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INDIA NON JUDICIAL

Government of Odisha

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-OD00550431202391R
Certificate Issued Date	:	04-Jun-2019 02:10 PM
Account Reference	:	SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD
Unique Doc. Reference	:	SUBIN-ODODSHCIL0100668676737456R
Purchased by	:	ASSOTECH SUNGROWTH ABODE LLP
Description of Document	:	Article IA-48 Power of Attorney Deed
Property Description	:	MOUZA-RUDRAPUR,KHATA-412/1077,PLOT-277/9128,AREA A0.052 DEC,KHATA-175,PLOT-282,AREA A0.069 DEC
Consideration Price (Rs.)	:	41,74,500 (Forty One Lakh Seventy Four Thousand Five Hundred only)
First Party	:	SMT BHRULATA MALLA
Second Party	:	ASSOTECH SUNGROWTH ABODE LLP
Stamp Duty Paid By	:	ASSOTECH SUNGROWTH ABODE LLP
Stamp Duty Amount(Rs.)	:	2,08,825 (Two Lakh Eight Thousand Eight Hundred And Twenty Five only)

District Sub-Registrar Khordha at Bhubaneswar

Please write or type below this line

G P A

Bhrulata Malla

Shashi Bhushan Mishra

SR 0002502153

Stock Holding Corporation
Bhubaneswar

Shashi Bhushan Mishra

SIGNATURE OF PURCHASER

District Sub-Registrar Khordha at Bhubaneswar

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INOD ତା- 5/06/2019 ରେ

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Bhrulata Malla
Res Attested 4/6/19

LTI
Shakti Shubas mishra
Res Attested 4.6.19

Bhrulata Malla 4.6.19

For Assotech Sungrowth Abads LLP
Shakti Shubas mishra 4.6.19
Authorised Signatory

41,74,500/

Irrevocable General Power of Attorney

KNOW ALL MEN BY THESE PRESENTS that I, **SMT. BHRULATA MALLA** aged about 50 Years, W/o Shri Panchanan Malla, By Profession – Business, By Caste – Khandayat, residents of Plot no. 3864, Lane - 1, Megheswar Colony, Po – Badagada Brit, PS – Badagada, Bhubaneswar – 751018, Dist. – Khurda, Odisha (Mobile No.9437010396) (hereinafter referred to as **"Land Owner(s)"/ "Principal(s)"** which expression shall, unless repugnant to the context thereof, be deemed to include his/her/their respective legal heirs, administrators, executors, partners, successors and permitted assigns, as the case may be) do hereby irrevocably constitute, nominate and appoint **M/s.**

W1- Dayadhar Sethi
W2- Panchanan Malla

Seal of the Khordha at Bhubaneswar

ASSOTECH SUN GROWTH ABODE LLP, a limited liability partnership firm registered (No-AAA-8036, PAN No.- ACBFS8671E) under the Limited Liability Partnership Act, 2008, and having its Corporate Office at H-127 Sector-63, Noida-201307, India and City office at Flat No. - 203, Soumya Enclave, F-15, BJB Nagar, Bhubaneswar - 751014 (here-in-after called the "**Attorney Holder**") acting through its Designated Authorised Signatory **Mr. SHASHI BHUSAN MISHRA**, aged about 38 years, S/o Sri Siba Prasad Mishra authorised by Board Resolution on behalf of the Company dated 17th November 2018 as our true and lawful attorney on our behalf and in respect of our landed property more fully described in the schedule of property below. (Mobile no. 9937894045)

AND WHEREAS, the property no 1 mentioned in the schedule below had been recorded in the name of Debendra Jena and Pabitra Jena Jointly in the ROR published in the year 1980 under revenue village Rudrapur in Bhubaneswar Tahesil. The above recorded tenants sold a part of the property to Sallaudin Khan vide Sale Deed No. 663/2003 dated 28.01.2003 through their attorney holder Jakir Hussain (GPA No. 6651 dated 18.09.2002) Again Sallaudin Khan sold a part of the purchased property to Shri Subhendra Kumar Biswal vide Regd. Sale Deed No. 2273 dated 23.02.2005 through his General Power of Attorney M/s Panchabati Builders Pvt. Ltd. represented through its Managing Director Shri Kishore Chandra Mohanty (GPA No. 437 dated 16.01.2004). Subsequently Subhendra Kumar Biswal sold the property to Smt. Bhrulata Malla vide Regd. Sale Deed No. 11081316462 dated 06.12.2013 through his attorney holder Shri Pramod Kumar Sahoo (GPA No. 11081025696). Smt. Bhrulata Malla subsequently recorded the said property in her name through M.C. No. 1502/14. Hence she is the absolute owner of the property with right title interest and is in peaceful possession without any dispute.

