattacharya*  
122/1R, S.N.M. Sarani,  
Kolkata - 700026.

*Raj Kumar Gandhi*

Raj Kumar Gandhi  
(As Constituted Attorney of Indu Damani)

2.

*Dipankar Sardar*  
122/1R, S.N.M. Sarani,  
KOL - 700026

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

1.

*Manas Bhattacharya*

**RICHA FISCAL SERVICES PVT. LTD.**

*Vedant Gandhi*  
**Director**

(RICHA FISCAL SERVICES PRIVATE LIMITED)


2. *Dipankar Sardar*

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	673665	Canara Bank, Kalakar Street Branch, Kolkata 700007	Rs.75,000/-
31.12.2005	172617	-Do-	Rs.75,000/-
08.04.2006	565134	-Do-	Rs.6,00,000/-
		<b>TOTAL:</b>	<b>Rs.7,50,000 /-</b>

**(RUPEES SEVEN LAKHS FIFTY THOUSAND ONLY).**

*Raj Kr Gandhi*

**VENDOR**

Raj Kumar Gandhi

(As Constituted Attorney of Indu Damani)

**WITNESSES:**























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



  
District Sub-Registrar-II  
Alipore, South 24 Parganas


26 AUG 2020

# SPECIMEN FORM FOR TEN FINGER PRINTS

<p><b>PHOTO</b></p>						
		<p>Little</p>	<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>
		<p>(Left Hand)</p>				
		<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>
<p>(Right Hand)</p>						
	<p>Raj Kr Singh</p>					
		<p>Little</p>	<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>
		<p>(Left Hand)</p>				
						
		<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>
<p>(Right Hand)</p>						
	<p>Vedant Gandhi</p>					
		<p>Little</p>	<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>
		<p>(Left Hand)</p>				
						
		<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>
<p>(Right Hand)</p>						





  
District Sub-Registrar-II  
Alipore, South 24 Pargana

26 AUG 2020

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

WIDU DAMAN  
BAGREEGI RICHARDAS  
041051949

Permanent Account Number

AARPI8539K

*[Signature]*  
Signature



*Has kr Panthi*







இந்திய அரசாங்கம்  
Unique Identification Authority of India  
Government of India

பதிவு அடையாளம் / Enrollment No. : 2193/50328/00373

To  
Indu Damani  
இந்து தாமனி  
D/O N D Damani  
18, 1st floor, Pepper trees place  
1, Harrington road  
Chetpet  
Chetpet, Chennai, Chennai,  
Tamil Nadu - 600031  
9841050784

17/04/2017



KA171125973FH  
17112597



உங்கள் ஆதார் எண் / Your Aadhaar No. :

7055 3504 5002

எனது ஆதார், எனது அடையாளம்



இந்திய அரசாங்கம்  
Government of India



இந்து தாமனி  
Indu Damani

பிறந்த தारी / DOB: 01/08/1948

பெண்பால் / Female

7055 3504 5002



எனது ஆதார், எனது அடையாளம்

*Das kr Panth*







Raj Kr Pandhu



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भारत सरकार  
Unique Identification Authority of India  
Government of India

एनएनडीटी आई / Enrollment No. 104021053403130

To  
Raj Kumar Gandhi  
Old Post Office  
2C  
DOVER ROAD  
Kalyunge -  
Kalyunge, Kolkata  
West Bengal - 700015

KL7840176A0PT  
78401760



आपका आधार संख्या / Your Aadhaar No. :  
**6956 3383 1863**

आधार - साधारण मानुषेअधिकार

भारत सरकार  
Unique Identification Authority of India

एनएनडीटी आई  
Raj Kumar Gandhi  
Old Post Office  
Father: Gopal Chandra Gandhi

695633831863

695633831863

आधार - साधारण मानुषेअधिकार

*kr - Pandh.*



भारत सरकार  
Ministry of Social Justice and Empowerment



### तथ्या

- आपका पहचानाई प्रमाण, कानूनीकरण प्रमाण है।
- पहचान के प्रमाण के माध्यम से प्रमाणिकता प्राप्त हो सकेगी।

### INFORMATION

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

- आपका आधा (आधार) है।
- आधार के माध्यम से आपकी पहचान की जा सकती है।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार  
Ministry of Social Justice and Empowerment

Office: M. D. Singh, New Delhi  
Office: New Delhi

Address: D. D. Singh  
Road, New Delhi  
New Delhi, India  
Pin: 110001

6956 3383 1863





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा 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

Vedant Gandhi

Director

103017

RECEIVED  
JAN 10 1960

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 নিখিট পরিচয় প্রাধিকারণ  
**ভারত সরকার**  
**Unique Identification Authority of India**  
**Government of India**  
 ডকুমেন্ট আইডি/Document No.: 1040/19887/00746

১০/১১/২০১২ To  
 ভেদান্ত গান্ধি  
 VEDANT GANDHI  
 20 DOVER ROAD  
 KOLKATA Ballygunge S.O  
 Ballygunge Kolkata  
 West Bengal 700019

