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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 328041

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

District Sub-Registrar-II
Alipore, South 24 Parganas

08 SEP 2020

THIS INDENTURE made this
Thousand Twenty (2020)

26th day of August

Two

R. K. GANDHI

Loj kr - Pandh.

01042171

ALAMGIR REZA
ADVOCATE
ALIPORE JUDGES COURT
KOL-27
WB-7662003

15 FEB 2020

Name :

Address :

Vendor :

3273

I. CHAKRABORTY

68, Dr. Rajendra Prasad Sarani
Kolkata - 700 001

R. K. GANDHI

Loj kr - Pandh.

RICHHA

3274



RICHHA FISCAL SERVICES PVT. LTD

Vedant Gandhi

Director

3288

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Alipore, South 24 Pargana

26 AUG 2020

Alamgir Reza Adv
S/o, Jahangir Reza
28/1, Judges Court Road
P.O. D.P.S. Alipore
Kol-27

BETWEEN (1) MANOJ GOPIKRISHNA DAMANI alias **MANOJ DAMANI**, having **PAN AACPD0153F**, **AADHAAR 314377265465**, Mobile No.7977656497, son of Late Gopi Krishna Damani alias Late Gopikrishan Harakhchand Damani, **(2) VINI KIRPALANI**, having **PAN DAKPK8154E**, **AADHAAR 259616692092**, Mobile No.9619988520, daughter of Late Gopikrishan Harakhchand Damani, both by faith Hindu, by Nationality Indian, by occupation Business, residing at Flat No. 402, Glen Classic, Cliff Avenue, Hiranandani Gardens, Powai III, Mumbai, Post Office-Powai IIT, Police Station-Sakinaka, Maharashtra - 400 076 and **(3) MANISH DAMANI**, having **Overseas Citizen of India Registration No.A623558**, **USA Passport No.549964471**, Mobile No.+1(585)3100095, son of Late Gopi Krishna Damani, residing at 12, Glenmore Circle, Pittsford, P.S. East Rochester, New York - 14534, United States of America, all being represented by their **CONSTITUTED ATTORNEY, RAJ KUMAR GANDHI**, having **PAN ADLPG9842N**, **AADHAAR 695633831863**, Mobile No.9831018149, son of Gokal Chand Gandhi, by faith Hindu, by Nationality Indian, by occupation Business, residing at 2C, Dover Road, Post Office-Ballygunge, Police Station-Ballygunge, Kolkata - 700 019, appointed by registered Power of Attorney dated 24th January, 2018, being No.190300473 for the year 2018 and dated 13th January, 2018, being No.190300311 for the year 2018 both registered with Additional Registrar of Assurance-III, Kolkata and both recorded in Book IV and dated 23rd March, 2018 affirmed by Notary Public State of New York and stamp affixed on 10th April, 2018, respectively, hereinafter jointly referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective 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 faith Hindu, by Nationality Indian, 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 successor, 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

At Kolkata Collectorate
Alangir Raza Adv




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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 - Registration Office Sealdah in Book I, Volume No. 62, Pages 18 to 26, Being No. 2895 for the year 1959 the said Kumar Jagadish Chandra Sinha for the consideration therein mentioned granted transferred conveyed assured and assigned unto and in favour of the said Smt. Nanda Devi Damani **ALL THAT** the said Land more fully and particularly described in the **FIRST SCHEDULE** hereunder written.

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

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

E. The said Smt. Nanda Devi Damani during her life time was a Hindu governed by the Mitakshara School of Hindu Law died intestate on the 12th day of April, 1990 leaving her surviving her four sons namely Gopi Krishna Damani, Narayan Das Damani, Shiv Krishna Damani, Krishna Kumar Damani and two daughters namely, Sushila Devi Gandhi and Kamala Bihani and daughter in law namely Jamuna Devi Damani alias Jamuna Damani wife of pre-deceased son Kastur Chand Damani as her only heirs, heiresses and legal representatives who upon her death became jointly and absolutely entitled to All That the said property each having 1/7th part or share therein and the same has been mutated in their names in Mutation Certificate No. 023332 dated the 6th day of June, 2006 issued by the Kolkata Municipal Corporation under Assessee No. 110030902671 under Ward No. 3.

