

1476/2024

I-01291/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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31/01/24

8/266925/24

Justified that the Document is admitted
 Registration The Signature Sheet and the
 endorsement are the part of this document.

[Signature]
 Additional Registrar
 of Assurances Kolkata

31 JAN 2024

DEVELOPMENT POWER

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, ANALYTICAL MANAGEMENT CONSULTANTS PRIVATE LIMITED (having PAN: AACCA2211Q and CIN: U74140WB1995PTC068041), an existing private limited company within the meaning of the Companies Act, 2013 and having its registered office at 23, Circus Avenue, Unit No.8A, 8th Floor, P.S. Beniapukur, P.O. Circus Avenue, Kolkata 700017, West Bengal, represented by its Director Mr. Vimal Agarwal (PAN AFLPA1351A and Aadhar No.: 3852 4760 9074) son of Mr. Raja Ram Agarwal, residing at Natural Heights, Phase II, Block 3, 137, VIP Road, Kolkata 700052 (hereinafter referred to as "the said **Principal**") **SEND GREETINGS:**

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

238667

SARAOGI & COMPANY
ADVOCATE

7B, K. S. ROY ROAD
KOLIKATA-700001

NAME.....
ADD.....
Rs.....

25 JAN 2024
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. O. Court
2 & 3, K. S. Roy Road, Koll

25 JAN 2024
25 JAN 2024



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NATIONAL REGISTER OF
INSURANCE BROKERS
KOLKATA

31 JAN 2024

WHEREAS:

- A. We, the above named Principal, are the Lessee of **ALL That** the leasehold municipal Premises No.36A Panditiya Road, P.S. Lake, Kolkata, within Ward No.085 of the Kolkata Municipal Corporation, presently containing a land area of 80 Cottahs 7 Chittacks 9 Square Feet (described in the **Schedule** hereunder written and hereinafter referred to as "the **said Premises / Project Land**"), in the manner mentioned in the Development Agreement hereinafter recited.
- B. By an Agreement dated 11th September 2023 made between the Principal herein, therein referred to as the Lessee of the one part, and **Analytical Constructions LLP** (having PAN ACCFA0971A and LLPIN: ACB-3352), a Limited Liability Partnership registered under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at 32, Jawahar Lal Nehru Road, 3rd Floor, Room No.304, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata-700071, therein represented by its Designated Partner, Mr. Krishna Kumar Nangalia, (PAN:ABSPN3166F and AADHAAR NO.8434 0420 4225), son of Late Dalchand Nangalia, residing at 32C, Block-3, C New Road P.O. & Police Station Alipore, Kolkata 700027, therein referred to as the Developer of the other part (hereinafter also referred to as "the **Developer**") and registered in the office of Additional Registrar of Assurances-II, Kolkata in Book No. 1 Volume No.1902-2024 Pages 5900 to 5938 Being No. 18049 for the year 2023 (hereinafter referred to as "the **Development Agreement**"), the Principal have granted exclusive right to the said Developer to develop and exploit commercially the said Premises/Project Land by constructing new buildings thereat for mutual benefit and for the consideration and on the terms and conditions therein contained.
- C. In compliance of its obligations under the said Development Agreement and to effectuate the same, the Principal is executing this Power of Attorney in favour of the said Developer **Analytical Constructions LLP** and its **Designated Partner, Mr. Om Prakash Jalan** (PAN ACFPJ8572R and Aadhar No.: 4603 9602 5362), son of Late Ram Niwas Jalan, residing at 20, O.C. Ganguly Sarani, 3rd Floor, Kolkata 700020, for the time being jointly and/or severally (hereinafter for the sake of brevity referred to as "the **Attorney / Attorneys**") for the purposes relating to our leasehold interest in the said Premises/Project Land as hereinafter contained.