MN182639789DF



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 : 1997  
 লিঙ্গ / Male



**2819 8131 5311**

আধার - সাধারণ মানুষের অধিকার

*Vedant Gandhi*

*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*  
*26.3.20*





Government of West Bengal  
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1602001001/2020	Date of Application	26/08/2020
Query No / Year	16022000976639/2020		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr JAYANTA RAY		
Stampduty Payable	Rs.10,25,068/-		
Registration Fees Payable	Rs.1,46,449/-		
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. - II SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16022000976639/2020

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 2C, Dover Road, P.O:- Ballygunge, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Attorney of Seller [Mrs DAMANI INDU]			 26-8-2020
2	Mr VEDANT GANDHI 2C, Dover Road, P.O:- Ballygunge, P.S:- Ballygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Buyer [RICHA FISCAL SERVICES PRIVATE LIMITED]			 26.08.2020
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ALAMGIR REZA Son of Mr Jahangir Reza P.O:- Alipore, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Mr RAJ KUMAR GANDHI, Mr VEDANT GANDHI			 26.8.2020

(Samar Kumar Pramanick)  
DISTRICT SUB-  
REGISTRAR

10

10



✓

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





Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-202021-006730745-1

Payment Mode

Online Payment

GRN Date: 25/08/2020 14:08:53

Bank : State Bank of India

BRN : IK0AQWPYB5

BRN Date: 25/08/2020 14:10:06

## DEPOSITOR'S DETAILS

Id No. : 2000976639/1/2020

[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	2000976639/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	1025066
2	2000976639/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	148449

Total

1171515

In Words : Rupees Eleven Lakh Seventy One Thousand Five Hundred Fifteen only



## Major Information of the Deed

Deed No :	I-1602-04735/2020	Date of Registration	08/09/2020
Query No / Year	1602-2000976639/2020	Office where deed is registered	
Query Date	18/08/2020 11:58:52 AM	1602-2000976639/2020	
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. 1,46,43,524/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,25,166/- (Article:23)	Rs. 1,46,481/- (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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		4 Katha 8 Chatak 12 Sq Ft	7,00,000/-	1,39,11,336/-	Width of Approach Road: 103 Ft., Adjacent to Metal Road,
<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/-	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					
<b>Total :</b>		<b>1100 sq ft</b>	<b>50,000 /-</b>	<b>7,32,188 /-</b>	

### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>Mrs DAMANI INDU, (Alias: Mrs INDU DAMANI)</b> Wife of Late Narayan Das Damani 1B, First Floor, Pepper Tree Place, Premises No. 1, City:- , P.O:- Chetpet, P.S:-CHETPET, District:-Chennai, Tamil Nadu, India, PIN:- 600031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AAxxxxxx5K, Aadhaar No: 70xxxxxxxx5002, Status :Individual, Executed by: Attorney, Executed by: Attorney





**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>RICHA FISCAL SERVICES PRIVATE LIMITED</b> 310, Commercial Point, Premises No. 79, Lenin Sara, City:- Kolkata, , 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

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr RAJ KUMAR GANDHI (Presentant )</b> Son of Mr Gokal Chand 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.:: ADxxxxxx2N, Aadhaar No: 69xxxxxxxx1863 Status : Attorney, Attorney of : Mrs DAMANI INDU

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr VEDANT GANDHI</b> 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: 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 Jahangir Reza City:- , 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	Mrs DAMANI INDU	RICHA FISCAL SERVICES PRIVATE LIMITED-7.4525 Dec

**Transfer of property for S1**

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





**On 26-08-2020****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 15:15 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 ) [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:- Kolkata, , P.O:- Taltala, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013

Identified by Mr ALAMGIR REZA, , Son of Mr Jahangir 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 Mr Gokal Chand Gandhi, 2C, 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 DAMANI INDU, Mrs INDU DAMANI 1B, First Floor, Pepper Tree Place, Premises No, 1, P.O: Chetpet, Thana: CHETPET, , Chennai, TAMIL NADU, India, PIN - 600031 is admitted by him

Identified by Mr ALAMGIR REZA, , Son of Mr Jahangir Reza, 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 1,46,481/- ( A(1) = Rs 1,46,435/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 1,46,449/-

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

Online on 25/08/2020 2:10PM with Govt. Ref. No: 192020210067307451 on 25-08-2020, Amount Rs: 1,46,449/-,

Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AQWPYB5 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. 10,25,066/- and Stamp Duty paid by by online = Rs 10,25,066/-

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

Online on 25/08/2020 2:10PM with Govt. Ref. No: 192020210067307451 on 25-08-2020, Amount Rs: 10,25,066/-,

Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AQWPYB5 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 1,46,481/- ( A(1) = Rs 1,46,435/- ,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. 10,25,066/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1042172, 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

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being No 160204735 for the year 2020.



*Sa*

Digitally signed by Samar kumar  
pramanick  
Date: 2021.08.26 11:22:22 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/08/26 11:22:22 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)