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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AD 328043

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
Thousand Twenty (2020)

26th day of *August*

Two

R.K. GANDHI

Raj Kr - Pandhi

01042169

ALAMGIR REZA
ADVOCATE
JUDGES COURT
Name: _____
Address: _____
Vendor: _____

15 FEB 2020

15 FEB 2020

3273

Raj Kr - Pandhi

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

[Signature]

3274

RICHIA FISCAL SERVICES PVT. LTD

Vedant Gandhi
Director



3275

Jayashree - Pandhi

District Sub-Register-II
Alipore, South 24 Parganas

26 AUG 2020

3288

Alamgir Reza Adv
s/o, Jahangir Reza
28/1 Judges Court Road
P.O. R.P.S. Alipore
Kt-27

BETWEEN MRS. JAMUNA DAMANI alias **JAMUNA DEVI DAMANI**, having **PAN AIVPD3400C**, **AADHAAR 954628942753**, Mobile No.9448474864, widow of the Late Kastur Chand Damani, by Nationality Indian, by faith Hindu, by occupation Housewife, residing at 17, 12th Cross, 1st Stage, Indiranagar, Post Office-Indiranagar, Police Station-Indiranagar, Bangalore - 560 038 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 16th January, 2003, registered with Additional Registrar of Assurances-III, Calcutta and recorded in Book IV, being No.178 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 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 **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 -




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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 - 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.003.

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, lispens, attachments, acquisitions, requisitions, trusts, liabilities of whatsoever nature.

G. By an Agreement for Sale dated 30th August, 2005 made between the said Jamuna Damani therein referred to as the Vendor of the One Part and Richa Fiscal Services Private Limited therein referred to as the Purchaser of



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~~Alipore, South 24 Pargana~~

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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 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.7,75,000/- (Rupees Eight Lakhs Fifteen 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.25,000/- (Rupees Twenty Five 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.25,000/- (Rupees Twenty Five Thousand and Five Hundred only)** paid by the Purchaser to the Confirming Party making together the aggregated sum of **Rs.7,75,000/- (Rupees Seven Lakhs Seventy Five 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-





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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 the said property**) **OR HOWSOEVER OTHERWISE** the said property or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all boundary walls areas garden trees fences hedges fixtures of every yards areas waters water courses sewers drains ditches ancient and other rights, paths, passages ways and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said property or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said property or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the said share in the said property hereby sold granted, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendor do and doth 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




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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 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. *Mamas Bhawanji.*
122/1R, S.N.M. Sarani,
Kolkata - 700 026.

Raj Kr - Gandhi

(RAJ KUMAR GANDHI)
(As Constituted Attorney of Jamuna Damani)

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

RICHA FISCAL SERVICES PVT. LTD

Vedant Gandhi
Director

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

1. *Mamas Bhawanji.*

(RICHA FISCAL SERVICES PRIVATE LIMITED)

2. *Dipankar Sardar*

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

1. *Mamas Bhawanji.*

Jayshree Gandhi

(JAYSHREE GANDHI)

2. *Dipankar Sardar*

Drafted by:

Alamgir Reza

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



~~District Sub-Registrar-II~~
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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/PAY ORDER NO.	BANK/BRANCH	AMOUNT
30.08.2005	673666	Canara Bank, Kalakar Street Branch, Kolkata 700007	Rs.75,000/- ✓
31.12.2005	172615	-Do-	Rs.75,000/- ✓
08.04.2006	565099	-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 Jamuna Damani)

WITNESSES:

1. *Jamuna Damani.*

2. *Dipankar Sarda*




District Sub-Registrar-II
Alipore, South 24 Pargana

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RECEIVED of and from the within-named Purchaser the within-mentioned sum of **Rs.7,75,000/- (Rupees Seven Lakhs seventy Five Thousand only)** being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

DATE	CHEQUE NO.	BANK/BRANCH	AMOUNT
29.08.2005	234058 (Part)	Indian Bank, Burrabazar Branch, Kolkata 700007	Rs.1,00,000/-
10.01.2006	118643	HDFC Bank, Ballygunge Branch	Rs.75,000/-
12.04.2006	421884	Indian Bank, Burrabazar Branch, Kolkata 700007	Rs.6,00,000/-
		TOTAL:	Rs.7,75,000 /-

(RUPEES SEVEN LAKHS SEVENTY FIVE THOUSAND ONLY).