AND WHEREAS, the property no. 2 mentioned in the schedule below is located in revenue village Rudrapur under Bhuaneswar Tahesil has been recorded in the name of Bipra Kumar Sahoo & Bijay Kumar Sahoo jointly in the ROR published in the year 1980. The aforesaid recorded tenant sold a part of the property measuring Ac0.069 decimals to Supriyo Nag vide Sale Deed no. 11705 dated 29.11.2004 through their attorney holder M/s Panchabati Builder Pvt. Ltd represented by it Director Shri Panchanan Malla (Vide Regd. GPA No. 6921 dated 19.07.2004). Subsequently Supriyo Nag sold it to Smt. Bhrulata Malla vide Regd. Sale Deed on dated 27.11.2018. Hence she is the absolute

Bhrulata Malla 4.6.19

For Assotech Sungrowth Abode LLP

Shashi Bhusan Mishra 4.6.19

Authorised Signatory

W1- Jagadhan Sahoo

W2- Panchanan Malla

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)-83780 ,, User Charges-250 ,Total 84030

Date: 04-06-2019

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 10:30 AM and 2:30 PM on the **04-06-2019** by **BHRULATA MALLA** , son/daughter/wife of **PANCHANAN MALLA** , of **AT- PLOT NO-3864, LANE-1, MEGHESWAR COLONY, PO- BADAGADA BRIT, PS- BADAGADA, BBSR, DIST- KHORDHA** , by caste **General** , profession ଘରୁଣୀ and finger prints affixed.

Bhrulata Malla

Signature of Presenter / Date: 04-06-2019

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BHRULATA MALLA		 313177955	Bhrulata Malla	04-Jun-2019
SHASHI BHUSAN MISHRA AUTHORISED SIGNATORY OF ASSOTECH SUN GROWTH ABODE LLP		 241813489	Shashi Bhusan Mishra	04-Jun-2019

Identified by **DURYODHAN DAKUA** Son/Wife of **LAXMAN DAKUA** of **AT- BJB NAGAR, BBSR** by profession ଚାକିରି

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
DURYODHAN DAKUA		 41182301	Panchanan Malla	04-Jun-2019

Date: 04-06-2019

Signature of Registering officer

Endorsement of certificate of registration under section 60

owner of the property with right title interest and is in peaceful possession without any dispute.

Whereas I the above named executants, are the lawful owners of the scheduled property, which I acquired as per the detail above and have been enjoying lawful right, title, interest and possession over the same without any encumbrance in any manner whatsoever. I have entered into an Agreement for Development of Property with **M/s. ASSOTECH SUN GROWTH ABODE LLP** and since we are unable to manage, supervise and personally fulfill the obligations on our part to meet out the terms of the said Agreement for Development of Property qua the scheduled property due to our age and / personal engagement and as such appoint at our discretion and free will **M/s Assotech Sun Growth Abode LLP**, by executing this General Power of Attorney in favour of **M/s. Assotech Sun Growth Abode LLP** to do the following acts, things and deeds in our name and on our behalf, which are as under:-

1) To represent me/us before all government, Semi government offices, municipal authority or sanctioning authority in all respect.
2) To represent me/us in all courts, civil. Criminal, revenue to file plaint. Written Statement, swear affidavit, sign vakalatnama, to receive summons and other processes of law and to engage advocate and discharge or terminate their service.
3) To manage control. Supervise and look after all my right over the Property detailed above in all respects and to represent me/us before the concerned authorities in this behalf
4) To prepare, sign all documents and apply to the Municipal commissioner, Bhubaneswar / Competent Authority. Government /semi government offices or Sanctioning Authority for obtaining approval either by itself or in part or in conjunction with other land parcels as may be required, submit relevant documents deed of undertaking, schedule of land, all forms, applications, agreements or to give undertaking(s). Affidavit (s). Statements, Bank guarantee(s) etc. to pay scrutiny fee, approval fee. Service charges, conversion fees or other such fee etc. and to fulfill the other requirements of directions as may be desired by the Department in this regard necessary for obtaining sanction/approval from municipal Commissioner, Bhubaneswar/ competent authority in our name and on our behalf.
5) To nominate, select and appoint Draftsman, Engineers, Architects, Contractors, Labour contractors, Masons,

Bhrulata Mella 4-6-19

For Assotech Sungrowth Abode LLP

Shishir Sivan Mishra 4-6-19

Authorised Signatory

W1 - Priyabhan Dekre

W2 - Panchanan Mallick

Registered and true copy filed in : Office of the District Sub-Registrar, KHURDA(BBSR)

Book Number : 1 || Volume Number : 130

Document Number : 11081906523

For the year : 2019

Seal :

Signature of Registering officer

Date: 06-06-2019

Print

Registered and true copy filed in : Office of the District Sub-Registrar, KHURDA(BBSR)

Book Number : 1 || Volume Number : 130

Document Number : 11081906523

For the year : 2019

Seal :

Date: 06-06-2019

Print

Signature of Registering officer

Labours, Advocates and any other person or persons, any other Company or Companies, Firm or Firms for the purpose of construction of Residential Cum Housing Complex in our name and on our behalf.

