

INDIA NON JUDICIAL

Government of Odisha

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-OD01075919140364S

25-Jun-2020 12:47 PM

SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD .

SUBIN-ODODSHCIL0101378726817591S

ESSEN CONSTRUCTION PARTNER PRADEEP THACKER

Article IA-48 Power of Attorney Deed

MOUZA-NAHARAKANTA, KHATA-609/1177, PLOT-1403 AND

OTHERS, TOTAL AREA-AC0.207 DEC

72,86,400

(Seventy Two Lakh Eighty Six Thousand Four Hundred only)

KAILASH CHANDRA SAHOO

ESSEN CONSTRUCTION PARTNER PRADEEP THACKER

ESSEN CONSTRUCTION PARTNER PRADEEP THACKER •

3,64,320

(Three Lakh Sixty Four Thousand Three Hundred And Twenty only)



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

Karilasher. Set as Gaelsep Thacker

RS 0002534811

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.

Corbotation Control

SIGNATURE OF PURCHASER



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hadeep hacker 2's added the

GENERAL POWER OF ATTORNEY

This Deed of Power of Attorney is executed by SRI KAILASH CHANDRA SAHOO, aged about 65 years S/o Lokanath Sahoo , By profession- Business, By Caste-Sundhi, residents of At/-Hanspal, P.O.-Naharkanta, P.S.-Mancheswar, Mob No.9237973320 & (AADHAR 8280 0415 5028) by Caste: Sundhi, By profession: Business (which expression shall mean and include his successors, legal assignees, legal heirs etc. hereinafter called the "Executant") do hereby appointment M/S **ESSEN** CONSTRUCTION (PAN-AACFE0760H) registered a Partnership Firm having its registered office at S-2/A-42, Mancheswar Industrial Estate, Bhubaneswar, Mancheswar, Bhubaneswar, Khurda, PIN-Dist: 751010(Odisha) represented through its Partner **SRI** PRADEEP THACKER now aged about 54 years S/o late Manilal Thacker (Mob No-9937067936) (AADHAR No. 6448 1015 6080) by Caste: Vaysya, By profession: Business (which expression shall mean and include it's representative, successors, executants, legal assignees, etc. hereinafter called the Attorney Holder).

Mi ANTUNA Sahoo

ESSEN CONSTRUCTION

Whereas the above named principal is the absolute owner of the property mentioned in the schedule below. which stands recorded in his name and in peaceful possession over the same without any dispute.

AND WHEREAS, I the Executant known to the Attorney Holder since long and thus having enough trust & confidence on the Attorney Holder , do hereby appoint, empower and constitute said M/S ESSEN CONSTRUCTION represented by its Partner SRI PRADEEP THACKER to execute and perform all or any of the following acts, deeds and things for and on my in respect of my below mentioned schedule property.

- To manage take possession, administrate with immediate effect landed property as 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. To make application for Mutation wherever required and pursue the same before appropriate authority, make payment of conversion charges/fee etc. and obtain Mutation/conversion ROR(Patta) as the case may be for the development of scheduled property in my name & on my behalf.

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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(a) Fees Paid : A18(iii) & A(1)-146018 ,, User Charges-250 ,Total 146268

Date: 26/06/2020

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 26/06/2020 by KAILASH CHANDRA SAHOO , son/daughter/wife of LOKANATH SAHOO , of AT- HANSPAL, PO- NAHARKANTA, PS-MANCHESWAR, BBSR, DIST- KHORDHA , by caste General , profession Business and finger trar KE

prints affixed.

Signature of Presenter / Date: 26/06/2020

Signature of Keglstering officer.

Endorsement under section 58

Execution is admitted by:

Execution is adr	Photo	Thumb Impression	Signature	Date of Admission o Execution
KAILASH CHANDRA SAHOO		313794179	Kgo Lafa Ca. Suda	26-Jun-2020

PRADEEP 26-Jun-2020 THACKER PARTNER OF MS ESSEN CONSTRUCTION 242213029

Identified by ARJUN SAHOO Son/Wife of BALARAM SAHOO of AT-SUNDARAPADA, PS-AIRFIELD, BBSR, DIST- KHORDHA by profession Others

- 4. The said attorney 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 building 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 my behalf and shall accept the receipts thereof.
- 5. The said attorney 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, gas bills and or any other bills or challans 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.
- That the said attorney shall represent me 6. before Bhubaneswar Development Authorities, 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, execute gift deed of any portion of land being acquired/ affected by development plan / required to be gifted to any government authority, this Gift deed to be done by the Power of Attorney Holder for his

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
ARJUN SAHOO		41519185	AKTU NA S adv	26-Jun-202 0