RICHA FISCAL SERVICES PVT. LTD

Vedant Gandhi

CONFIRMING PARTY

(RICHA FISCAL SERVICES PRIVATE LIMITED)

WITNESSES:


































1. *Mamoo Shauvi*
2. *Dipankar Sardar*



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26 AUG 2020

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Rajiv R. Pandey</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	<i>Vedant Gandhi</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	<i>Jayshree Pandey</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						




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Alipore, South 24 Pargana

26 AUG 2020



ಭಾರತ ಸರ್ಕಾರ
Government of India



ಜಮುನಾ ದಮಣಿ
Jamuna Damani

ಜನ್ಮ ದಿನಾಂಕ / DOB : 10/07/1939
ಸ್ತ್ರೀ / Female



9546 2894 2753

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು



ಭಾರತ ಸರ್ಕಾರದ ಏಕೈಕ ಗುರುತುಗಾರಿಕಾ ಅಧಿಷ್ಠಾನ

Unique Identification Authority of India

ವಾಸ: ಕಾಸ್ಟುರ ಚಂದ್ರ ದಮಣಿ, 17, 12ನೇ ಕ್ರಾಸ್, ಇಂದಿರಾನಗರ 1ನೇ
ಘಟ್ಟ, ಬೆಂಗಳೂರು ಉತ್ತರ, ಬೆಂಗಳೂರು
ಇಂದಿರಾನಗರ, ಕರ್ನಾಟಕ, 560038

Address: W/O: Kastur Chand
Damani, 17, 12th Cross,
Indiranagar 1st Stage, Bangalore
North, Bengaluru, Indiranagar,
Karnataka, 560038

9546 2894 2753



Let's
Vr - fanchi



Raj K. Gandhi



ভারত সরকার
Unique Identification Authority of India
Government of India

Enrollment No. : 104021053403120

24/03/2014
To
Raj Kumar Gahlot
The owner with
25
DOVER ROAD
Ballygunge -
Kolkata-700019
West Bengal - 700019

KL74827688FT
78403700

ଆଧାର କାର୍ଡ ନମ୍ବର / Your Aadhaar No. :
6956 3383 1863

আখ্যায় - সাধারণ মানুষের অধিকার



GOVERNMENT OF INDIA

Ref: Kishor Ganes
 Mar: 1988-01-01
 Father: Gopal Chandra Ganes



1994/1995

5956 3083 1863

সাধারণ - সাধারণ মানুষের অধিকার

1863
মানবের অধিকার
N. V. K. - Panch



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Journal of Internal Medicine 255: 103–110



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- * ପରିସର ପ୍ରାୟ ୨୦୦ ଗଜା ମିଟର ।
 * ପରିସର ପ୍ରାୟ ୨୦୦ ଗଜା ମିଟର ।

INFORMATION

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

- अथवा अधिष्ठातृ अधिकारी के कार्यालयी परिवारा को भी सम्मान देना।
- Admistr is valid throughout the country.
- Admistr will be helpful in availing Government and Non-Government services in future.



1. *Chlorophyll a* (Chl *a*)

UNIVERSITY OF INDIA

Address: 30 DOVER -
 ANAD. Ganges
 Telephone: 40000, 1000
 Ganges 70000

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

निगम/गठन की तारीख
Date of Incorporation / Formation

23/05/1990

RICHA FISCAL SERVICES PVT. LTD.
2017
Vedant Gandhi
Director

2000-2001

2000

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VEDANT GANDHI
RAJ KUMAR GANDHI
09/01/1997

Permanent Account Number
BPYPG5485B

Vedant Gandhi
Signature



Vedant Gandhi



ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India
Government of India

ইউআইডিএন আই ডি/Enrollment No.: 1040/19887/00745

To
শ্রীমত গান্ধী
VEDANT GANDHI
20 DOVER ROAD
KOLKATA Ballygunge S.O
Ballygunge Kolkata
West Bengal 700019

MN185639789CV



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2819 8131 5311

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



শ্রীমত গান্ধী
VEDANT GANDHI
পিতা : রাজ কুমার গান্ধী
Father : RAJ KUMAR GANDHI
জন্ম তারিখ / Year of Birth : 1997
লিঙ্গ / Male

