

1121504614

भारत 07003 ॐ शिवा ओडिशा
192406 DEC 09 2015
R. 0132500 PB 1200
INDIA ORISSA NON-JUDICIAL STAMP
S.R. JATHI - 36

e-Registration ID No. 1121504614
e-Registration Doc. No. 1121504496
Book No. 2
Date 9.12 and year 2015

[Signature]
9/12/15
Proprietor



REGISTRATION
JATHI
Recd. Fees Paid
A (1) = 53000
A () = 40
A1B() = 550
A1B() = 220
U/C = 220
Rs. 53510



18

[Signature]
9/12/15
Debasis Routray
Subhasis Routray
9/12/15



L.T. 9.12
Debasis Routray
to *[Signature]*
Debasis Routray 9/12/15



L.T. 9.12
Subhasis Routray
to *[Signature]*
Subhasis Routray 9/12/15

2650,000/

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT that We, (1) **SRI DEBASIS ROUSTRAY**, aged about 50 years, (2) **SRI SUBHASIS ROUSTRAY**, aged about 43 years, both are sons of Late **Nirmala Kumar Roustray**, both are by caste – **Karan**, by profession – **Service**, resident of **At./P.O. – Bikash Nagar, P.S. – Jatni, District – Khordha (Odisha)** (herein after called the **“PRINCIPALS“**) do hereby constitute, nominate and appoint

Neelachal Builders (P) Ltd.
Satyendra Jayaraj
Managing Director 09/12/15
w. **Gyanendra Kumar Senapati**
w. **Prasanta Kumar Mantha**

475
132503

9/10/18
One lakh thirty two
thousand

Debasis Paul
Birkat Majra
Call 011-26101111

2018
S.M.M.

Debasis Paul



2018
S.M.M.



L.I.O.A Satya Priya Jayasingh
to Deben
9/12/15

Satya Priya Jayasingh

Deben Routray
09/12/15

Subhasis Routray
09/12/15

M/S. NEELACHAL BUILDERS (P) LTD., having its registered office at Plot No.N3/183, I.R.C. Village, Nayapalli, Bhubaneswar, District – Khordha (Odisha) represented by its Managing Director SRI SATYA PRIYA JAYASINGH, aged about 37 years, S/o. Late Bhimsen Jayasingh, by caste – Khandayat, by profession – Business (herein after called the Attorney Holder) as our true and lawful Attorney in our name and on our behalf.

WHEREAS, We, the above named principals, are absolute owners of the property mentioned in the schedule below, which stands recorded in our names jointly and we have obtained “PATTA” (Record of Rights) thereof vide O.L.R. U/s. 8 (A) Case No.3360/09 & Mutation Case No.5133/09 and we are in peaceful joint possession over the same without any dispute.

Neelachal Builders (P) Ltd.
Satya Priya Jayasingh 09/12/15
Managing Director

Dr. Gopendra Kumar Saradate

Dr. Prasanta Kumar Mantha



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AND WHEREAS, we the above named principals have been paying land revenue (rent) to the Govt. of Odisha through the Tahasildar, Jatni and obtained receipts thereof.

AND WHEREAS, for development of the said property and for construction of multi-storied building comprising of independent flats and units, we, execute this General Power of Attorney in favour of the Attorney Holder to do the same in our name and on our behalf.

1. To make, sign, execute, file, submit application(s), petition(s), proceeding(s), affidavit(s), document(s), from(s), what so ever, if any, necessary and / or required from time to time for the purpose of construction of apartment over the schedule property appended to this power and in accordance with the agreement executed between the parties on dated.....09/12/2015..... Vide Notarized Agreement No2088.....
2. To work, manage and supervise the development and construction work of the residential /commercial complex including the share of the principal specified in the agreement and in accordance with the layout plan sanctioned by the BDA.
3. To prepare agreement/agreements, letters, applications, correspondences and sign the same with/or any Govt. authority, Undertaking Individuals, Firms, Company or any Govt. Deptt. For the development of schedule property in our name and on our behalf.
4. The said attorney holder shall nominate, select and appoint draftsman, engineers, Architects, Contractors, Labour Contractors, masons, Labour and for any other person or

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Debasis Routroy 09/12/15

Neelchal Builders (P) Ltd.
Satyajit Jyasingh 09/12/15
Managing Director
Sri. Prasanta K. Mantha



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persons or any other company, companies, firm and/or firms for purpose of construction of apartment and after completion of the same for maintenance of the constructed building as and when the attorney shall deem necessary and shall make payment all costs, remuneration on behalf of us and shall accept the receipts thereof.

