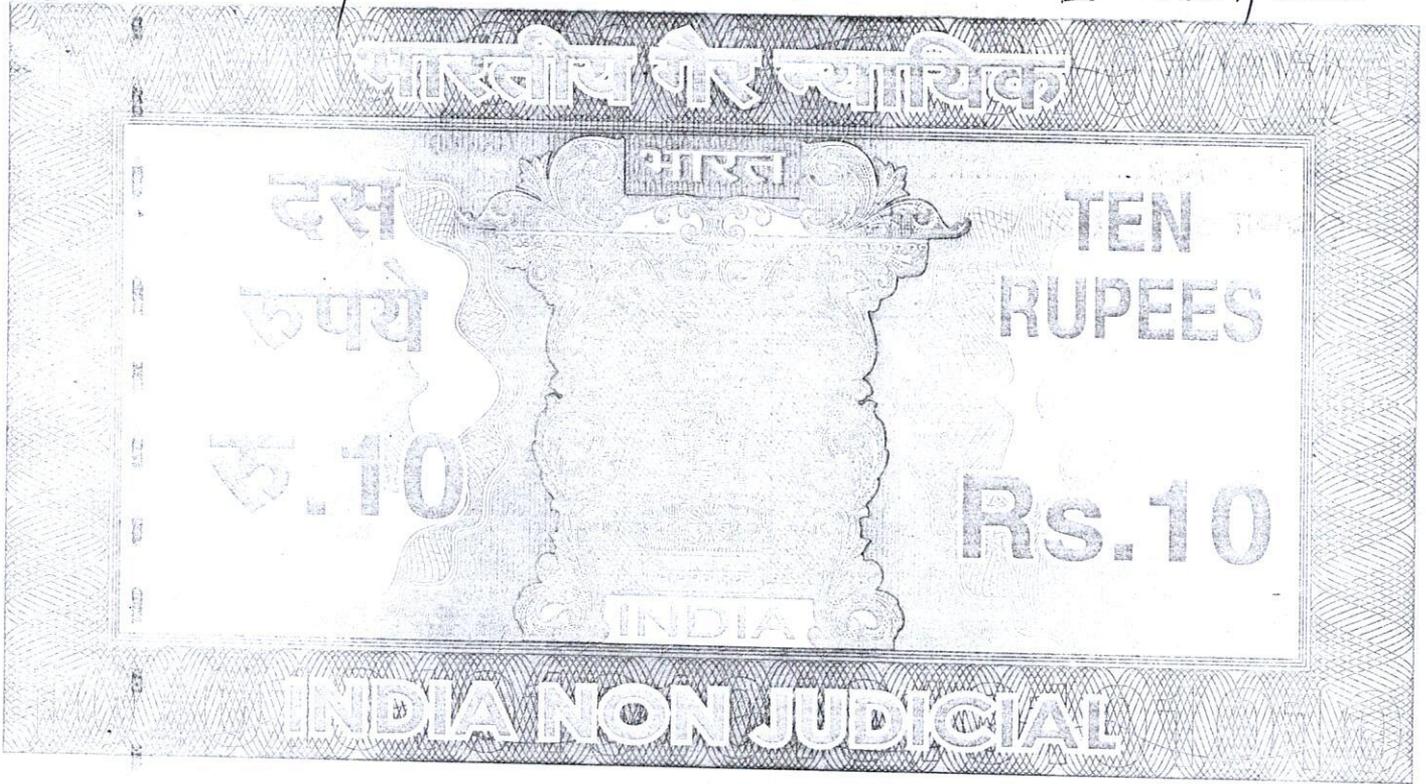


17619/25

I-17331/2025



अभिषेकन पश्चिम बंगाल WEST BENGAL

02AC 551561

10/12
8-3315769

K.M.C. DEED OF GIFT (FRONT)

THIS INDENTURE MADE on this the 10th day of December, 2025, BETWEEN
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 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,

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

Contd/P2


District Sub-Register-1
Alipore, South 24-Pargana

10 DEC 2025

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, being represented by ours' Lawful Constituted Attorney "**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, hereinafter collectively called and referred to as the '**DONORS**' (which term or expression shall unless repugnant to the context shall mean and include each of their respective legal heirs, successors, executors, administrators, legal representatives, nominees or assigns) of the **ONE PART**.