NOW KNOW BY THESE PRESENTS, We, the withinnamed **Principal** doth hereby nominate constitute and appoint the said Attorney or Attorneys jointly and/or severally as the true and lawful attorney or attorneys of the Principal for in the name and on behalf of



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31 JAN 2024

the Principal to do execute exercise and perform all or any of the following acts deeds and things relating to our leasehold interest in the said Premises/Project Land i.e., to say:

1. To manage, maintain, look after, supervise and administer and defend possession of the said Premises/Project Land and every part thereof.
2. To appear and obtain renewals of both the Leases recited in the said Development Agreement from respective Head Lessors, The Official Trustee of West Bengal and The Kolkata Municipal Corporation, including permission for right of transfer or assignment.
3. To apply for and obtain "No Objection Certificate" for sanctioning of plan from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions, clearances, approvals etc., that may be required for sanctioning of plan, modification and/or alteration and/or revalidation thereof, construction of new building or buildings and/or obtaining utilities and other purposes hereinstated.
4. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution laws and all other related authorities.
5. To appoint and terminate the appointment of project management companies, development manager etc and to revoke such appointments.
6. To apply for and obtain registration under the Real Estate (Regulation and Development) Act, 2016 and to obtain all licenses and permissions under the said Acts and all other acts and statutes, if and as applicable.
7. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building or buildings at the said Premises/Project Land or portion or portions thereof and also for additions and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes hereinstated.
8. To have the said Premises/Project Land surveyed and measured and to have the soil tested.
9. To prepare sign apply for and submit the plans from time to time in respect of one or more buildings at the said Premises/Project Land or on portion or portions thereof with the Kolkata Municipal Corporation and all other concerned authorities

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REGISTRAR OF ASSURANCES
31 JAN 2002

for sanctioning and to have the same sanctioned and if required, to have the same modified and/or altered from time to time.

10. To process the application for the sanctioning of the plan, and pay all fees and expenses and obtain back and receive the sanctioned plan revalidation renewal and such other order or orders or permissions from the Municipal office and other authorities and to gift any reasonable part or portion of the said Premises/Project Land to the Kolkata Municipal Corporation that may be necessary for sanction and also to cause any alteration and modification in the said sanctioned plan as shall be deemed fit and proper by the Attorneys or any of them and to sign the do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans.
11. To inform The Kolkata Municipal Corporation and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the *Completion Plan* in terms of the rules of the Kolkata Municipal Corporation and all other concerned authorities and to get the same regularised.
12. To pay all fees and expenses and obtain sanction revalidation renewal additions alterations regularisation and such other order or orders or permissions from the necessary authorities and to gift any reasonable part or portion of the said Premises/Project Land to the authorities concerned, if the situation so demands, and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans.
13. To pay all rates taxes charges expenses and other outgoings whatsoever (including municipal rates and taxes, and other charges whatsoever) payable for and on account of the said Premises/Project Land or any part thereof or any undivided share or shares therein or the building or buildings that may be constructed thereon and receive refund of the excess amounts paid from the concerned authorities and to grant receipts and discharges in respect thereof.
14. To accept or object to the assessments made from time to time of Annual Valuations in respect of the said Premises/Project Land or the building or buildings that may be constructed thereon or any part or share thereof by the Kolkata Municipal Corporation and have the same finalised.



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ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

31 JAN 2000

15. To construct new building or buildings at the said Premises/Project Land and for that to demolish the existing buildings and/or other structures of whatsoever nature thereon or as may be constructed in future.
16. To sign and apply for and obtain electricity, gas, water, sewerage, drainage, lifts, and/or other connections of any other utility or facility in the said Premises/Project Land from the CESC Limited, The Kolkata Municipal Corporation and other appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign execute and submit all papers applications documents and plans and to do all other acts, deeds and things as be deemed fit and proper by the said attorneys or any of them.
17. To sign and apply for and obtain such permissions as be necessary for obtaining steel, cement, bricks and other building materials and construction equipments for the purpose of construction of the new building/s at the said Premises/Project Land.
18. To apply for and obtain permissions and licenses from the appropriate authorities to erect and run/operate one or more lifts, generator, Dish Antenna and other utilities at the said Premises/Project Land and to place orders for supply and erection / installation of the same on the manufacturer thereof and also to give contract to the manufacturer for maintenance of lift or lifts, generator, Dish Antenna and other utilities and its concerned machineries.
19. To sign and apply for and obtain the Completion or Occupancy or other certificates from the Kolkata Municipal Corporation and/or other concerned authorities in respect of construction and/or occupation of the new building/s to be constructed at the said Premises/Project Land or any part thereof and also to sign and apply for and have No Objection Certificate from the Fire Department / authorities if necessary and police department.
20. To appear before the Kolkata Municipal Corporation and other authorities, or any other local land / tenancy law, act or statute applicable to the said Premises/Project Land, statutory bodies and government departments and/or its officers and also all other State Executives, Judicial or Quasi Judicial, Municipal and other authorities and also all courts and Tribunals for all matters connected with construction of the new building/s at the said Premises/Project Land or any part thereof and obtaining connection of utilities and other matters relating to the said Premises/Project Land.



