



M. M. ENGINEERS & CONSULTANTS

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Project Planning ★ Computer Aided Structural & Architectural Designing ★ Surveying ★ Valuing ★ Industrial Designing
★ Construction ★ Soil Testing & Overall Supervision ★

Ref.....

Date: 12-12-2022

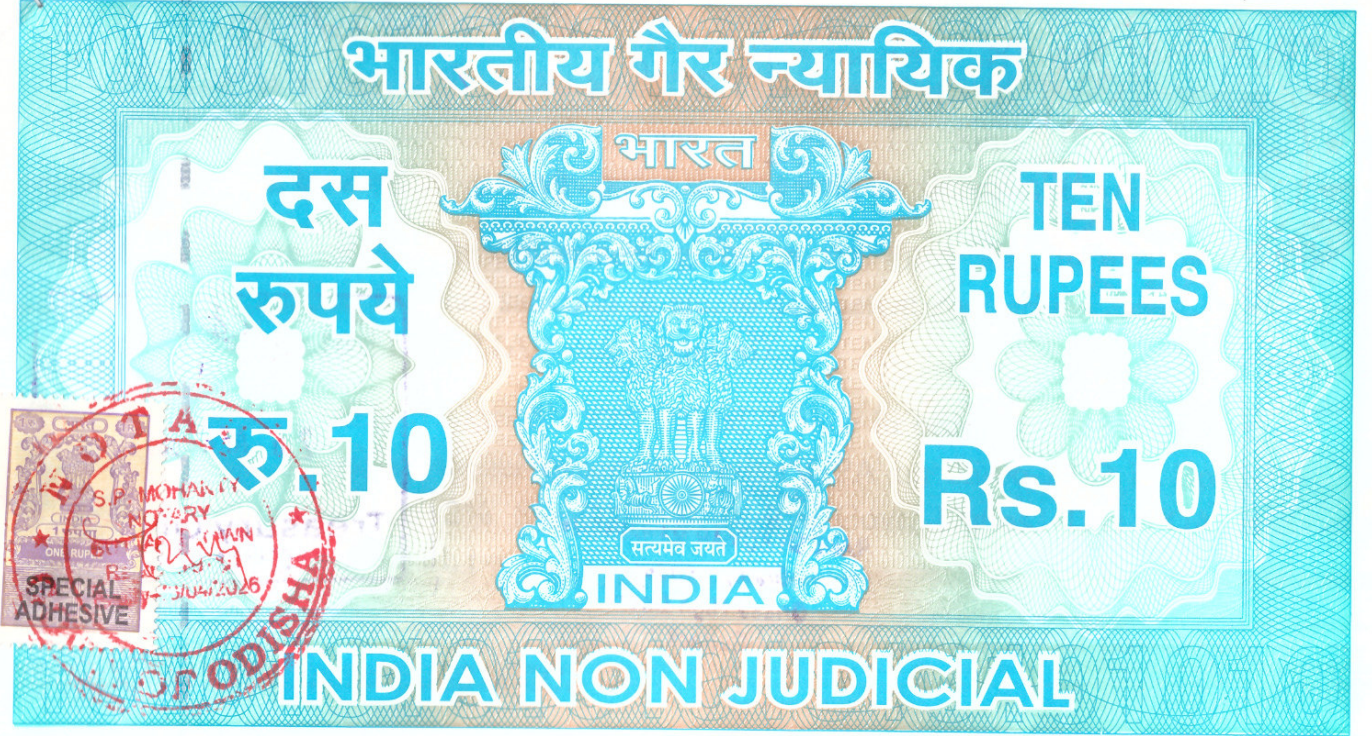
CLARIFICATION ON EXECUTION OF 2nos of General Power of attorney for same plots and area

