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सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD02734604756083T
Certificate Issued Date : 03-Nov-2021 12:01 PM
Account Reference : SHCIL (FI)/ odshcii01/ SRO- BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0103690875476861T
Purchased by : MS STALWART PROJECTS PVT LTD
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA-PATIA
Consideration Price (Rs.) : 57,50,000
(Fifty Seven Lakh Fifty Thousand only)
First Party : SUNAKAR BIHARI
Second Party : MS STALWART PROJECTS PVT LTD
Stamp Duty Paid By : MS STALWART PROJECTS PVT LTD
Stamp Duty Amount(Rs.) : 1,15,100
(One Lakh Fifteen Thousand One Hundred only)



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

Sunakar Bihari

QT 0002729785

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.

SHCIL



SIGNATURE OF PURCHASER

A handwritten signature in black ink, appearing to be "A. Sekho", written over a horizontal line.



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42/11/21

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L2
Sunakar Ashari
3-11-2021

L2
Sunakar Ashari
3-11-2021

For Stalwart Projects Pvt. Ltd.
Managing Director

Sunakar Ashari
3-11-2021

57,50,000/-

POWER OF ATTORNEY

Know all men by these presents that, **SRI. SUNAKAR BIHARI**, aged about 62 years, S/o. Late Harekrushna Bihari, by occupation Govt. Servant, by caste- Patra, Aadhar Card No.4851-8551-3630, resident of Vill. Nuapatna, Po. Chandol, Ps/Dist. Kendrapada (Odisha) Mob: 8249734817, hereinafter referred to and called as the Principal/executant/the First Party which expression shall include his successors, executors, administrators and assigns.

N. / Bissa Raim Dey
w-2 Him with Napat

AND WHEREAS the first party here by declares that the schedule land in question which stands recorded in the name of the First Party is in peaceful possession over as the exclusive, absolute and indefeasible owner of the land having every right, title and interest there over and he has been exercising various acts of ownership and possession over the land in question.

AND WHEREAS there is a concluded contract between the executant and **M/S STALWART PROJECTS PVT. LTD.**, for commercial exploitation of the land as per the plans which to be sanctioned and approved by the Bhubaneswar Development Authority /BMC and as a step in that direction there is an irrevocable arrangement spelling out the essential terms and conditions. However, with a view to effectuate the objectives and for successful implementation of the scheme formulated by the principal intend to execute an irrevocable general Power of Attorney in favour of **M/S STALWART PROJECTS PVT. LTD.**, incorporated under the Indian Companies Act 1956, vide Registration No. **U450010R2011PTCO13975** with **PAN No.AAQCS1757F** represented through its Managing Director, **SRI SHARAT KUMAR SAHU** aged about 55 years son of Late Narahari Sahu.

As such, **SRI. SUNAKAR BIHARI** the Principal / executant do hereby nominate, appoint and constitute **M/s Stalwart Projects Pvt. Ltd.**; having its registered office at Plot No.1, Tulasi Vihar Complex, Sailashree Vihar, P.O.: Sailashree Vihar, P.S.: Chandrasekharpur, Bhubaneswar, Dist.-Khurda, represented through its Managing Director, **Sri Sharat Kumar Sahu** aged about 55 years son of Late Narahari sahu our true and lawful Attorney to do, perform or cause to be done and perform the following acts deeds and things as specified below namely:

1. To submit affidavit, indemnity bond, rent receipts etc. along with the other requirements as well as complete other formalities prescribed by the Authorities, for the purpose of approval of plan/ development of project.

For Stalwart Projects Pvt. Ltd.

Managing Director

Sunakar Ashari

M/- Bissa Rajan Dey

M/- Himanshu Saha



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. 68(G) Fees Paid : A18(iii) & A(1)-115290 ,, User Charges-250 ,Total 115540

Date: 03/11/2021

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 03/11/2021 by SUNAKAR BIHARI, son/daughter/wife of LATE HAREKRUSHNA BIHARI, of AT-NUAPATNA, PO-CHANDOL, PS/DIST-KENDRAPADA(ODISHA), by caste General, profession Others and finger prints affixed.



