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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

88AB 932392

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

District Sub-Register-III  
Alipore, South 24-pargana

05.02.24

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made on this the 05<sup>th</sup> day of **FEBRUARY**, Two Thousand and Twenty Four (2024)

**BETWEEN**

62598

15 DEC 2023

DATE.....  
SOLD TO.....  
ADDRESS.....  
RS.....

Pradip Kumar Das  
Advocate  
Calcutta High Court

CODE NO. (1967)  
LICENCED NO.  
20 & 20A 1973

ANUSHREE BANERJEE  
L. S. VENDOR (O.S.)  
HIGH COURT, KOLKATA-70

15 DEC 2023



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Identified by me  
Menakshi Goenka  
Advocate  
City Civil Court, Calcutta  
F/3099/2860/2022

**(1) MANJULA BHATTACHARYYA (I. T. PAN No. ASKPB 2315F and OCI No. A2575434)**, daughter of Late Bibhuti Bhusan Mukherjee, by nationality British, by faith Hindu, by occupation Housewife, residing at Flat 8, Kingsdown, 115A, Ridgway London, SW19 4RL, and previously residing at 4B, Bakul Bagan Road, P.S. Bhowanipore, P.O. Bhowanipore, Kolkata 700 025, being represented by her Constituted Attorney **BIKASH CHANDRA PAL (I. T. PAN No. AFQPP 2726P and AADHAAR No. 4558 2182 4037)**, son of Late Nanda Gopal Pal, by faith Hindu, by nationality Indian, by occupation Businessman, residing at 69B, P. B. Shah Road, Charu Market, P.S. Charu Market, P.O. Tollygunge, Kolkata 700 033, by virtue of a General Power of Attorney dated 17.02.2023 and duly registered in the Office of the District Sub-Registrar III, Alipore and recorded in Book No. I, Volume No. 1603-2023, Pages 74673 to 74688 and Being No. 160302379 for the year 2023, **(2) ANIRBAN RAKSHIT (I. T. PAN No. ANRPR 8613E and AADHAAR No. 8332 0468 9573)**, son of Asit Kumar Rakshit, by faith Hindu, by nationality Indian, by occupation Businessman, residing at Apartment No. 8401, Marriott Suites, Marriott Suites Lane, B1, Mundhwa Koregaon, Park Annexe, Pune City, P.S. Mundhwa, P.O. Mundhwa, Maharashtra – 411 036, **(3) SUMITA PAL (I. T. PAN No. AFQPP 2225K and AADHAAR No. 3442 2652 8443)**, daughter of Late Bibhuti Bhusan Mukherjee, by faith Hindu, by nationality Indian, by occupation Housewife, residing at 69B, P. B. Shah Road, P.S. Charu Market, P.O. Tollygunge, Kolkata 700 033, **(4) NILAKSHI CHATTOPADHYAY (I. T. PAN No. APTPC 0258G and AADHAAR No. 4732 0186 4360)**, daughter of Late Amal



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Bhushan Mukhopadhyay, by faith Hindu, by nationality Indian, by occupation Housewife, residing at 14A, Pratapaditya Road, P.S. Tollygunge, P.O. Kalighat, Kolkata 700 026, and **(5) ENAKSHI KUNDU (I. T. PAN No. AXWPK 9190J and AADHAAR No. 8325 8152 4841)**, daughter of Late Amalbhusan Mukherjee, by faith Hindu, by nationality Indian, by occupation Professional, residing at B-12/8, Kalyani, VTC – Kalyani, P.S. Kalyani, P.O. Kalyani, District Nadia, Pin No. 741 235, hereinafter collectively called and referred to as the **“OWNERS/VENDORS”** (which term of expression shall unless excluded by or repugnant to the subject or context, include his/her/their heirs, executors, administrators and legal representatives) of the **FIRST PART.**

**AND**

**JSK AWAS LLP (I.T. PAN NO. AATFJ 7165L)**, a Limited Liability Partnership firm having its registered office at Ganga Jamuna Appartment, 28/1, Shakespeare Sarani, P.S. Shakespeare Sarani, Kolkata 700 017 represented by one of its partners **SIDDHI KHEMKA (I.T. PAN NO. GELPK 1684H and AADHAAR No. 6934 6033 0455)**, daughter of Rakesh Khemka, by faith Hindu, by occupation business, by nationality Indian, residing at 30, Shakespeare Sarani, Orbit Victoria, Flat No. 10A, Kolkata 700 017 hereinafter referred to as the **“PURCHASER”** (which term or expression shall, unless excluded by or repugnant to the subject or context, include its partner(s) and their heirs, executors, administrators and legal representatives) of the **SECOND PART.**



