

04657/20

I 4737/2020

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AD 328044

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

U 8 SEP 2020

THIS INDENTURE made this 26th day of August
Thousand Twenty (2020)

Two

R. K. GANDHI

Laj kr Pand

01042168

ALANGIR REZA
ADVOCATE
KOLKATA
JUDGE'S COURT
Wangsa 2020

15 FEB 2020

Name: _____
Address: _____
Vendor: _____

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

3273

Laj kr Pand.

3274

RICH FISCAL

RICHA FISCAL SERVICES PVT. LTD

Vedant Gandhi
Director



District Sub-Register-II
Alipore, South 24 Pargana

3283

26 AUG 2020

Alangir Reza Adv
S/O, Jahangir Reza
28/1, Judge Court Road
P.O. S.P.S. Alipore
KOL-27

BETWEEN SRI MR. K K DAMANI alias **KRISHNA KUMAR DAMANI** alias **KRISHNA KUMAR HARAK CHAND DAMANI**, having **PAN AJFPD2906G**, **AADHAAR 736719166785**, Mobile No.9820033440, son of the Late Harakh Chand Damani, by Nationality Indian, by faith Hindu, by occupation Business, residing at Flat no. 301, Red Rose Apartment, Premises No.44, Pochkhanwala Road, Worli, Worli Colony, Mumbai - 400 025, Post Office-Prabhadevi, Police Station-Worli, being represented by his **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 26th February, 2003, registered with The Sub Registrar, Bombay and recorded as being No.933 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 his 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 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



[Signature]
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Alipore, South 24 Pargana

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- 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 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 Krishna Kumar 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 Rs.7,50,000/- (Rupees Seven Lakhs Fifty Thousand only) and on the terms and conditions mentioned therein and handed over the possession



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Allpore, South 24 Pargana

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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 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 1/7th 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 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 anyway 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




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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 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




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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 11 (eleven) 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 Ghosh*
122/1A, S.N.M. Sarani,
Kolkata - 700 026.

Raj Kr Gandhi

Raj Kumar Gandhi
(As Constituted Attorney of K K Damani alias
Krishna Kumar Damani)

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

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

1. *Manas Ghosh*

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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Alipore, South 24 Pargana

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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/DD NO.	BANK/BRANCH	AMOUNT
30.08.2005	673663	Canara Bank, Kalakar Street Branch, Kolkata 700007	Rs.75,000/-
31.12.2005	172614	-Do-	Rs.75,000/-
10.04.2006	384105	-Do-	Rs.6,00,000/-
		TOTAL:	Rs.7,50,000/-

(RUPEES SEVEN LAKHS FIFTY THOUSAND ONLY).

Raj kr Gandhi

VENDOR


Raj Kumar Gandhi

(As Constituted Attorney of K K Damani alias
Krishna Kumar Damani)

WITNESSES:























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




District Sub-Registrar-II
Alipore, South 24 Pargana

26 AUG 2020

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	<i>Raj K R Pandey</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	<i>Vedant Gadhvi</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						




District Sub-Registrar-II
Alipore, South 24 Pargana

26 AUG 2020

INCOME TAX DEPARTMENT

HARAKCHAND C DAMAN

Part 5800 Accounts Payable

2009

59414

GOVT. OF INDIA



THE FOLLOWING INFORMATION IS FOR THE
PURPOSE OF THE NATIONAL DEFENSE
AUTHORITY AND IS NOT TO BE RELEASED
TO THE PUBLIC WITHOUT THE WRITTEN
CONSENT OF THE NATIONAL DEFENSE
AUTHORITY

[illegible]

for fang

भारत सरकार
GOVERNMENT OF INDIA

कुल कुलर हाथ का दाखल
Kulraa Kulraa Harakh Chand Dattani

जन्म वर्ष / Year of Birth: 1949
लिंग / Male

7367 1916 6785

आधार — सामान्य नाणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O हाथ का दाखल, 1-1, RT
नगर प्रशासन, 44, पोचखानवाला रोड
जवळी जल री प्रेशर वॉटर, वॉली, वॉली
हॉमली पब. प्रो. मुंबई, महाराष्ट्र, 400030

Address: S/O Harakh Chand
Dattani, 301, RED ROSE APTS
44, POCHKHANWALA ROAD
near work R.T.O. work, Work
Colony S.O. Work Colony
Mumbai Maharashtra, 400030

1800 120 1207 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947 Bangalore 560 091

Not kr family



Raj Kumar Gandhi





ভারত সরকার
Unique Identification Authority of India
Government of India

এককীয় আইডি / Enrollment No. 104521053/03130

20
Raj Kumar Gargi
21
COVER ROAD
22
Ballygunge
23
Kolkata-700019
24
West Bengal - 700019

ML7648376857
19402700



আপনার অধার সংখ্যা / Your Aadhaar No. :

6956 3383 1863

অধার - সাধারণ মানুষের অধিকার

ভারত সরকার
Unique Identification Authority of India



25
Raj Kumar Gargi
26
Cover Road
27
Ballygunge
28
Kolkata-700019
29
West Bengal - 700019

6956 3383 1863



অধার - সাধারণ মানুষের অধিকার

Not for sale



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Journal of Internal Medicine 255: 111–120



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১. পশ্চিমবঙ্গ সরকারের প্রদত্ত প্রমাণিকৃত প্রমাণ নথি।
২. পশ্চিমবঙ্গ সরকারের প্রদত্ত প্রমাণিকৃত প্রমাণ নথি।

INFORMATION

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

- * कक्षाएं मात्र ही होंगी।
 * कक्षाएं इतिहास, भूगोल व वैज्ञानिकी परीक्षा
 प्रश्न माफ़ होंगे।
 * Admission is valid throughout the country.
 * Admission will be helpful in availing Government
 and Non-Government services in future.



