

1131703994

GOVT. OF ODISHA

SR, KHANDAGIRI

KHURDA

LICENSE NO : KHFRA803

भारत



सत्यमेव जयते

INDIA

STAMP DUTY

000000

Rs. ≈ 0399600 ≈

365504

ଓଡ଼ିଶା

NON JUDICIAL

30.5.2017

ODISHA

3993 5551400

Ambar
30/5/17

Proper Officer
S.R. Khandagiri

Handwritten calculations:
A) 15880
A) 8111 250
A) 8111 40
we 230

160320

(15)

79,90,000/-



Laxmipriya Senapati

Laxmipriya Senapati



Chetan Kumar Concessional

Chetan Kumar Concessional

Laxmipriya Senapati 30/5/17
For Harshpriya Constructions Pvt. Ltd.
Chetan Kumar Concessional
Director 30/5/17

Sanjay Kumar Senapati
Ranjan Kumar Senapati

POWER OF ATTORNEY

Know all men by these presents that I, **SMT. LAXMIPRIYA SENAPATI**, aged about 63 years, W/o – Hadibandhu Senapati resident of Siripur, Nuasahi, P.S.: Khandagiri, Bhubaneswar-3, Dist.-Khurda (Odisha); hereinafter referred to and called as the "Principal", which expression shall include her legal heirs, successors, executors, administrators and assigns.

SL. No. 2455
Franking No. 3993 555140
Date 30/5/17
Rs. 2.00, Govt. Stamps

Name Chetan K. Khandegiri
Address B.M.

Nature of Document c

Stamp
Stamp Franking Clerk
S.R. Khandegiri
30/5/17

Chetan Kumar Khandegiri

7.

①

WHEREAS, the principal / executant hereby declare that the land in question originally stood recorded in the name of Sri Bhima Charan Swain son of Ramachandra Swain of Paikarapur as per 1988 ROR published by the Settlement Authority. And said recorded tenant Bhima Charan Swain in order to meet his legal necessities had alienated the schedule land in favour of one Smt. Haramani Paikaray W/O-Sri. Purna Chandra Paikray vide RSD NO-3689 dated 12.4.1982 on receiving good consideration amount and deliver the possession thereof, as per her purchased deed prior to publication of Hal ROR.

AND WHEREAS, the purchaser Smt. Haramani Paikray after purchasing the land in question had mutated the land records in her name and accordingly obtained correction ROR bearing Khata No-813/417, Plot No-1141, Area : Ac0.170 dec, Kisam- Gharabari, issued by Tahasildar, Bhubaneswar vide Mutation Case No. 2801/1996.

AND WHEREAS, after obtaining correction ROR, the said Haramani Paikray had executed a registered General Power of Attorney in favour of her son Sri Susanta Kumar Paikaray vide Regd. GPA Deed No-806 dated 15.10.2001, registered before the S.R Khandagiri. Wherein, she had given several rights including saleable right to her Attorney Holder Sri Susanta Kumar Paikray.

AND WHEREAS, by virtue of aforesaid Power of Attorney, the Attorney Holder, Sri Susanta Kumar Paikray had alienated 50% of the said land i.e Ac.0.085 dec out of Ac.0.170 dec in favour of the executant vide Regd. Sale Deed No- 6477 dt.21.12.2004 registered before S.R. Khandagiri, Bhubaneswar.

AND WHEREAS, after purchasing the same, the executant had initiated mutation proceedings before the Tahasildar, Bhubaneswar for correction of Record of Rights in respect of her purchased area and accordingly the concerned Tahasildar after perusal all the relevant documents and field inquiry have issued correction ROR bearing Khata No-813/1361, Plot No-1141/4157 Area : Ac.0.085 dec. in favour of executant vide Mutation Case No. 642/2005. Since the date of

Laxmi Prixa Senapati
For Harshpriya Constructions Pvt. Ltd.
Chetan Kumar For account
Director

Sudhakar Kumar Senapati
Ranjana Kumar Senapati



Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Crissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 48
 (g) Fees Paid : A18(iii) & A(1)-160090 ,, User Charges-230 ,Total 160320

Date: 30-05-2017

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 10:30 AM and 2:30 PM on the **30-05-2017** by **LAXMIPRIYA SENAPATI**, son/wife of **HADIBANDHU SENAPATI**, of **AT - SIRIPUR, NUASAHI, PS - KHANDAGIRI, BBSR, DIST - KHURDA**, by caste **General**, profession **शिक्षक** and finger prints affixed.

