

1082006544



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD01177821727574S
Certificate Issued Date : 28-Aug-2020 03:25 PM
Account Reference : SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0101523401564706S
Purchased by : MS OMMBASTU BUILDCON PVT LTD MD BIJAY KU PATRA
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA-BANGUARI
Consideration Price (Rs.) : 15,72,000
(FifteenLakh Seventy Two Thousand only)
First Party : SMT ANJANA GURU
Second Party : MS OMMBASTU BUILDCON PVT LTD MD BIJAY KU PATRA
Stamp Duty Paid By : MS OMMBASTU BUILDCON PVT LTD MD BIJAY KU PATRA
Stamp Duty Amount(Rs.) : 78,700
(Seventy Eight Thousand Seven Hundred only)



.....Please write or type below this line.....

Anjana Guru

OMMBASTU BUILDCON PVT. LTD.
BiJay Kumar Patra
Managing Director

RS 0002537736

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



hijay kumar Patra

SIGNATURE OF PURCHASER



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INNO 01177 82122045

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24/12/2020



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Hijay Kumar Patra

୨୪ M
Anjana Guru

Handwritten signature/initials.

Anjana Guru

OMMBASTU BUILDCON PVT. LTD.

Hijay Kumar Patra

Managing Director 2.9.20

15,72,000/-

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT

that I, SMT. ANJANA GURU, aged about 62 years, W/o. Sarat Chandra Guru, by caste - Brahmin, by profession - Housewife, resident of At. - Gurupada, P.O./District - Sambalpur (Odisha), PIN - 768001, having PAN - C.GPPG6741F, Aadhaar No.3767 8046 1110, Mobile No.9437758450 (hereinafter called the "PRINCIPAL") do hereby constitute, nominate and

Anjana Mishra
Babbarji Senan Sarangi



Handwritten signature in green ink.

appoint M/S. OMMBASTU BUILDCON PVT. LTD., a company incorporated under the Companies Act, 2013 having its registered office at Plot No.N5/170, I.R.C. Village, P.O. – I.R.C. Village, P.S. – Nayapalli, Bhubaneswar, District – Khurda (Odisha), having PAN – AADCO1672Q, represented by its Managing Director SRI BIJAY KUMAR PATRA, aged about 53 years, S/o. Late Satrugna Patra, by caste – Khandayat, by profession – Business, Aadhaar No.3869 7407 2340, Mobile No.9437034622 (herein after called the Attorney Holder) as my true and lawful Attorney in my name and on my behalf.

Anjana Gupta

OMMBASTU BUILDCON PVT. LTD.

Bijay Kumar Patra

Managing Director 2.9.20

WHEREAS I, the above named principal, am absolute owner of the property mentioned in the schedule below, which stands recorded in my name as per Record of Rights finally published vide Mutation Case No.4728/11 and I am in peaceful possession over the same without any dispute.

AND WHEREAS, I, am unable to look after the said property and do the following Acts, deeds and things. Hence I, execute this General Power of Attorney in favour of the Attorney Holder to do the same in my name and on my behalf.

Ajanta Mishra

Batsaji Sonkar Saran



Se

1. To apply for demarcation and mutation of the said property to the Tahasildar, Bhubaneswar, or any other authorities in my name and on my behalf.
2. To advertise and negotiate to sell 62% of the total super built up area of the apartment to be construction over the schedule property, receive advance consideration money from the intending purchasers, execute agreements for the purpose.
3. To sell 62% of the total super built up area of the apartment along with proportionate impartible undivided share in the land in event of proposed apartment is erected on the schedule property, purchase stamp papers, sign and execute sale deed or any other deed of conveyance, deed of rectification, deed of cancellation, agreements etc. present the same and appear before the registering authority for registration and admit execution thereof in my name and on my behalf.
4. To receive consideration money from the purchasers and endorse receipts and deliver possession of the said property in their favour.
5. To deposit necessary fees, taxes, rents and charges in the concerned departments relating to the said property and obtain receipts thereof.
6. To receive compensation or any other dues payable to me for the said Property, give receipts and file objection for the purpose.
7. To take electric, water and telephone connections to the said premises, execute agreements for the purpose
8. To give consent to any sale deed or any other deeds and documents admit the same before the concerned authorities, .

Arijana Ghose -

OMMBASTU BUILDCON PVT. LTD.

Kesavan Patro
Managing Director 2-9-20

Ajanta Mishra

Babaji Sankar Saran



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)-31730 ,, User Charges-250 ,Total 31980

Date: 02-09-2020

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **District Sub-Registrar KHURDA(BBSR)** between the hours of 10:00 AM and 1:30 PM on the **02-09-2020** by **ANJANA GURU** , son/daughter/wife of **SARAT CHANDRA GURU** , of **AT-GURUPADA,PO/DISTRICT-SAMBALPUR** , by caste **General** , profession ଶିଳ୍ପ and finger prints affixed.

Anjana GURU



Signature of Presenter / Date: 02-09-2020

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
ANJANA GURU		 313886851	Anjana GURU	02-Sep-2020
MS OMMBASTU BUILDCON PVT LTD REPRESENTED BY MD BIJAY KUMAR PATRA		 242279794	MS OMMBASTU	02-Sep-2020

Identified by **BABAJI SANKAR SARANGI** Son/Wife of **N/A** of **SAME PLACE** by profession ଶିଳ୍ପ

9. To let out and give on lease, receive rent from the tenant/lessee, execute agreements/lease deed and evict such tenant/lessee, .
10. To appoint Advocate, Moharir, Agents etc. sign Vakalatnama, Petitions, written statements, give oral and written evidence, file suits, revisions and appeal in all courts and offices .
11. To defend, withdraw and compromise any litigation and dispute if found and arises over the said property.
12. To apply for and obtain certified copies, non encumbrance certificate or any other certificate and documents.
13. To apply for approval of lay-out and building Plan to B.D.A./B.M.C. or any other concerned authority, swear affidavits for the purpose and obtained approved plan.
14. To make gift any part of the said property in favour of B.D.A. or Municipal Corporation or any other concerned authority for road purpose if necessary.
15. To develop the said land, construct boundary walls and buildings and any other structures over the said property if necessary.