China Research Authority of India

Chen, H. 2003. *China's Foreign Trade and Investment*. Beijing: China Development Press.

Address: 30, DAVAR
10040, Bangalore
Karnataka, India
Bangalore, India

6966 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

निर्माण/गठन की तारीख
Date of Incorporation / Formation

23/05/1990

21/02/2017
RICHA FISCAL SERVICES PVT. LTD
Vedant Gadhvi
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





ভারত সরকার
Unique Identification Authority of India
Government of India

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

To
কুমার বাড়ি
VEDANT GANDHI
2C DOVER ROAD
KOLKATA Salygera S.O
Salygera Kolkata
West Bengal 730013

MN186638788DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2819 8131 5311

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



নাম/ Name
VEDANT GANDHI
পিতা : কুমার বাড়ি
Father : 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

26.8.2020





Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1602000997/2020	Date of Application	26/08/2020
Query No / Year	16022000973182/2020		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr. JAYANTA RAY		
Stampduty Payable	Rs.10,24,767/-		
Registration Fees Payable	Rs.1,46,406/-		
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 16022000973182/2020

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 [Mr KRISHNA KUMAR DAMANI]			<i>Raj kr - Gandhi</i> 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 [RICHAFISCAL SERVICES PRIVATE LIMITED]			<i>Vedant Gandhi</i> 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 VEDANT GANDHI			<i>Alamgir Reza</i> 26.8.2020



(Samar Kumar Pramanick)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -I

I SOUTH 24-PARGANAS

South 24-Parganas, West
Bengal



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

GRN: 19-202021-006732165-1

Payment Mode Online Payment

GRN Date: 25/08/2020 14:22:28

Bank : State Bank of India

BRN : IK0AQWQOS6

BRN Date: 25/08/2020 14:23:57

DEPOSITOR'S DETAILS

Id No. : 2000973182/2/2020

[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	2000973182/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	1024667
2	2000973182/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	146406

Total

1171073

In Words : Rupees Eleven Lakh Seventy One Thousand Seventy Three only



Major Information of the Deed

Deed No :	I-1602-04737/2020	Date of Registration	08/09/2020
Query No / Year	1602-2000973182/2020	Office where deed is registered	
Query Date	17/08/2020 6:18:35 PM	1602-2000973182/2020	
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. 1,46,39,246/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,24,767/- (Article:23)		Rs. 1,46,438/- (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 11 Sq Ft	7,00,000/-	1,39,07,058/-	Width of Approach Road: 103 Ft., Adjacent to Metal Road,
Grand Total :					7.4502Dec	7,00,000 /-	139,07,058 /-	

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					
Total :		1100 sq ft	50,000 /-	7,32,188 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr KRISHNA KUMAR DAMANI, (Alias: Mr KRISHNA KUMAR HARAK CHAND DAMANI) Son of Late Harakh Chand Damani Red Rose Apartment, Premises No.44, Pochkhanwala Roa, Flat No: 301, City:- , P.O:- Prabhadevi, P.S:-WORLI, District:-Mumbai, Maharashtra, India, PIN:- 400025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJxxxxxx6G, Aadhaar No: 73xxxxxxxx6785, Status :Individual, Executed by: Attorney, Executed by: Attorney



Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RICHA FISCAL SERVICES PRIVATE LIMITED 310, Commercial Point, 79, Lenin Sarani, 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	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: 69xxxxxxxx1863 Status : Attorney, Attorney of : Mr KRISHNA KUMAR DAMANI

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: 28xxxxxxxx5311 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, Mr VEDANT GANDHI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr KRISHNA KUMAR DAMANI	RICHA FISCAL SERVICES PRIVATE LIMITED-7.45021 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr KRISHNA KUMAR DAMANI	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 15:18 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 1,46,39,246/-

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

Execution is admitted on 26-08-2020 by Mr VEDANT GANDHI, Director, RICHHA FISCAL SERVICES PRIVATE LIMITED (Private Limited Company), 310, Commercial Point, 79, Lenin Sarani, City:- Kolkata, , 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: Ballygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Business as the constituted attorney of Mr KRISHNA KUMAR DAMANI, Mr KRISHNA KUMAR HARAK CHAND DAMANI Red Rose Apartment, Premises No.44, Pochkhanwala Roa, Flat No: 301, P.O: Prabhadevi, Thana: WORLI, , Mumbai, MAHARASHTRA, India, PIN - 400025 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 1,46,438/- (A(1) = Rs 1,46,392/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 1,46,406/-

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

Online on 25/08/2020 2:23PM with Govt. Ref. No: 192020210067321651 on 25-08-2020, Amount Rs: 1,46,406/-,

Bank: State Bank of India (SBIN0000001), Ref. No. IK0AQWQOS6 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. 10,24,767/- and Stamp Duty paid by online = Rs 10,24,667/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/08/2020 2:23PM with Govt. Ref. No: 192020210067321651 on 25-08-2020, Amount Rs: 10,24,667/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0AQWQOS6 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 1,46,438/- (A(1) = Rs 1,46,392/- ,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. 10,24,767/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1042168, 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 268191 to 268219
being No 160204737 for the year 2020.



[Handwritten signature]

Digitally signed by Samar kumar
pramanick
Date: 2021.08.27 11:42:11 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/08/27 11:42:11 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)