Date: 26/06/2020

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 : 96 Document Number : 11082004719

For the year : 2020

Seal :

Date: 26/06/2020

Signature of Registering officer



share as well as my share and or amalgamation deed for the said purpose and do all acts, deeds and things as may be necessary for the said purpose and as well as before ORERA in the said connection in my name and on my 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 my authorized representative and sign all papers for the said purpose in his own name as my constituent attorney and to represent before all authorities for the said purpose in my name and on my behalf without creating any financial liability on my name.
- 8. To negotiate with the intending buyers(**for 60%** of the constructed area along with proportionate share of Land) in my land 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 on my scheduled property.
- 9. To sign, execute and register sale deed or sale deeds, agreement or agreements of sale conveyances or conveyances of the land in respect of the 60% area of constructed residential space along with proportionate share of Land of the schedule property and to 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 land on the schedule property and admit the executions before the registering authority Bhubaneswar in my name and on my behalf. The Power of Attorney cannot sell constructed area beyond 60% the constructed area as allowed to him.

- 10. To enter into, modify, cancel, alter, draw, approve, present for registration all agreement of sale, sale deeds, conveyance of land including gift deeds of land if required by law in respect of the residential space of schedule property (to the extent of 60% of undivided land along with Construction built) and sign all such modifications, cancellations, alterations, deeds/agreements of sale and admit execution of all such documents before appropriate registering authority, 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 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

Page **5** of **7**

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. That this Power of Attorney is Irrevocable in nature.

I hereby further agree and declare that all acts, things deeds done law-fully by the said attorney shall be construed as acts, things and deeds, done by us and we undertake to ratify and confirm all and whatsoever that our said attorney does, in pursuant to Agreement dated. 12:26-2020, Vide SL NO-654//2.06.2020

SCHEDULE OF PROPERTY

Dist: Khurda, Tahasil: Bhubaneswar, P.S,- New Capital P.S No-27 Mouza: Naharakanta, under the Jurisdiction of Dist. Sub Registrar, Khurda, Bhubaneswar, Stitiban Khata No. 609/1177 (Six Hundred Nine/ One Thousand one Hundred Seventy Seven), Plot No-1403 (One Thousand Four Hundred three) Area Ac0.037 dec. & Plot No.1404 (One measuring an Thousand Four Hundred Four) measuring an Area Ac0.110 dec. & Khata No. 609/1178 (Six Hundred Nine/ One Thousand one Hundred Seventy Eight), Plot No-1412 (One Thousand Four Hundred Twelve) measuring an Area Ac0.060 dec Total one Mouza, Two Khata, Three Plots total area Ac 0.207 decimals Kissam Biali Do Fasal

Valuation-Rs. 72, 86,400 /- (Rupees Seventy two laws Eighty six) thousand four hundred) only.

W.I AYJUNG Saho

Page 6 of 7

IN WITNESS WHEREOF the above named Principal and Attorney Holder signed this deed on the 26th day of June 2020 (two thousand Twenty) in presence of following witnesses.

WITNESSES

1. ASJUna Sahoo Sto-Balaram Sahor At - Sadanas Lapan Po. Badarapala Dist- Pani

Reelash Ch Soda

ATTORNEY HOLDER

EXECUTANT/PRINCIPAL

SESEN CONSTRUCTION DI-26/16/28

D-26/06/20

2. Bhagaban Behana

Bata Bi Harri Behma

PO1+No1497A/2S9StriNagar

4nit-4 B.B.3R-

PIN - 751001

Drafted & Typed by me.

Advocate, Bhubaneswar

Df-26/4/2020





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1082004932	a de la companya de l

Dr 26-6-20

Valuation Report

Application No- 1082004932

Registration Office- KHURDA(BBSR)

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APPLICATION ID CREATED BY: NARESH PRATAPSINGH RAJKUMAR

DOCUMENT ENTERED BY: SUSANTA KUMAR DAS



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ତହସିଲ : **ଭୂବନେଶ୍ୱର** ତହସିଲ ନମ୍ବର : 283

ଜିଲା : ଖୋର୍ଦ୍ଧା

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ଥାନା ନମ୍ବର : 27

ତହସିଲ : **ଭୁବନେଶ୍ୱର** ତହସିଲ ନମ୍ବର : 283

ଜିଲା : ଖୋର୍ଦ୍ଧା

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1404 ଇଟା ପଡ଼ିଆ	ଶାରଦ ଦୁଇ	ଉ : ସାନନ୍ଦ ନାଏକ ଓଗେର ବ : ରାଧୁ ନାଏକ ଓଗେର	0	110	0.0445	
2 plots		/	0	147	0.0595	Jean Jean State