F. By an Agreement for Sale dated 30th August, 2005 made between the said Gopi Krishna 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 mentioned therein. The entire consideration money amounting to Rs.7,50,000/- was received by Gopi Krishna Damani during his life time and was deposited in his Bank Account. The applicable Income Tax was also Paid by Gopi Krishna



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Damani in A.Y.2007-08. The possession of the undivided 1/7th share of the said Property was also given on 30th May, 2005 to the Purchaser through letter of Possession by Gopi Krishna Damani.


G. The said Gopi Krishna Damani during his life time was a Hindu governed by the Mitakshara School of Hindu Law died intestate on the 9th day of March, 2014 leaving him surviving his two sons namely Manoj Damani and Manish Damani and only daughter Vini Kirpalani as his only heir, heiress and legal representatives who upon his death jointly inherited his undivided 1/7th part or share in the said Property. The said Manoj Damani, Manish Damani and Vini Kirpalani as his legal heirs/heiress have the right to execute this Deed of Conveyance in favour of the Purchaser without any financial gain or benefit.

H. The Vendors are now seized and possessed of and/or otherwise well and sufficiently jointly 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.

I. The Vendors have 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 at and for the consideration of Rs.7,50,000/- (Rupees Seven Lakhs Fifty Thousand only).

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




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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 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




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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 **VENDORS** at Kolkata in the presence of:

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

Raj Kumar Gandhi

Raj Kumar Gandhi
(As Constituted Attorney of Manoj Gopikrishna
Damani, Vini Kirpalani, Manish Damani)

2. Dipankar Sardan
122/1R, S.N.M. Sarani
Kol-700026

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

1. Manoj Bhawan.

RICHA FISCAL SERVICES PVT. LTD
Vedant Gandhi
Director

(RICHA FISCAL SERVICES PRIVATE LIMITED)

2. Dipankar Sardan
122/1R, S.N.M. Sarani
Kol-700026

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/DD NO.	BANK/BRANCH	AMOUNT
30.08.2005	673662	Canara Bank, Kalakar Street Branch, Kolkata 700007	Rs.75,000/-
31.12.2005	172613	-Do-	Rs.75,000/-
10.04.2006	384103	-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 Manoj Gopikrishna Damani, Vini Kirpalani, Manish Damani)

WITNESSES:




















1. *Manoj Shrivastava*
2. *Dipankar Sankar*





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SPECIMEN FORM FOR TEN FINGER PRINTS

<div data-bbox="148 482 277 517" data-label="Text"> <p>PHOTO</p> </div>						
		<div data-bbox="514 445 619 480" data-label="Text"> <p>Little</p> </div>	<div data-bbox="738 445 827 482" data-label="Text"> <p>Ring</p> </div>	<div data-bbox="934 445 1059 480" data-label="Text"> <p>Middle</p> </div>	<div data-bbox="1157 445 1246 480" data-label="Text"> <p>Fore</p> </div>	<div data-bbox="1329 445 1459 480" data-label="Text"> <p>Thumb</p> </div>
		<div data-bbox="874 487 1067 521" data-label="Text"> <p>(Left Hand)</p> </div>				
		<div data-bbox="503 744 631 779" data-label="Text"> <p>Thumb</p> </div>	<div data-bbox="738 744 827 779" data-label="Text"> <p>Fore</p> </div>	<div data-bbox="934 744 1059 779" data-label="Text"> <p>Middle</p> </div>	<div data-bbox="1157 744 1246 779" data-label="Text"> <p>Ring</p> </div>	<div data-bbox="1340 744 1447 779" data-label="Text"> <p>Little</p> </div>
	<div data-bbox="362 919 451 1340" data-label="Text"> <p>Naj kr - fash.</p> </div>					
		<div data-bbox="514 1050 619 1085" data-label="Text"> <p>Little</p> </div>	<div data-bbox="738 1050 827 1085" data-label="Text"> <p>Ring</p> </div>	<div data-bbox="934 1050 1059 1085" data-label="Text"> <p>Middle</p> </div>	<div data-bbox="1157 1050 1246 1085" data-label="Text"> <p>Fore</p> </div>	<div data-bbox="1329 1050 1459 1085" data-label="Text"> <p>Thumb</p> </div>
		<div data-bbox="874 1092 1067 1126" data-label="Text"> <p>(Left Hand)</p> </div>				
						
