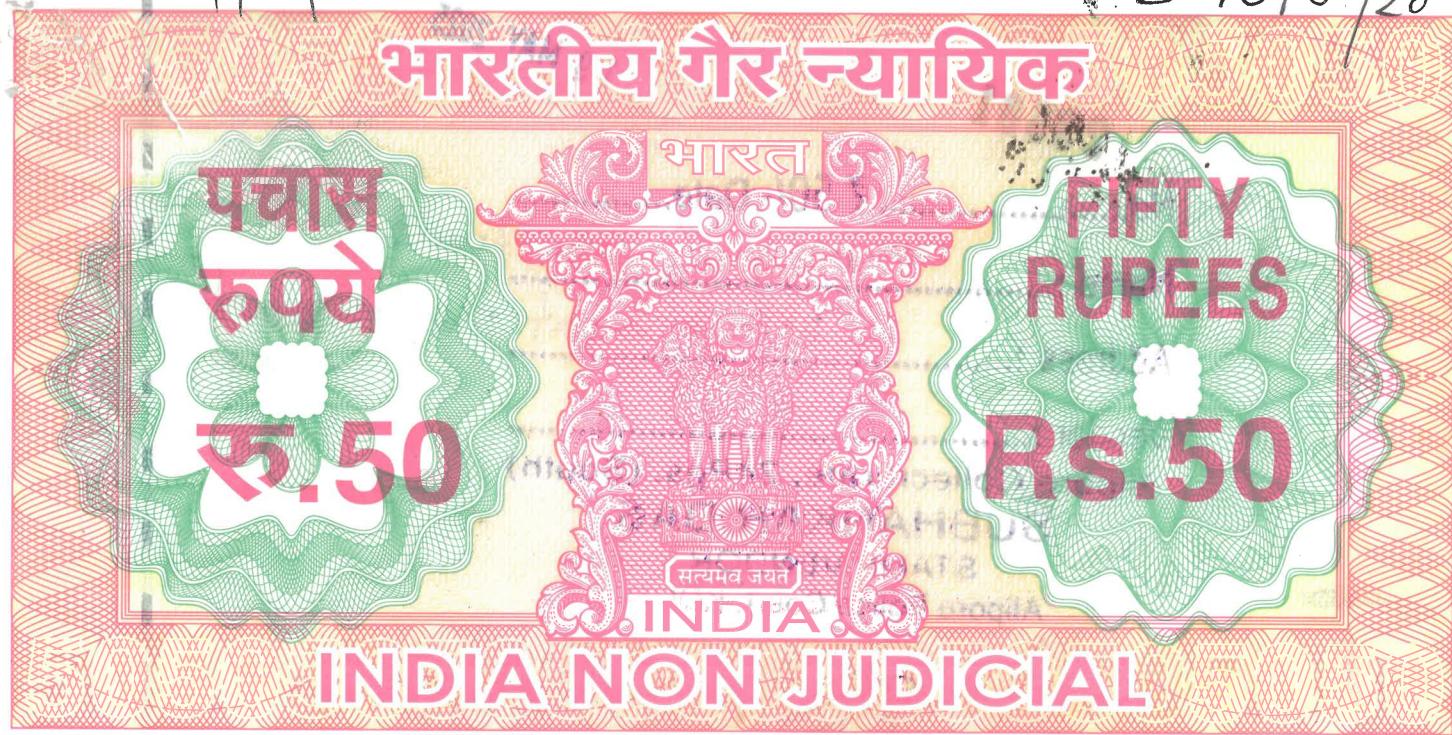


9761/25

210160/25

भारतीय गैर न्यायिक



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

AL 265646

19/5/25
Q-2/1372269/25

I certifed that the document is admissible
for registration. The signature above and
the stamp above are identical with the
signature and stamp attached with the
document or the part of this document.

✓
Date

District Sub-Registrar
Alipore, Sambalpur 24-Pargana

02/06/25

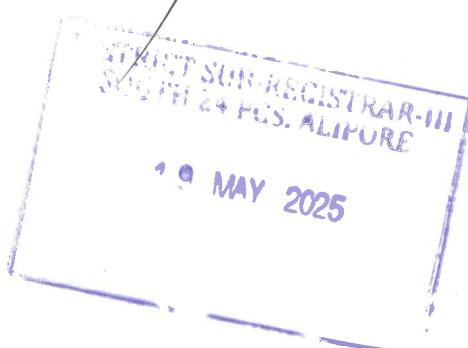
POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, (1) Lalit Kumar Khetawat (PAN: AFCPK5724N), AADHAAR (7039 3914 4580) son of Late Prahlad Rai Khetawat, residing at 19A, Sarat Bose Road, P.O. Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020, (2) Surendra Kumar Khetawat (PAN AFCPK5719H

/AADHAAR (3257 1402 4535) son of Late Prahlad Rai Khetawat, residing at 19A, Sarat Bose Road, P.O. Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700 020, (3) **Jayshree Khetawat (PAN AFCPK5723M/ AADHAAR 8493 8904 4946)** wife of Lalit Kumar Khetawat, residing at 19A, Sarat Bose Road, P.O. Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020, (4) **Hem Khetawat Alias Hemlata Khetawat (PAN AFCPK5720J/AADHAAR 6974 5702 9197)** wife of Surendra Kumar Khetawat, residing at 19A, Sarat Bose Road, P.O. Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020,(5) **Divyank Khetawat (PAN AXWPK0166C /AADHAAR 2721 7569 5833)** son of Lalit Kumar Khetawat, residing at 19A, Sarat Bose Road, P.O. Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020, (6) **Harshit Khetawat (PAN AUBPK2669L/AADHAAR 3179 5811 7800)** son of Surendra Kumar Khetawat, residing at 19A, Sarat Bose Road, P.O. Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020, (7) **Bharat Roadways Transport Limited (PAN AABCB0199D)** a company within the meaning of the Companies Act, 1956 having its registered office at 19A, Sarat Bose Road, P.O. Lala Lajpat Rai Sarani, Police Station Bhowanipore ,Kolkata-700020, represented by its **Authorised Signatory Manuj Khetawat (PAN ARI.PK3532H, AADHAR 4034 7591 9070)**, son of Lalit Kumar Khetawat, residing at 19A Sarat Bose Road, Kolkata - 700020, P.O. Lala Lajpat Rai Sarani, Police Station Bhowanipore (8) **AARPEE Housing Development Private Limited (PAN AACCA7248P)**, a company within the meaning of the Companies Act, 1956, having its registered office at 19A, Sarat Bose Road, P.O. Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata - 700020, represented by its **Authorised Signatory Manuj Khetawat (PAN ARLPK3532H, AADHAR 4034 7591 9070)**, son of Lalit Kumar Khetawat, residing at 19A Sarat Bose Road, Kolkata - 700020, P.O. Lala Lajpat Rai Sarani, Police Station Bhowanipore (9) **PRK Projects Private Limited (PAN AAFCP6578E)**, a company within the meaning of the Companies Act, 1956 having its registered office at 19A, Sarat Bose Road, P.S. Bhowanipore, Kolkata - 700020, represented by its **Director Manuj Khetawat (PAN ARCPK3532H, AADHAR 4034 7591 9070)**, son of Lalit Kumar Khetawat, residing at 19A Sarat Bose Road, Kolkata - 700020, P.O. Lala Lajpat Rai Sarani, Police Station Bhowanipore (10) **AARPEE Trading And Holding Private Limited (PAN AACCA5974E)**, a company within the meaning of the Companies Act, 1956, having its registered office at 19A, Sarat Bose Road, P.O. Lala Lajpat Rai Sarani, Kolkata - 700020, represented by its **Authorised Signatory Manuj**



