



RECEIPT UNDER SECTION 52 CLAUSE (B) (Triplicate)

Registration Office : KHURDA(BBSR)

Year : 2019

Application id: 1081906476

Book No : 1

Executant Name

ASWINI KUMAR MOHAPATRA

Presenter Name

ASWINI KUMAR MOHAPATRA

Claimant Name

SANJIB BISWAL PROPRIETOR OF SR
CONSTRUCTIONS

Total Registration Fees Paid :

A18(iii) & A(1) :

₹151740

Incidental Fee Details

₹151450

User Charges :

₹250

Expected date of return of document :

24-May-2019

Date: 24-May-2019

Signature of the Registering Officer

Date: *Aswini Kumar Mohapatra*
Signature of the Receiver

Terms & Conditions :

- The Presenter should deposit this receipt duly signed by him.
- Documents other than WILL will be destroyed if not received within 2 years.
- If the document refused for registration, the registration fee shall be returned.

Back

1081906476



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD00538576570953R
Certificate Issued Date : 24-May-2019 12:14 PM
Account Reference : SHCIL (FI)/ odshcil01/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0100652699301569R
Purchased by : SR CONSTRUCTIONS PROP SANJIB BISWAL
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA-SATYA NAGAR ,KHATA-303/55,PLOT-280/1251,AC0.056
DEC,KISAM-GHARABARI-2
Consideration Price (Rs.) : 75,60,000
(Seventy Five Lakh Sixty Thousand only)
First Party : ASWINI KUMAR MOHAPATRA
Second Party : SR CONSTRUCTIONS PROP SANJIB BISWAL
Stamp Duty Paid By : SR CONSTRUCTIONS PROP SANJIB BISWAL
Stamp Duty Amount(Rs.) : 3,78,100
(Three Lakh Seventy Eight Thousand One Hundred only)



-----Please write or type below this line-----

- Aswini Kumar Mohapatra
SR Constructions
Sanjib Biswal.
Proprietor

SR 0002501863

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.

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ASWINI KUMAR MOHAPATRA
24.5.19



Aswini Kumar Mohapatra

Aswini Kumar Mohapatra
By

Sanjib Biswal
By

SR Constructions
Sanjib Biswal
Proprietor 24.5.19

75,60,000/-

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT that I, SRI ASWINI KUMAR MOHAPATRA, aged about 59 years, S/o. Upendra Mohapatra, by caste - Brahmin, by profession - Business, resident of Kazi Bazar, Cuttack Town, P.S. - Lalbag, District - Cuttack (Odisha), PIN- 753001, having PAN - ACSPM3687R, Mobile No.9437028075 (hereinafter called the "PRINCIPAL") do

Contd.....2

Ratnapriya Nanda

Rajeshwari Biswal

els

hereby constitute, nominate and appoint SR CONSTRUCTIONS, a proprietorship firm, having its office at 98, Satya Nagar, Bhubaneswar, District – Khurda (Odisha), PIN – 751007, represented by its proprietor SRI SANJIB BISWAL, aged about 46 years, S/o. Goura Chandra Biswal, by caste – Khandayat, by profession – Business, Mobile No.9437026400 (herein after called the Attorney Holder) as my true and lawful Attorney in my name and on my behalf.

WHEREAS, I, the above named principal, am absolute owner of the property mentioned in the schedule below, having purchased the same from Velji Shivji and Dhiraj Kumar Shivji, vide Regd. Sale Deed No.6479, dated 06.07.1987 registered in the office of District Sub-Registrar, Bhubaneswar and have got the said property mutated/recorded in my name in the Govt. Records (Tahasildar, Bhubaneswar) vide Mutation Case No.4468/90 and obtained “PATTA” (Record of Rights) thereof and I am in peaceful possession over the same without any dispute

AND WHEREAS, I, am unable to look after the said property and with an intention to construct a multistoried building thereof 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.

Aswini Kamin Mahapatra

Ratnapriya Nanda

SR Constructions

Sanjib Biswal
Proprietor

Rajaharini Biswal



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)-151490 ,, User Charges-250 ,Total 151740

Date: 24/05/2019


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 10:30 AM and 2:30 PM on the **24/05/2019** by **ASWINI KUMAR MOHAPATRA**, son/daughter/wife of **UPENDRA MOHAPATRA**, of **AT- KAZI BAZAR, CUTTACK TOWN, PS- LALBAG, DIST- CUTTACK**, by caste **General**, profession **Business** and finger prints affixed.






Signature of Presenter / Date: 24/05/2019


Signature of Registering officer.



Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
ASWINI KUMAR MOHAPATRA		 313157043		24-May-2019
SANJIB BISWAL PROPRIETOR OF SR CONSTRUCTIONS				24-May-2019

1. To manage administrate landed property as mentioned in the scheduled below for and on my behalf.
2. 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 my name and on my behalf.
3. The said attorney holder shall nominate, select and appoint draftsman, engineers, Architects, Contractors, Labour Contractors, masons, Labour and for any other person or 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 me and shall accept the receipts thereof.
4. 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 my name and on my behalf.
5. That the said attorney holder shall represent on my behalf before B.D.A., Municipal Authorities, fire brigade, P.H.D., Electricity Board, Development authorities, Police and other public institutions, Govt. Deptts. And Semi-Govt. Deptts./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,

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SR Constructions

Sajid Bawal
Proprietor

Ratnapriya Nanda

Rajshami Biswal

25/05/2019
 11081906114



Identified by **J ACHARAYA** Son/Wife of **N/A** of **ADV BBSR** by profession **Advocate**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
J ACHARAYA				24-May-2019
		41170787		

Date: 24/05/2019

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 : 121

Document Number : 11081906114

For the year : 2019

Seal :

Date: 25/05/2019



Signature of Registering officer

Signature of Registering officer

Print

deeds and things as may be necessary for the said purpose and in the said connection in my name and on my behalf.

6. To apply for and obtain quotas and to procure cement, steel, bricks and other building materials which may be required for development and construction over the said scheduled premises/land as our authorised representative and sign all papers for the said purpose in his own name as my constituent attorney and to represent me before all authorities for the said purpose in my name and on my behalf.
7. To negotiate with the intending buyers over 50% in the said apartment (except 50% share of the owner) 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 my schedule property of building thereof.
8. To raise project loan by way of mortgaging 50% of the scheduled property / super built up area (except 50% share of the owner).
9. To sign, execute and register sale deed, or sale deeds, agreement or agreements of sale conveyance or conveyances of 50% of the total super built up area of the apartment along with proportionate impartible undivided share in the land of the schedule property (except 50% share of the owner) in event of proposed apartment is erected on schedule property and receive consideration in respect of such agreement / sale and represent me before the registering authority, Bhubaneswar 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 registering authority Bhubaneswar in my name and on my behalf.

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Asmita Kumar Mishra

SR Constructions

Sourabh Biswal
Proprietor

Ratnapriya Mondal

Rajshankari Biswal

10. 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 execution of all such documents before registering authority, Bhubaneswar in my name and on my behalf.
11. To do all acts, deeds, which 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 my name and on my behalf.
12. 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 me before authorities for hearing.
13. To defend, withdraw and compromise any litigation and dispute if found and arises over the said property.
14. To apply for and obtain certified copies, non encumbrance certificate or any other certificate and documents.
15. 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

Asmita Kumar Mishra

Ratnapriya Nanda

SR Constructions

Sourabh Biswal
Proprietor

Rajacharini Biswal

16. 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 me.

I 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 me and I undertake to ratify and confirm all and whatsoever that my said attorney holder hereby given, in pursuant to agreement dated 24.5.2019

IN WITNESS WHEREOF I, the above named Principal signed this the 24th day of May, 2019 (two thousand nineteen) in presence of following witnesses.

SCHEDULE OF PROPERTY

District – Khurda, P.S. – New Capital, Hal P.S. – Kharavel Nagar, P.S. No.47, Tahasil – Bhubaneswar, under the Jurisdiction of District Sub-Registrar, Khurda at Bhubaneswar. Mouza – BHUBANESWAR SAHAR, UNIT NO.10, SATYA NAGAR, Khata No.303/55 (three hundred three / fifty five), Sthitiban, Plot No.280/1251 (two hundred eighty / one thousand two hundred fifty one), Kisam – Gharabari-II, area Ac.0.056 decimals (fifty six decimals), full plot. Rent Rs.31.50 paisa.

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Aspiri from 16/5/19

SR Constructions

Sagajib Biswal
Proprietor

Ratnapriya Nanda

Rajaharini Biswal

That, the stamp duty and registration fees in this G.P.A. paid on Rs.75,60,000/- (Rupees seventy five lakhs sixty thousand) only as per Govt. Bench Mark Valuation.

WITNESSES

w/o 1. Ratnapriya Nanda
Aswini Ku. Mohapatra
Kazi Bazar
Cuttack 753001

Aswini Ku. Mohapatra
24.5.19
EXECUTANT/PRINCIPAL

2. Rajahanni Biswal
w/o - Sanjib Biswal
98. Satya Nagar
Bhubaneswar
Pin- 751007

SR Constructions

Sanjib Biswal.
Proprietor 24.5.19

ATTORNEY HOLDER

Prepared by me.

Basant Kumar Mohapatra
DWJL No - 7/99
DSR Office, Khudha
Bhub



SR Constructions

Proprietor

REGISTERED & TRUE COPY FILED IN

BOOK NO.
Volume No.
Pages to
Serial No.
for the year 2019.

1087906476

Registering Officer

DT 24.5.19

13.50,00,000/-
1350000/-
per sq.

