

17560/25

I-17264/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 142171

9/12
8-8/3310239

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

District Sub-Register-II
Alipore, South 24-Parganas

09 DEC 2025

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, We, 1) SMT. MALTI SHARMA (PAN BGCPS0571D) (AADHAAR No. 6184 0265 2843), wife of Late Narendra Kumar Sharma, 2) SRI ATUL SHARMA, son of Late Narendra Kumar Sharma, by Faith- Hindu, by Nationality- Indian, by Occupation- Service, an Indian- born Australian Citizen and holder

Contd/P2

of Certificate of Registration, **OVERSEAS CITIZEN OF INDIA vide No. A 856712** dated 22.06.2011, issued under the seal and signature of the Consul, Consulate General of India, Melbourne, AUSTRALIA, working for gain in AUSTRALIA), **3) SRI ARPIT SHARMA (PAN AWDPS6973P) (AADHAAR No. 6079 8681 4273)**, son of Late Narendra Kumar Sharma, **4) SRI ANUJ SHARMA (PAN BKSPS2332G) (AADHAAR No. 2651 6517 2753)**, son of Late Narendra Kumar Sharma, **5) SMT. USHA SHARMA (PAN BJDPS5631N) (AADHAAR No. 5932 1650 8238)**, wife of Late Jogendra Kumar Sharma, **6) SRI RAJEEV SHARMA (PAN CAJPS8460D) (AADHAAR No. 5653 6192 8098)**, son of Late Jogendra Kumar Sharma, **7) SMT. RACHNA SHARMA alias SMT. RACHNA PRAVIN SHARMA (PAN CAUPS8353J) (AADHAAR No. 6369 7358 9410)**, wife of Sri Pravin Sharma and daughter of Late Jogendra Kumar Sharma, **8) SRI SURENDRA KUMAR SHARMA (PAN AIPPS0147R) (AADHAAR No. 5999 4214 5474)**, son of Late Keshardeo Sharma alias Late Keshar Deo Sharma, **9) SMT. CHANDRA KANTA JOSHI (PAN AJZPJ5014H) (AADHAAR No. 6372 1245 4550)**, wife of Sri Sheocharan Das Joshi and daughter of Late Keshardeo Sharma alias Late Keshar Deo Sharma and **10) SMT. SAROJ VINOD VYAS (PAN ACDPV2813R) (AADHAAR No. 5004 3896 5672)**, wife of Sri Vinod Vyas and daughter of Late Keshardeo Sharma alias Late Keshar Deo Sharma, all are by Faith- Hindu, by Nationality- Indian, by Occupation- **Nos. 1, 5, 7, 9** and **10** are Housewife and **Nos. 2, 3, 4, 6** and **8** are Service respectively, **No.**

1 residing at 10/2, L V R Balaji Anjanadri, Peerzadiguda Main Road, Kachivani Singaram, Uppal, Prathapsingaram, K.V. Rangareddy, P.O. Medipally, P.S. Medchal, City- Hyderabad, Pincode- 500088, District- Medchal- Malkajgiri, State- Telangana, **No. 2** permanently residing at 13, Begonia Road, Tarneit, Victoria 3029, Australia and also residing at 51/1/A, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, State- West Bengal, **No. 3** residing at Sri Sai Anandamai, B 406, Chenna Reddy Enclave, Peerzadiguda, P.O. Medipally, P.S. Medchal, City- Hyderabad, Pincode- 500039, District- Medchal- Malkajgiri, State- Telangana, **No. 4** residing at A-003, Vandana Earls Court, VGP Layout, Kudlu, Bommanhali, P.O. Bommanhali, P.S. Anekal, Pincode- 560068, District- Bangalore, State- Karnataka, **Nos. 5, 6 and 8** are residing at 51/1/A, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, State- West Bengal, **No. 7** residing at HPPP+HP7, Phase 1, Hinjawadi Rajiv Gandhi Infotech Park, Pimpri-Chinchwad, P.O. Hinjawadi, P.S. Pimpri, Pincode- 411057, District- Pune, State- Maharashtra, **No. 9** residing at Gal No. 1403 and 1405, A- B, Flat No. N- 104, Jade Residences Road, P.O. Wagholi, P.S. Pune, Pincode- 412207, District- Pune, State- Maharashtra and **No. 10** residing at D/53 1156, Azad Nagar- 3, Anupam HSG Society LTD, Veera Desai Road, Near Sport Complex, P.O. Andheri West, P.S. Andheri, Pincode- 400058, District- Mumbai, State- Maharashtra, hereinafter

collectively called and referred to as the **LANDOWNERS/ EXECUTANTS**,
SEND GREETINGS on this the *9th* day of *December* 2025.