Signature of Presenter / Date: 03/11/2021

Signature of Registering officer

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb impression	Signature	Date of Admission of Execution
SUNAKAR BIHARI		 314852346		03-Nov-2021
M/S STALWART PROJECTS PVT LTD REPRESENTED THROUGH ITS MANAGING DIRECTOR BHARAT KUMAR SAHU		 142908814		03-Nov-2021

Identified by BISWARANJAN DEY Son/Wife of LATE MANMATH KUMAR DEY of AT/PO- PATTA, PS- BHANDRASEKHARPUR, BBSR, DIST- KHORDHA by profession Others

Name	Photo	Thumb impression	Signature	Date of Admission of Execution

2. To get the building plans including revised plans prepared through qualified Architects and to submit the same before the Bhubaneswar Development Authority/BMC/Any other Departments or Agencies for sanction of approval and subsequent modification and/or revision of such plan or plans.

3. To appear and represent me before the Bhubaneswar Development Authority/BMC 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 complex/flat/apartment.

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 deal with and dispose of the proportionate impartible undivided share in the land in question as well as the saleable super built up / built-up area pertaining to the Builder's allocation in the proposed Housing Complex.

7. To enter into any agreements, with the intending purchasers regarding transfer of Flats / Units by way of absolute sale pertaining to the Super built up area/ Built up area/Carpet area specified as the builders allocation 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.

For Stalwart Projects Pvt. Ltd.


Managing Director

Sunakar Bishari

Mr. / Bossa Rojan Dey

Mr. & Anamath Rajak

BISWARANJAN DEY



42065570

Biswaranjan Dey

03-Nov-2021

Date: 03/11/2021

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 : 282

Document Number : 11082113238

For the year : 2021

Seal :

Date: 05/11/2021

Signature of Registering officer



8. To insert advertisements in any local and national daily News Papers offering for sale of Flats / Units in the proposed building complex in respect of the Builder's allocation of the total Super built up areas /flats / units at its cost and expenses.

9. To take all steps in any legal proceedings and/or litigations that may arise during the period of construction including engaging any Advocate / Solicitor.

10. To apply to Courts and / or any Office for copies of any documents and papers.

11. To create a mortgage on the said property described in the Schedule hereunder written to Banks/ Financial Institution to take Project Loan.

12. 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.

13. To appear before any Registrar of Assurances, other Officer(s), Authority/ies having jurisdiction to entertain and receive the conveyance for registration, execute and register sale deeds, conveyances, instruments transferring Flats / Units together with proportionate impartible undivided share in the land in favour of intending purchasers of such Units (**pertaining to Builder's allocation**) of Super built up/built-up area/ carpet area together with proportionate interest in the land in question as enjoined by the law in force except the owner's share in the project.

For Stalwart Projects Pvt. Ltd.

Asst
Managing Director

Sunakar Bihari

N-1 Bissa Rajan Def

N-2 Himanshu n lapad

14. To negotiate for sale and transfer, let out charge or encumber land and building for intending purchasers /owners of the Units / Flats (pertaining to Builder's allocation) except the 1 no. of 3BHK flat with super built of area of 1450 sq.ft in any floor as per owner's choice in the project by the said Attorney at their discretion as may deemed fit and expedient.

15. To sign, execute, draw, present for registration and admit registration of documents, sale deeds and other documents in connection with sale and transfer of the Flats / Units, together with proportionate impartible undivided share in the land (pertaining to Builder's allocation) in favour of intending purchaser of the Units / Flats except the owner's share (except the 1 no. of 3BHK flat with super built of area of 1450 sq.ft in any floor as per owner's choice) in the project and deliver the possession of the said flat in favour of the owners of those flats transferred.

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 our 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 project and accordingly we hereby delivered the possession of our land in favour of our 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.