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**AND**

**(1) ASIT KUMAR RAKSHIT (I. T. PAN No. AFRPR 5300J and AADHAAR No. 5394 7105 1152)**, son of Late Ajit Kumar Rakshit, by faith Hindu, by nationality Indian, by occupation Consultant, Apartment No. 8401, Marriott Suites, Marriott Suites Lane, B1, Mundhwa Koregaon, Park Annexe, Pune City, P.S. Mundhwa, P.O. Mundhwa, Maharashtra – 411 036, being represented by his Constituted Attorney **ANIRBAN RAKSHIT (I. T. PAN No. ANRPR 8613E and AADHAAR No. 8332 0468 9573)**, son of Asit Kumar Rakshit, by faith Hindu, by nationality Indian, by occupation Businessman, residing at Apartment No. 8401, Marriott Suites, Marriott Suites Lane, B1, Mundhwa Koregaon, Park Annexe, Pune City, P.S. Mundhwa, P.O. Mundhwa, Maharashtra – 411 036, by virtue of a Power of Attorney dated 11<sup>th</sup> day of October, 2023 and duly registered in the Office of the Joint Sub-Registrar Class II, Haveli 23, Pune and Being No. 24934 for the year 2023 and **(2) BIKASH CHANDRA PAL (I. T. PAN No. AFQPP 2726P and AADHAAR No. 4558 2182 4037)**, son of Late Nanda Gopal Pal, by faith Hindu, by nationality Indian, by occupation Businessman, residing at 69B, P. B. Shah Road, Charu Market, P.S. Charu Market, P.O. Tollygunge, Kolkata 700 033, hereinafter jointly called and referred to as the **“CONFIRMING PARTY”** (which term of expression shall unless excluded by or repugnant to the subject or context, include her heirs, executors, administrators and legal representatives) of the **THIRD PART.**



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A. **WHEREAS** one Bibhuti Bhusan Mukherjee and Amal Bhusan Mukherjee were seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of land measuring an area of about 01 Cottahs a little more or less together with structure standing thereon lying and situate at Premises No. 4B, Bakul Bagan Road, P.S. Bhowanipore, Kolkata 700 025, within the local limits of the Kolkata Municipal Corporation, Ward No. 072.

B. **AND WHEREAS** the said Bibhuti Bhusan Mukherjee and Amal Bhusan Mukherjee by a Deed of Settlement dated 12.01.1990 and duly registered in the office of the Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No. 18, Pages 265 to 272 and Being No. 0420 for the year 1990 gave devise bequeath and transfer **ALL THAT** piece or parcel of land measuring an area of about 01 Cottahs a little more or less together with structure standing thereon lying and situate at Premises No. 4B, Bakul Bagan Road, P.S. Bhowanipore, Kolkata 700 025, within the local limits of the Kolkata Municipal Corporation, Ward No. 072, the said Bibhuti Bhusan Mukherjee and Amal Bhusan Mukherjee, were the Trustee under the said Deed and after their death Asit Kumar Rakshit and Bikash Chandra Pal will be the Trustees and the said Trustees shall have the absolute power to sell and/or dispose of the said Land and Premises and the sale proceeds from the same shall be deposited in a Bank and interest which will come from there, shall be used for upkeep and maintenance of Lal Mukhopadhyay (a Handicap child).



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In the said Deed of Settlement dated 12.01.1990, it was also stated that in case the Said Land has been sold out and after sometime Lal Mukhopdhyay died, in that event the Trustees namely Asit Kumar Rakshit and Bikash Chandra Pal shall distribute the sale proceeds amongst the five daughters namely Manjula Bhattacharyya, Nandita Rakshit, Sumita Pal alias Jharna Pal, Nilakshi Chattopadhyay and Enakshi Kundu.

**C. AND WHEREAS** the said Bibhuti Bhusan Mukherjee, a Hindu, governed by the Hindu Law died intestate on 13.06.1997 leaving behind him surviving his wife Manimala Mukhopadhyay, only son Lal Mukhopadhyay and 03 (three) daughters namely Manjula Bhattacharyya, Nandita Rakshit and Sumita Pal, as his only heirs and legal representatives and none else who jointly inherited the estate of the said Bibhuti Bhusan Mukherjee.

**D. AND WHEREAS** the said Manimala Mukhopadhyay, a Hindu, governed by the Hindu Law died intestate on 19.06.1997 leaving behind her surviving her only son Lal Mukhopadhyay and 03 (three) daughters namely Manjula Bhattacharyya, Nandita Rakshit and Sumita Pal, as her only heirs and legal representatives and none else who jointly inherited the estate of the said Manimala Mukhopadhyay.

**E. AND WHEREAS** the said Lal Mukhopadhyay (bachelor), a Hindu, governed by the Hindu Law died intestate on 19.10.2019 leaving behind him surviving his 03 (three) sisters namely Manjula Bhattacharyya, Nandita



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Rakshit and Sumita Pal, as his only heirs and legal representatives and none else who jointly inherited the estate of the said Lal Mukhopadhyay.

**F. AND WHEREAS** the said Nandita Rakshit, a Hindu, governed by the Hindu Law died intestate on 01.06.2021 leaving behind her surviving her only son Anirban Rakshit, as her only heir and legal representative and none else who solely inherited the estate of the said Nandita Rakshit.

**G. AND WHEREAS** the said Amal Bhusan Mukherjee, a Hindu, governed by the Hindu Law died intestate on 23.07.1997 leaving behind him surviving his wife Kalpana Mukhopadhyay and 02 (two) daughters namely Nilakshi Chattopadhyay and Enakshi Kundu, as his only heirs and legal representatives and none else who jointly inherited the estate of the said Amal Bhusan Mukherjee.

**H. AND WHEREAS** the said Kalpana Mukhopadhyay, a Hindu, governed by the Hindu Law died intestate on 23.10.2021 leaving behind her surviving her 02 (two) daughters namely Nilakshi Chattopadhyay and Enakshi Kundu, as her only heirs and legal representatives and none else who jointly inherited the estate of the said Kalpana Mukhopadhyay.

**I. AND WHEREAS** the said Asit Kumar Rakshit and Bikash Chandra Pal being the Trustees to the Deed of Settlement dated 12.01.1990 executed by the said Bibhuti Bhusan Mukherjee and Amal Bhusan Mukherjee, have been added/made as a Confirming Parties herein.