Signature of Presenter / Date: 30-05-2017

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
LAXMIPRIYA SENAPATI		 311814665	<i>Laxmipriya Senapati</i>	30-May-2017
CHE TAN KUMAR TEKARIWAL DIRECTOR MS HARSHPRIYA CONSTRUCTIONS PVT LTD				30-May-2017

purchase, the executant is in peaceful possession over her purchased area having every right, title and interest thereover and also exercising the various acts of ownership over the same, by paying ground rent to the concerned authority and obtained up-to-date receipt thereof.

AND WHEREAS there is a concluded contract between the executant and **M/S. HARSHPRIYA CONSTRUCTIONS PVT. LTD.**, for commercial exploitation of the land in question 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 developer, the executant intend to execute an irrevocable general Power of Attorney in favour of **M/S. HARSHPRIYA CONSTRUCTIONS PVT. LTD.**, represented through its director **SRI CHETAN KUMAR TEKARIWAL**, aged about 60 years, son of Late Mannalal Tekariwal.

Hence, **SMT. LAXMIPRIYA SENAPATI**, the Principal / executant do hereby nominate, appoint and constitute **M/S. HARSHPRIYA CONSTRUCTIONS PVT. LTD.**, having its office at 542, Saheed Nagar, Bhubaneswar, Dist.-Khurda (Odisha) represented through its director **SRI CHETAN KUMAR TEKARIWAL**, aged about 60 years, son of Late Mannalal Tekariwal, as my 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 work, manage and supervise the development and construction work of the commercial/residential housing complex on my land as per schedule below in accordance with the plans to be sanctioned by the Bhubaneswar Development Authority.
- 2) To amalgamate and/or join/include/merge the land to other adjoining plots/land to make it a larger project and/or to make it a part of a larger project and 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 approval and subsequent modification and/or revision of such plan or plans.

Laxmi priya senapati

Smt. Laxmi Priya Senapati
Rajendra Kumar Senapati

For Harshpriya Constructions Pvt. Ltd.

Chetan Kumar Tekariwal

Director



240945609

Identified by **SATYA NARAYAN SENAPATI** Son/Wife of **N/A** of **BBSR, DIST - KHURDA** by profession **ଅବସ୍ଥ**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SATYA NARAYAN SENAPATI				30-May-2017

40475790

Date: 30-05-2017

Signature of Registering officer 

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 : 75

Document Number : 11131703809

For the year : 2017

Seal :

Signature of Registering officer 

Date: 12-06-2017

Print

- 3) To comply with the requirement and requisitions of the Bhubaneswar Development Authority and such other Local Authorities relating to this construction of said housing complex in the said property and shall obtain the necessary approval from the authorities concerned as and when required.
- 4) To sell, transfer and assigns the various built up spaces in the constructed area of the said residential/commercial complex except my share area of 50% of the total built up area of entire complex on the said property together with proportionate interest in the land comprised in the said property at such rates as deemed proper and/or enter into agreement or contract for sale or transfer of the entire and or various proportionate units including the proportionate interest in the said land (except 50% of constructed area after completion of the structures i.e. after completion of all roof slabs of each block) and conditions as my attorney in their absolute discretion shall think fit and proper without making me liable for any loss on that account.
- 5) To receive from the intending buyers any earnest money advance or advances and also the balance of the consideration money and to grant the receipt for the same in their own name at their own risk without making me (the land owner) liable for any loss on that account except 50% of constructed area out of the total built up area of the entire complex.
- 6) To sign execute deliver and conveyance or conveyances for sale of any unit in the said commercial/residential complex except 50% of the built up area allotted in my favour and to execute all other deeds agreements, instruments and assurances with shall be considered necessary and to present such conveyances or conveyances for registration before appropriate authorities to admit execution and receipt of consideration before the said authorities after completion of the structure i.e. after completion of all roof slabs of each block.