WHEREAS We are absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bastu land measuring an area 5 (Five) Cottahs 13 (Thirteen) Chittacks more or less along with a Two Storied Brick Built House measuring more or less 1000 sq.ft. each on the Ground Floor and on the First Floor respectively and in aggregating measuring 2000 sq.ft. more or less standing thereon, all are **cemented flooring**, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 174, R.S. Dag No. 410, being Municipal Premises No. 181B, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas and Mailing Address 51/1/A, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 vide Assessee No. 41-121-01-0363-0, A.D.S.R. Behala, South 24 Parganas, written hereunder and hereinafter called and referred to as the 'Said Premises' and We are now enjoying the same free from all encumbrances upon paying taxes regularly.

AND WHEREAS We have entered into a Registered **Development Agreement** dated *9.12.2025*, with "**M/S. E SQUARE DEVELOPER**", a

Anjananda

Anjananda

Proprietorship Concern, having its Office at 2/2, Siddhinath Chatterjee Road, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, represented by its sole Proprietor **SRI ANJAN DUTTA (PAN AEIPD1170Q) (AADHAAR No. 5882 4555 6253)**, son of Late Ashim Kumar Dutta, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 2A/6, Ho Chi Minh Sarani, Flat No. 3B, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, for development of our aforesaid **Scheduled** property and to construct a Ground Plus Four Storied Building with Lift facility at the said premises in accordance with the Building Plan that may be sanctioned by the Kolkata Municipal Corporation and the said Development Agreement duly registered at the Office of D.S.R.- II at Alipore, South 24 Parganas and duly recorded in Book No. 1, Volume No. 1602-2025, Being No. 1602 17250..... for the year 2025.

AND WHEREAS since We have been busy with our day to day affairs it is necessary and also expedient for us to appoint and engage an Attorney for ourselves, in our name and on our behalves to do all acts, deeds and things as We could do ourselves.

NOW KNOW YE BY THESE PRESENTS, We, 1) SMT. MALTI SHARMA (PAN BGCPS0571D) (AADHAAR No. 6184 0265 2843), wife of Late Narendra Kumar Sharma, **2) SRI ATUL SHARMA**, son of Late Narendra Kumar Sharma, by Faith- Hindu, by Nationality- Indian, by

Anjan's

Occupation- Service, an Indian- born Australian Citizen and holder of Certificate of Registration, **OVERSEAS CITIZEN OF INDIA vide No. A 856712** dated 22.06.2011, issued under the seal and signature of the Consul, Consulate General of India, Melbourne, AUSTRALIA, working for gain in AUSTRALIA), **3) SRI ARPIT SHARMA (PAN AWDPS6973P) (AADHAAR No. 6079 8681 4273)**, son of Late Narendra Kumar Sharma, **4) SRI ANUJ SHARMA (PAN BKSPS2332G) (AADHAAR No. 2651 6517 2753)**, son of Late Narendra Kumar Sharma, **5) SMT. USHA SHARMA (PAN BJDPS5631N) (AADHAAR No. 5932 1650 8238)**, wife of Late Jogendra Kumar Sharma, **6) SRI RAJEEV SHARMA (PAN CAJPS8460D) (AADHAAR No. 5653 6192 8098)**, son of Late Jogendra Kumar Sharma, **7) SMT. RACHNA SHARMA alias SMT. RACHNA PRAVIN SHARMA (PAN CAUPS8353J) (AADHAAR No. 6369 7358 9410)**, wife of Sri Pravin Sharma and daughter of Late Jogendra Kumar Sharma, **8) SRI SURENDRA KUMAR SHARMA (PAN AIPPS0147R) (AADHAAR No. 5999 4214 5474)**, son of Late Keshardeo Sharma alias Late Keshar Deo Sharma, **9) SMT. CHANDRA KANTA JOSHI (PAN AJZPJ5014H) (AADHAAR No. 6372 1245 4550)**, wife of Sri Sheocharan Das Joshi and daughter of Late Keshardeo Sharma alias Late Keshar Deo Sharma and **10) SMT. SAROJ VINOD VYAS (PAN ACDPV2813R) (AADHAAR No. 5004 3896 5672)**, wife of Sri Vinod Vyas and daughter of Late Keshardeo Sharma alias Late Keshar Deo Sharma, do hereby and hereunder jointly nominate, constitute and appoint **"M/S. E SQUARE**

