

1081 508103

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170



उड़ीसा ORISSA



W.1 of
Ranjubala
Rath
Shyl
AST

W.1 of
Sunita Choudhary
Shyl
AST

A 667725

24.8.15

Ranjubala Rath

Devafal Homes Pvt. Ltd.

Sunita Choudhary
Managing Director 24.8.15

10,80,000/-

AS 2500
AS 21600
AS 40
200

IRREVOCABLE GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, I, Smt. Ranjubala Rath, aged about 63 Years, W/o Sri Ghanasyam Rath, Occupation : Rtd Govt Employee
Caste : Bramhin, resident of at - Nasikisore, PS - Kakatpur, Dist - Puri, Odisha herein after called principal do hereby solemnly affirm and declare as follows.

200
54100
200
23600
13600

W1 - Sarad Kumar Malik

W2 - Ganakdas Patil

20029

ce 308

24.8.1972

Ranibala Rath
Lalpur
Bally

S. K. PANDA
STAMP VENDOR
BANGALORE

Ranibala Rath.



AND WHEREAS I am absolutely owning and peacefully possessing all piece and parcel of land fully described in SCHEDULE OF PROPERTY.

AND WHEREAS I have engaged M/s Devavrat Homes Pvt. Ltd. Plot No 209/20, Pragati Vihar, CS Pur, Bhubaneswar 751021 for the development of property mentioned in Schedule by way of constructing Residential/Commercial/Any other complexes vide ~~Notary Development Agreement~~ 256 dtd 24/08/2015.

AND WHEREAS in order to facilitate M/s Devavrat Homes Pvt. Ltd. to undertake the work of development of property in terms of Development Agreement mentioned above, I, at my own discretion and free will, do here by nominate, constitute, and appoint M/s Devavrat Homes Pvt. Ltd., represented through its Managing Director, Smt. Sunita Choudhary aged about 50 years, W/o – Sri Rajiv Nayan Choudhary resident of 209 / 20, Pragati Vihar, Shaileshree Vihar, Bhubaneswar-751021 herein after called the attorney holder as our true and lawful attorney to do the following acts, deeds and things for me, in our name and on our behalf.

1. To apply for demarcation, mutation, conversion of the said property to Revenue/any other department/ any other competent authorities in our name and on our behalf.
2. To apply for and obtain certified copies, non encumbrances certificates or any other certificate and documents if necessary for the purpose.
3. To apply for approval of the layout and buildings plan to Bhubaneswar Development Authority/any other authority, swear affidavits for the purpose, obtain approved plan in our name and do all the needful work for this purpose which will be required by the said authorities.

✓ Ranisubala Rath.

Devavrat Homes Pvt. Ltd.

Sunita Choudhary
Managing Director

w1 - Sarat Kumar Mallik

w2 - Ganarajan Jais



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)-21890 ,, User Charges-200 ,Total 22090

Date: 24/08/2015

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the District Sub-Registrar KHURDA(BBSR) between the hours of 10:30 AM and 2:30 PM on the 24/08/2015 by RANJUBALA RATH, son/wife of GHANASHYAM RATH, of AT-NASIKISHORE, PS- KAKATPUR, DIST- PURI, by caste General, profession Business and finger prints affixed.

Ranjubala Rath



Signature of Presenter / Date: 24/08/2015

Signature of Registering officer

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
RANJUBALA RATH				24-Aug-2015

4. To develop the said property, by constructing residential/commercial/any other complex of any type, construct boundary walls or any other structure over the said property, as mentioned in Regd Development Agreement mentioned above, in connection with development of property.
5. To deposit necessary fees, taxes, rents and charges to concerned authorities / departments relating to the said property obtain receipts thereof.
6. To take electric, water, telephone, TV/cable connection etc to the said premises either on Temporary or Permanent basis and execute agreements for the purpose if necessary.
7. To make gift of any part of said property, in favour of BDA or municipality for road purpose if necessary.
8. To defend, withdraw and compromise any litigation and dispute if found and arises over the said property if necessary.
9. To appoint advocate, moharir, agents, etc. sign Vakalatnama, petitioners, written statements, give oral and written evidences, file suits, appeals and revision in all courts and offices if necessary.
10. To advertise for sell, sell, enter into agreements for sale, transfer, lease, receive and appropriate payments in lieu, gift, pledge or mortgage to any financial institution for arranging loan, or any other act whatsoever for "Developers shares" of units as mentioned in Notary Development Agreement 256 dtd 24/08/2015 including execute any deed of conveyance agreements etc., present the same and appear before registering authority for Registration, admit execution thereof in my /our name and on my/our behalf.




