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सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD01744537951783T
Certificate Issued Date : 01-Mar-2021 04:57 PM
Account Reference : NONACC (IV)/ od5006203/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODOD500620302338788365658T
Purchased by : BHOOMI SANRACHNA CREATION PVT LTD
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA-DUMUDUMA
Consideration Price (Rs.) : 21,60,000
(Twenty One Lakh Sixty Thousand only)
First Party : MATLUB HOSSAIN KHAN
Second Party : BHOOMI SANRACHNA CREATION PVT LTD
Stamp Duty Paid By : BHOOMI SANRACHNA CREATION PVT LTD
Stamp Duty Amount(Rs.) : 1,08,100
(One Lakh Eight Thousand One Hundred only)



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

Matlub Hossain Khan

BHOOMI SANRACHNA CREATION PVT. LTD.

[Signature]

Managing Director

LB0012832473

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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.

SHIL

Estamping Authorised Collection Centre

Sagarika Das

Sagarika Das, Bhubaneswar

BHOOMI SANRACHNA CREATION PVT. LTD.



Managing Director

Signature of the Purchaser

ETI 585200

9/3/2021 Com. San. (S. Sarangi)
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Yes
07.03
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Matlub Hossain Khan
01-03-2021

BHOOMI SANRACHNA CREATION PVT. LTD.

Managing Director
01-03-2021

43740



Matlub Hossain Khan

Rakesh Samal

72

POWER OF ATTORNEY

Know all men by these presents that I,

MATLUB HOSSAIN KHAN aged about 54 years, son of Younus Khan, having Aadhar No.6194 0916 2146; resident of Shankarpur, PO.: Purana Bazar, PS : Bhadrak, Dist- Bhadrak (Odisha) PIN-756100; by profession: Business, by caste: Muslim, Mobile No.9937779787; hereinafter referred to and called as the Executant /Principal which expression shall include his legal heirs, successors, executors, administrators and assigns.

Prayusha Rajan Das
Prasanna Kumar Das

Matlub Hossain Khan



Matlub Hossain Khan



Hand
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Sr. Tahaseer Afi

S/o Late SA. Mahmood Afi

AE:- Shanwer Pur.

POPS Bhandra
Dist. Bhandra



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3800 of 94
Act 40 & 05

410 0400
2-10-05
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certified by

by Matlub
Hossain Khan

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hand

Signature

WHEREAS the principal / executant hereby declare that the land in question has been purchased by executant from Mr. Premananda Ray son of Late Srinath Samal vide RSD No.3566 dated 27/04/2007 executed before Sub Registrar Khandagir. And after purchasing the same the executant has mutated his purchased area vide mutation case No.18577/17 and also converted the same from agricultural to homestead vide OLR 8(A) Case No.968/19 and accordingly concerned Tahasildar have issued correction ROR in his name. Since the date of purchase the executant, was/is possessing the schedule property having every right, title and interest thereover.

The executant has also entered into a concluded land development agreement on dated 01/03/2021 with **BHOOMI SANRACHNA CREATION PVT. LTD** PAN No- AAECB5915C a registered company under companies act-1956, having it's office at Flat No.A/201 Satyam Tower, Bomikhal, P.S.: Laxmisagar, Bhubaneswar, Dist.-Khurda (Odisha), duly represented by it's Managing Director **RAKESH SAMAL** aged about 45 years, son of Late Jogesh Chandra Samal, conferring all right and authority upon the builder company to erect and construct a residential apartment complex comprising of several independent floors & flats therein as per the building plan to be sanctioned and approved by Bhubaneswar Development Authority/Bhubaneswar Municipal Corporation basing upon certain terms, conditions and covenants as spelt out in the said agreement executed interse between the parties.

Hence, the executant do hereby nominate, appoint and constitute **BHOOMI SANRACHNA CREATION PVT. LTD** having its office at Flat No.A/201 Satyam Tower, Bomikhal, P.S.: Laxmisagar, Bhubaneswar, Dist.- Khurda (Odisha), PAN : AAECB5915C; represented through its Managing Director **RAKESH SAMAL** aged about 45 years, son of Late Jogesh Chandra Samal; by Profession : Business; and By Caste: Khandayat; as my true and lawful Attorney to do, perform or cause to be done and perform the following acts deeds and things as specified below namely:

Ch of Sub Registrar Khand

BHOOMI SANRACHNA CREATION PVT. LTD.