5. The said attorney holder shall receive and accept any letters, documents, sanctioned plan, amended plan and sign and resubmit the same and or tax bills and land rent, electric bills, water bills and or any other bill or challan or demand from the Govt. and or any other authority and pay the same as the case may be in our name and on our behalf.
6. That the said attorney holder shall represent on our behalf before B.D.A., Municipal Authorities, fire brigade, P.H.D., Electricity Board, Development authorities, Police and other public institutions, Govt. Depts. And Semi-Govt. Depts./undertakings in connection with development and construction upon the said land stated in the schedule and shall prepare, execute, sign register and / or file all papers, plans, application/petitions for the said purpose and do all acts, deeds and things as may be necessary for the said purpose and in the said connection in our name and on our behalf.
7. To apply for and obtain quotas and to procure cement, steel, bricks and other building materials which may be required for development and construction of the said scheduled premises/land as our authorized representative and sign all papers for the said purpose in his own name as our constituent attorney and to represent me before all authorities for the said purpose in our name and on our behalf.

Debasis Routray
09/12/15

Subhasis Routray
09/12/15

Neelachal Builders (P) Ltd.

Satya Prakash Janyanish
Managing Director
09/12/15

cc: Anandkumar Sengupta

cc: Prasanta k. Marthia



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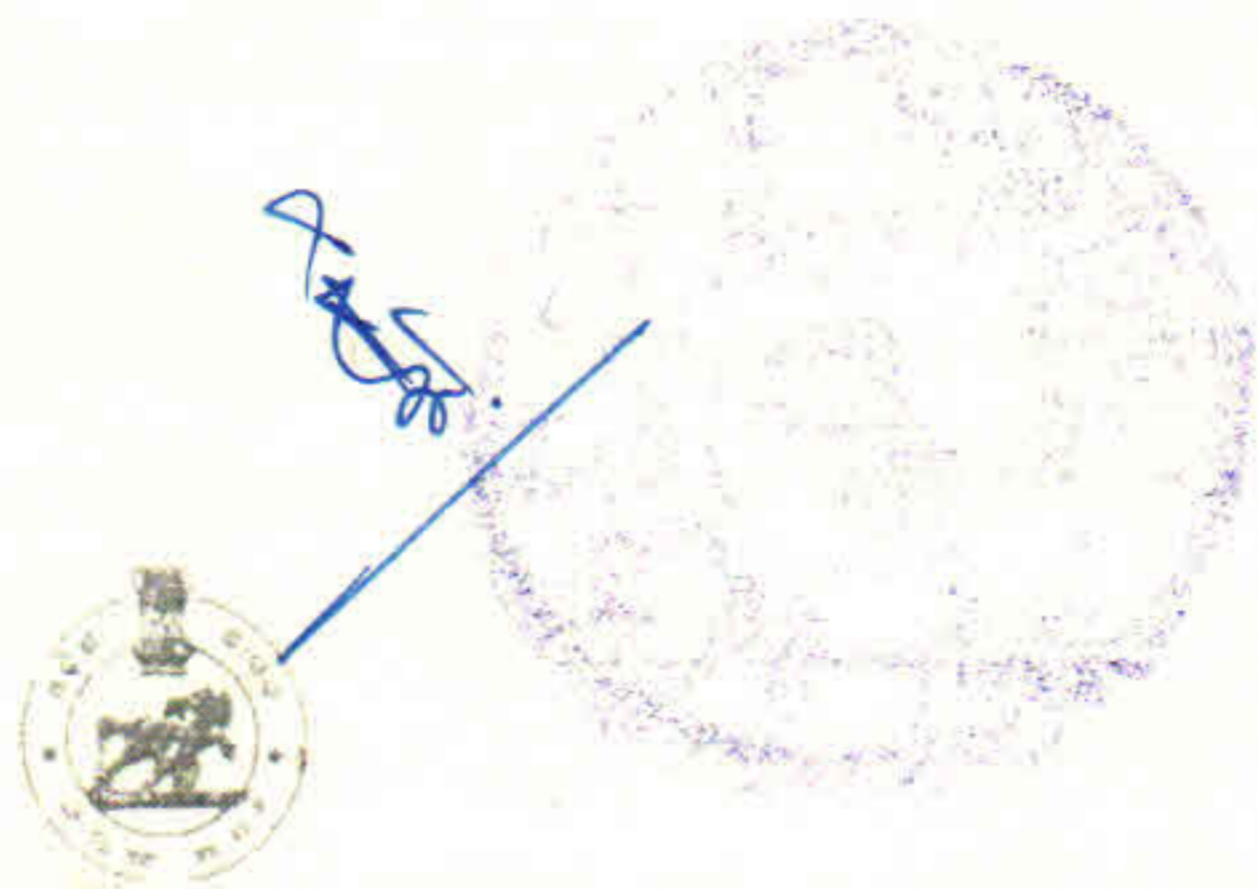
8. To negotiate with the intending buyers over 70% in the said apartment (except our 30% share) to be constructed on the land of the said premises and to accept earnest money, advances, installments from intending buyers or third parties, individuals and to sign and execute all such formal agreement as and when required for our schedule property.
9. To invest funds out of his own resources for construction and development and completion of the total project and for the purpose may avail such finance from any authority(s) without any responsibility / liability over the schedule plot and / or the principal.
10. To sign, execute and register sale deed, or sale deeds, agreement or agreements of sale conveyance or conveyances of 70% of the total super built area/residential space along with proportionate impartible undivided share of the schedule property in the event of proposed apartment is erected on schedule property and receive consideration in respect of such agreement / sale and represent us before the concerned registering authority and sign and verify all such agreements of sale, sale deed, conveyance of the land in respect of the super built up area / residential space of the schedule property and admit the executions before the concerned registering authority in our name and on our behalf.
11. To enter into, modify, cancel, alter, draw, approve, present for registration for all agreement of sale deed, conveyance of land in respect of the super built up area / residential space of schedule property and sign all such modifications, cancellations, alterations, deeds / agreements of sale and admit