Ranjibala Raha.
 Devavrat Homes Pvt Ltd.
 Sunita Choudhary
 Managing Director

W1 - Sarat Kumar Mallik

W2 - Jayashree Patil

		310697372		
SUNITA CHOUDHARY MANAGING DIRECTOR OF MS DEVAVRAT HOMES PVT.LTD				24-Aug-2015

Identified by **SARAT KUMAR MALLICK** Son/Wife of **PRANAKRISHNA MALLICK** of **GGP COLONY, BBSR, DIST- KHORDHA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SARAT KUMAR MALLICK				24-Aug-2015

Date: 24/08/2015


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 : 156

Document Number : 11081507713

For the year : 2015

Seal :




Signature of Registering officer

11. This Power of Attorney doesn't give any right to attorney holder for selling undeveloped land.

12. In case of any ambiguity, this Power of Attorney shall be read and interpreted along with Regd Development Agreement _____ dtd ____/____/2015.

13. I undertake to ratify and confirm all acts, deeds and things lawfully done, which will be executed and done by our attorney holder by virtue of this general power of attorney. *The valuation*

of this land is Rs 10,80,000/-

Renubala Rout

Devsat Homes Pvt. Ltd.
Sunita Chowdhary
Managing Director

SCHEDULE OF PROPERTY

Mouza : Rudrapur, P.S. : Baliana, Tehsil : Bhubaneswar. Dist: Khurda, Plot No : 28/9090, Khata No : 412/956, Area : Ac 0.054 Dec

Chaka No 21/79
Bounded By

East : *Full Plot* , West : *Full Plot*

North : *∅* , South : *↓*



w1 - Sarat Kumar Modia

w2 - Gourabaran Sahu

IN WITNESS WHEREOF both the parties put their respective hands and seal after going through the contents of this deed of the agreement on the above mentioned date in presence of witness.

WITNESS

1. Sarat Kumar Mallik
✓ c/o Paramanidha Mallik
Flat No. B - 408,
Ej. G. P. Colony
BBSR.

✓ Ranjubala Rath.
PRINCIPAL 24.8.15

2. Jankaran Behera
vill/po. Mahabiroad
P.O. Parijang
Dist. Bhubaneswar

Devavrat Homes Pvt. Ltd.
Sunita Choudhary
Managing Director 24.8.15
ATTORNEY HOLDER

Prepared
Shy
24.8.15



IMPOUND CASE NO. 798/2015
 Certified that the deficit stamp duty of
 Rs. 2600 & fine of Rs. 1000
 Rupees. Rs. 3600 only
 deposited vide order Dt. 24.8.15
 in respect of document No. 1081508103 one

Registering Officer
 Bhubaneswar

7057
2000000000
2 one



REGISTERED & TRUE COPY
 FILED IN

BOOK NO.
 Volume No.
 Pages to
 Being No.
 for the year 2015

1081508103 one
 Registering Officer
 Bhubaneswar
24.8.15



BHULEKH

LAND RECORDS WEB PORTAL OF ODISHA



ଖତିୟାନ

ପଠିତାଙ୍କ - କ
ଫର୍ମ ନଂ - 99
ପଞ୍ଜିକରଣ - 402

ବୈଧିତା : ରୁଦ୍ରପୁର
ଥାନା : ବାଲିଅଣା
ଥାନା ନମ୍ବର : 13

ଚହପିଲ : ଭୁବନେଶ୍ୱର
ଚହପିଲ ନମ୍ବର : 292
ବିଭା : ଖୋର୍ଦ୍ଧା

୧) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	୨) ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର				୩) ଜମିଦାରଙ୍କ ନାମ, ପିତାର ନାମ, ବାଟି ଓ ବାସସ୍ଥାନ
412/956	ଖତିୟାନ ସରକାର ଖେତାଟ ନମ୍ବର 1				ରଞ୍ଜିତା ରଥ ବା : ଘନଶ୍ୟାମି ରଥ ବା: ନିଶିଦିଶୋର , ଥା - ବାବରପୁର , ତି - ପୁରୀ
୪) ସମ୍ପ	୫) ଦେୟ				୬) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖତିୟାନ ବିବରଣୀ
ଭୂମିସ୍ୱାମୀ	କଳକର	ଖଚଣା	ସେୟ	ନିଷ୍କାର ସେୟ ଓ ଅନ୍ୟାନ୍ୟ ସେୟ ଯଦି କିଛି ଥାଏ	ମୋଟ
	କରସେବନ ଅଧିକାରୀଙ୍କ ଦ୍ୱାରା ଆର୍ଯ୍ୟ କଳକର ଦେୟ	1.00	1.00	0.00	2.00
୭) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ	ବା ଖା କେସ ନଂ 32945/13 ହୁ ମୁ ଖା 384 ଗଢ଼ ।				
BLANK SPACE FOR STAMPING					
ଅତିମ ପ୍ରକାଶନ ତାରିଖ : ଖଚଣା ଆର୍ଯ୍ୟ ତାରିଖ :					