DEVELOPER", a Proprietorship Concern, having its Office at 2/2, Siddhinath Chatterjee Road, P.O. Behala, P.S. Parnasree, Kolkata-700034, District- South 24 Parganas, represented by its sole Proprietor **SRI ANJAN DUTTA (PAN AEIPD1170Q) (AADHAAR No. 5882 4555 6253)**, son of Late Ashim Kumar Dutta, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 2A/6, Ho Chi Minh Sarani, Flat No. 3B, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, as our true and lawful Attorney in our names and on our behalves, to do and execute and perform or caused to be done, executed and performed all or any of the following acts, deeds and things in respect of the said premises.

1. To develop our said property and to construct a Ground Plus Four Storied Building with Lift facility at the said premises in accordance with the Plan that may be sanctioned by the Kolkata Municipal Corporation.
2. To sign Building Plan and other documents that are required for submitting Building Plan and obtain Sanctioned Plan from the Kolkata Municipal Corporation for the construction of the said Building and/or as may be sanctioned by the Kolkata Municipal Corporation for ourselves and on our behalves.
3. After obtaining the Sanctioned Plan from the Kolkata Municipal Corporation to construct said Building on the said property according to the Sanctioned Plan and for the purpose of the said construction to

engage Masons and Laborers, Engineers, Supervisors, Surveyors and to purchase necessary Building materials for us and on our behalves.

4. To appear for us and on our behalves before the Kolkata Municipal Corporation, C.E.S.C. Limited, Airport Authority and other local and/or statutory Authorities and all Government or Semi-Government Offices and to apply for obtaining sanction, permit, license, water supply, drainage, electric supply and all services etc. as may be required for the construction of the said Building at the said premises.

5. To deposit all fees, charges, money before the Authorities concerned in our name and on our behalves for obtaining sanctioned from the Kolkata Municipal Corporation and to receive sanctioned Building Plan for us and on our behalves from the Kolkata Municipal Corporation.

6. To issue forms, brochures, designs, plan and booklets and to invite intending Purchaser/s of the Flat/s and Car Parking Space/s both open and cover and other spaces in Developer's allocation to any Purchaser/s at such prices as our said Attorney in its absolute discretion, thinks fit and proper and to agree upon and to enter into Agreement/s for Sale and/or to repudiate the same.

7. To sign and execute any Agreement/s etc. in respect of the Developer's Allocation only for residential purpose together with undivided proportionate share of land and common areas and facilities according to the terms and conditions of the said Development

Agreement regarding Flats, Car Parking Spaces, both covered and open to be constructed in favour of any person, association of persons, company both private limited and public limited and to any other business and partnership firm and to receive from them any earnest money in its name and to give or issue valid receipt for the same.

8. In case of sale, to execute, sign proper Conveyance/s for the different Saleable Flat/s, Car Parking Space/s in favour of the intending Purchaser/s and to present before the Registrar of appropriate jurisdiction, all Deed/s of Conveyance for registration in our name and on our behalves and to receive consideration money either in cash or by cheque from the intending Purchaser/s in its name and to be credited in its account and to give proper receipt and discharge for the same only for the Developer's allocation, after making delivery of possession of the Owners' allocation as per Development Agreement.

9. To apply for and obtain Income Tax Clearance Certificate and/or certificate under Section 230A (I) and /or under the Urban Land Ceiling and Regulations Act, 1976 and other laws relating to the revenue and/or land and/or Building in Urban Land as may be required for execution and/or registration of any sale deed, lease deed and other documents of transfer as per Transfer of Properties Act, 1882, regarding Developer's allocation in the said premises and Building and also to appear before and sign and submit all papers and documents and to make

representation to the appropriate authority/ies for getting such certificate and/or permission.

