

1132005636

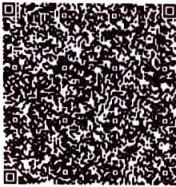


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD01278671056105S
Certificate Issued Date : 12-Oct-2020 01:11 PM
Account Reference : SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0101668000637995S
Purchased by : SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS P LTD
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA-SUNDARPUR
Consideration Price (Rs.) : 8,04,540
(Eight Lakh Four Thousand Five Hundred And Forty only)
First Party : NARENDRA DAS AND G SINIVAS
Second Party : SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS P LTD
Stamp Duty Paid By : SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS P LTD
Stamp Duty Amount(Rs.) : 40,330
(Forty Thousand Three Hundred And Thirty only)



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

> Narendra Das

> G. Sinivas

> Aditya Kumar Nayak

RS 0002542222

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.

मन्दी 4/10/20

A) 16091
33.2
46/25
A28 III) 25
A28 VII) 40



6631

to Narendra Das
to G. Sinivas

Siddhivayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Manager

12.10.2020.





 श्री of Narendra Das
 श्री of G. Sinivas
 श्री of Aditya Kumar Nayak
 IS AUTHORIZED by Raha Ashu
 IS AUTHORIZED by Ashu Ashu
 IS AUTHORIZED by Ashu Ashu

(18)

Irrevocable General Power of Attorney

S/o **SRI NARENDRA DAS**, Adhar No:- 243828225090, aged about-60 yrs, Resident of: 5/25/194, UCIL Colony, Jadugoda Mines, Dist: East Singhbhum, Jharkhand. PIN :832102. Mob No:- 6201266707 And **SRI G. SINIVAS**, Adhar No:- 658396318471, aged about 53 years, S/o Late G. Kalu Charan, By Cast: Gopal, By Proffesion: Service, Resident

मन्दी 12/10/20

w1 - Siddhivayak Kemer Ashu

w2 - Bahamani Chandur Ashu

of At: Old Market Street, PO/PS: Bhanjanagar, Dist: Ganjam, Odisha. PIN: 761126. Mob No:- 8280023272 (hereinafter called the "PRINCIPALS/LANDOWNERS") do hereby constitute, nominate and appoint **M/S. SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS (P) LTD.** a company incorporated under the Indian companies Act, 1956, vide Corporate Id No.U70101OR2011PTC013878 having its corporate office at RP-104,Lane No.-3,Pandav Nagar, Tankapani Road, Bhubaneswar-751018, Dist. – Khurda, represented by its Managing Director, **ADITYA KUMAR NAYAK**, Adhar No.-331216982926 , aged about 42 years, S/O Sri Krupasindhu Nayak, of Village Sanakal, PO: Alabol via Balikuda, Dist: Jagatshingpur. Odisha. PS: (here-in-after called the "Attorney Holder") as my true and lawful attorney on my behalf, in respect of my landed property more fully described in the schedule of property below.

WHEREAS, the above mentioned principals being the owner of the landed property covered under Dist.- Khurda, P.S.- Chandaka, P.S. No.-41, Tahasil – Bhubaneswar, Mouza- Sundarpur, Khata No.- 890/136, Plot No.- 2356/2985 Area- Ac0.059 Dec and Plot No. – 2357/2984 Area- Ac0.010 Dec (Total One Khata and Two Plot with Total Area –Ac. 0.069), have entered into a Development agreement with the present attorney holder Sidhivinayak Infrastructure and Developers (P) Ltd. Through its Managing Director Sri Aditya Kumar Nayak on dated 12.10.2020 at 310 to develop the said plot of land by constructing a residential complex as per various terms and conditions stipulated in the said development agreement.

AND WHEREAS, We, the above named Principals, are the absolute owner of the property mentioned in the schedule below

Narendra Nayak + G. Siminayak

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

Bikram Karmali

Bhebari Samanta



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)-16381 ,, User Charges-250 ,Total 16631

Date: 12/10/2020

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **Sub-Registrar KHANDAGIRI** between the hours of 10:00 AM and 1:30 PM on the 12/10/2020 by **NARENDRA DAS**, son/daughter/wife of **RAGHUNATH DAS**, of 5/25/194, **UCIL COLONY, JADUGODA MINES, DIST - EAST SINGHBHUM**, by caste **General**, profession **Others** and finger prints affixed.