Sunakar Bihari

Ar-1 Biswa Rajan Singh

Ar-2 Animesh Rajan

SCHEDULE OF PROPERTY

Dist. Khurda, Ps. Infosys-II, Tahasil. Bhubaneswar, under D.S.R.O., Khurda at Bhubaneswar, Mouza. PATIA, Khat No.474/2506, corresponding to Sabik Khata No.474/22, Plot No.306/1712/4163, Area Ac.0.050 decimals out of Ac.1.000 decimals, Kissam: Gharabari in the Name of Sri. Sunakar Bihari.

The valuation of schedule land as per bench mark valuation is **Rs.57,50,000/-** and accordingly applicable stamp duty and registration fees hereby paid.

IN WITNESS WHEREOF, we the Executant have executed this Power of Attorney on this the **3rd day of November, 2021** (Two thousand twenty one) in presence of the Witnesses named below:-

WITNESSES:-

1. *Biswa Rajan Das,*
Late Mannath Kumar Das,
Patia, Bhubaneswar.

Sunakar Bihari
3-11-2021

SIGNATURE OF
EXECUTANT/PRINCIPAL

2. *Arjun Singh Nayak*
G.S. Patra BBSR.

For Stalwart Projects Pvt. Ltd.

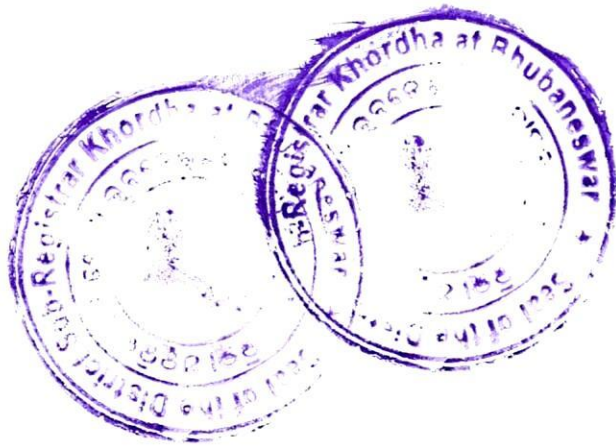
[Signature]
Managing Director
SIGNATURE OF
ATTORNEY HOLDER

3-11-2021

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 their vernacular language, they put their signature in presence of the witnesses before me.

Advocate, BBSR

[Signature]
3-11-2021



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REGISTERED & TRUE
FILED IN
BOOK NO.
Volume No.
Pages.....10.....
Serial No
for the year 2021
708213942

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2.11.2021



BHULEKH

LAND RECORDS WEB PORTAL OF ODISHA



Schedule I Form No.39-A

ଖତିୟାନ

ମୌଜା : ପଟିଆ

ତହସିଲ : ଭୁବନେଶ୍ୱର

ଥାନା : ନିଉକ୍ୟାପିଟାଲ

ତହସିଲ ନମ୍ବର : 260

ଥାନା ନମ୍ବର : 22

ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତର ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡ଼ିଶା ସରକାର ଖେତର ନମ୍ବର 1				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		474/2506				
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ସୁନାକର ବିହାରୀ ପି:ହରେକୃଷ୍ଣ ବିହାରୀ ଜା: ପାଟରା ବା: କୁଆପାଟଣା ଥା / ଜି : କେନ୍ଦ୍ରାପଡ଼ା				
3) ବ୍ଲକ୍	କ୍ଷତିବ୍ୟାପ					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେୟ୍	ନିଷ୍କାର ସେୟ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେୟ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		150.00	113.00		263.00	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		ବାଖାକ୍ରେଶ ନଂ 11745/03 ହୁମୁଖାବାଖା 474/22 ତାରୁ OLR u/s 8(A) କେସ୍ ନଂ- 1553/2020 ହୁମୁ ପୁଟ 306/1712/4163 ର କିସମ ପରବାର କରାଯାଇ ଜମା ସଂଶୋଧନ କରାଗଲା ।				
BLANK SPACE FOR STAMPING						
ଅକ୍ତିମ ପ୍ରକାଶନ ତାରିଖ -						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						