		<div data-bbox="503 1349 631 1384" data-label="Text"> <p>Thumb</p> </div>	<div data-bbox="738 1349 827 1384" data-label="Text"> <p>Fore</p> </div>	<div data-bbox="934 1349 1059 1384" data-label="Text"> <p>Middle</p> </div>	<div data-bbox="1157 1349 1246 1384" data-label="Text"> <p>Ring</p> </div>	<div data-bbox="1340 1349 1447 1384" data-label="Text"> <p>Little</p> </div>
	<div data-bbox="377 1677 467 1983" data-label="Text"> <p>Vedant Gandhi</p> </div>					
		<div data-bbox="519 1655 624 1690" data-label="Text"> <p>Little</p> </div>	<div data-bbox="741 1655 835 1690" data-label="Text"> <p>Ring</p> </div>	<div data-bbox="942 1655 1067 1690" data-label="Text"> <p>Middle</p> </div>	<div data-bbox="1161 1655 1251 1690" data-label="Text"> <p>Fore</p> </div>	<div data-bbox="1334 1655 1462 1690" data-label="Text"> <p>Thumb</p> </div>
		<div data-bbox="879 1688 1070 1723" data-label="Text"> <p>(Left Hand)</p> </div>				
						
		<div data-bbox="514 1954 639 1989" data-label="Text"> <p>Thumb</p> </div>	<div data-bbox="741 1954 835 1989" data-label="Text"> <p>Fore</p> </div>	<div data-bbox="942 1954 1067 1989" data-label="Text"> <p>Middle</p> </div>	<div data-bbox="1161 1954 1255 1989" data-label="Text"> <p>Ring</p> </div>	<div data-bbox="1345 1954 1455 1989" data-label="Text"> <p>Little</p> </div>
		<div data-bbox="867 1983 1086 2018" data-label="Text"> <p>(Right Hand)</p> </div>				




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Allpore, South 24 Pargana

26 AUG 2020



भारत सरकार
Government of India

मानव डामन
Manoj Damani
जन्म तिथि: DOB: 24/04/1961
पुरुष / Male



3143 7726 5465

सामान्य माणसाचा अधिकार

Let's Kr Land



Unique Identification Authority of India

पता: जयंत भवन, १५०१, एनएच
विमानतळ रोड, विमानतळ परिसर
पणजी, मुंबई, महाराष्ट्र ४०००७६
महाराष्ट्र ४०००७६

उपस्थिति: १५/०४/२०१६
पता: १५/०४/२०१६
महाराष्ट्र ४०००७६

3143 7726 5465



आयकर विभाग

INCOME TAX DEPARTMENT

MANOJ GOPIKRISHNA DAMANI

GOPIKRISHNA DAMANI

24/04/1961

Permanent Account Number
AACPD0153F

[Signature]
Signature



भारत सरकार
GOVT OF INDIA



Manoj

आयकर विभाग, एनएच १५०१, एनएच
विमानतळ रोड, विमानतळ परिसर
पणजी, मुंबई - ४०००७६

If this card is lost / someone's lost card is found
please inform nearest
Income Tax PAN Service Unit, NSDL,
3rd Floor, Sapare Chambers,
Mumbai - 400 005.
Phone: 411 245

Tel: 91 22 2601 2601 Fax: 91 22 2601 2601
e-mail: pan@nsdl.co.in

Let's Kr Land





भारत सरकार
GOVERNMENT OF INDIA



विरसी किरपालानी
Virsi Kirpalani
DOB: 29-05-1966
Gender: Female



2596 1669 2092

आम आदमी का अधिकार

Not KY - Panal



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

C/O कविता दमनी, 402 ग्लेन
क्लासिक, क्लिफ़ अवनी, हिरानंदानी
गार्डन, पवेल, मुंबई, महाराष्ट्र
400076

Address
C/o, Kavita Damani, 402 Glen
Classic, Cliff Avenue, Hiranandani
Gardens, Powai, Mumbai, Powai
H, Mumbai, Maharashtra, 400076



1800 120 1200

1800 120 1200

1800 120 1200

1800 120 1200

Not KY - Panal

आयकर विभाग
INCOME TAX DEPARTMENT

VINI KIRPALANI
GOPIKRISHNAN HARAKHCHAND
DAMANI

29/05/1980

पंजीकृत

DAKPK8154E

Vini Kirpalani

Signature

भारत सरकार
GOVT. OF INDIA



Log kr Panth

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTTISDI,
Plot No. 3, Sector 11, CHD Belapur,
New Bhandra - 400 012.