Debasis Routray 09/12/15

Subhasis Routray 09/12/15

Neelachal Builders (P) Ltd.

Satya Pritya Jayarath 09/12/15
 Managing Director
 Sri Anandrea K. Senevira
 Sri Prasanta K. Marthia



Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 48(g) Fees Paid : A18(iii) & A(1)-53290 ,, User Charges-220 ,Total 53510

Date: 09/12/2015

Signature of Registering Officer

Endorsement under section 52

Presented for registration in the office of the **Sub-Registrar JATANI** between the hours of 10:30 AM and 2:30 PM on the **09/12/2015** by **DEBASIS ROUTRAY** , son/wife of **LATE NIRMAL KUMAR ROUTRAY** , of **AT/PO-BIKASH NAGAR, PS-JATNI, DIST-KHORDHA** , by caste **General** , profession **Service** and finger prints affixed.

Debasis Routray

Signature of Presenter / Date: 09/12/2015

Signature of Registering officer

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
DEBASIS ROUTRAY		 310845979	<i>Debasis Routray</i>	09-Dec-2015

execution of all such documents before the concerned registering authority in our name and on our behalf.

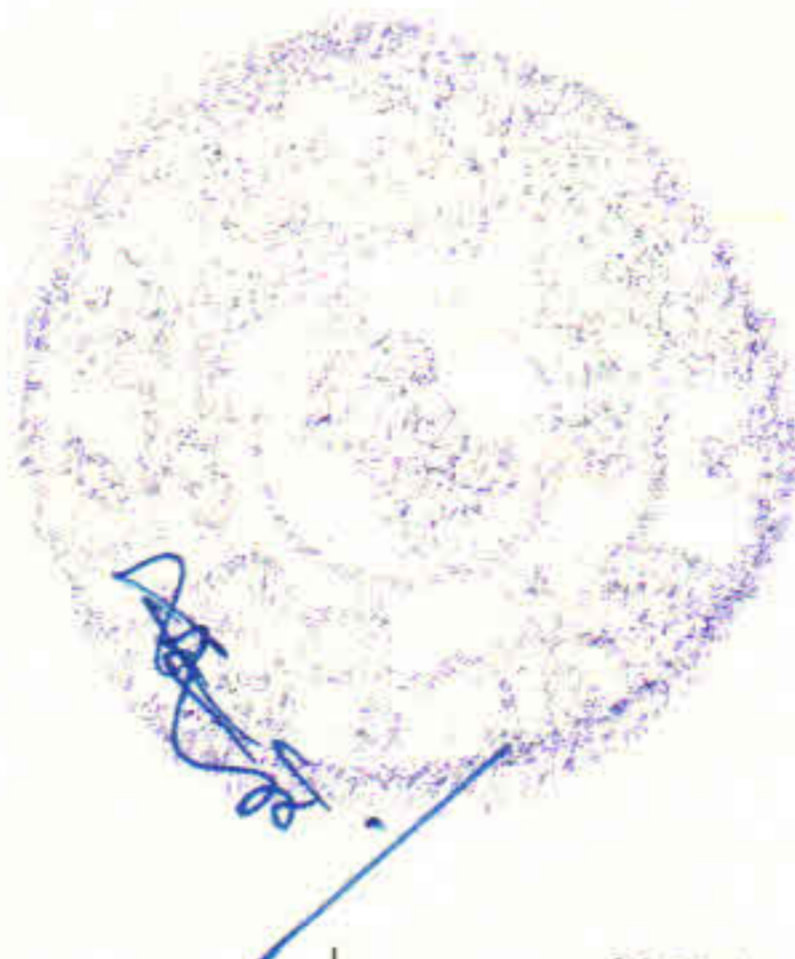
12. To do all acts, deeds, this may be required to implement the said respective agreement with a view to implement the cause of development of the said premises stated and described in the schedule for construction of the building with self contained independent flats in each floor, in our name and on our behalf.
13. That the said attorney holder shall make all payment of fees tax, rents, levy bills, challans to the Govt. and / or other authority and / or authorities or to anybody appointed by the such attorney and further if necessary, shall make objection against any demand or assessment by the Govt. and / or any authority / authorities and in such case the said attorney shall appear before appropriate authority or authorities demand personal hearing , appear and represent us before authorities for hearing.
14. To apply for demarcation and mutation of the said property to the Tahasildar, Jatni, or any other authorities in our name and on our behalf.