10. To apply for and obtain temporary and permanent connection of Kolkata Municipal Corporation water supply, electricity, drainage, sewerage, gas and/ or power for the said Building required for the construction, use and enjoyment of the Building, to sign all such applications, forms and documents as shall be required for the said development project.

11. To supervise, manage and conducts all sorts of administration in respect of the demised plot of land which We now have to handle all sorts of official matters, letters arisen in course of concerned matters with our said property/ premises and to sign, submit before the registrar the documents, deed for registering the property under the provisions of West Bengal Apartment Ownership Act, 1972 with all its latest modifications/amendments etc.

12. To appear before the Notary Public, Registrar of Assurances, District Sub- Registrar, Metropolitan Magistrate and other officials or authorities on our behalves present for registration and acknowledgement and register and have them registered and perfected all deeds, instruments and writings executed, sign, personally for and on our behalves by virtue of this Power Of Attorney in respect of Developer's Allocation.

13. To file, institute, contest, carry on, commence, compromise, withdraw any suits, action, proceedings, claims, demands etc. to any concerned lower and higher Courts and all reasonable matters and things that appear to our said attorney necessary for smoothly carrying out and completing the development works as contemplated in the proposed Development agreement as aforesaid including to appoint Advocate, Muktar, Revenue Agent or any other legal practitioner and professionals.

14. By this Power of Attorney, the Developer is not empowered to sell, transfer, alienate and encumber the Owners' allocation and/or any portion thereof to any third parties in any manner whatsoever.

15. No act and deeds can be done beyond the scope and purview of the Development Agreement. AND generally to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of our said Attorney ought to be done, executed and performed in relation to our properties, or affairs ancillary or incidental thereto as fully and effectually as We ourselves could do the same if We are personally present.

AND We do hereby, agree that all acts, deeds and things, lawfully done by our said Attorney, within the jurisdiction of this Power of Attorney, shall be construed as acts, deeds and things done by us and We undertake to ratify and confirm all and whatsoever that our said Attorney shall lawfully do or cause to be done for us by virtue of this Power hereby given.

THE SCHEDULE OF THE PROPERTY

DESCRIPTION OF THE LAND

ALL THAT piece and parcel of Bastu land measuring an area 5 (Five) Cottahs 13 (Thirteen) Chittacks more or less along with a Two Storied Brick Built House measuring more or less 1000 sq.ft. each on the Ground Floor and on the First Floor respectively and in aggregating measuring 2000 sq.ft. more or less standing thereon, all are

cemented flooring, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 174, R.S. Dag No. 410, being Municipal Premises No. 181B, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas and Mailing Address 51/1/A, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 vide Assessee No. 41-121-01-0363-0, A.D.S.R. Behala, South 24 Parganas, which is butted and bounded in the manner following:-

ON THE NORTH : By Property of Mr. Dutta;

ON THE SOUTH : By 12'- 00" wide K.M.C. Road;

ON THE EAST : By Property of Subal Chandra Mondal;

ON THE WEST : By Bama Charan Roy Road;

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hand and seal on the day month and year first above written.

SIGNED & DELIVERED
By the LANDOWNERS

In presence of:

1. Manish Adhikary
31, U.S.B. Road
Bachan, Kol-60

Malti Sharma
[Signature]

~~Adhikary~~
Usha Sharma

Ratna Sharma
Suresh Kumar Sharma
Rajesh Sharma

Sareej Vyas
Chandra Kanta Joshi

2. Malayal
Begurai
[Signature]

SIGNATURE OF THE LANDOWNERS
/EXECUTANTS

SIGNED, SEALED & DELIVERED
By the **BUILDER/DEVELOPER/**

ATTORNEY in presence of:

1. *Hemish Adikay*
31, M.S.P. Road
Behala, Kol-60

Accepted by Me

E SQUARE DEVELOPER

Anjanika
Proprietor

SIGNATURE OF THE
BUILDER/DEVELOPER/ATTORNEY

2. *Malay Lal*
Begam
M-111

Drafted and Prepared by me:

Avishek Gu

AVISHEK GUHA

ADVOCATE

HIGH COURT, CALCUTTA

AVISHEK GUHA
Advocate
High Court, Calcutta
130/A, Sagar Mahana Road,
Panarava, Kolkata - 700060
Enrollment No. WB/208/2011

AVISHEK GUHA
Advocate
High Court, Calcutta
130/A, Sagar Mahana Road,
Panarava, Kolkata - 700060
Enrollment No. WB/208/2011



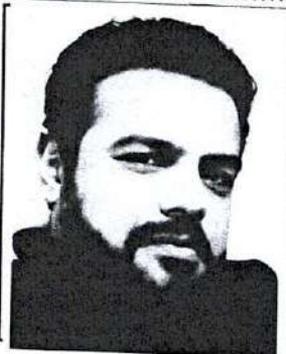
Thumb 1st finger middle finger ring finger small

left hand					
right hand					

Name **SMT. MALTI SHARMA**

Malti sharma

Signature.....



left hand					
right hand					

Name. **SRI AJUL SHARMA**

Signature..... *Ajul*



left hand					
right hand					

Name **SRI ARPIT SHARMA**

Signature.....



left hand					
right hand					

Name. **SRI ANUJ SHARMA**

Signature..... *Anuj*

Thumb 1st finger middle finger ring finger small



left hand					
right hand					

Name **SMT. USHA SHARMA**

Signature.....

Usha Sharma

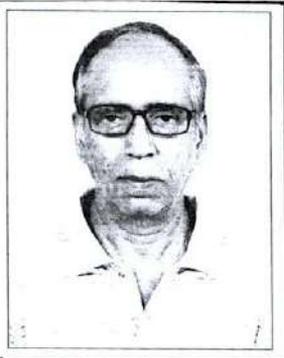


left hand					
right hand					

Name. **SMT. RACHNA SHARMA alias SMT. RACHNA PRAVIN SHARMA**

Signature.....

Rachna Sharma



left hand					
right hand					

Name **SRI SURENDRA KUMAR SHARMA**

Signature.....

Surendra Kumar Sharma



left hand					
right hand					

Name. **SRI RAJEEV SHARMA**

Signature.....

Rajeev Sharma

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name. **SMT. CHANDRA KANTA JOSHI**

Signature..... *Chandra Kanta Joshi*



left hand					
right hand					

Name. **SMT. SAROJ VINOD VYAS**

Signature..... *Saroj Vyas*



left hand					
right hand					

Name. **SRI ANJAN DUTTA**

Signature..... *Anjan Dutta*

Major Information of the Deed

Deed No :	I-1602-17264/2025	Date of Registration	09/12/2025
Query No / Year	1602-8003310239/2025	Office where deed is registered	
Query Date	09/12/2025 12:53:42 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Avishek Guha Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9831225973, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 11,00,000/-	Rs. 1,02,18,751/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 232/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160217250/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bama Charan Roy Road(Jayashree park), , Premises No: 181B, , Ward No: 121 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 13 Chatak	10,00,000/-	87,18,751/-	Property is on Road , Project Name :
Grand Total :				9.5906Dec	10,00,000 /-	87,18,751 /-	

Structure Details :

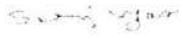
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1,00,000/-	15,00,000/-	Structure Type: Structure,Status of Completion : Completed
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	1,00,000 /-	15,00,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs MALTI SHARMA Wife of Late NARENDRA KUMAR SHARMA Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office		 Captured	
	09/12/2025	LTI 09/12/2025	09/12/2025	
10/2, L V R BALAJI ANJANADRI, PEERZADIGUDA MAIN ROAD, KACHIVANI SINGARAM, UPPAL, PRATHAPSINGARAM, K.V. RANGAREDDY, City:- Not Specified, P.O:- MEDIPALLY, P.S:-MEDCHAL, District:-MEDCHAL-MALKAJGIRI, Telangana, India, PIN:- 500088 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: BGxxxxxx1D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office				
2	Name Mr ATUL SHARMA Son of Late NARENDRA KUMAR SHARMA Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office		 Captured	
	09/12/2025	LTI 09/12/2025	09/12/2025	
51/1/A, BAMACHARAN ROY ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , NRI/OCI/PIO,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office				
3	Name Mr ARPIT SHARMA Son of Late NARENDRA KUMAR SHARMA Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office		 Captured	
	09/12/2025	LTI 09/12/2025	09/12/2025	
SRI SAI ANANDAMAI, B 406, CHENNA REDDY ENCLAVE, PEERZADIGUDA, CITY HYDERABAD, City:- Not Specified, P.O:- MEDIPALLY, P.S:-MEDCHAL, District:-MEDCHAL-MALKAJGIRI, Telangana, India, PIN:- 500039 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: AWxxxxxx3P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office				