Khetawat (PAN ARLPK3532H, AADHAR 4034 7591 9070), son of Lalit Kumar Khetawat, residing at 19A Sarat Bose Road, Kolkata - 700020, P.O. Lala Lajpat Rai Sarani, Police Station Bhowanipore (11) **PRK Infrastructures Private Limited (PAN AAFCP6404M)**, a company within the meaning of the Companies Act, 1956 having its registered office at 19A, Sarat Bose Road, P.O. Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata - 700020, represented by its **Director Manuj Khetawat (PAN ARLPK3532H, AADHAR 4034 7591 9070)**, son of Lalit Kumar Khetawat, residing at 19A Sarat Bose Road, Kolkata - 700020, P.O. Lala Lajpat Rai Sarani, Police Station Bhowanipore (12) **PRK Developers Private Limited (PAN AAFCP6404M)**, a company within the meaning of the Companies Act, 1956 having its registered office at 19A, Sarat Bose Road, P.O. Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata - 700 020, represented by its **Director Manuj Khetawat (PAN ARLPK3532H, AADHAR 4034 7591 9070)**, son of Lalit Kumar Khetawat, residing at 19A Sarat Bose Road, Kolkata - 700020, P.O. Lala Lajpat Rai Sarani, Police Station Bhowanipore (13) **AARPEE Infrarealty Limited (PAN AAJCA9629H)** a company within the meaning of the Companies Act, 1956 having its registered office at 19A, Sarat Bose Road, P.O. Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata - 700020, represented by its **Director Manuj Khetawat (PAN ARLPK3532H, AADHAR 4034 7591 9070)**, son of Lalit Kumar Khetawat, residing at 19A Sarat Bose Road, Kolkata - 700020, P.O. Lala Lajpat Rai Sarani, Police Station Bhowanipore (14) **Rameswara Nirmaan Limited (PAN AAECR6396M)** a company within the meaning of the Companies Act, 1956, having its registered office at 19A, Sarat Bose Road, P.O. Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata - 700020, represented by its **Director Manuj Khetawat (PAN ARLPK3532H, AADHAR 4034 7591 9070)**, son of Lalit Kumar Khetawat, residing at 19A Sarat Bose Road, Kolkata - 700020, P.O. Lala Lajpat Rai Sarani, Police Station Bhowanipore (15) **AARPEE Niket Limited (PAN AAJCA9628G)** a company within the meaning of the Companies Act, 1956 having its registered office at 19A, Sarat Bose Road, P.O. - Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata - 700020, represented by its **Authorised Signatory Manuj Khetawat (PAN ARLPK3532H, AADHAR 4034 7591 9070)**, son of Lalit Kumar Khetawat, residing at 19A Sarat Bose Road, Kolkata - 700020, P.O. Lala Lajpat Rai Sarani, Police Station Bhowanipore (16) **MANUJ KHETAWAT (PAN ARLPK3532H/AADHAAR 4034 7591 9070)** son of Lalit Kumar Khetawat, residing at 19A, Sarat Bose Road, P.O. Lala Lajpat Rai Sarani, Police

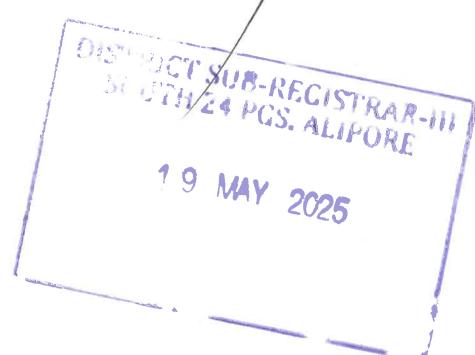


Station Bhowanipore, Kolkata-700020, hereinafter collectively referred to as the "**OWNERS**" (which term or expression in the case of the company shall mean and include its successor and/or successors in office/interest and assigns and in the case of the individuals their respective heirs, legal representatives, executors, administrators and assigns) **SEND GREETINGS:**

WHEREAS:

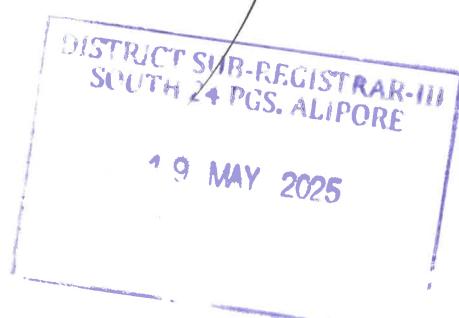
A. We are the absolute owners of **ALL THAT** piece and parcel of land being approximately 7847.4425 Square Meters, more or less, alongwith structures, several dwelling houses, outhouses, servant quarters, pathways, shops, tenants, occupiers, tank, boundary wall lying and situate at the Municipal Premises No. 2A/1, Ward No. 03, Borough No. 01, Kolkata 700030 P.S. Chitpur within the limits of The Kolkata Municipal Corporation, as more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "**the Said Property**".

- B. By a Development Agreement dated 19th of May, 2025 made between ourselves therein also referred to as the Owners of the One Part, and **Anandvann Developers LLP.**, therein referred to as the Developer of the Other Part, (and hereinafter referred to as the "**said Developer**") and registered with the DSR-III, South 24 Parganas in Book No. I, Vol No. 1603-2025, Pages 230693 to 230739 being Deed No. 160309113 for the year 2025 (hereinafter referred to as "**the said Development Agreement**"), we have granted right of development of the Said Property unto the said Developer on the terms and conditions, as more fully therein contained.
- C. In the said Development Agreement, we have agreed to grant various powers to the said Developer for the purpose of implementing effective and proper development of the Said Property in accordance with the terms of the said Development Agreement including the power to transfer the undivided proportionate imitable part or share in the land comprised in the Said Property in favour of the intending transferees subject to the terms and conditions mentioned therein.



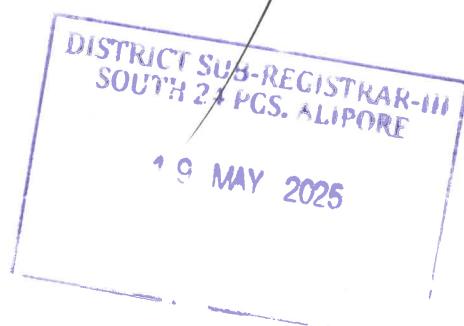
NOW KNOW YE BY THESE PRESENTS that We, the Owners, named first above, do hereby nominate constitute and appoint (1) the Developer under the said Development Agreement dated **19th of May,2025** namely **ANANDVANN DEVELOPERS LLP** (PAN NO.- ACGFA6388P) a Body Corporate within the meaning of The Limited Liability Partnership Act, 2008 and Rules framed thereunder, having it's LLP Identification No. as ACI-8008, TAN No. as CALA37671E, having its office at 19A, Sarat Bose Road, Kolkata-700020, P.S- Bhowanipore being represented by one of its designated Partner **Harshit Khetawat (PAN AUBPK2669L)** son of Surendra Kumar Khetawat, residing at 19A, Sarat Bose Road, P.O. Lala Lajpat Rai Sarani, Police Station Bhowanipore, Kolkata-700020 hereinafter referred to as "**the said Attorney**" to be our true and lawful Attorney, jointly and/or severally, from time to time, to do all or any of the following acts deeds matters and things relating to the said property (including the development thereof) in the manner as more fully hereinafter contained, that is to say:

1. To enter upon the Said Property in terms of the said Development Agreement at any time to affix board, put the barbed wire fencing or construct a compound wall on the Said Property or any portion thereof to manage, maintain, look after, supervise and administer and defend possession of, and to manage and maintain the Said Property and every part thereof and to warn off, prohibit, and if necessary, to proceed in accordance with law against all or any trespassers on the said property or any part thereof and to take appropriate steps whether by legal action or otherwise including to file complaint in the concerned police station having jurisdiction and to represent us to the concerned police authorities and to abate nuisances and protect the Said Property.
2. To have the Said Property surveyed and measured and to have the soil tested and do all other acts deeds and things as may be necessary and/or required in connection therewith.
3. To demolish, erect, construct and/or repair the boundary walls in and around the Said Property or any portion thereof.
4. To take all steps and to do all acts, deeds, matters and things as may be necessary or required for relocating the existing occupants on the Said Property and for

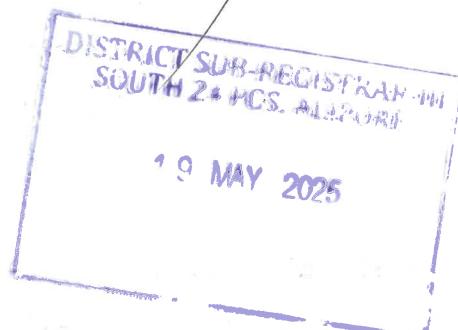


developing the Said Property.

5. 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 Property or portion or portions thereof and also for additions and/or alteration and/or modifications thereto
6. To make, prepare, sign apply for and submit the building plans from time to time in respect of proposed construction at the Said Property or on portion or portions thereof with the Kolkata Municipal Corporation and/or any other competent authority, as the case may be, for sanction of such building plans and to have the same sanctioned and if required, to have the same modified and/or altered from time to time and for such purpose to prepare and make applications, and to sign, execute, verify, affirm and submit all maps, plans, drawings, applications, letters, communications, documents, statements, undertakings, declarations, representations, petitions, affidavits, papers and writings as may be required and also to do all acts, deeds, things and matters concerning or relating to sanction and/or modifications and/or revisions of plans as aforesaid and/or ancillary and/or incidental thereto and to present, submit and/or deliver the same or any to them to the Kolkata Municipal Corporation and to appear before any of the authorities and to fully and effectually represent the Owners in all matters and proceedings related to the above.
7. To obtain necessary approvals, sanctions, permissions, orders and no objection certificates from (including but not limited to) the Kolkata Municipal Corporation, Town Planning Authorities, the Government of West Bengal and/or from all other concerned authorities as may be deemed fit and proper by our said Attorney and for the said purpose to sign and submit all necessary applications, forms, indemnities, undertakings, affidavits, declarations, papers, documents and writings, and to bear and pay all charges, fees, premia, deposits and other amounts and levies whatsoever therefor, and to do and perform all other necessary acts, deeds, things and matters.

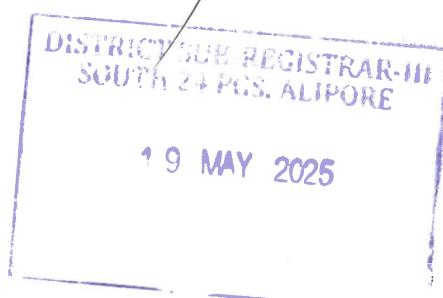


8. To apply and process the application for the sanctioning of the plan, and pay and deposit all fees, charges and expenses and obtain back and receive the sanctioned plan revalidation renewal and such other order or orders or permissions from the Kolkata Municipal Corporation and/or other authorities, as the case may be, and also to cause any alteration and modification in the sanctioned plan as shall be deemed fit and proper by the Attorney and to sign and do all other necessary acts deeds and things as may be expedient for sanctioning revalidation renewal modification and/or alteration of plans.
9. To sign and submit including but not limited to Kolkata Municipal Corporation, West Bengal Pollution Control Board, Central Pollution Control Board, West Bengal Fire & Emergency Service, West Bengal Forest Department, BSNL, Airports Authority of India, Traffic Police Department, SWID authority, Geo Spatial Data Centre, West Bengal State Electricity Board, CESC/WBSEDCL, Public Health Engineering or any other Competent Authority or any other bodies and/or any other relevant statutory and/or Planning and Development Authority, Government Authorities and Local or Public Bodies and Authorities and all other Authorities, Government of West Bengal in all its departments, ministries and functionaries, the relevant authorities, bodies and functionaries under the West Bengal Estates Acquisition Act, 1953, the West Bengal Land Reforms Act, 1955, the Urban Land (Ceiling and Regulation) Act, 1976, the Land Acquisition Act, 1894, West Bengal Town and Country (Planning and Development) Act, 1979, and Rules and Regulations thereto, West Bengal Real Estate Regulations Authority and/or other applicable laws (hereinafter collectively referred to as the "**Authorities**"), applications, forms, letters, affidavits, declarations, undertakings, reports, building plans, layout plans, subdivision plans, amalgamation plans, and other plans, drawings, designs and specifications for and in respect of the development of the Said Property, and to have the same approved and sanctioned, and/or to apply for and obtain approvals, permissions and sanctions for amendments, revisions, modifications, alterations, rectifications, additions and/or deletions thereto / therein and/or to or in those made, issued or granted heretofore, and/or extension, renewal and revalidation thereof and/or of those made, issued or granted heretofore, and otherwise to do and perform all acts, deeds, matters and things in connection

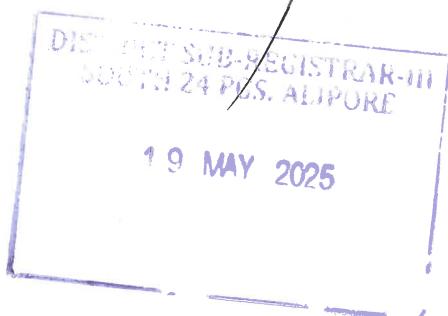


therewith, as may be deemed fit and proper by our said Attorney, and to apply for and obtain, all necessary approvals, sanctions, permissions, orders, no objection certificates, Building Commencement, Occupancy and Completion Certificates and such other certificate/s and no objection certificates, which may be necessary for commencing, carrying out and completing the development of the Said Property and to pay any premia, fees, charges, deposits and other amounts whatsoever that may be demanded or payable in respect thereof, to the Authorities, and to apply for and receive refund thereof and to issue and pass effectual receipts and discharges for the same and to deal and correspond with and to appear and represent us before the Authorities and/or any other person/s, and to sign, execute, give, submit and register (if required) all necessary applications, undertakings, representations, declarations, affidavits, statements, returns, forms, indemnities, and other documents, papers and writings, as may be required to be given to the Authorities and/or any other person/s.