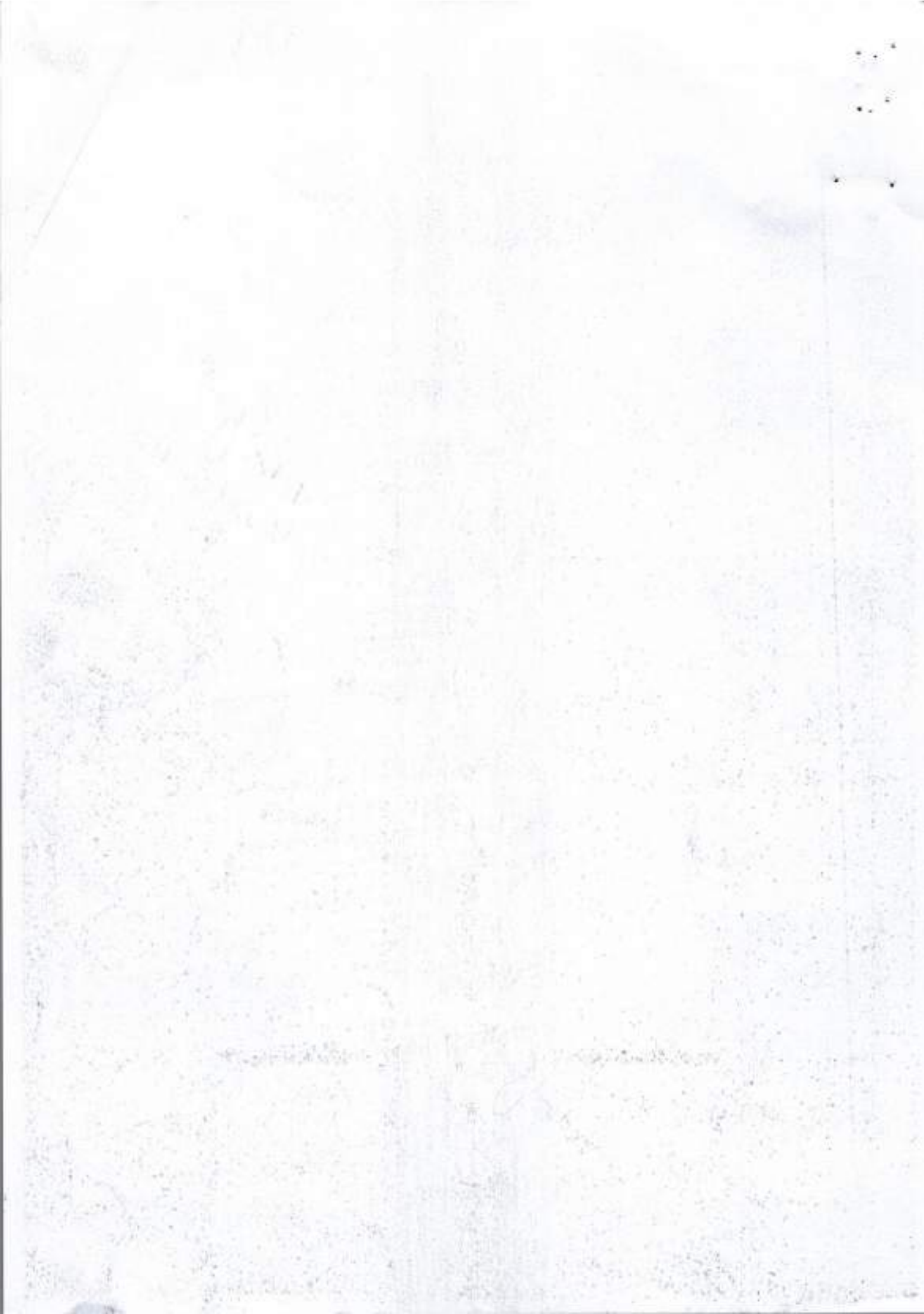


2819 8131 5311

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. B. Das

अध्यक्ष, ए. ए. सी.