4	<p>Name</p> <p>Mr ANUJ SHARMA Son of Late NARENDRA KUMAR SHARMA Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office</p>	<p>Photo</p>  <p>09/12/2025</p>	<p>Finger Print</p>  <p>LTI 09/12/2025 Captured</p>	<p>Signature</p>  <p>09/12/2025</p>
<p>A-003, VANDANA EARLS COURT, VGP LAYOUT, KUDLU, BOMMANHALI, ANEKAL, City:- Not Specified, P.O:- BOMMANHALI, P.S:-ANEKAL, District:-Bangalore, Karnataka, India, PIN:- 560068 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: BKxxxxxx2G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office</p>				
5	<p>Name</p> <p>Mrs USHA SHARMA Wife of Late JOGENDRA KUMAR SHARMA Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office</p>	<p>Photo</p>  <p>09/12/2025</p>	<p>Finger Print</p>  <p>LTI 09/12/2025 Captured</p>	<p>Signature</p>  <p>09/12/2025</p>
<p>51/1/A, BAMACHARAN ROY ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: BJxxxxxx1N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office</p>				
6	<p>Name</p> <p>Mr RAJEEV SHARMA Son of Late JOGENDRA KUMAR SHARMA Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office</p>	<p>Photo</p>  <p>09/12/2025</p>	<p>Finger Print</p>  <p>LTI 09/12/2025 Captured</p>	<p>Signature</p>  <p>09/12/2025</p>
<p>51/1/A, BAMACHARAN ROY ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: CAxxxxxx0D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office</p>				

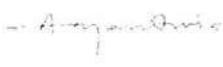
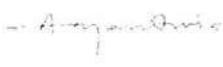
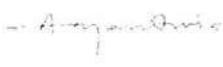
7	Name Mrs RACHNA SHARMA, (Alias: Mrs RACHNA PRAVIN SHARMA) Wife of Mr PRAVIN SHARMA Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office	Photo  09/12/2025	Finger Print  Captured LTI 09/12/2025	Signature  09/12/2025
HPPP HP7, PHASE 1, HINJAWADI RAJIV GANDHI INFOTECH PARK, PIMPRI-CHINCHWAD, City:- Not Specified, P.O:- HINJAWADI, P.S:-PIMPRI, District:-Pune, Maharashtra, India, PIN:- 411057 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: CAXxxxx3J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office				
8	Name Mr SURENDRA KUMAR SHARMA Son of Late KESHARDEO SHARMA Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office	Photo  09/12/2025	Finger Print  Captured LTI 09/12/2025	Signature  09/12/2025
51/1/A, BAMACHARAN ROY ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: AIxxxxxx7R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office				
9	Name Mrs CHANDRA KANTA JOSHI Wife of Mr SHEOCHARAN DAS JOSHI Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office	Photo  09/12/2025	Finger Print  Captured LTI 09/12/2025	Signature  09/12/2025
GAL NO. 1403 AND 1405, A- B, FLAT NO. N- 104, JADE RESIDENCES ROAD, City:- Not Specified, P.O:- WAGHOLI, P.S:-PUNE, District:-Pune, Maharashtra, India, PIN:- 412207 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: AJxxxxxx4H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office				