Laxmi Prada Senapati

Sudya Manojan Senapati

Rajan Kumar Senapati

For Harshprya Constructions Pvt. Ltd.
Chetan Kumar For-authorized

Director

- 7) To prepare building plans including revised plans through qualified architect/structural engineer, submit such plans together with applications before the Bhubaneswar Development Authority for construction of cluster of multistoried buildings over the said land, deposit the requisite fees for obtaining approval of such plan and making application before the statutory authorities for obtaining "no objection certificate" and to comply with the requirements and requisitions of such authorities and to collect such plan and permission letters from the authorities concerned after necessary approval, permission/sanction is accorded.
- 8) To sign and submit application, affidavits, undertakings declarations before the competent authorities pertaining to any matter concerning approval of the building plan or constitution of multistoried buildings over the land in question in terms of the concluded contract.
- 9) To insert advertisements in any local and national daily News Papers offering for sale of Flats / Units in the proposed building complex of the total Super built up areas /flats / units at her cost and expenses.
- 10) To enter upon the said land for the purpose of commencing construction work of the proposed commercial/residential complex over the said property and for that purpose to make all infrastructural developments, landscaping, provision for internal roads, drainage, sewerage and other systems and providing other facilities, amenities and conveniences, as may be deemed just and necessary by the attorney.
- 11) To construct erect and complete the construction of commercial/residential complex over the said land in consonance with the building plans, designs and specifications approved by the Bhubaneswar Development Authority.
- 12) To appear/represent up before all concerned authorities and parties as may be necessary in connection with the development of the said land as aforesaid.

Chetana Prasad Senapati

Smita Ranjan Senapati

Ranjana Kumar Senapati

For Harshprya Constructions Pvt. Ltd.
Chetan Kumar Prasad
Director

- 13) To appoint from time to time architects, engineers, contractors, sub-contractors, for carrying out development of the said land and the construction of multistoried building thereon and to pay their fees, salaries and / or wages.
- 14) To enter into agreements for sale for disposing of the flats, units/shops/built up space/parking areas in favour of intending purchasers/Lessee of such units on such terms and conditions and fix and settle the consideration amount as may be decided by the said attorney, finalise the terms and conditions of the sale transaction with the prospective buyers, receive the consideration amount on behalf of said firm from the intending purchasers deposit the same in firm's account for transferring by way of absolute sale, the flats/units/built up space/parking space together with proportionate impartible undivided interest in the land.
- 15) To sign and submit application, before the competent authorities for obtaining drainage, sewerage, water and electric connection to the premises and/or the complex and in that connection to comply with all requirements and conditions as may be prescribed by the authorities including deposit of requisite charges/fees.
- 16) To advertise by any mode for sale of the flats/units /parking space/built up space in the multistoried building to be constructed over the land and to receive application from the intending purchaser of the units for disposing of such flats/units by way of absolute sale and receive earnest money, consideration amount other statutory fees, taxes as may be fixed and levied by the concerned authorities under the law in force.
- 17) To take appropriate steps for ensuring inter connection of the sewerage disposal systems to be provided in the complex with the existing hereby nearby public sewerage and drainage system and obviating pollution control.

Laxmidatta Senapati

Satyam Narayan Senapati
Rajen Kumar Senapati

For Harshriya Constructions Pvt. Ltd.
Chetan Kumar Senapati

Director

- 18) To apply for and obtain electricity, water, cable T.V., telephone connection and other facilities that our attorney may think fit and proper.
- 19) To take appropriate steps in any proceeding and or litigation that may be set into motion during or after the construction of the complex.
- 20) To appear before income tax, sales tax, service tax, GST, VAT or such other appropriate authorities or before any competent court, tribunal pertaining to any dispute and engage advocates, sign and verify pleadings, prefer appeals, if necessary, before the designated appellate authorities and pursue such appeal or revision as the case may be.
- 21) To offer the flats / units / built up area together with proportionate impaible undivided interest in the land before any bank or financial institution to enable the prospective purchasers of flats / units to avail loan for payment of the consideration amount fixed in respect of the unit inclusive of the proportionate undivided interest in the land and in that connection to execute memorandum of deposit of deeds, mortgage deeds or other documents, comply with the requirements of the financial institution on that score without making the executants or the company liable in any manner for such financial liability.
- 22) To mortgage any commercial / residential built up space together with proportionate impartible undivided interest in the land before any bank or financial institution to avail project finance on 50% of the builder / developers share.
- 23) To offer on lease / rent built up space in the project except 50% built up space including the proportionate undivided interest in the said land allotted towards land owner's share.
- 24) To apply to the courts or authorities for copies of relevant documents.

Laxmi Pratik Sengupta

For Harshpriya Constructions Pvt. Ltd.

Chetan Kumar Srivastava

Director

Satya Narayan Sengupta

Rajeev Kumar Sengupta

- 25) To apply for inspection and / or inspect judicial records.
- 26) To appear before the registering officer, execute and present for registration and admit execution of any sale deed, conveyance deed, transfer deeds, conveying the flat / unit by way of absolute sale together with proportionate impartible undivided interest over the land in favour of the prospective purchasers of flats / units / built up space and to do all things which are considered necessary and expedient for registration of sale deeds / instruments fully and effectually as we could do.

