

1132007990



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD01486678814327S
Certificate Issued Date : 21-Dec-2020 01:21 PM
Account Reference : SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0101964745053439S
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.) : 4,87,600
(Four Lakh Eighty Seven Thousand Six Hundred only)
First Party : ROJALIN PARIDA
Second Party : SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS P LTD
Stamp Duty Paid By : SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS P LTD
Stamp Duty Amount(Rs.) : 24,480
(Twenty Four Thousand Four Hundred And Eighty only)



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

Rajalin Parida

LB0012832570

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.

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meant
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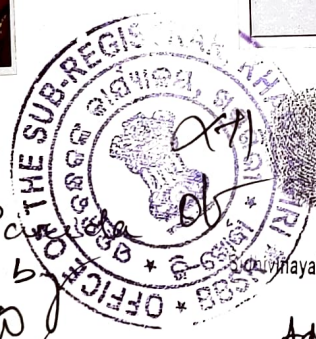
32



AJ



of x Rojalin Parida
is APD by
Rajal P
AP



Siddhivinyak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director
is APD by
Rajal P
AP

Irrevocable General Power of Attorney

meant
attorney

KNOW ALL MEN BY THESE PRESENTS that I, ~~SMT. ROJALIN~~
PARIDA , Adhar No-809897906859. aged about 31 years, D/o Sri.
Sanatan Parida, By Cast: Gopal, By Proffesion: Service, Resident of
At: Atuda, PO: Patpur, Via: Bahugram, PS: Jagatpur, Dist: Cuttack,
Odisha. (hereinafter called the "PRINCIPALS/LANDOWNERS") do

x Rajulin Parida 21.12.2020

Siddhivinyak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

21.12.2020

w. Bikram Keshari Parida

Mr. Bhagaban Suman Sahoo

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.- 890/140, Plot No.- 2357/2990 Area- Ac0.020 Dec and Plot No. – 2358/2989 Area- Ac0.026 Dec (Total One Khata and Two Plot with Total Area –Ac. 0.046), 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 07/12/2020 at Bhubaneswar 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 situated At Dist.- Khurda, P.S.- Chandaka, P.S. No.-41, Tahasil – Bhubaneswar, Mouza- Sundarpur, Khata No.- 890/140, Plot No.- 2357/2990 Area- Ac0.020 Dec and Plot No. – 2358/2989 Area-

Rejabin Parida

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

Keshari Parida

M. S. S. S. S.

Rajabani Sarker Sarker



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)-10042 ,, User Charges-250 , Total 10292

Signature of Registering officer

Date: 21/12/2020

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 **21/12/2020** by **ROJALIN PARIDA**, son/daughter/wife of **SANATAN PARIDA**, of **AT - ATUDA, PO - PATPUR, VIA - BAHUGRAM, PS - JAGATPUR, DIST - CUTTACK**, by caste **General**, profession **Others** and finger prints affixed.

Rojalin Parida

Signature of Presenter / Date: 21/12/2020

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
ROJALIN PARIDA		 314129227	<i>Rojalin Parida</i>	21-Dec-2020
ADITYA KUMAR NAYAK MANAGING DIRECTOR MS SIDHIVINAYK INFRASTRUCTURE AND DEVELOPES PVT LTD		 242441739	<i>Aditya Kumar Nayak</i>	21-Dec-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		 41696336	<i>Bhabani Sankar Sahoo</i>	21-Dec-2020

Date: 21/12/2020

Signature of Registering officer



Endorsement of certificate of registration under section 60

Ac0.026 Dec (Total One Khata and Two Plot with Total Area -Ac. 0.046), Kissam - Gharabari, Annual Rent - Rs.3.70. 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 file objections and other documents, papers and affirmations relating to any other proceedings concerning the same.

x Rajalini Parreida

Sidhivinayak Infrastructure & Developers (P) L

Aditya Kumar Nayak
Managing Director

W/Bikramy Keshari Parichh

W/Bhaban Sanmar Sahoo

Print Endorsement

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

Book Number : 1 || Volume Number : 152

Document Number : 11132007540

For the year : 2020

Seal :

Date: 21/12/2020

Signature of Registering officer



- 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.
- 12) To advertise for sale of proportionate Land and the built-up area to be constructed except the portion allotted to me/land owner.