10. To apply for and obtain quotas, entitlements and other allocations, permission, licences, etc for cement, steel, bricks and other building materials and inputs and facilities/equipment required for the construction of the new buildings on the Said Property.
11. To take all steps and to do all acts, deeds, matters and things that may be necessary or required for enabling the Developer/Attorney to obtain all approvals and to construct the new buildings and to transfer the Units, Parking Spaces and constructed spaces on the terms of the aforesaid Development Agreement.
12. To receive refund of the excess of all fees, amounts, rates, taxes and charges if any, paid by the said Attorney on our behalf, as aforesaid.
13. To accept or object to the assessments made from time to time of annual valuations in respect of the Said Property or any part or share thereof by the Kolkata Municipal Corporation.

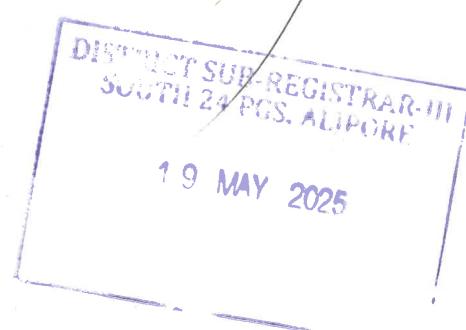


14. To commence and complete development of the Said Property by constructing thereon building/s in accordance with the terms and conditions of the said Development Agreement and to do all acts deeds and things which are ancillary thereto and/or necessary therefore.
15. To apply for and obtain electricity, gas, water, sewerage, drainage, internet, lift, and/or connections of other utilities and facilities in or for the Said Property from the CESC Ltd., WBSEB, WBSEDCL and any other appropriate government or private authorities and/or to alter or close down and/or have disconnected the same and to also enter into lease agreement with CESC Ltd./WBSEB/WBSEDCL for providing space inside the Said Property for services for the project such as transformer and accept the lease rent for such spaces provided inside the Said Property till such time the project is completed and handed over to the flat owner's Association when such amounts shall be deposited in the account of the Association upon its formation.
16. 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 Property and to place orders for supply and erection / installation of the same from 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.
17. To sign and apply for and obtain the Completion Certificate from the Kolkata Municipal Corporation in respect of construction and/or occupation of the new building/s to be constructed at the Said Property or any part thereof and also to sign and apply for and obtain the No Objection Certificate from the Department of Fire and Emergency Services, Government of West Bengal.
18. To appear before the Kolkata Municipal Corporation and all other authorities, authorities under any local land/tenancy law, act or statute applicable to the Said Property, statutory bodies and government departments and/or its officers and also all other State or Central Executives, Judicial or Quasi Judicial, municipal and other authorities and also all courts and Tribunals for all matters



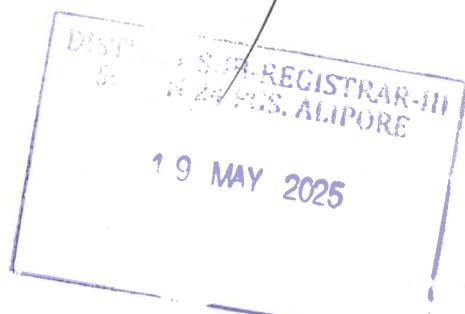
connected with construction of the new building/s at the Said Property or any part thereof and obtaining connection of utilities and other matters relating to the Said Property.

19. To insure and keep insured the new building/s proposed to be constructed on the Said Property or any part thereof against any loss or damage by fire earthquake and/or other risks as be deemed necessary and/or desirable by the said Attorney and to pay all premium for such insurance.
20. To concur if the Developer apply to obtain project finance as stated in clause 6.1 (xiii) of the aforesaid Development Agreement.
21. To apply for and obtain registration of the proposed project on the Said Property from the Regulatory Authority under the Real Estate (Regulation and Development) Act, 2016 and all other acts and statutes, as applicable, and to obtain all licenses and permissions thereunder.
22. To collect and deposit the Revenue in the Designated Account, to be opened solely for the project as per the said Development Agreement, as mandatory under the Regulatory Authority under the Real Estate (Regulations and Development) Act, 2016.
23. To advertise in the newspapers for the sale of the units and to negotiate with the person or persons interested in owning, purchasing and/or otherwise acquiring right to enjoy such units car parking spaces and other constructed areas or saleable spaces in the new building/s to be constructed at the Said Property and accept bookings from such person or persons and to make commitments to and sell, convey, transfer or otherwise dispose of the same along with or independent of the undivided proportionate imitable share of the land comprised in the Said Property attributable thereto or any portion thereof or any undivided share therein to such person or persons at such consideration and on such terms and conditions as the said Attorney may deem fit and proper and to receive all proceeds, consideration, deposit and other amounts received/realised in the said Designated Accounts and as per the agreed terms



of said the Development Agreement.

24. To execute all agreements, deeds, declarations and documents for sale or transfer of undivided proportionate imitable share in the Said Property appertaining to constructed areas in favour of the identified buyers or transferees subject to payment of owners' share of revenue as provided in the said Development Agreement and to appear before the concerned Registrar of Assurances or Sub-Registrars or District Registrars and submit the said deeds and documents for registration thereof and to admit the execution thereof on our behalf and do all acts, deeds and things that may be necessary and/or incidental thereto.
25. To make, prepare, sign, execute enter into, alter, modify or to cancel all deeds, documents, agreements, contracts, applications, allotments, etc. on our behalf for the sale, lease and/or otherwise transfer of the undivided proportionate imitable part or share comprised in the Said Property attributable to the units and/or other constructed spaces or areas to be developed by the said Developer thereat and agreed to be sold or transferred to the intending transferees thereof and to receive all monies, considerations, premiums, deposits, earnest monies and other sums or amounts from such intending transferees and upon completion of construction of the new buildings, as aforesaid, to deliver possession of the respective allotments to such intending transferees, respectively on the terms and conditions of the Development Agreement.
26. To execute, admit and present for registration, on behalf of the parties, agreements and/or conveyances for sale and/or transfer of flat(s) and/or unit(s), car parking spaces along with undivided proportionate imitable share in land and for such purpose, to appear before the appropriate authority including Registrar and Sub-Registrars, subject to payment of owners' share of revenue as provided in the said Development Agreement.
27. To terminate any contract, agreement, with any person or persons intending to acquire unit(s), car parking spaces and other constructed areas/saleable spaces and/or undivided shares in the land comprised in the Said Property and to deal



with the space and rights of such person or persons.

28. To facilitate the formation of Association of Apartment Owners in accordance with the provisions of the West Bengal Apartment Ownership Act, 1972, and/or incorporate and register any organization/s (hereinafter referred to as "**the said Organisation/s**") comprising all or any of the allottees, purchasers and transferees of the units, premises, garages, parking spaces and other areas and spaces comprised in the Said Property, including one or more co-operative societies, limited companies, associations of apartment owners (condominiums) or otherwise, and for that, to do and perform all necessary acts, deeds, matters and things, including to deal and correspond with and represent us before the Registrar of Co-operative Societies, the Registrar of Companies and/or any other concerned authorities, and to sign, execute, submit and register all necessary forms, applications, declarations, affidavits, undertakings and other papers, deeds, documents, instruments and writings whatsoever under the West Bengal Apartment Ownership Act, 1972 or the Real Estate (Regulation & Development) Act, 2016 or other laws or rules for the time being in force in West Bengal.
29. For all or any of the powers and authorities herein contained to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, consents, confirmations, deeds, sale deeds, transfer deeds, conveyances, nominations, assignments, rectifications, declarations, affidavits, applications, and other documents.
30. To appear and represent the Owners 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 thereof and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said Attorney by virtue of the powers hereby conferred.
31. 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.