Narendra Das

Signature of Presenter / Date: 12/10/2020

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
NARENDRA DAS		 313966403	<i>Narendra Das</i>	12-Oct-2020
G SINIVAS		 313966487	<i>G sinivas</i>	12-Oct-2020
ADITYA KUMAR NAYAK MANAGING DIRECTOR MS SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS PVT LTD		 242333474	<i>Aditya Kumar Nayak</i>	12-Oct-2020

Identified by **BHABANI SANKAR SAHOO** Son/Wife of **N/A** of **BBSR, DIST -KHURDA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BHABANI SANKAR SAHOO			<i>Bhabani Sankar Sahoo</i>	12-Oct-2020



1899,

situated At Dist.- Khurda, P.S.- Chandaka, P.S. No.-41, Tahasil - Bhubaneswar, Mouza- Sundarpur, Khata No.- 890/136, Plot No.- 2356/2985 Area- Ac0.059 Dec and Plot No. - 2357/2984 Area- Ac0.010 Dec (Total One Khata and Two Plot with Total Area -Ac. 0.069), Kissam - Gharabari, Annual Rent - Rs.4.00. and We at Our discretion and free will hereby execute this General Power of Attorney in favour of **M/S. SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS (P) LTD.** represented by its Managing Director, **SRI. Aditya Kumar Nayak**, to do the following acts, things and deeds in Our name and on Our behalf:-

- 1) To deposit rents, cess, taxes and other charges on property mentioned in the schedule below and whatever construction to come up thereon and to obtain receipts thereof on my behalf.
- 2) To nominate, select and appoint Draftsman, Engineers, Architects, ~~Contractors~~, Labour contractors, Masons, Labours and any other person or persons, any other Company or Companies, Firm or Firms for the purpose of construction of Residential Cum Commercial Complex or Bungalows or condominiums and EWS & LIG units.
- 3) To submit and obtain building plans on all or part of the schedule property to be approved by the Bhubaneswar Development Authority/~~Bhubaneswar Municipal Corporation~~ for a Residential Cum Commercial Complex or Bungalows or condominiums and EWS & LIG units.
- 4) To appeal before the Bhubaneswar Development Authority (BDA)/ Bhubaneswar Municipal Corporation (BMC) and / or other Authority(ies) or other body concerned with the ~~scheduled property~~ or any part thereof in relation to any construction thereon including the assessment thereof and to

Narendera Das x Ch. Simiyas

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

Keshari Das

Sankar Das

Keshari Das

Sankar Das

Bikram

Rohit Das

Print Endorsement



41612329

Phobani Sankar
20/10/20

Signature of Registering officer

Date: 12/10/2020

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 : 108

Document Number : 11132005342

For the year : 2020

Seal :

Date: 12/10/2020

Signature of Registering officer



- file objections and other documents, papers and affirmations relating to any other proceedings concerning the same.
- 5) To apply for and to obtain necessary Electric, Water, Telephone, Sewage, Cable and other connections / facilities in or for the property mentioned in the schedule below.
 - 6) To carry out necessary construction of Boundary walls, approach roads, sewerage systems and construction work as per the BDA /BMC approved building plan using top class building materials.
 - 7) To arrange for getting a separate electric transformer installed at the site.
 - 8) To arrange for digging bore-well(s) for provision of perennial source of water at the site.
 - 9) To arrange finance from any Bank or Financial institution for the intending Purchaser/Purchasers of the flat Units to be constructed or erected over the property as loan on the share of the developer.
 - 10) That our attorney is entitled to sell only the developer's share of the super built up area of the proposed Residential Cum Commercial Complex or Bungalows or condominiums along with the developer's share of land on which the residential/commercial complex shall be constructed and also sell the proportionate numbers of the garages on the schedule property to potential purchasers of flat units.
 - 11) To purchase stamp papers, sign and execute sale deed or any other deed of conveyance, agreements etc., as required and present the same before the registering authority for registration and admit the execution thereof in our name and on our behalf in respect of the Share of the Developer.

Narender Singh x C Srinivas

Siddhivinayak Infrastructure & Developers (P) Ltd.

Aradhya Kulkarni Nayan
Managing Director

Ritvi Kulkarni
Keychain
Bhobhani Sankar
Sankar

- 12) To advertise for sale of proportionate Land and the built-up area to be constructed except the portion allotted to me/land owner.
- 13) To do and perform all other acts, deeds and things that may be required from time to time for smooth development of the scheduled property by mutual consent.

I, hereby agree to ratify and confirm all and whatever other act or acts my said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the schedule property for carrying out the necessary development by virtue of this deed of power of attorney.

Narenindra Das x *C/Sirindar Das*

Siddhivinayak Infrastructure & Developers (P) Ltd.