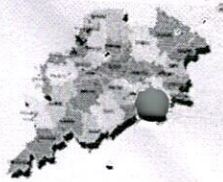
ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 12/12/2020 12:14:32 IP :10.194.35.30

[RoR Back Page](#)
[Khaliyan Page](#)
[Print](#)



BHULEKH

LAND RECORDS WEB PORTAL OF ODISHA



ଖତିୟାନର କ୍ରମିକ ନଂ : 474/2506		ମୌଜା : ପଟିଆ			ଜିଲ୍ଲା : ଗୋର୍ଖା	
ପୁର ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପୁରର ଖତଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦ୍	ରକବା			ମତ୍ରବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10	11	12	
306/1712/4163	ଘରବାରି		0	050	0.0202	
1 plot			0	050	0.0202	

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 12/12/2020 12:14:38 IP :10.194.35.30

[RoR Front Page](#)
[Khatlyan Page](#)
[Print](#)

Form No.25
Nil Certificate Of Encumbrance On Property

Certificate No. : EC1082021026359

Application No : 2021108032794

Applicant Name : S K SAHOO

Owner Name(as per application) : NALINI KUMAR MOHANTY

Having applied to me for a certificate giving particulars of registered acts and encumbrances,if any in respect of undermentioned property :-

Sr. No.	Village	Khata No.	Plot No.	Area	North Boundary	West Boundary	East Boundary	South Boundary
1	PATIA-22	474/22	306/1712	50 Decimal1000D =1Acre				
2	PATIA-22	474/3988	306/1712/4963	50 Decimal1000D =1Acre				

I hereby certify that a search has been made in Book 1 and in the indexes relating thereto for 1 years from 01-JAN-2021 to 29-SEP-2021 for acts and encumbrances affecting the said property and that on such search no acts or encumbrance affecting and said property has been found.

Note :

- (1) If the properties have been described in registered documents in a manner different from the way in which the applicant has described them in the application the transactions evidenced by such documents will not be included in the certificate.
- (2) Under Section 57 of the Registration Act and Rule 137(i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof, or certificates of encumbrances on specified properties should make the search themselves, when the registers and indexes will be placed before them on payment of the prescribed fees.
- a) But as in the present case the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the Offices but the department will not, on any account, hold itself responsible for any errors in the results of the search embodied in this certificate.



Digitally signed by SAMAL
PABITRA KUMAR
Date: 2021.09.29 14:09:35
+05:30

Office : KHURDA(BBSR)

Date : 29-SEP-2021

Signature of Registering Officer

Valuation ReportApplication No- **1082113942**Registration Office- **KHURDA(BBSR)**Application Type- **POA WITH POSSESSION****DEED DETAILS**Status- **Pending for Fee collection**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1082113942	03-NOV-21	03-NOV-21	1	10		

FEE DETAILS (In ₹.)

Stamp Duty :	115000	Registration Fee :	0	
Consideration Amount :	5750000	A18(iii) & A(1):	115250	
Benchmark Value :	805	Incidental Fee Details		
<input type="checkbox"/> STAMP	<input type="checkbox"/> E-STAMP	<input type="checkbox"/> FRANKING	User Charges :	250
<input type="checkbox"/> CASH	<input type="checkbox"/> CHEQUE	<input type="checkbox"/> DD	<input type="checkbox"/> POS	<input type="checkbox"/> CHALLAN
<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
SUNAKAR BIHARI	FATHER	LATE HAREKRUSHNA BIHARI	MALE	62		General	PRINCIPAL/SELF	YES	YES	AT-NUAPATNA,PO-CHANDOL,PS/DIST-KENDRAPADA(ODISHA)