- Reasons for uploading two numbers of GPA bearing No.4759 dtd.21-10-2014 & 0117 dtd.05-01/2022 in which RT Meneka Behera delegated her power to MM Engineers & Consultants-represented by the partner Upendranath Sutar.
- That the 1st GPA was executed between the RT Meneka Behera & MM Engineers & Consultants on 21-10-2014 for the plot Nos 85, 85/3455, 84, 84/3454 in mouza unit no-7, NORTH Tulasipur, Cuttack. This GPA was registered before sub-register Cuttack in Book IV form (POA without possession), by depositing one hundred Rupees only for Stamp duty.
- As per the empowerment given in the GPA dtd.21-10-2014 the Promoter applied for plan sanction & etc. to competent Authorities & got Plan sanctioned on 16-11-2022 (Although delayed).
- In the mean time, Stamp Act got revised. Hence in order to get power with possession, the Land owner executed another GPA on 05-06-2022 in Book-1 form by depositing 2% Stamp Duty & 2% Govt. Duties. This POA is registered deed one with possession.
- As the first executed GPA was done in BOOK IV form without possession, hence it was not reflected in EC.
- Further it is to clarify that the sanction of plan & all NOCs from Competent Authorities were issued to the promoter, by virtue of this 1st GPA on the same Plots & same area and terms & condition in both the GPA are same except 2nd one with the possession, **HENCE** 1st GPA need not to be cancelled.
- In other hand, if the 1st GPA was cancelled, then all the sanction plan & NOCs issued from Competent Authorities would have got infructuated.
- Therefore the 2nd GPA forms the part of 1st GPA which is still in force & rectified Notary registered development agreement done on 05.01.2022 along with 1st development/Agreement executed on 21.10.2014 may be considered as single entity
- Affidavit in this regard is submitted (uploaded) herewith.

(In the additional document sagement)

M M Engineers & Consultants
Upendra Nath Sutar
Partner

AFFIDAVIT



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AFFIDAVIT

I, Shri Upendra Nath Sutar, aged- 45, S/O- Late Indramani Sutar, Village-Sheltarichhak, P.O-Tulasipur, Dist -Cuttack, Partner of MM Engineers & Consultants, having office at 2nd Floor, Sumitra Plaza, Badambadi, Cuttack-12, the power of attorney holder of 1.Menaka Behera, do hereby solemnly affirm as follows:

That, We have obtained a patch land by way of power attorney from Smt.Menaka Behera , &of Village-Bidanasi, P.S-Bidanasi, Dist-Cuttack, measuring an area of Acs-0.396 dec for consideration of Rs. _____/- (Rupees _____) Vide deed No-40391404759, dated-21-10-2014, the details of which are given in the schedule below:

That the reasons for uploading two numbers of GPA bearing No.4759 dtd.21-10-2014 & 0117 dtd.05-01/2022 in which RT Meneka Behera delegated her power to MM Engineers & Consultants-represented by the partner Upendranath Sutar is as follows.


That the 1st GPA was executed between the RT Meneka Behera & MM Engineers & Consultants on 21-10-2014 for the plot Nos 85, 85/3455, 84,


MM Engineers & Consultants
Upendra Nath Sutar
Partner

No - 8101 of - 22-6-2022 Prof. S.P. Mahapatra
Min. Enm - Ccutack

Sanku An

Mandary


RAMESH KUMAR MAHAPATRA
Stamp Vender
Orissa High Court
Cuttack


26 APR 2022
Treasury Officer,
Cuttack

84/3454 in mouza unit no-7, NORTH Tulasipur, Cuttack. This GPA was registered before sub-register Cuttack in Book IV form (POA without possession), by depositing one hundred Rupees only for Stamp duty.

That the As per the empowerment given in the GPA dtd.21-10-2014 the Promoter applied for plan sanction & etc. to competent Authorities & got Plan sanctioned on 16-11-2022 (Although delayed).

That the mean time, Stamp Act got revised. Hence in order to get power with possession, the Land owner executed another GPA on 05-06-2022 in Book-1 form by depositing 2% Stamp Duty & 2% Govt. Duties. This POA is registered deed one with possession.

That the first executed GPA was done in BOOK IV form without possession, hence it was not reflected in EC.

That the further it is to clarify that the sanction of plan & all NOCs from Competent Authorities were issued to the promoter, by virtue of this 1st GPA on the same Plots & same area and terms & condition in both the GPA are same except 2nd one with the possession, **HENCE 1st GPA need not to be cancelled.**

That the in other hand, if the 1st GPA was cancelled, then all the sanction plan & NOCs issued from Competent Authorities would have got infructuated.

That the therefore the 2nd GPA forms the part of 1st GPA which is still in force & rectified registered development agreement done on 05.01.2022 along with 1st Development agreement dtd. 21.10.2014 for development of the project is a single document.

M M Engineers & Consultants

Upendra Nath Senter
Partner

Deponent

BEFORE ME

S.P. MOHANTY
NOTARY PUBLIC
CUTTACK TOWN
REGD. N. 01/01
EXPIRY: 23.04.2026