COMMISSIONER OF INCOME TAX, W.B. - XI

Jayshree Gandhi

ভারত সরকার
Government of India

জয়শ্রী গান্ধী
Jayashree Gandhi
পিতা : শ্রীমন্ত ফোর্সা
Father : Shroobalash Fomra
অবসরস্থ / DOB : 12/08/1965
মহিলা / Female

8725 2900 5581

আধার - সাধারণ মানুষের অধিকার

Jayashree Gandhi



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:

২সি, ডোভার রোড, বালিগঞ্জ,
কলকাতা, বালিগঞ্জ, 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.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. : **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**

Indranil Basu
SECRETARY

Alamgir Reza
26.8.20





Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1602001000/2020	Date of Application	26/08/2020
Query No / Year	16022000972110/2020		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr JAYANTA RAY		
Stampduty Payable	Rs.10,24,768/-		
Registration Fees Payable	Rs.1,54,156/-		
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			





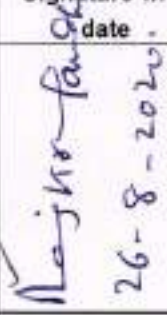


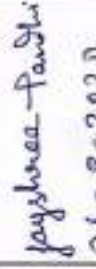


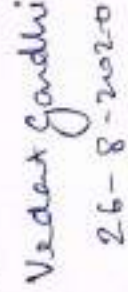
Government of West Bengal

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 16022000972110/2020

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:- Bullygunge, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Attorney of Seller [Mrs JAMUNA DAMANI]			 26-8-2020
2	Mrs JAYSHREE GANDHI 2C, Dover Road, P.O:- Ballygunge, P.S:- Bullygunge, 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:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Represent ative of Seller [RICHA FISCAL SERVICE S 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			

(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: 19-202021-006731263-1

Payment Mode

Online Payment

GRN Date: 25/08/2020 14:12:54

Bank : State Bank of India

BRN : IK0AQWQCQ3

BRN Date: 25/08/2020 14:14:05

DEPOSITOR'S DETAILS

Id No. : 2000972110/6/2020

[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	2000972110/6/2020	Property Registration- Stamp duty	0030-02-103-003-02	1024668
2	2000972110/6/2020	Property Registration- Registration Fees	0030-03-104-001-16	154156

Total

1178824

In Words : Rupees Eleven Lakh Seventy Eight Thousand Eight Hundred Twenty Four only

100

2

Major Information of the Deed

Deed No :	I-1602-04740/2020	Date of Registration	08/09/2020
Query No / Year	1602-2000972110/2020	Office where deed is registered	
Query Date	17/08/2020 3:53:25 PM	1602-2000972110/2020	
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 : 7,75,000/-]	
Set Forth value		Market Value	
Rs. 7,75,000/-		Rs. 1,46,39,246/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,24,768/- (Article:23)		Rs. 1,54,188/- (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 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.	75,000/-	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	75,000 /-	7,32,188 /-	



Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs JAMUNA DAMANI, (Alias: Mrs JAMUNA DEVI DAMANI) Wife of Late Kastur Chand Damani 17, 12th Cross, 1st Stage, Indiranagar, City:- , P.O:- Indiranagar, P.S:- INDIRANAGAR, District:-Bangalore, Karnataka, India, PIN:- 560038 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: Alxxxxxx0C, Aadhaar No: 95xxxxxxxx2753, 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: 87xxxxxxxx5581, 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 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 JAMUNA 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 2B/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 JAMUNA DAMANI	-7.45021 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mrs JAMUNA DAMANI	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 15:30 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)

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, RICH A 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, 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 JAMUNA DAMANI, Mrs JAMUNA DEVI DAMANI 17, 12th Cross, 1st Stage, Indiranagar, P.O: Indiranagar, Thana: INDIRANAGAR, , Bangalore, KARNATAKA, India, PIN - 560038 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 1,54,188/- (A(1) = Rs 1,46,392/- ,B = Rs 7,750/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 1,54,156/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/08/2020 2:14PM with Govt. Ref. No: 192020210067312631 on 25-08-2020, Amount Rs: 1,54,156/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AQWQCQ3 on 25-08-2020, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

1. Certified that required Stamp Duty payable for this document is Rs. 10,24,768/- and Stamp Duty paid by online = Rs 10,24,668/-
2. Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
3. Online on 25/08/2020 2:14PM with Govt. Ref. No: 192020210067312631 on 25-08-2020, Amount Rs: 10,24,668/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AQWQCQ3 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 1,54,188/- (A(1) = Rs 1,46,392/- ,B = Rs 7,750/- ,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. 10,24,768/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1042169, 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 267858 to 267889

being No 160204740 for the year 2020.



Digitally signed by Samar kumar
pramanick
Date: 2021.08.26 10:59:36 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/08/26 10:59:36 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)