15. To receive compensation or any other dues payable to us for the said Property, give receipts and file objection for the purpose.
16. To defend, withdraw and compromise any litigation and dispute if found and arises over the said property.
17. To apply for and obtain certified copies, non encumbrance certificate or any other certificate and documents.
18. As regard to execution of any documents or applications as per this authorization the power of attorney holder can execute the same on behalf of us.

Debasis Routray
09/12/15

Subhasis Routray
09/12/15

Meelachal Builders (P) Ltd.

Satyajit Prasad Jyasingh 09/12/15
Managing Director
Prasanta k. Maitra



SUBHASIS ROUTRAY		 310845981	<i>Subhasis Routray</i>	09-Dec-2015
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SATYA PRIYA JAYASINGH MANAGING DIRECTOR OF MS NEELACHAL BUILDERS PVT.LTD		 240309033	<i>Satya Priya Jayasingh</i>	09-Dec-2015
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Identified by **GYANENDRA KUMAR SENAPATI** Son/Wife of **N/A** of **ADV BBSR** by profession **Advocate**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
GYANENDRA KUMAR SENAPATI		 39977113	<i>Gyanendra Kumar Senapati</i> Adv. BBSR	09-Dec-2015

Date: 09/12/2015

Signature of Registering officer

Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the Sub-Registrar, JATANI

Book Number : 1 || Volume Number : 91

Document Number : 11121504496

For the year : 2015

Seal :

Date: 15/12/2015

Signature of Registering officer

We hereby further agree and declare that all acts, things deeds done law-fully by the said attorney shall be constructed as acts, things and deeds, done by us and we undertake to ratify and confirm all and whatsoever that our said attorney holder hereby given, in pursuant to agreement on dated 09/12/2015 vide notarized agreement no 2088

Debasis Routray 09/12/15
Subhasis Routray 09/12/15

IN WITNESS WHEREOF we, the above named Principals signed this the 09th day of December, 2015 (two thousand fifteen) in presence of following witnesses.