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**J. AND WHEREAS** thus the said Manjula Bhattacharyya, Anirban Rakshit, Sumita Pal, Nilakshi Chattopadhyay and Enakshi Kundu became the joint and absolute owners in respect of **ALL THAT** piece or parcel of land measuring an area of about 01 Cottahs a little more or less together with structure standing thereon lying and situate at Premises No. 4B, Bakul Bagan Road, P.S. Bhowanipore, Kolkata 700 025, within the local limits of the Kolkata Municipal Corporation, Ward No. 072, District 24 Parganas (South), together with undivided 50 % share and/ or interest in the common passage measuring an area of about 04 chittak 22 square feet on eastern side, more or less (50% being 02 chittak 11 square feet) and further together with common passage on the western side measuring an area of about 02 chittak 37 Square Feet a little more or less (50% being 01 chittak 18.5 square feet), free from all encumbrances, liens, charges, lispendences, attachments and trusts whatsoever and howsoever and got their names mutated and/or recorded in the records of the Kolkata Municipal Corporation vide Assessee No. 110720301738, hereinafter for the sake of brevity referred to as the Said Property/Said Land and Premises.

**AND WHEREAS** in addition to the above, the Vendors have represented and declared to the Purchaser as follows:

- (a) That the Vendors are the joint and absolute Owners in respect of the said property and the Vendors are in physical possession of the said property and no other person has any right, title, interest claim,



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demand whatsoever and howsoever over and in respect of the said property or any part thereof.

- (b)** That the said property is free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever and howsoever and there is no defect in the title of the Vendors and the Vendors have a good, clear and marketable title in respect of the said property and every part thereof.
- (c)** That there is no legal impediment or bar on the part of the Vendors to sell, assign or transfer the said property or any part thereof.
- (d)** That the said property is not subject to any acquisition or requisition proceedings and the Vendors have no knowledge of and has/have not received any notice to that effect from any authority or authorities.
- (e)** That no certificate case is pending for realization of any taxes from the Vendors.
- (f)** That no suit or proceeding is pending in any Court regarding the title or of any other nature whatsoever in respect of the said property or any part thereof.
- (g)** That the Vendors have not entered into any agreement for sale, transfer, let out with any other person or persons whosoever and/or any other agreement whatsoever in respect of the said property or any part thereof and /or created any third party's interest in respect of the said property or any part thereof.



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**AND WHEREAS** relying upon the aforesaid representations and/or declarations of the Vendors and/or the Confirming Party and believing the same to be true and acting on good faith and on the Vendors' agreeing to sell, assign and transfer the said property being **ALL THAT** piece or parcel of land measuring an area of about 01 Cottahs a little more or less together with structure standing thereon lying and situate at Premises No. 4B, Bakul Bagan Road, P.S. Bhowanipore, Kolkata 700 025, within the local limits of the Kolkata Municipal Corporation, Ward No. 072, District 24 Parganas (South), together with undivided 50 % share and/ or interest in the common passage measuring an area of about 04 chittak 22 square feet on eastern side, more or less (50% being 02 chittak 11 square feet) and further together with common passage on the western side measuring an area of about 02 chittak 37 Square Feet a little more or less (50% being 01 chittak 18.5 square feet), more fully and particularly described in the **Schedule** hereunder written and hereinafter referred to as **the Said Property** and duly confirmed by the Confirming Party herein, the Purchaser has orally agreed to purchase and/or acquire the said property for and at a total consideration of **Rs.75,00,000/- (Rupees Seventy Five Lacs) only** free from all encumbrances, liens, charges, lispendences, attachments, trusts, whatsoever and howsoever.

**NOW THIS DEED WITNESSETH** that in pursuance of the said Agreement and in consideration of the said sum of **Rs. 75,00,000/- (Rupees Seventy Five Lacs) only** paid by the Purchaser to the Vendors on



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or before the execution of these presents, the receipt whereof the Vendors doth hereby and also by the receipt here under written admit and acknowledge to have received and of and from the same and every part thereof, the Vendors doth hereby release, acquit, exonerate and discharge the Purchaser and the said property hereby conveyed, the vendor doth hereby indefeasibly grant, sell, convey, transfer, assign and assure unto and to the use of the Purchaser their ownership entitlements, right title and interest and duly confirmed by the Confirming Party herein in **ALL THAT** piece or parcel of land measuring an area of about 01 Cottahs a little more or less together with structure standing thereon lying and situate at Premises No. 4B, Bakul Bagan Road, P.S. Bhowanipore, Kolkata 700 025, within the local limits of the Kolkata Municipal Corporation, Ward No. 072, District 24 Parganas (South), together with undivided 50 % share and/ or interest in the common passage measuring an area of about 04 chittak 22 squarae feet on eastern side, more or less (50% being 02 chiitak 11 square feet) and further together with common passage on the western side measuring an area of about 02 chittak 37 Square Feet a little more or less (50% being 01 chiitak 18.5 square feet), more fully and particularly described in the **Schedule** hereunder written and hereinafter referred to as **“the Said Property” TOGETHER WITH** all rights, lights, liberties, easements, privileges, appendages, paths, passages, tenements, premises and hereditaments belonging to or in any way appertaining to the said property and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendors doth hereby deliver and/or have