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
31 JAN 200

21. To insure and keep insured the new building/s at the said Premises/Project Land or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed necessary and/or desirable by the said attorney or any of them and to pay all premium for such insurance.
22. In terms of the Development Agreement to negotiate with the person or persons interested in acquiring transferable constructed spaces/ apartments/ flats and other rights and Transferable areas in the New Buildings and the said Premises/Project Land alongwith other properties benefits advantages and rights (including but not limited to parking spaces / rights, leasehold right and interest in the land comprised in the said Premises/Project Land) and accept bookings from such intending transferee or transferees and to make commitments to and sub-lease, transfer or otherwise dispose of the same to such person or persons in accordance with the principal policy decisions taken by the Developer in consultation with the Principal regarding the marketing and transfer of the Project (i.e. the total transferable constructed spaces/Units in the New Buildings) including the transfer price and the revisions thereof from time to time, and to receive in terms of the Development Agreement all proceeds, consideration, premium deposit, Transfer money, and other amounts received/realised out of such sub-lease, transfer and/or disposal and grant valid receipts and discharges which shall fully exonerate the person paying the same.
23. To terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire the constructed spaces/ apartments/ flats and other rights and Transferable areas in the New Buildings and the said Premises/Project Land alongwith other properties benefits advantages and rights (including but not limited to parking spaces / rights, leasehold right and interest in the land comprised in the said Premises/Project Land) and to deal with the same and the rights of such person or persons in such manner as the said attorneys or any of them may deem fit and proper.
24. To join in as party to agreements for sub-lease, transfer and/or disposal of the constructed spaces/ apartments/ flats, and other rights and Transferable areas in the New Buildings and the said Premises/Project Land alongwith other properties benefits advantages and rights (including but not limited to parking spaces / rights, leasehold right and interest in the land comprised in the said Premises/Project Land) and confirming thereunder the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the

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ADDITIONAL REGISTRAR
OF ASSURANCE-II. KOLKATA
31 JAN 20

documents of Transfer (including sub-lease / transfer agreements and deeds), as applicable.

25. To sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents of Transfer (including sub-lease / transfer agreements and deeds), agreements, supplementary agreements, consents, confirmations, deeds, sub-lease deeds, transfer deeds, nominations rectifications, declarations, affidavits, applications, and other documents in terms of the Development Agreement relating to sanction of building plans, construction of the New Buildings and transfer in favour of the intending transferees.
26. To appear and represent the Principal before any Registrar, Sub Registrar, Additional Registrar, District Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said Attorney or any of them by virtue of the powers hereby conferred.
27. To finalise and accept or dispute the market value assessed by the concerned Registrar or the concerned Collector or other concerned authority or authorities and for that to do all acts deeds and things and sign execute deliver and submit all papers documents applications objections notices etc. and also to submit and take delivery of all documents of title, clearances, plans etc. as may be required and found necessary or expedient by the said attorney or attorneys.
28. To appear and represent the Principal before any Notary Public, Metropolitan or other Magistrates and other officer or officers and authorities in connection with affirmation of any deed instrument declaration or writing signed or made by the said attorney or attorneys by virtue of the powers hereby conferred.
29. To enforce any covenant in any agreement, sub-lease deed, lease deed, transfer deed or any other documents of transfer executed by the Principal or by the said attorney or any of them by virtue of the powers hereby conferred and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others.
30. To ask, demand, sue for, recover, realise and collect money, earnest money, consideration, premium, lease / sub-lease rent, construction costs, deposits, advances, compensation, interest, damages, payments whatsoever etc., which are

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
31 JAN 2021

or may be due payable or recoverable under any agreement from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.