इस कार्ड के खोने/पैने का कृपया सूचित करें/सीधे :
आयकर पैन सेवा यूनिट, UTTISDI,
प्लॉट नं. 3, सेक्टर 11, सी.डी.बी.एलपुर,
नयी बंधरा - 400 012.

Log kr Panth

10-15-2017

10-15-2017

✓







Raj Kishan Gandhi





ভারত সরকার
Unique Identification Authority of India
Government of India

অনুলিপি নং / Enclaves No. : 134021053/10130

To
Mr. Kumar Ganesh
27
GOVERN ROAD
Ballygunge
Kolkata - 700019
West Bengal - 700019

78423295
78423295



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

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
Unique Identification Authority of India
GOVERN ROAD
Ballygunge
Kolkata - 700019
West Bengal - 700019
6956 3383 1863




আধার - সাধারণ মানুষের অধিকার

Long for
Long for



भारत सरकार
Ministry of External Affairs



उद्देश

- आधार पहिचान प्रमाण, निवासस्थान प्रमाण नहीं।
- पहिचान प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त किया जा सकता है।

INFORMATION

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

- आधार सारा देश मान्य।
- आधार अनिवार्य सरकारी & गैरसरकारी पहिचान प्रमाण प्रदान करता है।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार
Ministry of External Affairs
Citizens Data Service Agency of India

Office: 15, Jawahar Road, New Delhi, India

Address: 20, DOWRY ROAD, BANGLORE
Bangalore, Karnataka, India
Pincode: 560001

6956 3303 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

12/01/2017
RICHA FISCAL SERVICES PVT. LTD.
Vedant Gandhi
Director

100-100000-100000

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

স্বাক্ষরিত আই ডি/Enrollment No.: 1040/19827/00745

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

MN189639789CF



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. : **IC/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
26.8.2020



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

Miscellaneous Receipt






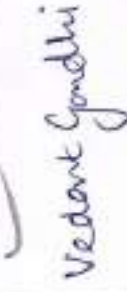
Visit Commission Case No / Year	1602000998/2020	Date of Application	26/08/2020
Query No / Year	16022000975883/2020		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr JAYANTA RAY		
Stampduty Payable	Rs.10,24,767/-		
Registration Fees Payable	Rs.1,46,406/-		
Applicant Name of the Visit 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 16022000975883/2020

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:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Attorney of Seller [Mr MANOJ GOPIKRI SHNA DAMANI] ,[Mrs VINI KIRPALA NI] ,[Mr MANISH DAMANI]			 26-8-2020
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr VEDANT GANDHI 2C, Dover Road, P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Represent ative of Buyer [RICHA FISCAL SERVICE S PRIVATE LIMITED]			 26-8-2020




District Sub-Registrar-II
Alipore, South 24 Pargana

26 AUG 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, VEDANT GANDHI			

(Samar Kumar Pramanick)

DISTRICT SUB-
REGISTRAR

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



[Faint handwritten text and stamps, likely a receipt or acknowledgment from the office.]