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delivered vacant khas and peaceful possession of the said property unto the Purchaser and the vendors do hereby covenant with the Purchaser that **NOTWITHSTANDING** any act, deed, matter and things, by the Vendors and/or their predecessors-in-interest, done executed or knowingly suffered to the contrary, the vendor hath good, right, full power and absolute authority and indefeasible title to grant, sell, transfer, convey, assign and assure the said property and every part thereof unto and to the use of the said Purchaser absolutely and forever and the vendors doth hereby further covenant with the Purchaser that the said property hereby sold, transferred, conveyed or expressed or intended so to be is free from all encumbrances, attachments, liens, charges and lispences, whatsoever and howsoever and the Purchaser shall and will and at all times hereafter possess and enjoy the said property and receive rents, issues and profits thereof and there from without any lawful eviction, interruption or interference, claim, demand whatsoever and howsoever from or by the vendors or any other person or persons lawfully or equitably claiming through under or in trust for the Vendors and further that the vendors 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 other and further acts, deeds, matters and things for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser and further that the Vendors shall and will at all times hereafter indemnify save and keep the Purchaser indemnified against all actions, losses, claims, damages, liens, charges, lispences, whatsoever and howsoever in respect





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of the said property in these presents provided the Vendors shall be liable for municipal property tax and electricity consumption dues, if any, upto the date of execution of this deed. The Vendors do hereby hand over the original title deeds and all previous deeds and other documents in respect of the said property to the Purchaser.

The Purchaser further guarantees that no other payment or facilities, that can be considered equivalent to payment, or any line of credit has been extended to any of the executors or the heirs of the said property or their legal representatives apart from what has been stated in this Deed of Conveyance. In case in the future, such transactions are found, the Purchaser shall at its own costs make that right ensuring such additional payments or fiduciary benefits are equally distributed among all the legal heirs or their legal representatives. Notwithstanding such an action within a reasonable time, this Deed of Conveyance would stand revoked until the settlement of the dispute and the sale would be considered null and void.

The Purchaser would be making the payment only in the form of Banker's Cheques or Demand Draft or RTGS, whose scan has already been sent 48 hours before the signing of the Agreement so that it can be duly verified with the issuing Bank. The Purchaser also guarantees that the TDS deducted from the payment would be filed within a period of 01 month from the date of payment. Failing to do so would make this Deed of Conveyance cancelled and the sale would be considered as null and void unless the



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TDS deducted is refunded to the along with an interest of 2% per month to the members of the FIRST PART.

**SCHEDULE ABOVE REFERRED TO**  
**(THE SAID PROPERTY HEREBY CONVEYED)**

**ALL THAT** piece or parcel of land measuring an area of about 01 Cottahs a little more or less together with G+II Storied structure standing thereon measuring about 1626 Sq. Ft. approximately (542 Sq. Ft. on the Ground Floor (for Residential Use), 542 Sq. Ft. on the 1<sup>st</sup> Floor (for Residential Use) and 542 Sq. Ft. on the 2<sup>nd</sup> Floor (for Residential Use)) lying and situate at Premises No. 4B, Bakul Bagan Road, P.S. Bhowanipore, Kolkata 700 025, within the local limits of the Kolkata Municipal Corporation, Ward No. 072, District 24 Parganas (South), together with undivided 50 % share and/ or interest in the common passage measuring an area of about 04 chittak 22 sruae feet on eastern side, more or less (50% being 02 chiitak 11 square feet) and further together with common passage on the western side measuring an area of about 02 chittak 37 Square Feet a little more or less (50% being 01 chiitak 18.5 square feet) as shown and delineated in the map or plan annexed hereto and bordered **"RED"** thereon and butted and bounded in the following manner:-

**On The North : By Premises No. 4C, Bakul Bagan Road, Kolkata**

**On The South : By KMC Road (Bakul Bagan Road)**

**On The East : By Premises No. 4C, Bakul Bagan Road, Kolkata**

**On The West : By Premises No. 4A, Bakul Bagan Road, Kolkata**



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**IN WITNESS WHEREOF** the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

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

**WITNESSES:-**

1. Ranjit Mitra.  
1. No. Hatgachia  
KOL-105

  
ANIRBAN RAKSHIT

Bikash Chandra Pal  
As constituted Attorney  
of Manjula Bhattacharyya  
Bikash Chandra Pal

Siemita Pal  
Enakshi Kundu  
Nilabsh Chatterjee

**VENDORS**

2. Ashok Kumar Singh  
Groom + Post Angachia  
Dist - 24 P. G. S. (South)

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

1. Ranjit Mitra



Anirban Rakshit as  
constituted attorney of  
Asit Kumar Rakshit

Bikash Chandra Pal

**CONFIRMING PARTY**

2. Ashok Kumar Singh



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## MEMO OF CONSIDERATION

**RECEIVED** from the within mentioned Purchaser the within mentioned sum of **Rs. 75,00,000/- (Rupees Seventy Five Lacs) only** being the part consideration money as per memo below:-

<u>BANK NAME</u>	<u>CHEQUE NO.</u>	<u>DATED</u>	<u>FAVOURING</u>	<u>AMOUNT (Rs.)</u>
ICICI	RTGS	05/02/24	MANJULA BHATTACHARYYA Less:- TDS	Rs. 9,44,720/- Rs. 2,80,280/-
ICICI	RTGS	05/02/24	ANIRBAN RAKSHIT Less:- TDS	Rs. 25,74,000/- Rs. 26,000/-
ICICI	RTGS	05/2/24	SUMITA PAL Less:- TDS	Rs. 12,12,750/- Rs. 12,250/-
ICICI	RTGS	05/02/24	NILAKSHI CHATTOPADHYAY Less:- TDS	Rs. 12,12,750/- Rs. 12,250/-
ICICI	RTGS	05/2/24	ENAKSHI KUNDU Less:- TDS	Rs. 12,12,750/- Rs. 12,250/-
<b>TOTAL</b>				<b>Rs. 75,00,000/-</b>