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
MS STALWART PROJECTS PVT LTD REPRESENTED THROUGH ITS MANAGING DIRECTOR SHARAT KUMAR SAHU				55		GENERAL	ATTORNEY/INSTITUTION			AT-PLOT NO.1,TULASI VIHAR COMPLEX,SAILASHREE VIHAR,PO-SAILASHREE VIHAR,PS-CHANDRASEKHARPUR,BHUBANESWAR,DIST-KHURDA
Representative Name		Institution Name			Representative Address			Representative Designation		
MS STALWART PROJECTS PVT LTD REPRESENTED THROUGH ITS MANAGING DIRECTOR SHARAT KUMAR SAHU		MS STALWART PROJECTS PVT LTD			AT-PLOT NO.1,TULASI VIHAR COMPLEX,SAILASHREE VIHAR,PO-SAILASHREE VIHAR,PS-CHANDRASEKHARPUR,BHUBANESWAR,DIST-KHURDA			MANAGING DIRECTOR		

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
BISWARANJAN DEY		AT-PLOT NO.354,SURAMA NILAYA INFOCITY ROAD,PATIA,KHURDA	MALE	0	Others	A

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	MarketValue	Sabak Khata No.	Sabak Plot No.
KHURDA	PATIA-22	474/2506	306/1712/4163	0.05 Acre (50Decimal)	GHARA BARI	805	Not Available	Not Available
East	West	North	South	Property Transaction Details				
NM	NM	NM	NM	POWER AREA AC 0.050DEC. OUT OF AC. 1.000DEC.				

The total transacted area is:0.05 acre(s).

APPLICATION ID CREATED BY : NARESH PRATAPSINGH RAJKUMAR

DOCUMENT ENTERED BY : SUSANTA KUMAR DAS





ଭାରତ ସରକାର
GOVERNMENT OF INDIA



ସୁନାକର ବିହାରୀ
Sunakar Bihari
ଜନ୍ମ ବର୍ଷ / Year of Birth : 1958
ପୁରୁଷ / Male



4851 8551 3630

ଆଧାର - ସାଧାରଣ ଜନତାର ଅଧିକାର

Sunakar Bihari



ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ କର୍ତ୍ତୃପକ୍ଷ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ଠିକଣା:

S/O ହରେକୃଷ୍ଣ ବିହାରୀ,
ବ୍ୟାପାର-୩/୪, ଭୈରବପୁର
ସ୍କୁଲ, ବାରାକ, କଟକ, ମେଡିକାଲ କଲେଜ,
ଓଡିଶା, 753007

Address:

S/O Harekrushna Bihari,
QR-NO-3B/5,
ENGINEERING SCHOOL,
BARRACKS, Cuttack,
Medical College, Orissa,
753007

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFPPB5765F

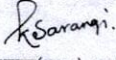


नाम /NAME
SUNAKAR BIHARI

पिता का नाम /FATHER'S NAME
HAREKRUSHNA BIHARI

जन्म तिथि /DATE OF BIRTH
04-11-1958

हस्ताक्षर /SIGNATURE
Sunakar Bihari

आयकर आयुक्त(क.प्र.), भुवनेश्वर
Commissioner of Income-tax(Computer Operations)



Sunakar Bihari

इस कार्ड के खो/मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित/वापस कर दें
आयकर आयुक्त(क.प्र.),
4थी मंजिल, आयकर भवन, राजस्व विहार,
भुवनेश्वर-751 004

In case this card is lost/found, kindly inform/return to the issuing authority :
Commissioner of Income Tax(Computer Operations),
4th Floor, Aayakar Bhawan,
Rajaswa Vihar,
Bhubaneswar - 751 004.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

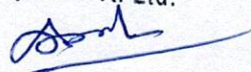
STALWART PROJECTS PRIVATE
LIMITED

01/08/2011
Permanent Account Number

AAQCS1757F

14029006

For Stalwart Projects Pvt. Ltd.



Managing Director



ଭାରତ ସରକାର
Government of India



ଶରତ କୁମାର ସାହୁ
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ପିତା ନରହରି ସାହୁ
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