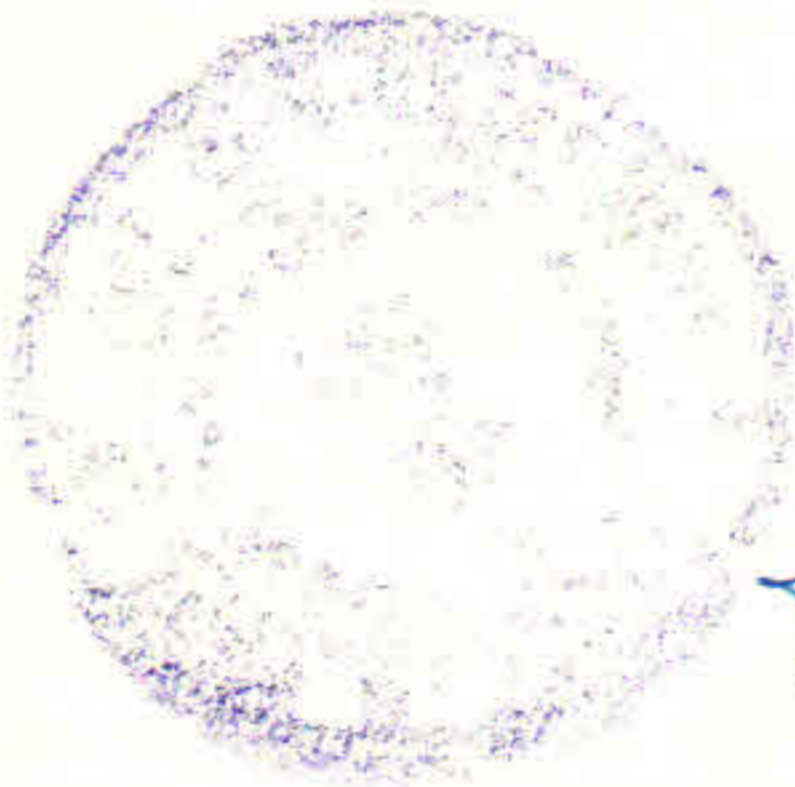
SCHEDULE OF PROPERTY

District – Khordha, P.S. – Jatni, P.S. No.39, Tahasil – Jatni, under the Jurisdiction of Sub-Registrar, Jatni, Mouza – BADANUAGAON, Khata No.147/210 (one hundred forty seven / two hundred ten), Sthitiban, Plot No.38 (thirty eight), Sthitiban, Plot No.495/588 (four hundred ninety five / five hundred eighty eight), area Ac.0.175 (one hundred seventy five) decimals, full plot and Plot No.541/587 (five hundred forty one / five hundred eighty seven), area Ac.0.090 (ninety) decimals, full plot. Total one Mouza, one Khata, two Plots and total area Ac.0.265 (two hundred sixty five) decimals. Kisam – Gharabari, Rent Rs.368.15 paisa.

Neelachal Builders (P) Ltd.
Satya Pritya Jayasingh 09/12/15
Managing Director
Sri. Ganesha Kumar
K. M. Maratha

That, the stamp duty and registration fees in this G.P.A. paid on Rs. 26,50,000/- (Rupees Twenty six lakh fifty thousand) only as per Govt. Bench Mark Valuation.

This is a Computer Generated Certificate



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WITNESSES

1. Gyanendra Kumar Senapati
Adv, BBR
L.No - 1203/15

Debasis Routray
09/12/15

Subhasis Routray
09/12/15

EXECUTANTS/PRINCIPALS

Neelachal Builders (P) Ltd.