31. To sign and submit all papers applications and documents for having and to have the constructed spaces/ apartments/ flats and other rights and Transferable areas in the New Buildings and the said Premises/Project Land separately assessed and mutated in the names of the respective persons desirous of acquiring the same as hereinbefore stated in all public records and with all authorities and/or persons (including the Kolkata Municipal Corporation) having jurisdiction over the said Premises/Project Land and to deal with such authority and/or authorities in such manner as the said attorney or any of them may deem fit and proper.
32. For all or any of the purposes hereinbefore stated and also hereinafter contained to appear and represent the Principal before the Collector, the Commissioner, the Kolkata Municipal Corporation, The Kolkata Improvement Trust, the Kolkata Metropolitan Development Authority, Fire Brigade, Fire Authorities, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the Authorised Officer under the Real Estate (Regulation and Development) Act, 2016 and all other acts and statutes, Town And Country Planning Authorities, all Revenue Authorities, Pollution Control Board and other authorities connected to pollution matters, Environment and Forest authorities, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies and authorities and Police Authorities and also all other authorities and Government Departments and/or its officers and also all other State and Central Executives Judicial or Quasi-Judicial, Municipal and other authorities and persons and also all courts tribunals and appellate authorities and to do all acts deeds and things and to make, sign, execute, affirm, notarize, register, submit, present for registration, admit, execution, acknowledge, register or have register or have perfected and/or deliver all documents, declarations, affidavits, deeds of gift (in favour of the Kolkata Municipal Corporation, if necessary), applications, objections, notices etc. (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the said Premises/Project Land and other papers and documents as be required by the necessary authorities or as may in any way be found necessary or expedient by the said attorneys or any of them.
33. To commence prosecute enforce defend answer and oppose all actions and other legal proceedings and demands touching any of the matters herein contained concerning the said Premises/Project Land or any part thereof in which the

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ORIGINAL RECEIPT OF ARRIVAL

31 JAN 2024

Principal are in any way or manner now or may hereafter be interested or concerned and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue (including the Collector, Tribunal etc.) provided however any proceeding relating to or concerning the leasehold interest of the Principal shall be contested by the Principal themselves and not by the Attorneys provided further that in case the Principal fail to contest the same or to contest the same prudently, then the Attorneys or any of them shall be entitled to contest the same.

34. To sign declare verify and/or affirm any plaint, written statement, petition, consent petition, affidavit, Vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding contested by the Attorneys by virtue of the powers hereby conferred.
35. To accept notices, summons and service or papers from any Court, Tribunal, Postal authorities and/or other authority and/or person in any proceeding contested by the Attorneys by virtue of the powers hereby conferred.
36. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.
37. To receive or pay and/or deposit all moneys including stamp duty, court fees, registration fees, legal fees etc. and to pay and/or receive refunds thereof or the excess amount and give valid receipts and discharges therefor as per the said Development Agreement.
38. To appear and represent the Principal before all authorities as be required for all or any of the purposes herein contained.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein granted relating to the said Premises/Project Land or any part thereof or any undivided share therein and/or in the new building/s to be constructed at the said Premises/Project Land which the Principal themselves could have lawfully done under its own hands and seals, if personally present.

AND the Principal hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorneys or any of them shall lawfully do or cause to be done in or about the premises aforesaid.

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

31 JAN 2021

THE SCHEDULE ABOVE REFERRED TO:**(Said Premises/Project Land)**

ALL THAT messuages structures sheds premises and compound appurtenant thereto measuring an area of 80 Cottahs 7 Chittacks 9 Square Feet more or less situate lying at and being municipal Premises No.36A Panditya Road, P.S. Lake, Kolkata 700029, within Ward No.085 of the Kolkata Municipal Corporation, and butted and bounded in the manner as follows;-

- On the North : By premises No. 37 Panditya Road;
- On the East : By Panditya Road;
- On the South : premises No. 36B Panditya Road; and
- On the West : By Premises No.37 Panditya Road.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
31 JAN 2002

IN WITNESS WHEREOF the Principal has executed this Power of Attorney on this 31st
day of January 2024.

EXECUTED AND DELIVERED by the
withinnamed **PRINCIPAL** at **Kolkata**
in the presence of:

1. PARAG SHARMA
P Sharma
2. Nirimal Bhadra.

Analytical Management Consultants Pvt. Ltd.