District Sub-Register-II
Allpore, South 24 Pargana

26 AUG 2020



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

GRN: 19-202021-006732745-1 Payment Mode Online Payment
GRN Date: 25/08/2020 14:28:49 Bank: State Bank of India
BRN: IK0AQWQZA8 BRN Date: 25/08/2020 14:30:36

DEPOSITOR'S DETAILS

Id No.: 2000975883/1/2020
(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	2000975883/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	1024667
2	2000975883/1/2020	Property Registration- Registration Fees	0030-03-104-001-18	148406

In Words: Rupees Eleven Lakh Seventy One Thousand Seventy Three only
Total 1171073



Major Information of the Deed

* Deed No :	I-1602-04738/2020	Date of Registration	08/09/2020
* Query No / Year	1602-2000975883/2020	Office where deed is registered	
* Query Date	18/08/2020 11:07:30 AM	1602-2000975883/2020	
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 – Palipukur 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.	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 MANOJ GOPIKRISHNA DAMANI, (Alias: Mr MANOJ DAMANI) Son of Late Gopi Krishna Damani Glen Classic, Cliff Avenue, Hiranandani Gardens, Powa, Flat No: 402, City:- , P.O:- Powai IIT, P.S:- SAKINAKA, District:- Mumbai, Maharashtra, India, PIN:- 400076 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AAxxxxxx3F, Aadhaar No: 31xxxxxxxx5465, Status :Individual, Executed by: Attorney, Executed by: Attorney



2	Mrs VINI KIRPALANI Daughter of Late Gopikrishan Harakhchand Damani Glen Classic,Cliff Avenue,Hiranandani Gardens,Powa, Flat No: 402, City:- , P.O:- Powai IIT, P.S:-SAKINAKA, District:-Mumbai, Maharashtra, India, PIN:- 400076 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DAxxxxxx4E, Aadhaar No: 25xxxxxxxx2092, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mr MANISH DAMANI Son of Mr Gopi Krishna Damani 12, Glenmore Circle, Pittsford, City:- , P.O:- ABCD, New York, United States, PIN:- 14534 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, 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:- Taltolla, 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 MANOJ GOPIKRISHNA DAMANI, Mrs VINI KIRPALANI, Mr MANISH 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 MANOJ GOPIKRISHNA DAMANI	RICHA FISCAL SERVICES PRIVATE LIMITED-2.4834 Dec
2	Mrs VINI KIRPALANI	RICHA FISCAL SERVICES PRIVATE LIMITED-2.4834 Dec
3	Mr MANISH DAMANI	RICHA FISCAL SERVICES PRIVATE LIMITED-2.4834 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr MANOJ GOPIKRISHNA DAMANI	RICHA FISCAL SERVICES PRIVATE LIMITED-366.66666700 Sq Ft
2	Mrs VINI KIRPALANI	RICHA FISCAL SERVICES PRIVATE LIMITED-366.66666700 Sq Ft
3	Mr MANISH DAMANI	RICHA FISCAL SERVICES PRIVATE LIMITED-366.66666700 Sq Ft



On 26-08-2020

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

Presented for registration at 15:21 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, RICH A FISCAL SERVICES PRIVATE LIMITED (Private Limited Company), 310, Commercial Point, 79, Lenin Sarani, City:- Kolkata, , P.O:- Taltolla, P.S:- Taltolla, District:-Kolkata, West Bengal, India, PIN:- 700013

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

Executed by Attorney

Execution by Mr RAJ KUMAR GANDHI, , Son of Mr Gokal Chand Gandhi, Flat No: 5B, 2C, Road: Dover Road, , P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Business as the constituted attorney of 1. Mr MANOJ GOPIKRISHNA DAMANI , Mr MANOJ DAMANI Glen Classic,Cliff Avenue,Hiranandani Gardens,Powa, Flat No: 402, P.O: Powai IIT, Thana: SAKINAKA, , Mumbai, MAHARASHTRA, India, PIN - 400076, 2. Mrs VINI KIRPALANI Glen Classic,Cliff Avenue,Hiranandani Gardens,Powa, Flat No: 402, P.O: Powai IIT, Thana: SAKINAKA, , Mumbai, MAHARASHTRA, India, PIN - 400076, 3. Mr MANISH DAMANI 12, Glenmore Circle, Pittsford, P.O: ABCD, New York, United States, PIN - 14534 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 2:30PM with Govt. Ref. No: 192020210067327451 on 25-08-2020, Amount Rs: 1,46,406/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AQWQZA8 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 2:30PM with Govt. Ref. No: 192020210067327451 on 25-08-2020, Amount Rs: 10,24,667/-,

Bank: State Bank of India (SBIN0000001), Ref. No. IK0AQWQZA8 on 25-08-2020, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II 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/-