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 my 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 exercise and accordingly I hereby delivered the possession of my land in favour of my 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.

SCHEDULE OF LAND

Dist-Khurda, PS-New Capital, Hal PS : Khandagiri, No.37, Tahasil-Bhubaneswar, under the jurisdiction of Sub-Registrar Khandagiri, Mouza-Bhubaneswar Sahara Unit No. 19, **BARAMUNDA**,

Mutation Khata No-813/1361 and Plot No-1141/4157 within Mouza- Baramunda consisting an area of Ac.0.085 dec, Full Plot, Kisam- Gharabari, Bounded by

North : Main Road & Govt. Plot No-1238
South : Plot No-1138
East : Plot No-1141(Sri. Hadibandhu Senapati)
West : Plot No-1140 (Smt.Nalini Ray)

The valuation of schedule land as per bench mark valuation is Rs.79,90,000/- and accordingly applicable stamp duty and registration fees hereby paid.

Laxmipati Senapati

For Harshprya Constructions Pvt. Ltd.

Chetan Kumar Patra

Director

Sastrya nanayam Senapati

Rajesh Kumar Senapati

IN WITNESS WHEREOF, I the Executant have executed this Power of Attorney on this the 30th day of May 2017 (Two thousand seventeen) in presence of the Witnesses named below:-

WITNESSES:-

1. Satya Ranaya Serapati
Flat - 104, UTOPIA
DELTA SQUARE,
BBSR

Laxmi Prava Serapati
30/05/17

SIGNATURE OF
EXECUTANT/PRINCIPAL

2. Rajan Kumar Serapati
80 - Hadibandan Serapati
Flat - 104, UTOPIA Apartment
Delta Square,
BBSR

For Harshprya Constructions Pvt. Ltd.

Chetan Kumar Prasad

Director 30/05/17

SIGNATURE OF
ATTORNEY HOLDER

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 his/her vernacular language, she put her signature in presence of the witnesses before me.


Advocate, BBSR

Δ 940001
A 9. 285-4

A

Registered & Copyrighted
Volume
Pages 75
Being 11131703809
Year 20A
Registering Officer, Chennai

Registered PoA with Possession Deed

Nature of the Document : POA WITH POSSESSION Volume Number : 75
 Date of Execution : 30-05-2017 Place of Execution : KHANDAGIRI
 Document Number : 11131703809 Registration Date : 12-06-2017

FIRST PARTY DETAILS

ନାମ	Photo	Thumb Impression	Signature
LAXMIPRIYA SENAPATI			




SECOND PARTY DETAILS

Name	Photo	Thumb Impression	Signature
CHETAN KUMAR TEKARIWAL DIRECTOR MS HARSHPRIYA CONSTRUCTIONS PVT LTD			

PROPERTY DETAILS

Sl.No.	District	Village/Thana	ଖାତା	ପ୍ଲଟ	କେତେ ସଂପତ୍ତି	କେଉଁ ପ୍ରକାର କିସମର ଜମି	MarketValue	Sabak Khata No.	Sabak Plot No.
1	KHURDA	BARAMUNDA-1	813/1361	1141/4157	85୬୭ସିମାଲ	GHARABARI	0	Not Available	Not Available
East		West		North		South		Property Transaction Details	
PLOT NO - 1141, SRI HADIBANDHU SENAPATI		PLOT NO - 1140, SMT. NALINI RAY		MAIN ROAD AND GOVT PLOT NO - 1238		PLOT NO - 1138		POWER AREA AC. 0.085 DEC, FULL PLOT.	