The Donors are being represented by their Lawful Constituted Attorney namely "**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, nominated and appointed by virtue of a Registered Development Power Of Attorney dated 9th day of December, 2025, registered at the Office of D.S.R.- II at Alipore, South 24 Parganas and duly entered in Book No. I, Volume No. 1602-2025, Page from 854688 to 854715, Being No. 160217264 for the year 2025.

AND

THE KOLKATA MUNICIPAL CORPORATION, a Body Corporate constituted under the West Bengal Act, LIX of 1980, having its Central Office at No. 5, S.N. Banerjee Road, P.O. Taltala, Police Station- Taltala, Kolkata-700013, hereinafter called the '**DONEE**' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its' heirs, executors, legal representatives and assigns) of the **OTHER PART**.

WHEREAS the Donors are the joint Owners of K.M.C. Premises No. 181B, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata-700034, District- South 24 Parganas, being K.M.C. Ward No. 121 vide Assessee No. 41-121-01-0363-0, Borough No. XIV, 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 land measuring 5 (Five) Cottahs 12 (Twelve) Chittacks 28.693 (Twenty Eight point Six Nine Three) sq.ft. more or less which is equivalent to 387.281 SQM be the same a little more or less of vacant Land and Land with Structure.

AND WHEREAS the Donors have expressed their desire to make a Free Gifted Area of Front Strip of Land to the Kolkata Municipal Corporation measuring **444.725 sq.ft.** more or less which is equivalent to **41.316 sq.m.** more or less, being K.M.C. Premises No. 181B, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, being K.M.C. Ward No. 121 vide Assessee No. 41-121-01-0363-0, Borough No. XIV, more fully and particularly described and delineated in the Map or Plan annexed hereto which is required under Section 405 of the Kolkata Municipal Corporation Act. 1980.

NOW THIS INDENTURE WITNESSED that in consideration of the premises the Donors of their own Free Gifted Area of Front Strip Portion of the Donors' Land will and accord and while in a sound state of body and mind hereby grant and convey unto the Kolkata Municipal Corporation **ALL THAT** piece and parcel of land measuring 5 (Five) Cottahs 12 (Twelve) Chittacks 28.693 (Twenty Eight point Six Nine Three) sq.ft. more or less which is equivalent to 387.281 SQM be the same a little more or less, Free Gifted Area of Front Strip of Land to Kolkata Municipal Corporation measuring about **444.725 sq.ft.** more or less which is equivalent to **41.316 sq.m.** more or less, comprised in 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 K.M.C. Premises No. 181B, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, being K.M.C. Ward No. 121 vide Assessee No. 41-121-01-0363-0, Borough No. XIV, more fully and particularly described and delineated in the Map or Plan annexed hereto coloured in RED Border Line which is required and valued at Rs. 10/-.

TO HOLD to the Kolkata Municipal Corporation, the said Front Strip of Land, free from all encumbrances of the widening the Kolkata Municipal Corporation Road, Front Strip Portion of the Donors' land of the said Premises.

AND the Donors hereby covenant with the Donee that notwithstanding anything done by the Donors or knowingly suffered they the Donors have full power to convey and grant the aforesaid Front Strip of Land hereby conveyed.

AND FURTHER comments that the Donors shall at all times at the Cost of the Donors do all such further acts, deeds and assurance for more perfectly and effectively conveying the said Front Strip of Land hereby conveyed as required.

SCHEDULE

ALL THAT piece and parcel of land measuring 5 (Five) Cottahs 12 (Twelve) Chittacks 28.693 (Twenty Eight point Six Nine Three) sq.ft. more or less which is equivalent to 387.281 SQM be the same a little more or less, Free Gifted Area of Front Strip of Land to Kolkata Municipal Corporation measuring about **444.725 sq.ft.** more or less which is equivalent to **41.316 sq.m.** more or less, comprised in 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 K.M.C. Premises No. 181B, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, being K.M.C. Ward No. 121 vide Assessee No. 41-121-01-0363-0, Borough No. XIV, A.D.S.R. Behala, South 24 Parganas, which is butted and bounded as under:-

- ON THE NORTH** : By 23947 MM;
- ON THE SOUTH** : By 4200 MM, 3550 MM, 13255 MM and
3581 MM (11'- 9") wide K.M.C. Road;
- ON THE EAST** : By 17978 MM;
- ON THE WEST** : By 16100 MM and 6172 MM (20'- 3") wide
K.M.C. Road;

Signed on this the 10th day of December, Two Thousand and Twenty Five (2025).