32. To appear and represent the Owners 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 by virtue of the powers hereby conferred.
33. To enforce any covenant in any agreement, sale deed, transfer deed, conveyance, assignment deed or any other documents of transfer executed by the Owners or by the said Attorney 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.
34. To ask, demand, sue for, recover, realise, and collect money, earnest money, consideration, construction costs, deposits, advances, compensation, interest, damages, payments whatsoever etc., which are or may be due payable or recoverable under any such Agreement from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
35. To sign and submit all papers applications and documents for having and to have the flat(s) and/or unit(s) and other constructed areas in the new building/s that may be constructed at the Said Property 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 Appropriate Authority having jurisdiction over the Said Property and to deal with such authority and/or authorities in such manner as the said attorney may deem fit and proper.
36. For all or any of the purposes hereinbefore stated and also hereinafter contained to appear and represent the Owners before the Collector, The Kolkata

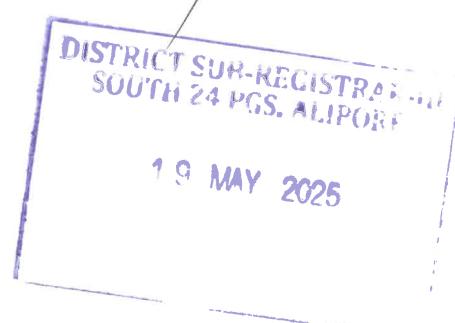


DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

19 MAY 2025

Improvement Trust, the Kolkata Municipal Corporation, Fire & Emergency Services Authorities, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, The Regulatory Authority under the Real Estate (Regulation & Development) Act, 2016, West Bengal Town And Country Planning Authorities, all Revenue Authorities, Pollution Control Board and other authorities connected to pollution matters, 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, Agreement for Sale, Conveyance, declarations, affidavits, applications, undertakings, indemnities, objections, notices etc. including those relating to boundary verification and also if necessary, to produce copies of the title deeds concerning the Said Property 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 Attorney. ↗

37. 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 in any way concerned with or incidental to any proceeding relating to the matters herein contained as the said Attorney may require or think fit and proper.
38. To accept notices, summons and service or papers from any Court, Tribunal, Postal authorities and/or other authority and/or person.
39. 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.
40. 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.

41. To apply for and obtain and receive refund of surplus amounts paid and/or deposited with the relevant authorities.
42. To appear and represent the Owners before all authorities make commitments and give undertakings as be required for all or any of the purposes herein contained.
43. To appear and represent the Owners before the appropriate authority and to do all acts and deeds on Owners' behalf, in order to cause the present use classification of the Said Property changed or equivalent, in the records of the Kolkata Municipal Corporation, for the purpose of construction of multi-storied residential and/or commercial buildings and for such purpose to sign, execute, affirm, notarize, submit, admit, acknowledge all documents, applications, undertakings, objections, notices etc. as may be required and deemed necessary by the Attorney.

AND GENERALLY, to do all acts deeds and things for better exercise of the authorities herein contained relating to the Said Property or any part thereof or any undivided imitable share therein and/or in the building/s to be constructed at the Said Property which the Owners itself could have lawfully done under its own hand and seal, if personally present.

AND the Owners doth hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorney shall lawfully do or cause to be done in or about the premises aforesaid.

AND it is expressly made clear that all the powers and authorities granted herein can be exercised by any one of the said Attorney and it shall not be necessary for all of them to act jointly.

AND it is further made clear that the powers and authorities hereby given and granted



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

19 MAY 2025

to and conferred upon our said Attorney shall be available for exercise and may be exercised by any director, officer or senior authorized representative of the said Attorney who may be authorized by its Directors from time to time.

PROVIDED THAT while exercising the powers and authorities herein contained, the Developer/ Attorney shall adhere to the terms and conditions contained in the said Development Agreement and shall not violate or breach the same and shall fully indemnify the Owners with regard thereto.

THE SCHEDULE ABOVE REFERRED TO

(Description of the Said Property)

ALL THAT piece and parcel of land being approximately 5 Bighas, 13 Kathas, 14 Chittacks, 17 sq. feet (As per Deed of Conveyance) along with several dwelling houses, outhouses, servant quarters, pathways, shops, tenants, occupiers, tank, boundary wall lying and situate at the Municipal Premises No. 2A/1 & 2B, B.K. Paul Lane (Now 2A/1, B. K. Paul Lane), Ward No. 3, Borough No. I, Kolkata 700030 P.S. Chitpur within the limits of The Kolkata Municipal Corporation, along with various structures thereat, and butted and bounded in the manner following, that is to say:

On the North	:	B. K. Paul Lane and Dum Dum Road;
On the East	:	Premises No.2A, B. K. Paul Lane;
On the South	:	By the Premises No.2, B.K.Paul Lane occupied by National Engineering Industries
On the West	:	Beerpara Lane

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



IN WITNESS WHEREOF the Parties has this day set and subscribed its hands and seals on this 23rd day of May Two Thousand Twenty Five(2025) first above written

SIGNED AND DELIVERED BY THE OWNERS

At Kolkata in the presence of:

1) *Deep Narayan Singh*
Vill + post - moap kalan.
pin - 802222

+ CLALIT KUHAR KHETAWAT
Sekhar (SURENDRA KUHAR KHETAWAT)
JK *Jayshree Khetawat*
HK *Hemketa (Hemlata Khetawat)*
Abhiketa (Abhiketa Khetawat)
President
Mon (MONI Khetawat)

BHARAT ROADWAYS TRANSPORT LTD.

Mon
Authorised Signatory

For Aarpee Housing Development Pvt. Ltd.

Mon
Authorised Signatory

PRK PROJECTS PVT. LTD.

Mon

DIRECTOR
Aarpee Trading & Holdings Pvt. Ltd.

Mon
Authorised Signatory
Aarpee Niket Limited

Mon
Authorised Signatory

AARPEE INFRAREALTY LIMITED
Mon
Director

For RAMESHWARA NIRMAAN LIMITED

Mon
Director

SIGNED AND DELIVERED BY THE ATTORNEY

At Kolkata in the presence of:

1) *Deep Narayan Singh*
Vill + post - moap kalan.
pin - 802222

2) *Mahan Khetawat*
27 B, Sapti Bhawan Alipore
KOL - 17

FOR ANANDVANN DEVELOPERS LLP

Mon
DESIGNATED PARTNER

Drafted By:

Anirban Majumder

(Advocate)

WB-1195/2007

Director

Director

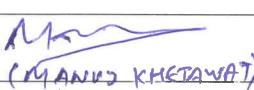
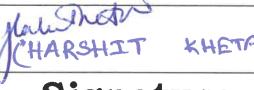
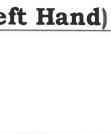
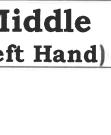
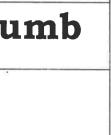
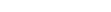
FOR PRK DEVELOPERS PVT. LTD. PRK INFRASTRUCTURES PRIVATE LIMITED