Managing Director

Prayuda
Ranjun Das
Sur Prakash
Prasanna

Mob. No. 9437033109

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- 1) To submit applications affidavit, indemnity bond, rent receipts etc. along with the other requirements as well as complete other formalities prescribed by the Authorities, in this regard.
- 2) To get the building plans including revised plans prepared through qualified Architects for construction of the Multi Storied Building complex comprising of Units/Flats/Parking spaces and to submit the same before the Concerned Development Authority or any other Departments or Agencies for sanction, approval and subsequent modification and/or revision of such plan or plans.
- 3) To appear and represent me before the Bhubaneswar Development Authority/ Bhubaneswar Municipal Corporation, ORERA and other appropriate authorities and obtain approval/permission required from the concerned authorities in connection with the sanction, modification and/or alteration of the plans for construction of the housing/commercial complex.
- 4) To sign and submit all papers, documents, statements, undertakings, applications and plans as may be required for getting the plans sanctioned, modified and/or revised by the authorities concerned for construction of the Building Complex over the said land.
- 5) To apply for and obtain electricity, water, sewerage, drainage or other connections or any other utility / facility / amenities to the said Multi Storied building complex and for that purpose to sign, execute and submit all papers / documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
- 6) To receive from the intending buyers any earnest money advance or advances and also the balance of the consideration money and to grant the receipt for the same in their own name at their own risk in respect of the share of developer.
- 7) To deal with and dispose of the proportionate impartible undivided share in the land in question as well as the saleable super built up area in the proposed Housing Complex or vacant land to any intending purchaser, in respect of the share of developer.

Shalub Hassan Klong

BHOOMI SANRACHNA CREATION PVT. LTD.



Managing Director

Ranjan Nay

Devi

K. S. Nay

P. S. Nay

P. S. Nay

Endorsement of certificate of registration under section 60

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

Book Number : 1 || Volume Number : 63

Document Number : 11132103468

For the year : 2021

Seal :

Date: 25/03/2021

Signature of Registering officer

Handwritten signature in red ink, appearing to be 'R. S. Prasad'.

Handwritten text in red ink, appearing to be 'deed of it' and 'And that is the'.

Handwritten signature in red ink, appearing to be 'R. S. Prasad'.



- 8) To enter into any agreements, with the intending purchasers regarding transfer of Flats / Units by way of absolute sale and to take advances, consideration amount and / or construction cost as settled in respect of such Units and to grant proper receipts and discharge for the same, in respect of the share of developer.
- 9) To appear before any income Tax, Wealth Tax, Sales Tax /GST or such other authorities and before any court of law tribunal committee and/or commissioner pertaining labour of staff matters or otherwise and to answer and offer explanations to any question arising out of such proceeding before them and to engage counsels(s) verify and submit statements and other records and papers before them and prefer appeals or revisions and make applications or petition before any such or other authorities as may be necessary.
- 10) To insert advertisements in any local and national daily News Papers offering for sale of Flats / Units in the proposed building complex of the total Super built up areas /flats / commercial units at its cost and expenses.
- 11) To take all steps in any legal proceedings and/or litigations that may arise during the period of construction including engaging any Advocate / Solicitor.
- 12) To apply to Courts and / or any Office for copies of any documents and papers.
- 13) To apply for inspection and / or to inspect the judicial/revenue records.
- 14) To accept service of summons, notices to writ to be issued by any Court or authority concerning or arising out of construction of the Housing Complex on the said land.
- 15) To appear before any Registrar of Assurances, other Officer(s), Authority/ies having jurisdiction to entertain and receive the conveyance for registration and execute and register sale deeds, conveyances, instruments transferring Flats / Units together with proportionate impartible undivided share in the land in favour of intending owners of such Units of Super built up area together with proportionate interest in the land in question as enjoined by the law in force, in respect of flats allotted to the share of developer as per mutual consent.

Yashwantrao Chavan

BHOOMI SANRACHNA CREATION PVT. LTD.

[Signature]

Managing Director

Purnima Ranjan Das

Pranav Ranjan Das

16) To negotiate for sale and transfer, let out charge or encumber land and building and / or Flats / Units, Parking spaces by the said Attorney at its discretion as may deemed fit and expedient, in respect of the share of the developer.

17) To sign, execute, draw, present for registration and admit registration of documents, sale deeds and other documents in connection to sale and transfer of the Flats / Units, together with proportionate impartible undivided share in the land in favour of intending owners of the Units / Flats and deliver the possession of the said flat in favour of the owners, those flats allotted appertaining to the Builder's 50% (fifty) share extent except my owner's 50% (fifty) share in the project.

18) To mortgage residential built up space together with proportionate impartible undivided interest on the land in the project before any bank or financial institution to avail finance except my owner's share allotted in the project.

19) To offer on lease/rent built up commercial/residential units/spaces including proportionate undivided interest on the said land in the project except my owner's share of built up space allotted in the project.

AND GENERALLY to do all acts, deeds, and things by virtue of the delegation and conferment of authority hereunder, as may be required, for and on my behalf and to execute and to sign all deeds, acts and things for complete and effectual implementation of the scheme formulated and for successful completion of the exercise and accordingly I hereby delivered the possession of my land in favour of my attorney holder on the day of execution of this deed.

AND, I hereby agree and undertake that all acts, deeds and things lawfully done by my said Attorney shall be construed as acts, deeds and things lawfully done by me and I undertake to ratify and confirm all what-so-ever my said Attorney shall lawfully do or cause to be done for and on my behalf by virtue of the powers, rights and authorities delegated, and hereby vested.