WITNESSES:-

1. Malay Lal

E SQUARE DEVELOPER

Anandini

Proprietor

As Constituted Attorney of Declarants

SIGNATURE OF THE DONORS

2. Harish Adhikar
31, M.G.D. Road
Bachua, K-1-6

As per K.M.C. proforma drafted and prepared by me:

Avishek Guha

AVISHEK GUHA

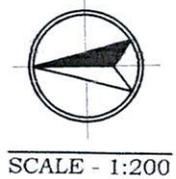
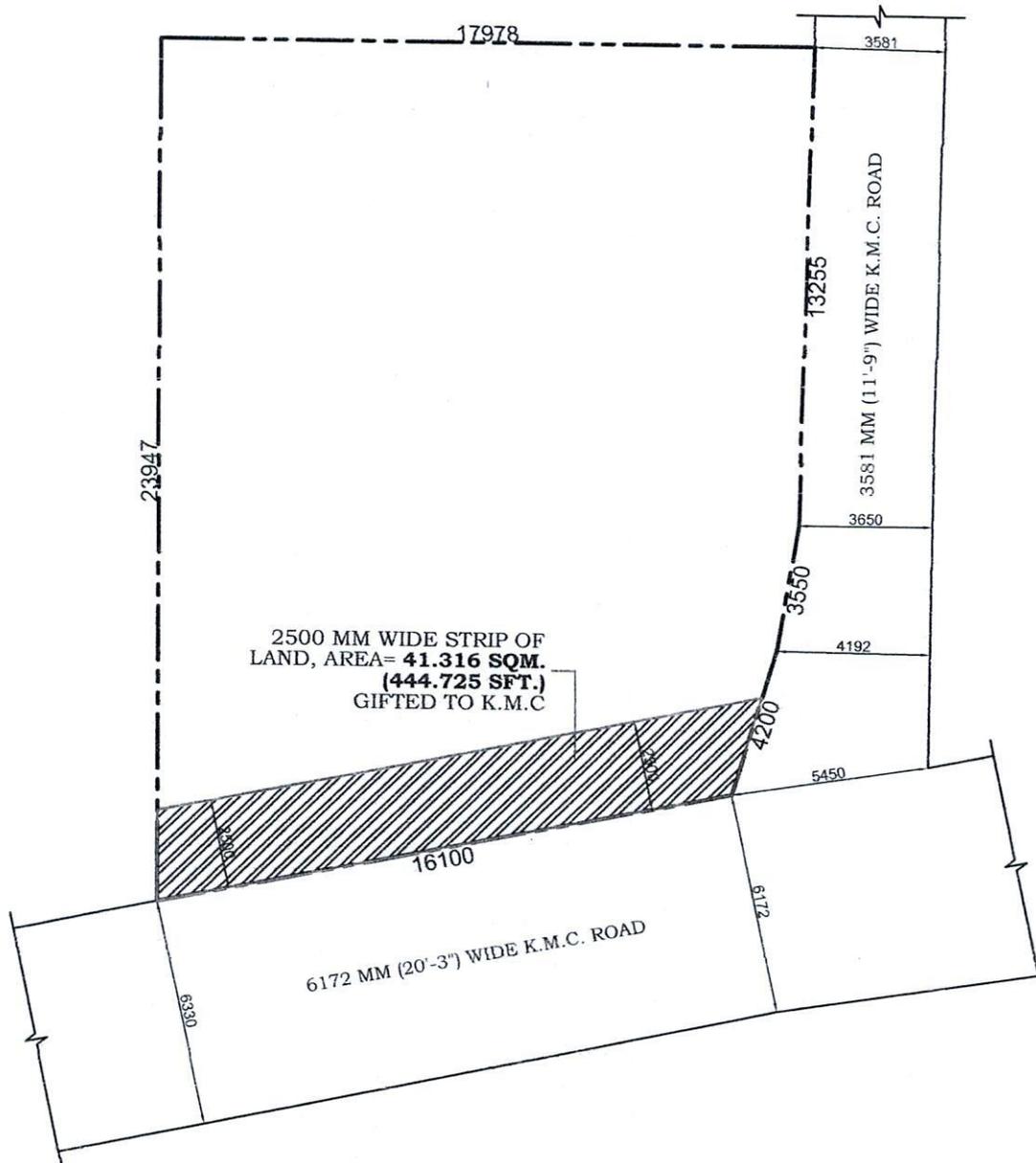
ADVOCATE