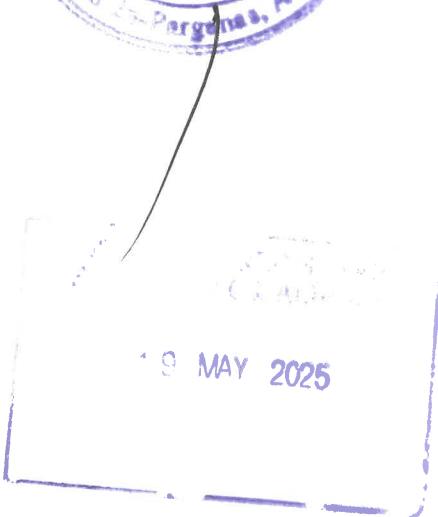


DISTRICT SUB-REGISTRATION
SOUTH 24 PGS. ALIPORE

19 MAY 2025

FORM FOR TEN FINGER IMPRESSION

Sl. No.	Picture & Signature Executants							
  Signature	Thumb Fore Middle (Right Hand) Ring Little Little Ring Middle (Left Hand) Fore Thumb							
								
								
								
								
								
  Signature	Thumb Fore Middle (Right Hand) Ring Little Little Ring Middle (Left Hand) Fore Thumb							
								
								
								
								



FORM FOR TEN FINGER IMPRESSION

Sl. No.	Picture & Signature Executants					
	 <i>Surendra</i>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
	Little	Ring	Middle (Left Hand)	Fore	Thumb	

Signature

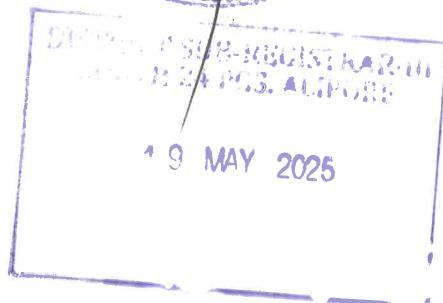
Surendra KUMAR Khetawat

						
	 <i>Lalit</i>	Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb

Signature

Lalit KUMAR Khetawat

<i>JK</i>						
	 <i>Jayshree Khetawat</i>	Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
Signature						



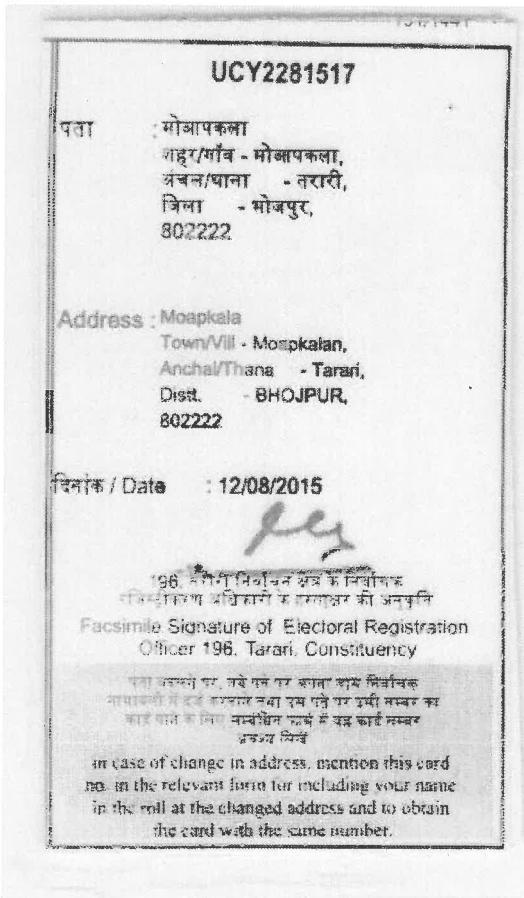
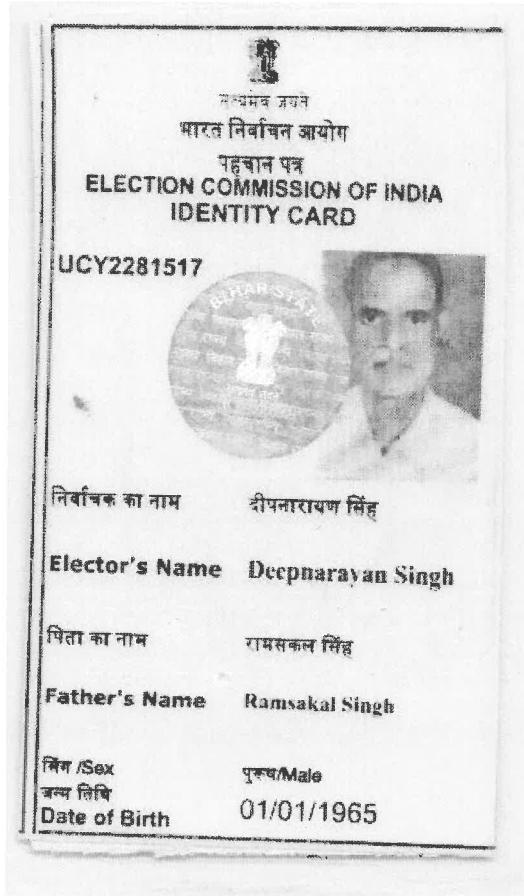
FORM FOR TEN FINGER IMPRESSION

Sl. No.	Picture & Signature Executants						
	 @ <u>Hemlata Khetawat</u> <u>Hemlata Khetawat</u>	 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little	
		 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb	
		Signature <u>Hemlata Khetawat</u> @ <u>Hemlata Khetawat</u>					
		 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little	
		 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb	
		Signature					
		 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little	
		 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb	
		Signature					



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

19 MAY 2025



Major Information of the Deed

Deed No :	I-1603-10160/2025	Date of Registration	02/06/2025
Query No / Year	1603-2001372269/2025	Office where deed is registered	
Query Date	19/05/2025 11:44:40 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	MANUJ KHETAWAT 19A, SARAT BOSE ROAD, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700020, Mobile No. : 9831647631, Status :Seller/Executant		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value	Market Value		
Rs. 50,00,000/-	Rs. 39,86,45,116/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bata Krishna Pal Lane, , Premises No: 2A/1, , Ward No: 003 Pin Code : 700030

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	5 Bigha 13 Katha 14 Chatak 17 Sq Ft	50,00,000/-	39,86,45,116/-	Property is on Road Adjacent to Metal Road,
Grand Total :				187.9327Dec	50,00,000 /-	3986,45,116 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr LALIT KUMAR KHETAWAT Son of Late PRAHLAD RAI KHETAWAT Executed by: Self, Date of Execution: 23/05/2025 , Admitted by: Self, Date of Admission: 23/05/2025 ,Place : Office		 Captured	
		23/05/2025	LTI 23/05/2025	23/05/2025

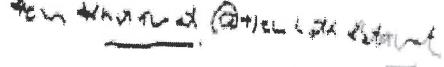
19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.: AFxxxxxx4N, Aadhaar No: 70xxxxxxxxx4580, Status :Individual, Executed by: Self, Date of Execution: 23/05/2025 , Admitted by: Self, Date of Admission: 23/05/2025 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr SURENDRA KUMAR KHETAWAT Son of Late PRAHLAD RAI KHETAWAT Executed by: Self, Date of Execution: 23/05/2025 , Admitted by: Self, Date of Admission: 23/05/2025 ,Place : Office		 Captured	