Pradip Dasgupta (Law)

BHOOMI SANRACHNA CREATION PVT. LTD.



Managing Director

Prayusha Ranjan Das
Prayusha Ranjan Das

SCHEDULE PROPERTY

Dist-Khurda, Tahasil- Bhubaneswar, Under sub-registrar Khandagiri, P.S.: Bhubaneswar No. 4, Mouza- **DUMUDUMA**, Sthitiban Khata No. 432/4164, Plot No. 697/6284, Kissam : Gharabari, Area : Ac.0.080 decimals (full Plot). Annual Rent: Rs.27.00.



BOUNDED BY:

- NORTH** :Road
- SOUTH** :Sub Plot No.H-12/13
- EAST** :Sub Plot No.H-12/3
- WEST** :Sub Plot No.H-12/5

The valuation of schedule land as per bench mark valuation is Rs.21,60,000/- (Rupees twenty one lakhs sixty thousand) only and accordingly applicable stamp duty and registration fees hereby paid.

IN WITNESS WHEREOF, the Executant have executed this Power of Attorney on this the 01st day of March 2021 (Two thousand Twenty one) in presence of the ~~Witnesses~~ named below:-

Se. Taban . Ate

WITNESSES:-

1. *pujuba rajan das*
s/o - Anano rajan das
at House no - 001, Gouse bazar,
phase-2, old town, BBSR
2. *Tracose Kar Deval*
Hecarano - 001 Gen'
Gynder glachur

Maalab Hossain Khan
SIGNATURE OF *01-03-2021*
EXECUTANT/PRINCIPAL
BHOOMI SANRACHNA CREATION PVT. LTD.

[Signature] *01-03-2021*
SIGNATURE OF Managing Director
ATTORNEY HOLDER

Certified that, this Deed of General Power of Attorney is drafted and prepared by me as per the direction and information of the Principal and after being understood fully having been read over and explained the contents of this deed in his/her/their vernacular language, he put his signature in presence of the witnesses before me.

[Signature]
Advocate, BBSR *(Primal Kishore Mahapatra)*



DOCUMENT
Scanned Completed
28/3/24



Atul Hossain Khan

BHOOMI SANRACHNA CREATION PVT. LTD.

[Signature]
 Managing Director



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Receipt For Visitor Information

FORM No.20.Duplicate

Receipt for fees and travelling allowance under Section 31 for attendance at a private residence.

Visit application No. 1132100139

22-03-2021

Received from. RAKESH SAMAL

At BBSR

Travelling
allowance

At BBSR

Total Rs. 160

(One hundred sixty rupees only)

Date 22-03-2021

Registering Officer



Receipt For Visitor Information

FORM No.20.Original

Receipt for fees and travelling allowance under Section 31 for attendance at a private residence.

Visit application No. 1132100139

22-03-2021

Received from. RAKESH SAMAL

At BBSR

Travelling
allowance

At BBSR

Total Rs. 160

(One hundred sixty rupees only)

Date 22-03-2021

Registering Officer

Valuation ReportApplication No- **1132103531**Registration Office- **KHANDAGIRI****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
1132103531	01-MAR-21	01-MAR-21	1	10		

FEE DETAILS (In %)

Stamp Duty : 108000
 Consideration Amount : 2160000
 Benchmark Value : 0

Registration Fee : 0
 A18(iii) & A(1): 43450
 Incidental Fee Details
 User Charges : 250

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FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
MATLUB HOSSAIN KHAN	FATHER	YOUNUS KHAN	MALE	54	Business	General	PRINCIPAL/SELF	YES	YES	AT SHANKARPUR, PO-PURANA BAZAR, PS/DIST-BHADRAK

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
RAKESH SAMAL MD BHOOMI SANRACHANA CREATION PVT LTD				45			GENERAL ATTORNEY/INSTITUTION			FLAT NO-A/201, SATYAM TOWER, BOMIKHAL, PS LAXMI SAGAR, BBSR
Representative Name			Institution Name				Representative Address			Representative Designation
RAKESH SAMAL MD BHOOMI SANRACHANA CREATION PVT LTD			BHOOMI SANRACHANA CREATION PVT LTD				FLAT NO-A/201, SATYAM TOWER, BOMIKHAL, PS LAXMI SAGAR, BBSR			MANAGING DIRECTOR

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
SK TABARAK ALI		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	DUMUDJMA-4	432/4164	697/6284	0.08 Acre (80Decimal)	GHARA BARI	0	Not Available	Not Available
East		West		North	South		Property Transaction Details	
SUB PLOT NO-H-12/3		SUB PLOT NO-H-12/5		ROAD	SUB PLOT NO-H-12/13		POWER AREA AC0 080DEC	

The total transacted area is:0.08 acre(s).

APPLICATION ID CREATED BY : basudeba nayak

DOCUMENT ENTERED BY : JYOSHNA NAYAK