HIGH COURT, CALCUTTA

AVISHEK GUHA
Advocate
High Court, Calcutta
130/A, Sagar Manna Road,
Panersree, Kolkata - 700060
Enrolment No. WB/206/2011

DEED PLAN FOR PREMISES NO. 181B, BAMA CHARAN ROY ROAD, WARD NO. 121, BOROUGH - XIV, R.S. NO. 190, R.S. & C.S. DAG NO. 410, UNDER R.S. & C.S. KHATIAN NO. 174, J.L. NO. 6, TOUZI NO. 1508, P.S. BEHALA, P.O. BEHALA, DIST - SOUTH 24 PARGANAS, KOLKATA - 700034.

AREA OF STRIP OF LAND = 41.316 SQM. CORRESPONDING TO 444.725 SFT.



E SQUARE DEVELOPER

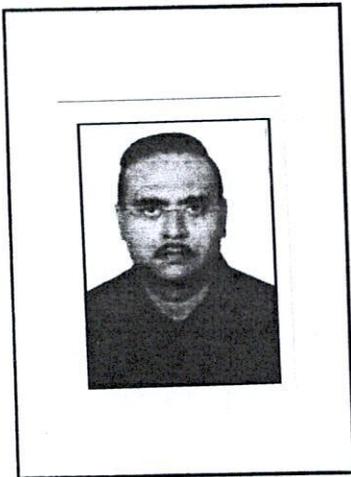
Anjan Dutta
Proprietor

SIGNATURE OF OWNER/APPLICANT

Anjan Dutta
ANJAN DUTTA
B. ARCH (CAL) T.I.I.A
REGISTERED WITH COUNCIL
OF ARCHITECTURE
REGD. NO. CA/93/16409
APP. VALUER F-1597
KMC SL. NO. 267 (A)

SIGNATURE OF ARCHITECT

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name SRI ANJAN DUTTA

Signature Anjan Dutta

Major Information of the Deed

Deed No :	I-1602-17331/2025	Date of Registration	10/12/2025
Query No / Year	1602-2003315769/2025	Office where deed is registered	
Query Date	09/12/2025 6:19:24 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	AVISHEK GUHA HIGH COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9883260844, Status : Advocate		
Transaction	Additional Transaction		
[0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)			
Set Forth value	Market Value		
	Rs. 9,26,512/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:33(ii))	Rs. 0/- (Article:A(1))		
Remarks	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	(RS :-)		Bastu	444.725 Sq Ft		9,26,512/-	Property is on Road
Grand Total :				1.0192Dec	0 /-	9,26,512 /-	

Donor Details :

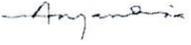
SI No	Name,Address,Photo,Finger print and Signature
1	Mrs MALTI SHARMA Wife of Late NARENDRA KUMAR SHARMA 10/2, L V R BALAJI ANJANADRI, PEERZADIGUDA MAIN ROAD, KACHIVANI SINGARAM, UPPAL, PRATHAPSINGARAM, K.V. RANGAREDDY, City:- Not Specified, P.O:- MEDIPALLY, P.S:-MEDCHAL, District:-MEDCHAL-MALKAJGIRI, Telangana, India, PIN:- 500088 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: BGxxxxxx1D, Aadhaar No: 61xxxxxxxx2843, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr ATUL SHARMA Son of Late NARENDRA KUMAR SHARMA 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 by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mr ARPIT SHARMA Son of Late NARENDRA KUMAR SHARMA 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: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AWxxxxxx3P, Aadhaar No: 60xxxxxxxx4273, Status :Individual, Executed by: Attorney, Executed by: Attorney