Satya Priya Jayasinh

Managing Director 09/12/15

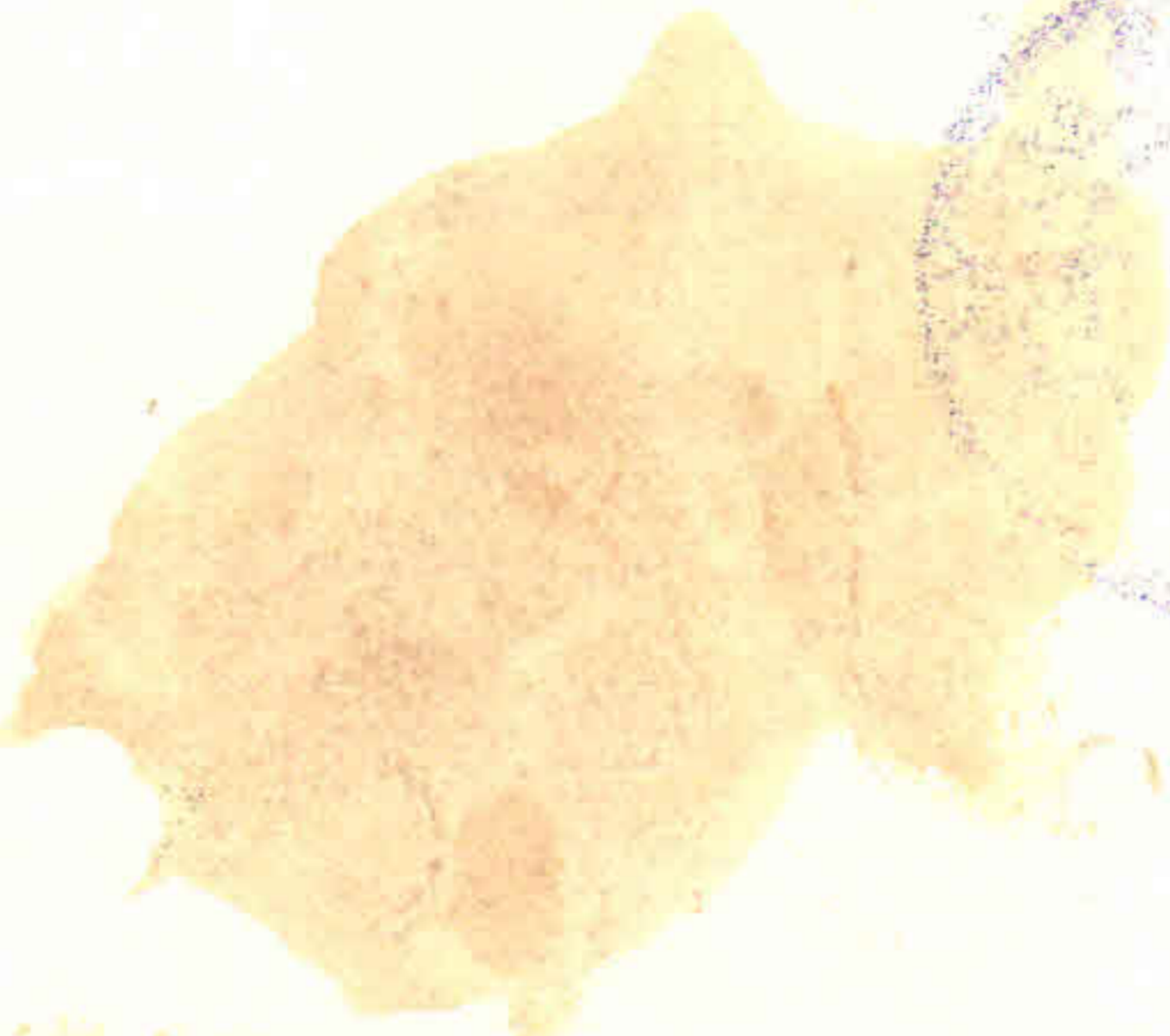
2. Prasanta Kumar Marthia,
s/o. Jambeswar Marthia.
At. Padhan Sahi
PO. Panchagaon
Dist - Khurda
P. S. Airfield

ATTORNEY HOLDER

Prepared by me

Bharat M. Panigrahi
9/12/15
Dr. Jorjorani
B. Dehij
Pan at d. 12/12

Rajanikanta Samantaray
Advocate



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e-Registration ID No...1121504614
e-Registration Doct. No...1121504496
Book No. 2
Date 9.12.2015 and year 2015