Aditya Anand Nayyar
Managing Director

SCHEDULE OF PROPERTIES

Dist.- Khurda, P.S.- Chandaka, P.S. No.- 41, Tahasil –
Bhubaneswar, Mouza- Sundarpur, Khata No.- 890/136, Plot No.-
2356/2985, Area- Ac0.059 Dec and Plot No.-2357/2984, Area-
Ac0.010 Dec, Kissam – Gharabari, (Total one Khata and two plot
total measuring Area- Ac0.069 Dec.) Annual Rent - Rs4.00.

This Document is Valued at Rs.8,04,540/- (Rupees Eight Lakh Four
Thosand Five Hundred Fourty) only.

Kemini Das

Bikram

Rohitabari Shankar Das

In witnesses whereof, I, the above named executants / principals have signed this on.....^{12th} day of OCT, 2020.

Witnesses:-

1. Bikram Keshari Panella
S/o - Mr. Kalandi Ch. Panella
Plot no-428, Canal Road,
Sameigadia, Rasulganj, B302-10
2. Bhabani Jonkan Jaha
S/o D. C. Jaha
At/PO: Banamaki pur.

Narendra Day

12.10.2020.

x G Simivas 12.10.2020.

Signature of Executant / Principals

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

12.10.2020.

Signature of Attorney Holder

CERTIFICATE

Certified that this deed of General Power of Attorney is drafted and typed by me as per the direction of the Principal and after understanding fully the contents of this deed, she has put her signature in presence of the witnesses.

Asan
Advocate, Bhubaneswar.

Chandra Jonkan Jaha

Valuation Report

Application No- **1132005636**

Registration Office- **KHANDAGIRI**

DEED DETAILS Status- Pending for Fee collection

Application Type- **POA WITH POSSESSION**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1132005636	12-OCT-20	12-OCT-20	1	10		

FEE DETAILS (In `.)	
Stamp Duty :	40227
Consideration Amount :	804540
Benchmark Value :	0
Registration Fee : 0	
A18(III) & A(1): 16341	
Incidental Fee Details	
User Charges : 250	
<input type="checkbox"/> STAMP <input type="checkbox"/> E-STAMP <input type="checkbox"/> FRANKING	
<input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE <input type="checkbox"/> DD <input type="checkbox"/> POS	
<input type="checkbox"/> NEFT <input type="checkbox"/> RTGS <input type="checkbox"/> IMPS <input type="checkbox"/> IFMS	
<input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE <input type="checkbox"/> DD <input type="checkbox"/> CHALLAN <input type="checkbox"/> POS	
<input type="checkbox"/> NEFT <input type="checkbox"/> RTGS <input type="checkbox"/> IMPS <input type="checkbox"/> IFMS	

FIRST PARTY DETAILS										
Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
NARENDRA DAS	FATHER	RAGHUNATH DAS	MALE	60		General	PRINCIPAL/SELF	YES	YES	5/25/194, UCIL COLONY, JADUGODA MINES, DIST - EAST SINGHBHUM
G SINIVAS	FATHER	LATE G KALU CHARAN	MALE	53		General	PRINCIPAL/SELF	NO	YES	AT - OLD MARKET STREET, PO/PS - BHANJANAGAR, DIST - GANJAM

SECOND PARTY DETAILS										
Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
ADITYA KUMAR NAYAK MANAGING DIRECTOR MS SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS PVT LTD				42		GENERAL	ATTORNEY/INSTITUTION			RP-104 LANE NO - 3, PANDAV NAGAR, TANKAPANI ROAD, BBSR, DIST - KHURDA
Representative Name			Institution Name				Representative Address		Representative Designation	
ADITYA KUMAR NAYAK MANAGING DIRECTOR MS SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS PVT LTD			MS SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS PVT LTD				RP-104 LANE NO - 3, PANDAV NAGAR, TANKAPANI ROAD, BBSR, DIST - KHURDA		MANAGING DIRECTOR	

IDENTIFIER DETAILS							
Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof	
BHABANI SANKAR SAHOO		BBSR, DIST -KHURDA	MALE	0	Others	0	

PROPERTY DETAILS								
District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	SUNDAR PUR-41	890/136	2357/2984	0.01 Acre (10Decimal)	GHARABARI	0	Not Available	Not Available
East		West		North		South		Property Transaction Details
NA		NA		NA		NA		POWER AREA AC. 0.010 DEC,
KHURDA	SUNDAR PUR-41	890/136	2356/2985	0.059 Acre (59Decimal)	GHARABARI	0	Not Available	Not Available
East		West		North		South		Property Transaction Details
NA		NA		NA		NA		POWER AREA AC. 0.059 DEC,

The total transacted area is:0.069 acre(s).

APPLICATION ID CREATED BY : basudeba nayak

DOCUMENT ENTERED BY : MALAY RANJAN SAHOO