Director

EXECUTED AND DELIVERED by the
withinnamed **DEVELOPER** at
Kolkata in the presence of:

1. PARAG SHARMA
10, SETH PARASRAM BASTI RD,
LILUAN, HOOGDAH 711204
2. Nirimal Bhadra.
106/E/5, M.N.K. Rd-(S)
KOL-700036

Analytical Constructions LLP


Designated Partner

Drafted by :


Advocate
High Court, Calcutta

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ADDITIONAL REGISTRAR
OF ASSURANCE-II. KOLKATA
31 JAN

SPECIMEN FORM FOR TEN FINGERPRINTS



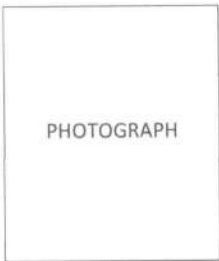
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LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

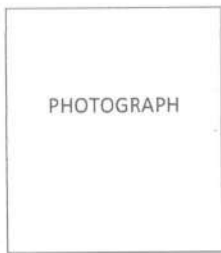


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LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
31 JAN 2024

Major Information of the Deed

Deed No :	I-1902-01291/2024	Date of Registration	31/01/2024
Query No / Year	1902-8000266925/2024	Office where deed is registered	
Query Date	30/01/2024 6:59:51 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SARAOGI AND COMPANY Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836905325, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 35,58,62,057/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a,))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190218049/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Panditia Road, , Premises No: 36A, , Ward No: 085 Pin Code : 700029

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	80 Katha 7 Chatak 9 Sq Ft		35,58,62,057/-	Width of Approach Road: 50 Ft., , Project Name :
Grand Total :				132.7425Dec	0 /-	3558,62,057 /-	



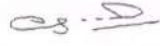



Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ANALYTICAL MANAGEMENT CONSULTANTS PRIVATE LIMITED 23, Circus Avenue, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAXxxxx1Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ANALYTICAL CONSTRUCTIONS LLP 32, JawaharLal Nehru Road, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: ACxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Vimal Agarwal (Presentant) Son of Mr Raja Ram Agarwal Date of Execution - 31/01/2024, , Admitted by: Self, Date of Admission: 31/01/2024, Place of Admission of Execution: Office	 Jan 31 2024 3:36PM	 Captured LTI 31/01/2024	 31/01/2024
137, VIP Road, City:- , P.O:- Airport, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx1A, Aadhaar No: 38xxxxxxx9074 Status : Representative, Representative of : ANALYTICAL MANAGEMENT CONSULTANTS PRIVATE LIMITED (as DIRECTOR)				
2	Name Mr Om Prakash Jalan Son of Late Ram Niwas Jalan Date of Execution - 31/01/2024, , Admitted by: Self, Date of Admission: 31/01/2024, Place of Admission of Execution: Office	 Jan 31 2024 3:35PM	 Captured LTI 31/01/2024	 31/01/2024
20, O C Ganguly Sarani, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx2R, Aadhaar No: 46xxxxxxx5362 Status : Representative, Representative of : ANALYTICAL CONSTRUCTIONS LLP (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Parag Sharma Son of P K Sharma City:- , P.O:- Liluah, P.S:-Liluah, District:- Howrah, West Bengal, India, PIN:- 711204	 31/01/2024	 Captured 31/01/2024	 31/01/2024
Identifier Of Mr Vimal Agarwal, Mr Om Prakash Jalan			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	ANALYTICAL MANAGEMENT CONSULTANTS PRIVATE LIMITED	ANALYTICAL CONSTRUCTIONS LLP-132.742 Dec

Endorsement For Deed Number : I - 190201291 / 2024

On 30-01-2024

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 35,58,62,057/-

frg

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 31-01-2024

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 : 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 11:18 hrs on 31-01-2024, at the Office of the A.R.A. - II KOLKATA by Mr Vimal Agarwal ,.

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

Execution is admitted on 31-01-2024 by Mr Vimal Agarwal, DIRECTOR, ANALYTICAL MANAGEMENT CONSULTANTS PRIVATE LIMITED, 23, Circus Avenue, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Identified by Mr Parag Sharma, , Son of P K Sharma, P.O: Liluah, Thana: Liluah, , Howrah, WEST BENGAL, India, PIN - 711204, by caste Hindu, by profession Others

Execution is admitted on 31-01-2024 by Mr Om Prakash Jalan, PARTNER, ANALYTICAL CONSTRUCTIONS LLP, 32, JawaharLal Nehru Road, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Identified by Mr Parag Sharma, , Son of P K Sharma, P.O: Liluah, Thana: Liluah, , Howrah, WEST BENGAL, India, PIN - 711204, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 238667, Amount: Rs.100.00/-, Date of Purchase: 25/01/2024, Vendor name: S Mukherjee

frg

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 48473 to 48490

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7/2/24

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Reason: Digital Signing of Deed.

(Satyajit Biswas) 02/02/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.