10	Name	Photo	Finger Print	Signature
	Mrs SAROJ VINOD VYAS Wife of Mr VINOD VYAS Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office		 Captured	
		09/12/2025	LTI 09/12/2025	09/12/2025
D/53 1156, AZAD NAGAR- 3, ANUPAM HSG SOCIETY LTD, VEERA DESAI ROAD, NEAR SPORT COMPLEX, City:- Not Specified, P.O:- ANDHERI WEST, P.S:-ANDHERI, District:-Mumbai, Maharashtra, India, PIN:- 400058 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: ACxxxxxx3R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	E SQUARE DEVELOPER 2/2, Sidhi Nath chatterjee Road, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.:: AExxxxxx0Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ANJAN DUTTA (Presentant) Son of Late ASHIM KUMAR DUTTA Date of Execution - 09/12/2025, , Admitted by: Self, Date of Admission: 09/12/2025, Place of Admission of Execution: Office </td> <td></td> <td>  Captured </td> <td></td> </tr> <tr> <td></td> <td>Dec 9 2025 1:35PM</td> <td>LTI 09/12/2025</td> <td>09/12/2025</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr ANJAN DUTTA (Presentant) Son of Late ASHIM KUMAR DUTTA Date of Execution - 09/12/2025, , Admitted by: Self, Date of Admission: 09/12/2025, Place of Admission of Execution: Office		 Captured			Dec 9 2025 1:35PM	LTI 09/12/2025	09/12/2025
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Mr ANJAN DUTTA (Presentant) Son of Late ASHIM KUMAR DUTTA Date of Execution - 09/12/2025, , Admitted by: Self, Date of Admission: 09/12/2025, Place of Admission of Execution: Office		 Captured											
	Dec 9 2025 1:35PM	LTI 09/12/2025	09/12/2025										
2A/6, HO CHI MINH SARANI, Flat No: 3B, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0Q,Aadhaar No Not Provided Status : Representative, Representative of : E SQUARE DEVELOPER (as PROPRIETOR)													

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Manish Adhikary Son of Mr Barindra Kumar Adhikary 31, MID Road, City:- , P.O:- Parnasree Pally, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060		 Captured	
	09/12/2025	09/12/2025	09/12/2025

Identifier Of Mrs MALTI SHARMA, Mr ATUL SHARMA, Mr ARPIT SHARMA, Mr ANUJ SHARMA, Mrs USHA SHARMA, Mr RAJEEV SHARMA, Mrs RACHNA SHARMA, Mr SURENDRA KUMAR SHARMA, Mrs CHANDRA KANTA JOSHI, Mrs SAROJ VINOD VYAS, Mr ANJAN DUTTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs MALTI SHARMA	E SQUARE DEVELOPER-0.959063 Dec
2	Mr ATUL SHARMA	E SQUARE DEVELOPER-0.959063 Dec
3	Mr ARPIT SHARMA	E SQUARE DEVELOPER-0.959063 Dec
4	Mr ANUJ SHARMA	E SQUARE DEVELOPER-0.959063 Dec
5	Mrs USHA SHARMA	E SQUARE DEVELOPER-0.959063 Dec
6	Mr RAJEEV SHARMA	E SQUARE DEVELOPER-0.959063 Dec
7	Mrs RACHNA SHARMA	E SQUARE DEVELOPER-0.959063 Dec
8	Mr SURENDRA KUMAR SHARMA	E SQUARE DEVELOPER-0.959063 Dec
9	Mrs CHANDRA KANTA JOSHI	E SQUARE DEVELOPER-0.959063 Dec
10	Mrs SAROJ VINOD VYAS	E SQUARE DEVELOPER-0.959063 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs MALTI SHARMA	E SQUARE DEVELOPER-200.00000000 Sq Ft
2	Mr ATUL SHARMA	E SQUARE DEVELOPER-200.00000000 Sq Ft
3	Mr ARPIT SHARMA	E SQUARE DEVELOPER-200.00000000 Sq Ft
4	Mr ANUJ SHARMA	E SQUARE DEVELOPER-200.00000000 Sq Ft
5	Mrs USHA SHARMA	E SQUARE DEVELOPER-200.00000000 Sq Ft
6	Mr RAJEEV SHARMA	E SQUARE DEVELOPER-200.00000000 Sq Ft
7	Mrs RACHNA SHARMA	E SQUARE DEVELOPER-200.00000000 Sq Ft
8	Mr SURENDRA KUMAR SHARMA	E SQUARE DEVELOPER-200.00000000 Sq Ft
9	Mrs CHANDRA KANTA JOSHI	E SQUARE DEVELOPER-200.00000000 Sq Ft
10	Mrs SAROJ VINOD VYAS	E SQUARE DEVELOPER-200.00000000 Sq Ft

Endorsement For Deed Number : I - 160217264 / 2025

On 09-12-2025

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 : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:02 hrs on 09-12-2025, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr ANJAN DUTTA ,.