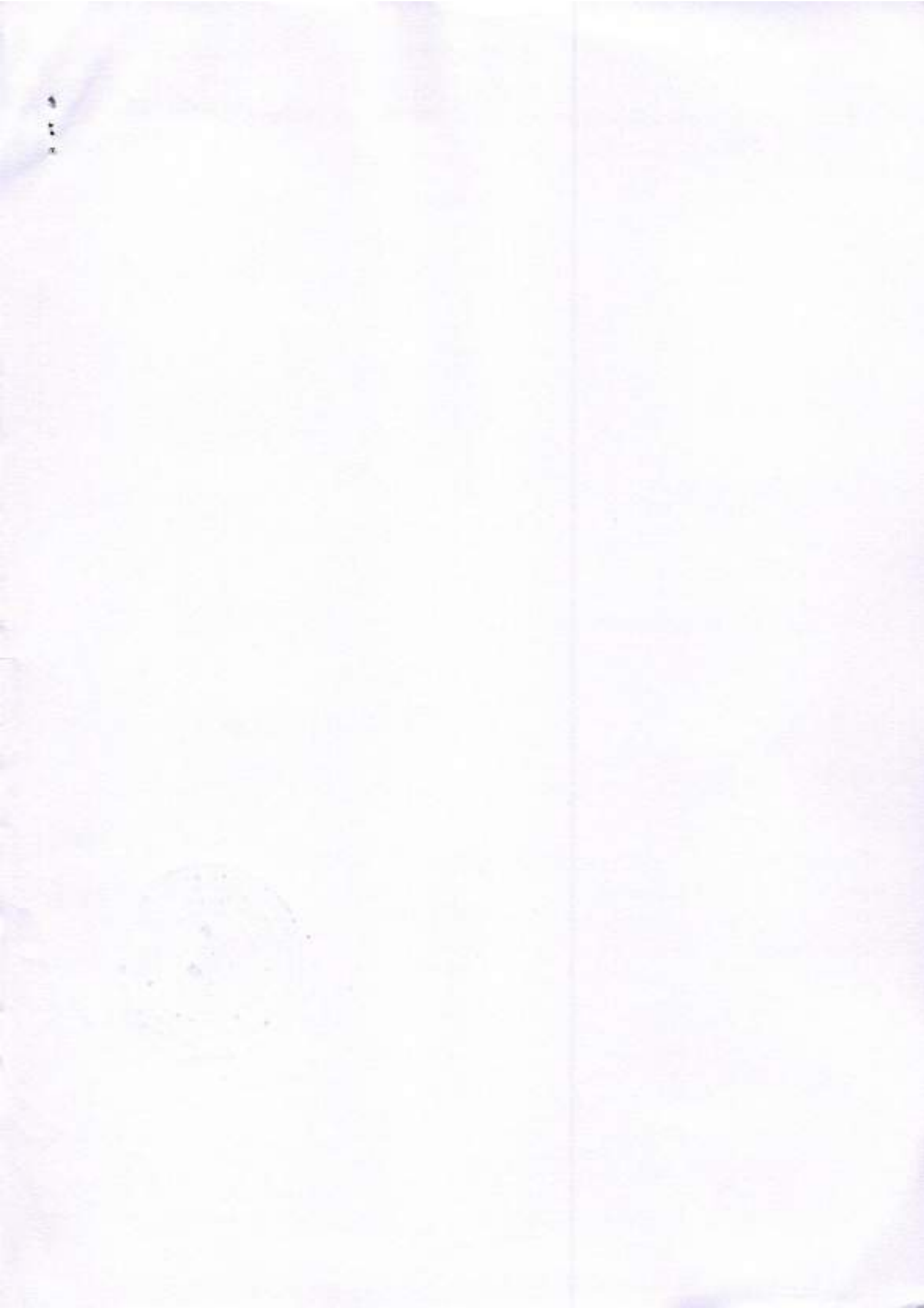
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1042171, 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. -II 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 267978 to 268009
being No 160204738 for the year 2020.



Digitally signed by Samar kumar
pramanick
Date: 2021.08.26 11:28:40 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/08/26 11:28:40 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)