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9.12.2015
REGISTRAR
JATNI



(Original)

Sub-Registrar, JATANI

Receipt For Franking

(See Para-2 of Circular No. XVII-155/93(Pt) 2722 dt.20-8-99 of the I.G.R. Odisha, Cuttack)

Date: 09-Dec-2015

Franking Application No. FR1121501688

Received Rs. 132500 (Rupees One lakh thirty-two thousand five hundred rupees only) in cash from Sri DEBASIS ROUTARAY towards franking of stamp duty on (Non-Judicial) in accordance with circular No. 2447/XVII/155/93 dt.2-8-99 of the Member, Board of Revenue & Chief Controlling Revenue Authority, Odisha, Cuttack.

Proper Officer
Sub-Registrar
JATANI



(Duplicate)

Sub-Registrar, JATANI

Receipt For Franking

(See Para-2 of Circular No. XVII-155/93(Pt) 2722 dt.20-8-99 of the I.G.R. Odisha, Cuttack)

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Proper Officer
Sub-Registrar
JATANI



(Triplicate)

Sub-Registrar, JATANI

Receipt For Franking

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Proper Officer
Sub-Registrar
JATANI

Print

Back



Valuation Report

Application No- **1121504614**Registration Office- **JATANI**

DEED DETAILS						
Application Type- POA WITH POSSESSION			Status- Pending for Fee collection			
Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1121504614	09-DEC-15	09-DEC-15	1	8		

FEE DETAILS (In .)			
Stamp Duty :	132500	Registration Fee :	0
Consideration Amount :	2650000	A18(iii) & A(1):	53250
Benchmark Value :	0	Incidental Fee Details	
		User Charges :	220

FIRST PARTY DETAILS											
Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
DEBASIS ROUTRAY	FATHER	LATE NIRMAL KUMAR ROUTRAY	MALE	50	Service	General	PRINCIPAL/SELF	YES	YES	AT/PO-BIKASH NAGAR, PS-JATNI, DIST-KHORDHA	
SUBHASIS ROUTRAY	FATHER	LATE NIRMALA KUMAR ROUTRAY	MALE	43	Service	General	PRINCIPAL/SELF	NO	YES	AT/PO-BIKASH NAGAR, PS-JATNI, DIST-KHORDHA	

SECOND PARTY DETAILS											
Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
SATYA PRIYA JAYASINGH MANAGING DIRECTOR OF MS NEELACHAL BUILDERS PVT.LTD				37		GENERAL	ATTORNEY/INSTITUTION			PLOTNO-N3/183, I R C VILLAGE, NAYAPALLI, BBSR, DIST-KHORHDA	
Representative Name			Institution Name				Representative Address			Representative Designation	
SATYA PRIYA JAYASINGH MANAGING DIRECTOR OF MS NEELACHAL BUILDERS PVT.LTD			MS NEELACHAL BUILDERS PVT.LTD				PLOTNO-N3/183, I R C VILLAGE, NAYAPALLI, BBSR, DIST-KHORHDA			MANAGING DIRECTOR	

IDENTIFIER DETAILS							
Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof	
GYANENDRA KUMAR SENAPATI		ADV BBSR	MALE	0	Advocate	0	

PROPERTY DETAILS								
District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	BADANUAGON-39	147/210	541/587	0.09 Acre (90Decimal)	GHAR BARI	0	Not Available	Not Available
Property Transaction Details								
East	West	North	South	POWER AREA A0.090DECS FULL PLOT, TOTAL ONE MOUZA, ONE KHATA, TWO PLOTS, TOTAL POWER AREA A0.265DECS, ANNUAL RENT RS 368.15PS				
NM	NM	NM	NM					
KHURDA	BADANUAGON-39	147/210	495/588	0.175 Acre (175Decimal)	GHAR BARI	0	Not Available	Not Available
Property Transaction Details								
East	West	North	South	POWER AREA A0.175DECS FULL PLOT.				
NM	NM	NM	NM					

The total transacted area is:0.265 acre(s).

APPLICATION ID CREATED BY : MEHMOOD MOHAMMAD
DOCUMENT ENTERED BY : MEHMOOD MOHAMMAD

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