### WITNESSES:

1. Ranjit Mitra.

2. Ashutosh Singh

Drafted by

Abhishek Chowdhary

**ABHISHEK CHOWDHARY**  
Advocate

High Court, Calcutta  
Enrl. No. F/1458/2011  
Mob:-9831859471

*Asit Kumar Pal*  
For self and as constituted Attorney of Manjula Bhattacharyya  
*Bikash Chandra Pal*  
For self and as constituted Attorney of Sumita Pal  
*Enakshi Kundu*  
*Nilakshi Chatterjee*

**VENDORS**



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AREA OF LAND 720.21 SQFT= 01 COTTAH 00 CHITTAK 00 SQ.FT  
ALONG WITH 50 % RIGHT IN COMMON PASSAGE  
EASTERN SIDE : 04 Ch 22 Sq. Ft  
WESTERN SIDE : 02 Ch 37 Sq.Ft

AREA OF LAND 720.21 SQFT= 01 COTTAH 00 CHITTAK 00 SQ.FT  
ALONG WITH 50 % RIGHT IN COMMON PASSAGE  
EASTERN SIDE : 04 Ch 22 Sq. Ft  
WESTERN SIDE : 02 Ch 37 Sq.Ft

AGIRING RASHIT  
FOR SELF AND AS  
CONSTITUTED ATTORNEY  
OF APT. V. RASHIT



























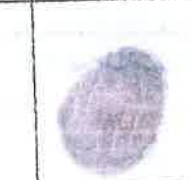










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# SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Siddhi Khemka</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	<i>Enakshi Khandelwal</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	<i>Nilakshi Chatterjee</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						


























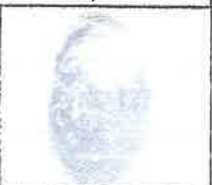







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# SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Bikash Chandra Pal</i>					
<p>Little</p>		<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>	
<p>(Left Hand)</p>						
						
<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>		
<p>(Right Hand)</p>						
	<i>Seemita Pal</i>					
<p>Little</p>		<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>	
<p>(Left Hand)</p>						
						
<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>		
<p>(Right Hand)</p>						
	<i>Ashu Pal</i>					
<p>Little</p>		<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>	
<p>(Left Hand)</p>						
						
<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>		
<p>(Right Hand)</p>						



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## BAR COUNCIL OF WEST BENGAL

(A body constituted under the Advocate Act, 1961)  
2 & 3, Kiran Senkar Roy Road, City Civil Court Building, 7th FL, Kot-700 001  
Phone : 2248-8958, 2248-7233, 2230-5771, Tele Fax : 2248-7233  
E-mail : westbengalbarcouncil@gmail.com  
Website : www.wbbarcouncil.org

### IDENTITY CARD

NAME : MENAKSHI GOENKA, Advocate

Father's/Husband's Name Sushil Kumar Goenka

*Shyamal Ghatak*  
(SHYAMAL GHATAK)  
Chairman Executive Committee

*Ashok Kumar Deb*  
(ASHOK KUMAR DEB)  
Chairman



Menakshi Goenka

Card No. F-7932

Address Recorded on the Roll 329, N.S. Road, Near Kali Babu Bazar,  
Howrah-711101

Present Address Do

Enrolment No. F/ 3099/2022

Dated 26.11.2022 Date of Birth 07.04.1998

Date 13.07.2023

NB : Valid till WB No. is not assigned

*[Signature]*  
Secretary / Assistant Secretary



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

C 5 FEB 2024

### Major Information of the Deed

Deed No :	I-1603-01801/2024	Date of Registration	05/02/2024
Query No / Year	1603-2000304485/2024	Office where deed is registered	
Query Date	03/02/2024 1:21:08 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	MINAKSHI GOENKA 6,OLD POST OFFICE STREET,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051571423, 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. 75,00,000/-		Rs. 82,84,113/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 3,31,395/- (Article:23)		Rs. 82,887/- (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:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bakul Bagan Road, , Premises No: 4B, , Ward No: 072 Pin Code : 700025

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	1 Katha	58,00,000/-	58,50,000/-	Property is on Road
L2	(RS :- )		Bastu	2 Chatak 11 Sq Ft	8,00,000/-	8,20,625/-	Property is on Road
L3	(RS :- )		Bastu	1 Chatak 18.5 Sq Ft	5,00,000/-	5,15,938/-	Property is on Road
		<b>TOTAL :</b>		<b>2.027Dec</b>	<b>71,00,000 /-</b>	<b>71,86,563 /-</b>	
	<b>Grand Total :</b>			<b>2.027Dec</b>	<b>71,00,000 /-</b>	<b>71,86,563 /-</b>	