ଖାଷ୍ଟ୍ରୀୟ ପୂରଣା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 20/08/2015 11:59:44 IP :10.172.0.71

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by
SUG*

RoR Back Page	Khatiyan Page	Print
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BHULEKH

LAND RECORDS WEB PORTAL OF ODISHA



ଉପଯୋଗୀ କ୍ରମିକ ନଂ : 412/956			ମୌଜା : ଭୁବନେଶ୍ୱର			ବିଭାଗ : ଖୋର୍ଦ୍ଧା		
କେତକ ନମ୍ବର	କଳ ଭୁକ୍ତ ହୋଇ ଥିବା ପୂର୍ବ	କଳ ଭୁକ୍ତ ହୋଇ ନଥିବା ପୂର୍ବ	କିସମର ବିଭାଗିତ ବିବରଣୀ ଓ ଚୌଧୁଦି	ଭକ୍ତବା			କଳ ଭୁକ୍ତ ହୋଇ ନଥିବା କିସମ ବିବରଣ	ମତାନ୍ତର
				ଏକର	ଡି.	ହେକ୍ଟର		
8	9	10	11	12	13	14	15	
21/79	28/୧୦୨୩ ସରକାରୀ			0	054	0.0219		
	1 plot			0	054	0.0219		

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 20/08/2015 11:59:57 IP :10.172.0.71

[RoR Front Page](#)
[Khatiyon Page](#)
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ELECTION COMMISSION OF INDIA
ଭାରତୀୟ ନିର୍ବାଚନ କମିଶନ

IDENTITY CARD OR/07/054/330852
ପରିଚୟ ପତ୍ର



Elector's Name : Ranubala Rath
ଭୋଟରଙ୍କ ନାମ : ରାଣୁବାଳା ରଥ
Father's/Mother's/Husband's Name : H - Ghanashyam Rath
ପିତା/ମାତା/ସ୍ୱାମୀଙ୍କ ନାମ : ଶ୍ରୀ - ଗନଶ୍ୟାମ ରଥ
Sex /ଲିଙ୍ଗ : Female ସ୍ତ୍ରୀ
Age as on 11 1994 : 42
୧.୧.୧୯୯୪ ରେ ବୟସ : ୪୨

Vill/Ward : Nushaswar
ପ.ପ./ଟୋଉନ : ବାଞ୍ଜପୁରଗାଓ
P.S. : Kakrapur
Dist. : Puri
ଠିକଣା :
ଗ୍ରାମ/ଓଡ଼ାର୍ : ନାସିକେଶ୍ୱର
ଗ୍ରାମ/ସବ୍ଡିଭିଜନ : ବାଞ୍ଜପୁର
ଜିଲ୍ଲା : କାକଟପୁର
ଫିଲ୍ଡ : ପୁରୀ

This card can be used as an Identity Card under different Government Programmes.
ଏହି ପରିଚୟ ପତ୍ର ବିଭିନ୍ନ ସରକାରୀ ଯୋଜନାରେ ପରିଚୟ ପତ୍ର ରୂପେ ବ୍ୟବହାର କରାଯାଇପାରିବ ।



Signature of
Electional Registration Officer
for Kakrapur A.C.
କାକଟପୁର
ବିଧାନସଭା ନିର୍ବାଚନ ମଣ୍ଡଳୀର ନିର୍ବାଚନ-
ରେଜିଷ୍ଟ୍ରାର ଅଧିକାରୀଙ୍କ ଦସ୍ତଖତ

Date
31/12/94
31/12/94
31/12/94

Ranubala Rath.