19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: AFxxxxxx9H, Aadhaar No: 32xxxxxxxxx4535, Status :Individual, Executed by: Self, Date of Execution: 23/05/2025 , Admitted by: Self, Date of Admission: 23/05/2025 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Mrs JAYSHREE KHETAWAT Wife of Mr LALIT KUMAR KHETAWAT Executed by: Self, Date of Execution: 23/05/2025 , Admitted by: Self, Date of Admission: 23/05/2025 ,Place : Office		 Captured	

19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: AFxxxxxx3M, Aadhaar No: 84xxxxxxxxx4946, Status :Individual, Executed by: Self, Date of Execution: 23/05/2025 , Admitted by: Self, Date of Admission: 23/05/2025 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Mrs HEM KHETAWAT, (Alias: Mrs HEMLATA KHETAWAT) Wife of Mr SURENDRA KUMAR KHETAWAT Executed by: Self, Date of Execution: 23/05/2025 , Admitted by: Self, Date of Admission: 02/06/2025 ,Place : Office		 Captured	

19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: AFxxxxxx0J, Aadhaar No: 69xxxxxxxx9197, Status :Individual, Executed by: Self, Date of Execution: 23/05/2025 , Admitted by: Self, Date of Admission: 02/06/2025 ,Place : Office

5	Name	Photo	Finger Print	Signature
	Mr DIVYANK KHETAWAT Son of Mr LALIT KUMAR KHETAWAT Executed by: Self, Date of Execution: 23/05/2025 , Admitted by: Self, Date of Admission: 23/05/2025 ,Place : Office		 Captured	
		23/05/2025	LTI	23/05/2025
	19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX9 , PAN No.: AXxxxxxx6C, Aadhaar No: 27xxxxxxxx5833, Status :Individual, Executed by: Self, Date of Execution: 23/05/2025 , Admitted by: Self, Date of Admission: 23/05/2025 ,Place : Office			
6	Name	Photo	Finger Print	Signature
	Mr HARSHIT KHETAWAT Son of Mr SURNDRA KUMAR KHETAWAT Executed by: Self, Date of Execution: 23/05/2025 , Admitted by: Self, Date of Admission: 23/05/2025 ,Place : Office		 Captured	
		23/05/2025	LTI	23/05/2025
	19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX9 , PAN No.: AUxxxxxx9L, Aadhaar No: 31xxxxxxxx7800, Status :Individual, Executed by: Self, Date of Execution: 23/05/2025 , Admitted by: Self, Date of Admission: 23/05/2025 ,Place : Office			
7	BHARAT ROADWAYS TRANSPORT LTD			
	19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Date of Incorporation:XX-XX-1XX5 , PAN No.: AAxxxxxx9D, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
8	AARPEE HOUSING DEVELOPMENT P LTD			
	19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Date of Incorporation:XX-XX-1XX3 , PAN No.: AAxxxxxx8P, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
9	PRK PROJECTS PRIVATE LIMITED			
	19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Date of Incorporation:XX-XX-2XX0 , PAN No.: AAxxxxxx8E, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
10	AARPEE TRADING & HOLDINGS P LTD			
	19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Date of Incorporation:XX-XX-1XX1 , PAN No.: AAxxxxxx4E, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
11	PRK INFRASTRUCTURES PRIVATE LIMITED			
	19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Date of Incorporation:XX-XX-2XX0 , PAN No.: AAxxxxxx4M, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
12	PRK DEVELOPERS PRIVATE LIMITED			
	19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Date of Incorporation:XX-XX-2XX0 , PAN No.: AAxxxxxx5J, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

13	AARPEE INFRAREALTY LIMITED 19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Date of Incorporation:XX-XX-2XX0 , PAN No.: AAxxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative												
14	RAMESWARA NIRMAAN LIMITED 19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Date of Incorporation:XX-XX-2XX8 , PAN No.: AAxxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative												
15	AARPEE NIKEET LIMITED 19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Date of Incorporation:XX-XX-2XX0 , PAN No.: AAxxxxxx8G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative												
16	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr MANUJ KHETAWAT Son of Mr LALIT KUMAR KHETAWAT Executed by: Self, Date of Execution: 23/05/2025 , Admitted by: Self, Date of Admission: 23/05/2025 ,Place : Office</td> <td></td> <td> Captured</td> <td></td> </tr> <tr> <td></td> <td>23/05/2025</td> <td>LTI 23/05/2025</td> <td>23/05/2025</td> </tr> </tbody> </table> <p>19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: ARxxxxxx2H, Aadhaar No: 40xxxxxxxx9070, Status :Individual, Executed by: Self, Date of Execution: 23/05/2025 , Admitted by: Self, Date of Admission: 23/05/2025 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr MANUJ KHETAWAT Son of Mr LALIT KUMAR KHETAWAT Executed by: Self, Date of Execution: 23/05/2025 , Admitted by: Self, Date of Admission: 23/05/2025 ,Place : Office		 Captured			23/05/2025	LTI 23/05/2025	23/05/2025
Name	Photo	Finger Print	Signature										
Mr MANUJ KHETAWAT Son of Mr LALIT KUMAR KHETAWAT Executed by: Self, Date of Execution: 23/05/2025 , Admitted by: Self, Date of Admission: 23/05/2025 ,Place : Office		 Captured											
	23/05/2025	LTI 23/05/2025	23/05/2025										

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ANANDVANN DEVELOPERS LLP 19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Date of Incorporation:XX-XX-2XX4 , PAN No.: ACxxxxxx8P,Aadhaar No Not Provided by UIDAI, 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 MANUJ KHETAWAT (Presentant) Son of Mr LALIT KUMAR KHETAWAT Date of Execution - 23/05/2025 , Admitted by: Self, Date of Admission: 23/05/2025 , Place of Admission of Execution: Office</td> <td></td> <td> Captured</td> <td></td> </tr> <tr> <td></td> <td>May 23 2025 3:01PM</td> <td>LTI 23/05/2025</td> <td>23/05/2025</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr MANUJ KHETAWAT (Presentant) Son of Mr LALIT KUMAR KHETAWAT Date of Execution - 23/05/2025 , Admitted by: Self, Date of Admission: 23/05/2025 , Place of Admission of Execution: Office		 Captured			May 23 2025 3:01PM	LTI 23/05/2025	23/05/2025
Name	Photo	Finger Print	Signature										
Mr MANUJ KHETAWAT (Presentant) Son of Mr LALIT KUMAR KHETAWAT Date of Execution - 23/05/2025 , Admitted by: Self, Date of Admission: 23/05/2025 , Place of Admission of Execution: Office		 Captured											
	May 23 2025 3:01PM	LTI 23/05/2025	23/05/2025										