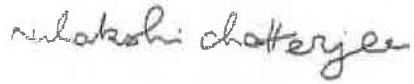

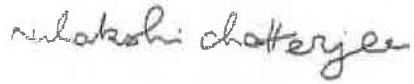

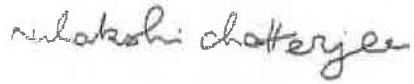
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1626 Sq Ft.	4,00,000/-	10,97,550/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 542 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 542 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 542 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
	<b>Total :</b>	<b>1626 sq ft</b>	<b>4,00,000 /-</b>	<b>10,97,550 /-</b>	





**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature												
1	<p><b>Mrs MANJULA BHATTACHARYYA</b>  Daughter of Late BIBHUTI BHUSAN MUKHERJEE 4B, BAKUL BAGAN ROAD, City:- Not Specified, P.O:- BHOWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: British Indian Ocean Territory, PAN No.:: ASxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney</p>												
2	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> <p><b>Mr ANIRBAN RAKSHIT</b>  Son of Mr ASIT KUMAR RAKSHIT  Executed by: Self, Date of Execution: 05/02/2024  , Admitted by: Self, Date of Admission: 05/02/2024 ,Place : Office</p> </td><td></td><td>   Captured </td><td></td></tr> <tr> <td>05/02/2024</td><td></td><td>LTI 05/02/2024</td><td>05/02/2024</td></tr> </tbody> </table> <p>APARTMENT NO. 8401, MARRIOTT SUITES, MARRIOTT SUITES LANE, B1, MUNDHWA KOREGOAN, PARK ANNEXE, PUNE CITY, City:- Not Specified, P.O:- MUNDHAWA, P.S:-Mundhawa, District:-Pune, Maharashtra, India, PIN:- 411036 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxxx3E, Aadhaar No: 83xxxxxxxxx9573, Status :Individual, Executed by: Self, Date of Execution: 05/02/2024  , Admitted by: Self, Date of Admission: 05/02/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<p><b>Mr ANIRBAN RAKSHIT</b>  Son of Mr ASIT KUMAR RAKSHIT  Executed by: Self, Date of Execution: 05/02/2024  , Admitted by: Self, Date of Admission: 05/02/2024 ,Place : Office</p>		 Captured		05/02/2024		LTI 05/02/2024	05/02/2024
Name	Photo	Finger Print	Signature										
<p><b>Mr ANIRBAN RAKSHIT</b>  Son of Mr ASIT KUMAR RAKSHIT  Executed by: Self, Date of Execution: 05/02/2024  , Admitted by: Self, Date of Admission: 05/02/2024 ,Place : Office</p>		 Captured											
05/02/2024		LTI 05/02/2024	05/02/2024										
3	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> <p><b>Mrs SUMITA PAL (Presentant )</b>  Daughter of Late BIBHUTI BHUSAN MUKHERJEE  Executed by: Self, Date of Execution: 05/02/2024  , Admitted by: Self, Date of Admission: 05/02/2024 ,Place : Office</p> </td><td></td><td>   Captured </td><td></td></tr> <tr> <td>05/02/2024</td><td></td><td>LTI 05/02/2024</td><td>05/02/2024</td></tr> </tbody> </table> <p>69B, P.B. SHAH ROAD, City:- Not Specified, P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFxxxxxxx5K, Aadhaar No: 34xxxxxxxxx8443, Status :Individual, Executed by: Self, Date of Execution: 05/02/2024  , Admitted by: Self, Date of Admission: 05/02/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<p><b>Mrs SUMITA PAL (Presentant )</b>  Daughter of Late BIBHUTI BHUSAN MUKHERJEE  Executed by: Self, Date of Execution: 05/02/2024  , Admitted by: Self, Date of Admission: 05/02/2024 ,Place : Office</p>		 Captured		05/02/2024		LTI 05/02/2024	05/02/2024
Name	Photo	Finger Print	Signature										
<p><b>Mrs SUMITA PAL (Presentant )</b>  Daughter of Late BIBHUTI BHUSAN MUKHERJEE  Executed by: Self, Date of Execution: 05/02/2024  , Admitted by: Self, Date of Admission: 05/02/2024 ,Place : Office</p>		 Captured											
05/02/2024		LTI 05/02/2024	05/02/2024										
4	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> <p><b>Mrs NILAKSHI CHATTOPADHYAY</b>  Daughter of Late AMAL BHUSHAN MUKHOPADHYAY  Executed by: Self, Date of Execution: 05/02/2024  , Admitted by: Self, Date of Admission: 05/02/2024 ,Place : Office</p> </td><td></td><td>   Captured </td><td></td></tr> <tr> <td>05/02/2024</td><td></td><td>LTI 05/02/2024</td><td>05/02/2024</td></tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<p><b>Mrs NILAKSHI CHATTOPADHYAY</b>  Daughter of Late AMAL BHUSHAN MUKHOPADHYAY  Executed by: Self, Date of Execution: 05/02/2024  , Admitted by: Self, Date of Admission: 05/02/2024 ,Place : Office</p>		 Captured		05/02/2024		LTI 05/02/2024	05/02/2024
Name	Photo	Finger Print	Signature										
<p><b>Mrs NILAKSHI CHATTOPADHYAY</b>  Daughter of Late AMAL BHUSHAN MUKHOPADHYAY  Executed by: Self, Date of Execution: 05/02/2024  , Admitted by: Self, Date of Admission: 05/02/2024 ,Place : Office</p>		 Captured											
05/02/2024		LTI 05/02/2024	05/02/2024										






14A, PRATAPADITYA ROAD, City:- Not Specified, P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: APxxxxxx8G, Aadhaar No: 47xxxxxxxx4360, Status :Individual, Executed by: Self, Date of Execution: 05/02/2024  
 , Admitted by: Self, Date of Admission: 05/02/2024 ,Place : Office