24/12/94

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SUNITA CHOUDHARY
YAMUNA PRASAD SINGH

11/08/1964
Permanent Account Number
AAZPK7130L

Schondhary
Signature



15053007

S Schondhary

22/01/16

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAVPM1326N



नाम /NAME
SARAT KUMAR MALLICK

पिता का नाम /FATHER'S NAME
PRANA KRUSHNA MALLICK

जन्म तिथि /DATE OF BIRTH
17-04-1955

हस्ताक्षर /SIGNATURE

Sarat Kumar Mallick

Mallik
आयकर आयुक्त, भुवनेश्वर

COMMISSIONER OF INCOME-TAX, BHUBANESWAR

Sarat Kumar Mallick

24/8/15



Valuation Report

Application No- **1081508103**Registration Office- **KHURDA(BBSR)**

DEED DETAILS

Application Type- **POA WITH POSSESSION**Status- **Fee Collected**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1081508103	24-AUG-15	24-AUG-15	1	6		

Stamp Duty : 54000	Registration Fee : 22090
Consideration Amount : 1080000	A18(iii) & A(1): 21850
Benchmark Value : 0	Incidental Fee Details
	User Charges : 200

FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
RANJUBALA RATHI	HUSBAND	GHANASHYAM RATHI	FEMALE	63	Business	General	PRINCIPAL/SELF	YES	YES	AT- NASIKISHORE, PS- KAKATPUR, DIST- PURI	

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
SUNITA CHOUDHARY MANAGING DIRECTOR OF MS DEVAVRAT HOMES PVT.LTD				50		GENERAL	ATTORNEY/INSTITUTION			AT- PLOT NO- 209/20, PRAGATI VIHAR, SAILASHREE VIHAR, BBSR, DIST- KHORDHA	
Representative Name			Institution Name				Representative Address		Representative Designation		
SUNITA CHOUDHARY MANAGING DIRECTOR OF MS DEVAVRAT HOMES PVT.LTD			MS DEVAVRAT HOMES PVT.LTD				AT- PLOT NO- 209/20, PRAGATI VIHAR, SAILASHREE VIHAR, BBSR, DIST- KHORDHA		MANAGING DIRECTOR		

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
SARAI KUMAR MALLICK	PRANAKRISHNA MALLICK	GGP COLONY, BBSR, DIST- KHORDHA	MALE	0	Others	P

PROPERTY DETAILS

District	Village/Mouja- Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	RUDRAPUR-1	412/956	28/9090	0.054 Acre (54Decimal)	CHAKA	0	Not Available	Not Available
East		West		North		South		
FULL PLOT		FULL PLOT		NA		NA		
Property Transaction Details								
AGREEMENT AREA AC.0.054DEC FULL PLOT, CHAKA-21/79								

The total transacted area is:0.054 acre(s).



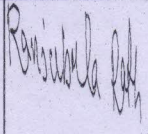
APPLICATION ID CREATED BY : PRAFULLA KUMAR DUTTA
DOCUMENT ENTERED BY : I SRIKANT RAO

This page is generated at <http://www.igrorissa.gov.in>.



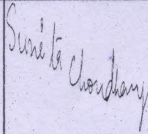
Registered PoA with Possession Deed

Nature of the Document : POA WITH POSSESSION Volume Number : 156
 Date of Execution : 24/08/2015 Place of Execution : KHURDA(BBSR)
 Document Number : 11081507713 Registration Date : 24/08/2015

FIRST PARTY DETAILS

Name	Photo	Thumb Impression	Signature
RANJUBALA RATH			



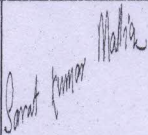
SECOND PARTY DETAILS

Name	Photo	Thumb Impression	Signature
SUNITA CHOUDHARY MANAGING DIRECTOR OF MS DEVAVRAT HOMES PVT.LTD			

PROPERTY DETAILS

Sl.No.	District	Village/Thana	Khata	Plot	Property Area	Kisam	MarketValue	Sabak Khata No.	Sabak Plot No.
1	KHURDA	RUDRAPUR-1	412/956	28/9090	54Decimal	CHAKA	0	Not Available	Not Available
East		West		North	South	Property Transaction Details			
FULL PLOT		FULL PLOT		NA	NA	AGREEMENT AREA AC.0.054DEC FULL PLOT, CHAKA-21/79			

IDENTIFIER DETAILS

Name	Father's / Husband's Name	Identifier Address	Profession
SARAT KUMAR MALLICK	PRANAKRISHNA MALLICK	GGP COLONY, BBSR, DIST- KHORDHA	Others
Name	Photo	Thumb Impression	Signature
SARAT KUMAR MALLICK			

REMARK DETAILS

Remark
ok

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