AND to do all other acts, deeds and things which will be required from time to time for the said property in my name and on my behalf.

Contd.....5



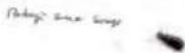
✓ Ajjara Guleri

OMMBASTU BUILDCON PVT. LTD.

Shriy Kumar Patra
Managing Director 2.9.20

Ajanda Mish

Prabaji Sunkar Suroop

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BABAJI SANKAR SARANGI		 41570801		02-Sep-2020

Date: 02-09-2020

Signature of Registering officer **Endorsement of certificate of registration under section 60**

Registered and true copy filed in : Office of the District Sub-Registrar, KHURDA(BBSR)

Book Number : 1 || Volume Number : 126

Document Number : 11082006263

For the year : 2020

Seal :

Date: 02-09-2020

Signature of Registering officer 

- 5 -

I, undertake to ratify and confirm all acts, deeds and things which will be done and executed by my attorney holder by virtue of this General Power of Attorney. *in pursuant to agreement dated 02.09.2020.*

IN WITNESS WHEREOF I, the above named Principal signed this the 02~~nd~~ day of Sept, 2020 (two thousand twenty) in presence of following witnesses.

SCHEDULE OF PROPERTY

District – Khurda, P.S. – Baliana, P.S. No.3, Tahasil – Bhubaneswar, under the Jurisdiction of District Sub-Registrar, Khurda at Bhubaneswar. Mouza – BANGUARI, Khata No.330/267 (three hundred thirty / two hundred sixty seven), Sthitiban, Plot No.272/1035 (two hundred seventy two / one thousand thirty five),Kisam – Gharabari, area Ac.0.060 (sixty) decimals, full plot. Rent Rs.2.00 paisa.

✓ Anjana Gutta

OMMBASTU BUILDCON PVT. LTD.

Pradyuman Patra
Managing Director 2-9-20

Ananda Mishra
Babaji Senkan Sorensen

Contd.....6



[Handwritten signature]

That, the stamp duty and registration fees in this G.P.A. paid on Rs.15,72,000/- (Rupees fifteen lakhs seventy two thousand) only as per Govt. Bench Mark Valuation.

WITNESSES

1. Anjana Mishra
W/o Atanu Prakash
20, Sahid Nagar
Bhubaneswar

Anjana Gurun

2-9-20

EXECUTANT/PRINCIPAL

2. Babaji Sankar Sarmah
S/o - V Dhanraj Sarmah
A2/101 - Jayajit
P.O. Beldi
Dist - Khurda

OMMBASTU BUILDCON PVT. LTD.

Ajay Kumar Patra

Managing Director

2-9-20

ATTORNEY HOLDER

Prepared by me.

(Signature)
(12/11/20)



AO. 060 NR
2,61,50,000/-
26,150/-
RCC



REGISTERED & TRUE
FILED IN
BOOK NO.
Volume No.
Page No.
Serial No.
for the year 2020
1082006544
Registered

DI 22 A 20

Valuation ReportApplication No- **1082006544**Registration Office- **KHURDA(BBSR)****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
1082006544	02-SEP-20	02-SEP-20	1	10		

FEE DETAILS (In ₹.)

Stamp Duty : 78600
 Consideration Amount : 1572000
 Benchmark Value : 0

Registration Fee : 0
 A18(iii) & A(1): 31690
 Incidental Fee Details
 User Charges : 750

STAMP E-STAMP FRANKING

CASH CHEQUE DD POS
 NEFT RTGS IMPS IFMS

CASH CHEQUE DD CHALLAN POS
 NEFT RTGS IMPS IFMS

FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
ANJANA GURU	HUSBAND	SARAT CHANDRA GURU	FEMALE	62	HOUSE WIFE	General	PRINCIPAL/SELF	YES	YES	AT-GURUPADA,PO/DISTRICT SAMBALPUR,

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
MS OMMBASTU BUILDCON PVT LTD REPRESENTED BY MD BIJAY KUMAR PATRA				53	GENERAL ATTORNEY/INSTITUTION					AT-PLOT NO N5/170,IRC VILLAGE,PO-IRC VILLAGI,PS-NAYAPALLI,BHUBANESWAR,DIST KHURDA

Representative Name

Institution Name

Representative Address

Representative Designation

MS OMMBASTU BUILDCON PVT LTD REPRESENTED BY MD BIJAY KUMAR PATRA

MS OMMBASTU BUILDCON PVT LTD

AT-PLOT NO N5/170,IRC VILLAGE,PO-IRC VILLAGE,PS-NAYAPALLI,BHUBANESWAR,DIST-KHURDA

MANAGING DIRECTOR

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
BABAJI SANKAR SARANGI		SAME PLACE	MALE	0	Others	0

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	BANGUARI-3	330/267	272/1035	0.06 Acre (60Decimal)	GHRABARI	0	Not Available	Not Available
East	West	North	South	Property Transaction Details				
NM	NM	NM	NM	POWER AREA AC0.060 D/C FULL PLOT				

The total transacted area is:0.06 acre(s).

APPLICATION ID CREATED BY : PRAKASH RANJAN ACHARYA
 DOCUMENT ENTERED BY : RASMI RANJAN MALLIK