5	Name	Photo	Finger Print	Signature
	<b>Mrs ENAKSHI KUNDU</b> Daughter of Late AMALBHUSAN MUKHERJEE Executed by: Self, Date of Execution: 05/02/2024 , Admitted by: Self, Date of Admission: 05/02/2024 ,Place : Office	 05/02/2024	 LTI 05/02/2024	 05/02/2024

B-12B, KALYANI, VTC-KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AXxxxxxx0J, Aadhaar No: 83xxxxxxxx4841, Status :Individual, Executed by: Self, Date of Execution: 05/02/2024  
 , Admitted by: Self, Date of Admission: 05/02/2024 ,Place : Office

6	<b>Mr ASIT KUMAR RAKSHIT</b> Son of Late AJIT KUMAR RAKSHIT APARTMENT NO. 8401, MARRIOTT SUITES, MARRIOTT SUITES LANE, B1, MUNDHWA KOREGOAN, PARK ANNEXE, PUNE CITY, City:- , P.O:- MUNDHAWA, P.S:-Mundhawa, District:-Pune, Maharashtra, India, PIN:- 411036 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx0J, Aadhaar No: 53xxxxxxxx1152, Status :Confirming Party, Executed by: Attorney, Executed by: Attorney
---	--

7	Name	Photo	Finger Print	Signature
	<b>Mr BIKASH CHANDRA PAL</b> Son of Late NANDA GOPAL PAL Executed by: Self, Date of Execution: 05/02/2024 , Admitted by: Self, Date of Admission: 05/02/2024 ,Place : Office	 05/02/2024	 LTI 05/02/2024	 05/02/2024







69B, P.B. SHAH ROAD, CHARU MARKET, City:- Not Specified, P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx6P, Aadhaar No: 45xxxxxxxx4037, Status :Confirming Party, Executed by: Self, Date of Execution: 05/02/2024  
 , Admitted by: Self, Date of Admission: 05/02/2024 ,Place : Office

#### Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>JSK AWAS LLP</b> GANGA JAMUNA APARTMENT, 28/1, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed






### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr BIKASH CHANDRA PAL</b> Son of Late NANDA GOPAL PAL Date of Execution - 05/02/2024, , Admitted by: Self, Date of Admission: 05/02/2024, Place of Admission of Execution: Office	<b>Photo</b>  <small>Feb 5 2024 2:46PM</small>	<b>Finger Print</b>  <small>LT1 05/02/2024</small>	<b>Signature</b>  <small>05/02/2024</small>
69B, P.B. SHAH ROAD CHARU MARKET, City:- Not Specified, P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx6P, Aadhaar No: 45xxxxxxxx4037 Status : Attorney, Attorney of : Mrs MANJULA BHATTACHARYYA				
2	<b>Name</b> <b>Mr ANIRBAN RAKSHIT</b> Son of Mr ASIT KUMAR RAKSHIT Date of Execution - 05/02/2024, , Admitted by: Self, Date of Admission: 05/02/2024, Place of Admission of Execution: Office	<b>Photo</b>  <small>Feb 5 2024 2:45PM</small>	<b>Finger Print</b>  <small>LT1 05/02/2024</small>	<b>Signature</b>  <small>05/02/2024</small>
APARTMENT NO. 8401, MARRIOTT SUITES, MARRIOTT SUITES LANE, B1, MUNDHWA KOREGOAN, PARK ANNEXE, PUNE CITYA, City:- Not Specified, P.O:- MUNDHAWA, P.S:- Mundhawa, District:-Pune, Maharashtra, India, PIN:- 411036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ANxxxxxx3E, Aadhaar No: 83xxxxxxxx9573 Status : Attorney, Attorney of : Mr ASIT KUMAR RAKSHIT				

### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Miss SIDDHI KHEMKA</b> Daughter of Mr RAKESH KHEMKA 30, SHAKESPEARE SARANI, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: GExxxxxx4H, Aadhaar No: 69xxxxxxxx0455 Status : Representative, Representative of : JSK AWAS LLP (as PARTNER)			

### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Miss MENAKSHI GOENKA</b> Daughter of Mr SUSHIL KUMAR GOENKA 6, OLD POST OFFICE, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 <small>Captured</small>	
	05/02/2024	05/02/2024	05/02/2024
Identifier Of Mr BIKASH CHANDRA PAL, Mr ANIRBAN RAKSHIT, Mrs SUMITA PAL, Mrs NILAKSHI CHATTOPADHYAY, Mrs ENAKSHI KUNDU, Mr ANIRBAN RAKSHIT, Mr BIKASH CHANDRA PAL,			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs MANJULA BHATTACHARYYA	JSK AWAS LLP-0.33 Dec
2	Mr ANIRBAN RAKSHIT	JSK AWAS LLP-0.33 Dec
3	Mrs SUMITA PAL	JSK AWAS LLP-0.33 Dec
4	Mrs NILAKSHI CHATTOPADHYAY	JSK AWAS LLP-0.33 Dec
5	Mrs ENAKSHI KUNDU	JSK AWAS LLP-0.33 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs MANJULA BHATTACHARYYA	JSK AWAS LLP-0.0462917 Dec
2	Mr ANIRBAN RAKSHIT	JSK AWAS LLP-0.0462917 Dec
3	Mrs SUMITA PAL	JSK AWAS LLP-0.0462917 Dec
4	Mrs NILAKSHI CHATTOPADHYAY	JSK AWAS LLP-0.0462917 Dec
5	Mrs ENAKSHI KUNDU	JSK AWAS LLP-0.0462917 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs MANJULA BHATTACHARYYA	JSK AWAS LLP-0.0291042 Dec
2	Mr ANIRBAN RAKSHIT	JSK AWAS LLP-0.0291042 Dec
3	Mrs SUMITA PAL	JSK AWAS LLP-0.0291042 Dec
4	Mrs NILAKSHI CHATTOPADHYAY	JSK AWAS LLP-0.0291042 Dec
5	Mrs ENAKSHI KUNDU	JSK AWAS LLP-0.0291042 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs MANJULA BHATTACHARYYA	JSK AWAS LLP-325.20000000 Sq Ft
2	Mr ANIRBAN RAKSHIT	JSK AWAS LLP-325.20000000 Sq Ft
3	Mrs SUMITA PAL	JSK AWAS LLP-325.20000000 Sq Ft
4	Mrs NILAKSHI CHATTOPADHYAY	JSK AWAS LLP-325.20000000 Sq Ft
5	Mrs ENAKSHI KUNDU	JSK AWAS LLP-325.20000000 Sq Ft