4	Mr ANUJ SHARMA Son of Late NARENDRA KUMAR SHARMA 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: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: BKxxxxxx2G, Aadhaar No: 26xxxxxxxx2753, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	Mrs USHA SHARMA Wife of Late JOGENDRA KUMAR SHARMA 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: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: BJxxxxxx1N, Aadhaar No: 59xxxxxxxx8238, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	Mr RAJEEV SHARMA Son of Late JOGENDRA KUMAR SHARMA 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: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: CAxxxxxx0D, Aadhaar No: 56xxxxxxxx8098, Status :Individual, Executed by: Attorney, Executed by: Attorney
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, 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: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: CAxxxxxx3J, Aadhaar No: 63xxxxxxxx9410, Status :Individual, Executed by: Attorney, Executed by: Attorney
8	Mr SURENDRA KUMAR SHARMA Son of Late KESHARDEO SHARMA 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: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: Alxxxxxx7R, Aadhaar No: 59xxxxxxxx5474, Status :Individual, Executed by: Attorney, Executed by: Attorney
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, 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: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AJxxxxxx4H, Aadhaar No: 63xxxxxxxx4550, Status :Individual, Executed by: Attorney, Executed by: Attorney
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, 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: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: ACxxxxxx3R, Aadhaar No: 50xxxxxxxx5672, Status :Individual, Executed by: Attorney, Executed by: Attorney
11	E SQUARE DEVELOPER 2/2, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Date of Incorporation:XX-XX-1XX8 , PAN No.:: aexxxxxx0q, Aadhaar No Not Provided by UIDAI, Status :Organization as Developer, Executed by: Representative, Executed by: Representative

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr KMC Son of Mr KMC 5, Surendra Nath Banarjee Road, City:- Not Specified, P.O:- TALTOLA, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India ,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed

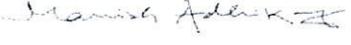
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ANJAN DUTTA Son of Late ASHIM KUMAR DUTTA Date of Execution - 10/12/2025, , Admitted by: Self, Date of Admission: 10/12/2025, Place of Admission of Execution: Office	 Dec 10 2025 1:27PM	 Captured LTI 10/12/2025	 10/12/2025
PROPERTOR, E SQUARE DEVELOPER , 2/2, S. N. Chatterjee Road, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , Flat No: 3B, 2A/6, Ho - Chi - Min Sarani, 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, Date of Birth:XX-XX-1XX8 , PAN No.:: AExxxxxx0Q, Aadhaar No: 58xxxxxxxx6253 Status : Attorney, Attorney 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				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ANJAN DUTTA (Presentant) Son of Late ASHIM KUMAR DUTTA Date of Execution - 10/12/2025, , Admitted by: Self, Date of Admission: 10/12/2025, Place of Admission of Execution: Office	 Dec 10 2025 1:27PM	 Captured LTI 10/12/2025	 10/12/2025
Flat No: 3B, 2A/6, Ho - Chi - Min Sarani, 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, Date of Birth:XX-XX-1XX8 , PAN No.:: AExxxxxx0Q, Aadhaar No: 58xxxxxxxx6253 Status : Representative, Representative of : E SQUARE DEVELOPER				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MANISH ADHIKARY Son of Mr BARINDRA KUMAR ADHIKARY 31, Maharani Indira Devi Road, City:- Not Specified, P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060	 10/12/2025	 Captured 10/12/2025	 10/12/2025
Identifier Of Mr ANJAN DUTTA, Mr ANJAN DUTTA			