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 1,02,18,751/-

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

Execution is admitted on 09/12/2025 by 1. Mrs MALTI SHARMA, Wife of Late NARENDRA KUMAR SHARMA, 10/2, L V R BALAJI ANJANADRI, PEERZADIGUDA MAIN ROAD, KACHIVANI SINGARAM, UPPAL, PRATHAPSINGARAM, K.V. RANGAREDDY, P.O: MEDIPALLY, Thana: MEDCHAL, , MEDCHAL-MALKAJGIRI, TELANGANA, India, PIN - 500088, by caste Hindu, by Profession House wife, 2. Mr ATUL SHARMA, Son of Late NARENDRA KUMAR SHARMA, 51/1/A, BAMACHARAN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service, 3. Mr ARPIT SHARMA, Son of Late NARENDRA KUMAR SHARMA, SRI SAI ANANDAMAI, B 406, CHENNA REDDY ENCLAVE, PEERZADIGUDA, CITY HYDERABAD, P.O: MEDIPALLY, Thana: MEDCHAL, , MEDCHAL-MALKAJGIRI, TELANGANA, India, PIN - 500039, by caste Hindu, by Profession Service, 4. Mr ANUJ SHARMA, Son of Late NARENDRA KUMAR SHARMA, A-003, VANDANA EARLS COURT, VGP LAYOUT, KUDLU, BOMMANHALI, ANEKAL, P.O: BOMMANHALI, Thana: ANEKAL, , Bangalore, KARNATAKA, India, PIN - 560068, by caste Hindu, by Profession Service, 5. Mrs USHA SHARMA, Wife of Late JOGENDRA KUMAR SHARMA, 51/1/A, BAMACHARAN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 6. Mr RAJEEV SHARMA, Son of Late JOGENDRA KUMAR SHARMA, 51/1/A, BAMACHARAN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service, 7. Mrs RACHNA SHARMA, Alias Mrs RACHNA PRAVIN SHARMA, Wife of Mr PRAVIN SHARMA, HPPP HP7, PHASE 1, HINJAWADI RAJIV GANDHI INFOTECH PARK, PIMPRI-CHINCHWAD, P.O: HINJAWADI, Thana: PIMPRI, , Pune, MAHARASHTRA, India, PIN - 411057, by caste Hindu, by Profession House wife, 8. Mr SURENDRA KUMAR SHARMA, Son of Late KESHARDEO SHARMA, 51/1/A, BAMACHARAN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service, 9. Mrs CHANDRA KANTA JOSHI, Wife of Mr SHEOCHARAN DAS JOSHI, GAL NO. 1403 AND 1405, A- B, FLAT NO. N- 104, JADE RESIDENCES ROAD, P.O: WAGHOLI, Thana: PUNE, , Pune, MAHARASHTRA, India, PIN - 412207, by caste Hindu, by Profession House wife, 10. Mrs SAROJ VINOD VYAS, Wife of Mr VINOD VYAS, D/53 1156, AZAD NAGAR- 3, ANUPAM HSG SOCIETY LTD, VEERA DESAI ROAD, NEAR SPORT COMPLEX, P.O: ANDHERI WEST, Thana: ANDHERI, , Mumbai, MAHARASHTRA, India, PIN - 400058, by caste Hindu, by Profession House wife

Identified by Mr Manish Adhikary, , , Son of Mr Barindra Kumar Adhikary, 31, M I D Road, P.O: Parnasree Pally, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

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

Execution is admitted on 09-12-2025 by Mr ANJAN DUTTA, PROPRIETOR, E SQUARE DEVELOPER, 2/2, Sidhi Nath chatterjee Road, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Identified by Mr Manish Adhikary, , , Son of Mr Barindra Kumar Adhikary, 31, M I D Road, P.O: Parnasree Pally, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 232.00/- (E = Rs 200.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 232.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 142171, Amount: Rs.100.00/-, Date of Purchase: 24/01/2025, Vendor name: Sasanka Sekhar Roychowdhury



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