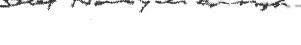
19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN RAOD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: ARxxxxxx2H, Aadhaar No: 40xxxxxxxx9070 Status : Representative, Representative of : BHARAT ROADWAYS TRANSPORT LTD (as POWER OF ATTORNEY HOLDER), AARPEE HOUSING DEVELOPMENT P LTD (as POWER OF ATTORNEY HOLDER), PRK PROJECTS PRIVATE LIMITED (as POWER OF ATTORNEY HOLDER), AARPEE PRIVATE LIMITED (as POWER OF ATTORNEY HOLDER), PRK INFRASTRUCTURES (as POWER OF ATTORNEY HOLDER), PRK DEVELOPERS PRIVATE LIMITED (as POWER OF ATTORNEY HOLDER), AARPEE INFRAREALTY LIMITED (as POWER OF ATTORNEY HOLDER), RAMESWARA NIRMAAN LIMITED (as POWER OF ATTORNEY HOLDER), AARPEE NIKET LIMITED (as POWER OF ATTORNEY HOLDER)

2	Name	Photo	Finger Print	Signature
Mr HARSHIT KHETAWAT	Son of Mr SURENDRA KUMAR KHETAWAT Date of Execution - 23/05/2025, , Admitted by: Self, Date of Admission: 23/05/2025, Place of Admission of Execution: Office		 Captured	
		May 23 2025 3:03PM	LTI 23/05/2025	23/05/2025
19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: AUxxxxxx9L, Aadhaar No: 31xxxxxxxx7800 Status : Representative, Representative of : ANANDVANN DEVELOPERS LLP (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEEP NARAYAN SINGH Son of Late RAM SAKAL SINGH Village:- MOAPKALAN, P.O:- MOAPKALAN, Bihar, India, PIN:- 802222		 Captured	
	23/05/2025	23/05/2025	23/05/2025

Identifier Of Mr LALIT KUMAR KHETAWAT, Mr SURENDRA KUMAR KHETAWAT, Mrs JAYSHREE KHETAWAT, Mrs HEM KHETAWAT, Mr DIVYANK KHETAWAT, Mr HARSHIT KHETAWAT, Mr MANUJ KHETAWAT, Mr MANUJ KHETAWAT, Mr HARSHIT KHETAWAT

Mr Deep Narayan Singh Son of Mr Ram Sakal Singh Village - Moapkalan, City:- , P.O:- Moapkalan, District:-Bhojpur, Bihar, India, PIN:- 802222		 Captured	
	02/06/2025	02/06/2025	02/06/2025

Identifier Of Mrs HEM KHETAWAT

Endorsement For Deed Number : I - 160310160 / 2025

On 23-05-2025

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

Presented for registration at 12:26 hrs on 23-05-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr MANUJ KHETAWAT ,.

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

Execution is admitted on 23/05/2025 by 1. Mr LALIT KUMAR KHETAWAT, Son of Late PRAHLAD RAI KHETAWAT, 19A, Road: Sarat Bose Road, , P.O: ELGIN ROAD, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 2. Mr SURENDRA KUMAR KHETAWAT, Son of Late PRAHLAD RAI KHETAWAT, 19A, Road: Sarat Bose Road, , P.O: ELGIN ROAD, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 3. Mrs JAYSHREE KHETAWAT, Wife of Mr LALIT KUMAR KHETAWAT, 19A, Road: Sarat Bose Road, , P.O: ELGIN ROAD, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 4. Mr DIVYANK KHETAWAT, Son of Mr LALIT KUMAR KHETAWAT, 19A, Road: Sarat Bose Road, , P.O: ELGIN ROAD, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 5. Mr HARSHIT KHETAWAT, Son of Mr SURNDRA KUMAR KHETAWAT, 19A, Road: Sarat Bose Road, , P.O: ELGIN ROAD, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 6. Mr MANUJ KHETAWAT, Son of Mr LALIT KUMAR KHETAWAT, 19A, Road: Sarat Bose Road, , P.O: ELGIN ROAD, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business

Indetified by Mr DEEP NARAYAN SINGH, , , Son of Late RAM SAKAL SINGH, P.O: MOAPKALAN, BIHAR, India, PIN - 802222, by caste Hindu, by profession Service

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

Execution is admitted on 23-05-2025 by Mr MANUJ KHETAWAT, POWER OF ATTORNEY HOLDER, BHARAT ROADWAYS TRANSPORT LTD (Private Limited Company), 19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN HOLDER, AARPEE HOUSING DEVELOPMENT P LTD (Private Limited Company), 19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; POWER OF ATTORNEY HOLDER, AARPEE HOUSING DEVELOPMENT P LTD (Private Limited Company), 19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; POWER OF ATTORNEY HOLDER, PRK PROJECTS PRIVATE LIMITED (Private Limited Company), 19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; POWER OF ATTORNEY HOLDER, AARPEE TRADING & HOLDINGS P LTD (Private Limited Company), 19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; POWER OF ATTORNEY HOLDER, PRK INFRASTRUCTURES PRIVATE LIMITED (Private Limited Company), 19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; POWER OF ATTORNEY HOLDER, PRK DEVELOPERS PRIVATE LIMITED (Private Limited Company), 19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; POWER OF ATTORNEY HOLDER, AARPEE INFRAREALTY LIMITED (Private Limited Company), 19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; POWER OF ATTORNEY HOLDER, RAMESWARA NIRMAAN LIMITED (Private Limited Company), 19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; POWER OF ATTORNEY HOLDER, AARPEE NIKET LIMITED (Private Limited Company), 19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by Mr DEEP NARAYAN SINGH, , , Son of Late RAM SAKAL SINGH, P.O: MOAPKALAN, BIHAR, India, PIN - 802222, by caste Hindu, by profession Service

Execution is admitted on 23-05-2025 by Mr HARSHIT KHETAWAT, PARTNER, ANANDVANN DEVELOPERS LLP (LLP), 19A, Sarat Bose Road, City:- Kolkata, P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by Mr DEEP NARAYAN SINGH, , , Son of Late RAM SAKAL SINGH, P.O: MOAPKALAN, BIHAR, India, PIN - 802222, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 23501, Amount: Rs.50.00/-, Date of Purchase: 19/05/2025, Vendor name: S DAS



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 02-06-2025

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
(d) of Indian Stamp Act 1899.

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

Execution is admitted on 02/06/2025 by Mrs HEM KHETAWAT, Alias Mrs HEMLATA KHETAWAT, Wife of Mr SURENDRA KUMAR KHETAWAT, 19A, Road: Sarat Bose Road, , P.O: ELGIN ROAD, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business

Indetified by Mr Deep Narayan Singh, , , Son of Mr Ram Sakal Singh, Village - Moapkalan, P.O: Moapkalan, Bhojpur, BIHAR, India, PIN - 802222, by caste Hindu, by profession Others



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1603-2025, Page from 265207 to 265236
being No 160310160 for the year 2025.**



Dhar

Digitally signed by Debasish Dhar
Date: 2025.06.03 12:45:32 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 03/06/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.

23501

19 MAY 2025

No. ₹ 50/- Date.

Name : Manuj Khetwac

Address : 19 A, Sarat Bose Road
KOL-20.

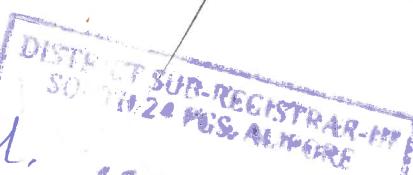
Vendor :

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOL-27



Deep Narayan Singh,
5/0 Late Ram Sankal Singh
Vill & post - moop Kolan
P.S - Tarari
Dist - Bajajpur (Bihar)
/pin. 802222.

Service