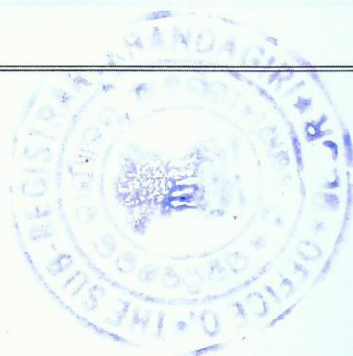
IDENTIFIER DETAILS

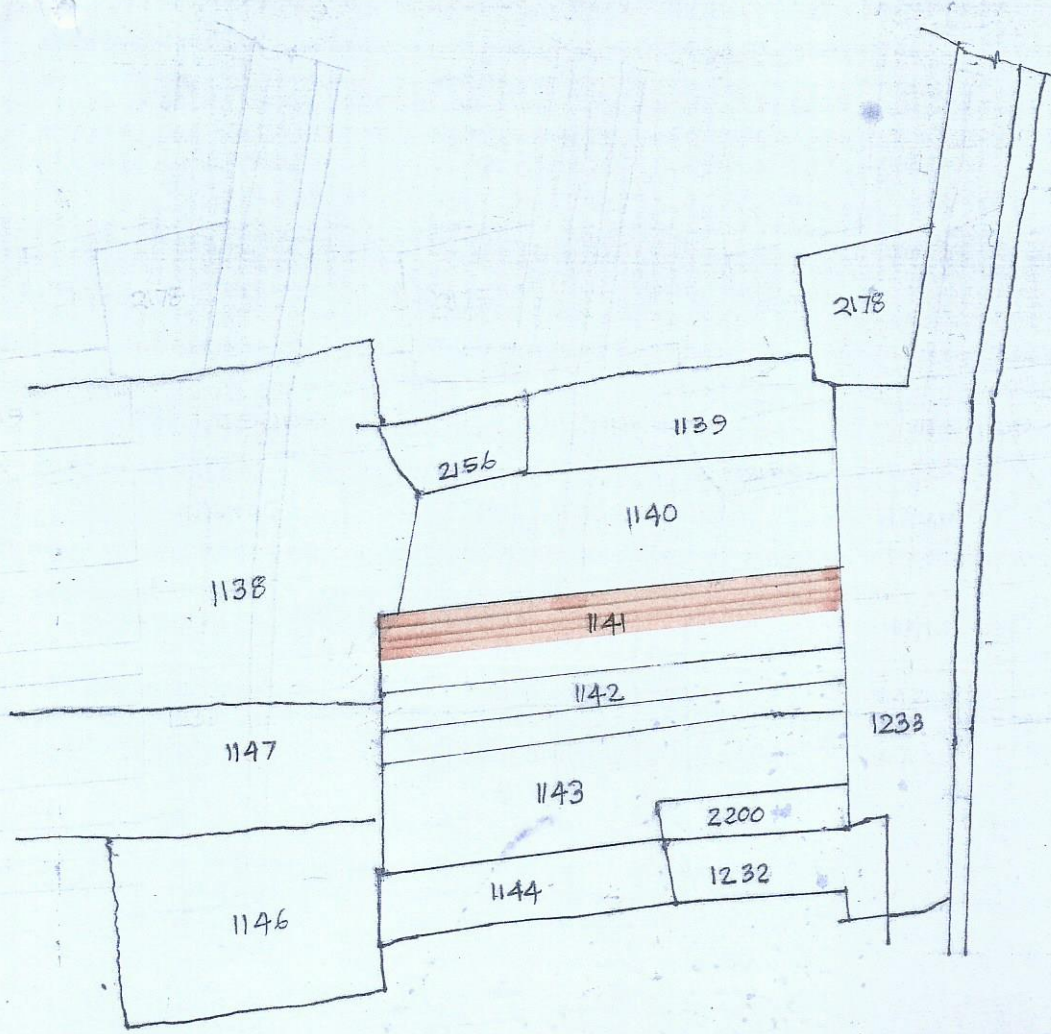
ନାମ	Father's / Husband's Name	ଚିହ୍ନଟକାରୀଙ୍କ ଠିକଣା	ପେଶା
SATYA NARAYAN SENAPATI		BBSR, DIST - KHURDA	ଅଧ୍ୟକ୍ଷ
Name	Photo	Thumb Impression	Signature
SATYA NARAYAN SENAPATI			

REMARK DETAILS

Remark

ok





PART REV. MAP OF MOUZA - BHUBANESWAR
 SAHAR, BARAINUNDA, DIST - KHURDA.
 SCALE: 64" = 1 MILE.

Laxmidurga Sanyal

For Harshpriya Constructions Pvt. Ltd.