**Endorsement For Deed Number : I - 160301801 / 2024**

**On 05-02-2024**

**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.

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

Presented for registration at 14:43 hrs on 05-02-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs SUMITA PAL , one of the Executants.

**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 82,84,113/-

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

Execution is admitted on 05/02/2024 by 1. Mr ANIRBAN RAKSHIT, Son of Mr ASIT KUMAR RAKSHIT, APARTMENT NO. 8401, MARRIOTT SUITES, MARRIOTT SUITES LANE, B1, MUNDHWA KOREGOAN, PARK ANNEXE, PUNE CITY, P.O: MUNDHAWA, Thana: Mundhawa, , Pune, MAHARASHTRA, India, PIN - 411036, by caste Hindu, by Profession Business, 2. Mrs SUMITA PAL, Daughter of Late BIBHUTI BHUSAN MUKHERJEE, 69B, P.B. SHAH ROAD, P.O: TOLLYGUNGE, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession House wife, 3. Mrs NILAKSHI CHATTOPADHYAY, Daughter of Late AMAL BHUSHAN MUKHOPADHYAY, 14A, PRATAPADITYA ROAD, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 4. Mrs ENAKSHI KUNDU, Daughter of Late AMALBHUSAN MUKHERJEE, B-12B, KALYANI, VTC-KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Professionals, 5. Mr BIKASH CHANDRA PAL, Son of Late NANDA GOPAL PAL, 69B, P.B. SHAH ROAD, CHARU MARKET, P.O: TOLLYGUNGE, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business

Indetified by Miss MENAKSHI GOENKA, , , Daughter of Mr SUSHIL KUMAR GOENKA, 6, OLD POST OFFICE, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Executed by Attorney**

1. Execution by Mr BIKASH CHANDRA PAL, , Son of Late NANDA GOPAL PAL, 69B, P.B. SHAH ROAD CHARU MARKET, P.O: TOLLYGUNGE, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Business as constituted attorney for Mrs MANJULA BHATTACHARYYA 4B, BAKUL BAGAN ROAD, P.O: BHOWANIPORE, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025 is admitted by him

Indetified by Miss MENAKSHI GOENKA, , , Daughter of Mr SUSHIL KUMAR GOENKA, 6, OLD POST OFFICE, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

2. Execution by Mr ANIRBAN RAKSHIT, , Son of Mr ASIT KUMAR RAKSHIT, APARTMENT NO. 8401, MARRIOTT SUITES, MARRIOTT SUITES LANE, B1, MUNDHWA KOREGOAN, PARK ANNEXE, PUNE CITY, P.O: MUNDHAWA, Thana: Mundhawa, , Pune, MAHARASHTRA, India, PIN - 411036, by caste Hindu, by profession Business as constituted attorney for Mr ASIT KUMAR RAKSHIT APARTMENT NO. 8401, MARRIOTT SUITES, MARRIOTT SUITES LANE, B1, MUNDHWA KOREGOAN, PARK ANNEXE, PUNE CITY, P.O: MUNDHAWA, Thana: Mundhawa, , Pune, MAHARASHTRA, India, PIN - 411036 is admitted by him

Indetified by Miss MENAKSHI GOENKA, , , Daughter of Mr SUSHIL KUMAR GOENKA, 6, OLD POST OFFICE, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 82,887.00/- ( A(1) = Rs 82,841.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 82,855/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/02/2024 11:58AM with Govt. Ref. No: 192023240371058508 on 05-02-2024, Amount Rs: 82,855/-, Bank: SBI EPay ( SBlePay), Ref. No. 1241756144823 on 05-02-2024, Head of Account 0030-03-104-001-16





**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,31,385/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 3,31,385/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 62598, Amount: Rs.10.00/-, Date of Purchase: 15/12/2023, Vendor name: A Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 05/02/2024 11:58AM with Govt. Ref. No: 192023240371058508 on 05-02-2024, Amount Rs: 3,31,385/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 1241756144823 on 05-02-2024, Head of Account 0030-02-103-003-02



**Debasish Dhar**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS**

**South 24-Parganas, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 53259 to 53287

being No 160301801 for the year 2024.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2024.02.09 14:02:43 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 09/02/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.