Rejulin Parvada

Siddhivayak Infrastructure & Developments Pvt

Pritha Kumar Nayak
Managing Director

Keshavi Parida

Bhabani Sankar Saha

U1 Bikram

U2

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.

SCHEDULE OF PROPERTIES

Dist.- Khurda, P.S.- ~~Chandaka~~, P.S. No.- 41, Tahasil - Bhubaneswar, Mouza- Sundarpur, Khata No.- 890/140, Plot No.- 2357/2990, Area- Ac0.020 Dec and Plot No.- 2358/2989 , Area- Ac0.026 Dec. (Total One Khata and Two Plots Total Area Ac0.046 Dec.) Kissam - Gharabari, Annual Rent - Rs.3.70

Rejulin Parida

Siddhivinyak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

This Document is Valued at Rs. ^{4,87,600} ~~four~~ ^{four} Lacs ^{eight} ~~seven~~ ^{seven} Thousand and ~~Two~~ ^{Two} Hundred Sixty) only.

Rejulin Parida

Rejulin Parida

Rejulin Parida

Bharani Senwar 8400

In witnesses whereof, We, the above named executants / principals
have signed this on..21st day of Dec, 2020.

Witnesses:-

1. Bikash Karmari Jaiside
S/O - MR. KALANZI CH. PAZISA
PLOT NO. - 428, CANAL ROAD,
CAMBEGASIA, PASULGATA,
BBSR-10.

* Rejulin Pareida 21.12.2020.
Signature of Executant / Principals

2. Bhabani Sankar Sahoo
S/O - D.C. Sahoo
Banoneli Pur, Khorata

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

21.12.2020

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.

Advocate, Bhubaneswar.

Arunada Sankar Sahoo

Valuation Report

Application No- **1132007990**

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
1132007990	21-DEC-20	21-DEC-20	1	10		

FEES DETAILS (In ₹.)

Stamp Duty :	24380	Registration Fee :	0
Consideration Amount :	487600	A18(iii) & A(1):	10002
Benchmark Value :	0	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"/> 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
ROJALIN PARIDA	FATHER	SANATAN PARIDA	FEMALE	31		General	PRINCIPAL/SELF	YES	YES	AT - ATUDA, PO - PATPUR, VIA - BAHUGRAM, PS - JAGATPUR, DIST - CUTTACK

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
ADITYA KUMAR NAYAK MANAGING DIRECTOR MS SIDHIVINAYK INFRASTRUCTURE AND DEVELOPES PVT LTD				42			GENERAL ATTORNEY/INSTITUTION			RP - 104, LANE - 3, PANDABA NAGAR, TANKAPANI ROAD, BBSR, DIST - KHURDA
Representative Name			Institution Name				Representative Address		Representative Designation	
ADITYA KUMAR NAYAK MANAGING DIRECTOR MS SIDHIVINAYK INFRASTRUCTURE AND DEVELOPES PVT LTD			MS SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS PVT LTD				RP - 104, LANE - 3, PANDABA 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	MarketValue	Sabak Khata No.	Sabak Plot No.
KHURDA	SUNDAR PUR-41	890/140	2358/2989	0.026 Acre (26Decimal)	GHARABARI	0	Not Available	Not Available
				Property Transaction Details				
East	West	North	South	POWER AREA AC. 0.026 DEC.				
NA	NA	NA	NA					
KHURDA	SUNDAR PUR-41	890/140	2357/2990	0.02 Acre (20Decimal)	GHARABARI	0	Not Available	Not Available
				Property Transaction Details				
East	West	North	South	POWER AREA AC. 0.020 DEC.				
NA	NA	NA	NA					

The total transacted area is:0.046 acre(s).

APPLICATION ID CREATED BY : basudeba nayak
DOCUMENT ENTERED BY : MALAY RANJAN SAHOO