Chetan Kumar Prasad

Director

ଖତିୟାନ

15 25/06
27/06
ଅଧ୍ୟକ୍ଷ

୧୯୮୫
୧୯୮୬
୧୯୮୭
୧୯୮୮
୧୯୮୯
୧୯୯୦
୧୯୯୧
୧୯୯୨
୧୯୯୩
୧୯୯୪
୧୯୯୫
୧୯୯୬
୧୯୯୭
୧୯୯୮
୧୯୯୯
୨୦୦୦
୨୦୦୧
୨୦୦୨
୨୦୦୩
୨୦୦୪
୨୦୦୫
୨୦୦୬
୨୦୦୭
୨୦୦୮
୨୦୦୯
୨୦୧୦
୨୦୧୧
୨୦୧୨
୨୦୧୩
୨୦୧୪
୨୦୧୫
୨୦୧୬
୨୦୧୭
୨୦୧୮
୨୦୧୯
୨୦୨୦
୨୦୨୧
୨୦୨୨
୨୦୨୩
୨୦୨୪
୨୦୨୫
୨୦୨୬
୨୦୨୭
୨୦୨୮
୨୦୨୯
୨୦୩୦

870
୨୦୨୩
୨୦୨୪
୨୦୨୫

ମୌଜା : ଭୁବନେଶ୍ୱର ସହର ମୁନିସ ନଂ-19 ବରମୁଣ୍ଡା
ଥାନା : ନିଉକ୍ୟାପିଟାଲ
ଥାନା ନମ୍ବର : 37

ତହସିଲ : ଭୁବନେଶ୍ୱର
ତହସିଲ ନମ୍ବର : 236
ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

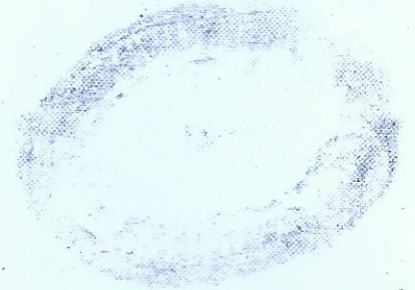
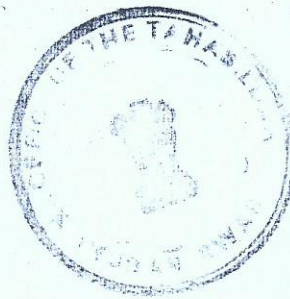
ଜମିଦାରଙ୍କ ନାମ
ଓ ଖେତାଟ ବା ଖତିୟାନର
ନମ୍ବର

ଓଡ଼ିଶା ସରକାର ଖେତାଟ ନମ୍ବର 1

୧) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର 813/1361

ଲକ୍ଷ୍ମୀପ୍ରିୟା ସେନାପତି ସ୍ୱା-ହାତ୍ତିବନ୍ଧୁ ସେନାପତି ଜା:କୁମୁତି ବା:ଶିରିପୁର ନୂଆସାହି, ଥା - ଖଣ୍ଡଗିରି, ଜି - ଖୋର୍ଦ୍ଧା ।

୨) ପ୍ରଜାର ନାମ,
ପିତାର ନାମ,
ଜାତି ଓ ବାସସ୍ଥାନ



୩) ସ୍ୱତ୍ୱ	ସ୍ଥିତିବାନ					୪) କ୍ରମବର୍ତ୍ତନଶୀଳ ଖଜଣାର ବିବରଣୀ
	ଜଳକର	ଖଜଣା	ସେସ୍	ନିୟୁତ ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	
୪) ଦେୟ		31.90	23.93		55.83	

୧) ବିଶେଷ ଅନୁସଙ୍ଗ ସଦି କିଛି ଥାଏ ବାଖା କେସ ନଂ 642/05 କୁମୁ ଖା 813/417 ତା ରୁ ।

BLANK SPACE FOR STAMPING

ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ :
ଖଜଣା ପାର୍ଯ୍ୟ ତାରିଖ :

ଖତିୟାନର କ୍ରମିକ ନଂ: 813/1361		ମୌଜା : ଭୁବନେଶ୍ୱର ସହର ସ୍ଥାନିକ ନଂ-19 ବରମୁଣ୍ଡା			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା
ପୁଠା ନମ୍ବର ଓ ତକର ନାମ	କିସମ ଓ ପୁଠାର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣ ଓ ଚୌକି	ରକବା		ମନୁଷ୍ୟ
			ଏ.	ଢ଼ି.	
୭	୮	୯	୧୦	୧୧	୧୨
1141/4157	ଘରବାରି ଏକ		0	0.085	0.0344
1 ପୁଠା			0	0.085	0.0344

18/03/06
AN 7

[Signature]
Computer
Assistant
B.B.R. Tehasil

[Signature]
Additional
Tehasil
Dharmadwar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

LAXMIPRIYA SENAPATI
BIRABARA PATRA

08/10/1954
Permanent Account Number
AXOPS0550L

Laxmipriya Senapati

Signature



Laxmipriya Senapati

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTHSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाए :
आयकर पैन सेवा यूनिट, UTHSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.