Transfer of Land from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	Mrs MALTI SHARMA	Mr KMC		0.101916 Dec	92,651/-
L1	Mr ATUL SHARMA	Mr KMC		0.101916 Dec	92,651/-
L1	Mr ARPIT SHARMA	Mr KMC		0.101916 Dec	92,651/-
L1	Mr ANUJ SHARMA	Mr KMC		0.101916 Dec	92,651/-
L1	Mrs USHA SHARMA	Mr KMC		0.101916 Dec	92,651/-
L1	Mr RAJEEV SHARMA	Mr KMC		0.101916 Dec	92,651/-
L1	Mrs RACHNA SHARMA	Mr KMC		0.101916 Dec	92,651/-
L1	Mr SURENDRA KUMAR SHARMA	Mr KMC		0.101916 Dec	92,651/-
L1	Mrs CHANDRA KANTA JOSHI	Mr KMC		0.101916 Dec	92,651/-
L1	Mrs SAROJ VINOD VYAS	Mr KMC		0.101916 Dec	92,651/-

Endorsement For Deed Number : I - 160217331 / 2025

On 10-12-2025

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 0 Exempted FROM stamp duty.

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

Presented for registration at 13:05 hrs on 10-12-2025, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr ANJAN DUTTA ,.

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

Execution is admitted on 10-12-2025 by Mr ANJAN DUTTA,

Indetified by Mr MANISH ADHIKARY, , Son of Mr BARINDRA KUMAR ADHIKARY, 31, Road: Maharani Indira Devi Road, , P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

Executed by Attorney

Execution by Mr ANJAN DUTTA, PROPERTOR, E SQUARE DEVELOPER (Sole Proprietoship), 2/2, S. N. Chatterjee Road, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 as constituted attorney for 1. Mrs MALTI 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, 2. Mr ATUL SHARMA 51/1/A, BAMACHARAN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, 3. Mr ARPIT SHARMA SRI SAI ANANDAMAI, B 406, CHENNA REDDY ENCLAVE, PEERZADIGUDA, CITY HYDERABAD, P.O: MEDIPALLY, Thana: MEDCHAL, , MEDCHAL-MALKAJGIRI, TELANGANA, India, PIN - 500039, 4. Mr ANUJ SHARMA A-003, VANDANA EARLS COURT, VGP LAYOUT, KUDLU, BOMMANHALI, ANEKAL, P.O: BOMMANHALI, Thana: ANEKAL, , Bangalore, KARNATAKA, India, PIN - 560068, 5. Mrs USHA SHARMA 51/1/A, BAMACHARAN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, 6. Mr RAJEEV SHARMA 51/1/A, BAMACHARAN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, 7. Mrs RACHNA SHARMA, Mrs RACHNA PRAVIN SHARMA HPPP HP7, PHASE 1, HINJAWADI RAJIV GANDHI INFOTECH PARK, PIMPRI-CHINCHWAD, P.O: HINJAWADI, Thana: PIMPRI, , Pune, MAHARASHTRA, India, PIN - 411057, 8. Mr SURENDRA KUMAR SHARMA 51/1/A, BAMACHARAN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, 9. Mrs CHANDRA KANTA 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, 10. Mrs SAROJ 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 is admitted by him

Indetified by Mr MANISH ADHIKARY, , Son of Mr BARINDRA KUMAR ADHIKARY, 31, Road: Maharani Indira Devi Road, , P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

Payment of Stamp Duty



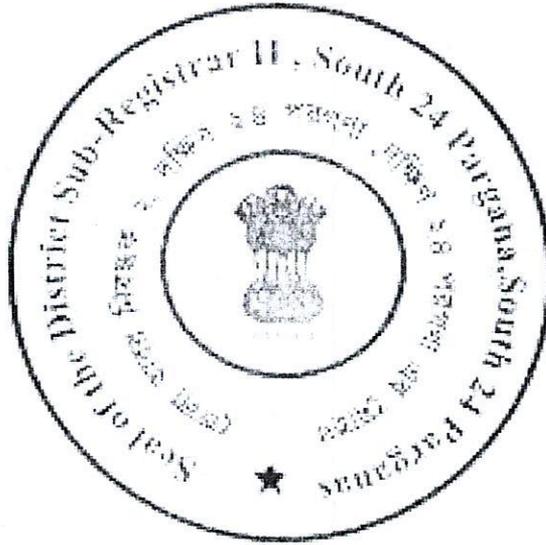
Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2025, Page from 861695 to 861711

being No 160217331 for the year 2025.



Suman

Digitally signed by SUMAN BASU
Date: 2025.12.10 17.36.58 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 10/12/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.