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 25/06/2020 11:19:28 IP :10.194.35.30



ଆପଣଙ୍କ ଆଧାର ସଂଖ୍ୟା/Your Aadhaar No. :

8280 0415 5028

ଆଧାର - ସାଧାରଣ ଜନତାର ଅଧିକାର



ଭାରତ ସରକାର GOVERNMENT OF INDIA



କୈଳାସ ଚନ୍ଦ୍ର ସାହୁ KAILASH CHANDRA SAHOO ପିତା : ଲୋକନାଥ ସାହୁ Father: LOKNATH SAHOO ଜନ୍ନ ବର୍ଷ / Year of Birth : 1954

ପୁରୁଷ / Male



8280 0415 5028

ଆଧାର - ସାଧାରଣ ଜନତାର ଅଧିକାର

21012719



ଭାରତୀୟ ବିଶିଷ ପରିଚୟ କର୍ତ୍ୱପଷ UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ଠିକଣା:

ହଂସପାଳ, ନହରକ୍ୟା, ଭୁବନେଶ୍ପର(ଏମ.ସି), ବାଲିଅନା, ଖୋର୍ଦ୍ଧା, ଓଡିଶା, 752101

Address: HANSAPAL, NAHARKANTA, Balianta, Balianta, Khordha, Odisha, 752101



1947 1800 180 1947



help@uidai.gov.in

www





भारत सरकार GOVT. OF INDIA



स्यायी लेखा संख्या कार्ड Permanent Account Number Card

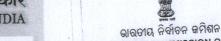
MLQPS8066P

KAILASH CHANDRA SAHOO

पिता का नाम / Father's Name LOKANATH SAHOO

जन्म की तारीख (Date 12/09/1954

Kaclasket sekn इस्ताक्षर / Signature



ZQZ0162214



ଭୋଟରଙ୍କ ନାମ : ଜୈଳାସଚନ୍ଦ୍ର ସାହୁ

Elector's Name : Kailasachandra Sahu

ପିତାଙ୍କ ନାମ : ଲୋକନାଥ ସାହୁ

Father's Name :Lokanath Sahu

ଲିଙ୍କ / Sex: ପୁରୁଷ / Male

ଜନ୍ମ ତାରିଖ /Date of Birth : XX/XX/1952

ZQZ0162214

In case this card is lost / found, kindly inform / return to:

Income Tax PAN Services Unit, UTIITSL Plot No. 3, Sector 11, CBD Belapur, Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं : आयकर पैन सेवा यूनीट, UTIITSL प्लाट नं: ३, सेक्टर ११ , सी.बी.बी.बेलापूर, नवी मुंबई-४०० ६१४.

Aaykar Sampark Kendras For Income Tax Related eries call Toll Free Nos.

1961

18001801961

ଗ୍ରାମ/ଓାଡି : ହଂସପାଳ (ଅଂଶ)

ଗ୍ରାପ/ସହର : ମଞେଶ୍ର ଥାନା : ମଞେଶ୍ର : ଖୋର୍ଦ୍ଧା ଜିଲା

Address

Village/Ward: Hansapal (Part)

G.P/Town Mancheswar

P.S. Mancheswar

District : Khurda

Date: 15/12/2008

ଭୁବନେଶ୍ୱର ଉତ୍ତର ବିଧାନସଭା ନିର୍ବାଚନ ମଞ୍ଜୀର ନିର୍ବାଚନ ରେଢିଞ୍ଜିକରଣ ଅଫିସରଙ୍କ ଦୟଖତ

Facsimile Signature of
Electoral Registration Officer
113, Bhubaneswar North(GEN) Assembly
Constituency

ତିକଣା ପରିବର୍ତ୍ତନ ଛନ୍ଦେ, ନୃତନ ତିକଣାରେ ନିଶର ନାମ ଭୋଟର ତାଲିକାଭୁକ ଜରିବା ପାଇଁ ତଥା ସେହି ନମ୍ବର ପରିଚୟ ପଡ଼ ପାଇଦା ପାଇଁ. ଉଦିଜ ଫର୍ମରେ ଏହି ଜାର୍ଡ ନମ୍ବର ରଲ୍ଲେଖ ଜଉନ୍ଧୁ ।

In case of change in address, mention this card No. in the relevant form for including your name in the roll at the changed address and to obtain the card with same number.

अशयकर विभाग INCOME TAX DEPARTMENT



भारत सरकार GOVT. OF INDIA

ESSEN CONSTRUCTION

11/02/2005
Permanent Account Number

AACFE0760H

14032006

gadeep Thelen PARTNER