6) To prepare agreement/agreements, letters, applications, correspondences and sign the same with/or any Govt. authority, Undertaking Individuals, Firms, Company or any Govt. Deptt. for the development of schedule property in our name and on our behalf.

7) To apply for and to obtain necessary Electric, Water, Telephone, Sewerage, Cable and other connections / facilities in or for the property mentioned in the schedule below in our name and on our behalf.

8) To construct and develop water supply including UG tank or overhead water tanks, sewerage system including STP, electrical distributions lines including sub-station, communication system including telephone exchange and any other installations which may be required for this Housing cum Residential complex. The Second Party will bear the cost for these works in our name and on our behalf.

9) To apply to the Municipal Commissioner. Bhubaneswar / Competent Authority, government / Semi government office or sanctioning authority for Cancellation / withdrawal of. Deed of Undertaking, all forms, Applications, agreements, Indemnity Bond(s), Bank Guarantee(s) etc. and apply for refund of any other related charges (if any), earlier paid as scrutiny fee. Approval fee, service charges, conversion fees. etc. and to fulfill the other requirements or directions as may be desired by the Department in this regard in our name and on our behalf.

10) To receive the approval(s)/ sanction(s) with regard to this land on my/our behalf and to make sign and submit any documents, undertaking(s), Agreement(s),Affidavit(s). statement(s), etc. and to appear before the Municipal Commissioner, Bhubaneswar / other Gov. authority Department forgetting the layout plan approval and for any other purpose mentioned above in our name and on our behalf.

11) To appear before Municipal Commissioner, Bhubaneswar / Competent Authority, government/ Semi government offices or sanctioning authority or other designated authority as may be required from time to time so as to carry out any of the purposes or powers mentioned in this present and to make. sign and submit any application reply. Affidavit, undertaking agreement, appeal, compromise, withdrawal, exchange with Municipal Commissioner. Bhubaneswar / Competent. Authority and partitioned as may be required in connection

Bhrulata Mella 4.6.19

For Assotech Sungrowth Abode LLP

Shubhi Guha mishra 4.6.19

Authorised Signatory

W1 - Brajadhan Dehuri

W2 - Paramananda Mella

there with including the filing appropriate legal proceedings wherever necessary in our name and on our behalf.

12) To represent me before the officers of President of India, Governor of Odisha, income tax department, Municipal bodies, Central / state Government offices or any representation and petition for the Approval required in connection with the land and for the purpose incidental thereto including for obtaining Approval, and making payment of any charges due and to take all necessary steps and to do or cause to be done all such act, matters and things for the purpose aforesaid in our name and on our behalf.

13) To obtain refund of all securities, amounts and other deposits made with the concerned departments in the name of the Land Owner or in the name of their nominee and to give receipt thereof in our name and on our behalf.

14) To deposit all types of fee, charges, security deposits, demands, dues and taxes with regard to Project Land with any Authority to obtain the receipts to obtain No Objection Certificate(s) from the concerned Income Tax Department, to make appeal and contest the same against any demand or assessment etc. and to compromise the same before any court of Law

15) To do all the act ,deed any things necessary to be done in connection with the release of the Project Land, under the provision of the Land Acquisition Act including filing a Writ(s)/Suit(s) in any Court including High Court / Supreme Court in our name and on our behalf.

16) To engage or appoint a legal practitioner(s) to conduct the same and to sign power(s) attorney / vakalatnama in our name and on our behalf.

17) To sign. Verify and file any suits, plaint, complaints, written statements, petition, and application. Affidavit etc. in proper courts of law and offices and to proceed in all the proceeding filed in their name and on their behalf;

18) To appear before the court, tribunal, authority, department or body in the proceedings in connection therewith in our name and on our behalf.

19) To produce or summon or receive back any documentary evidence in our name and on our behalf.

20) To make and present to the court, tribunal, authority department or body any application in our name and on our behalf.

21) To take and file compromise or to refer such suit or claim to arbitration in our name and on our behalf.

22) To deposit and withdraw any money(s) in connection with suit related to the land details above in our name and on our behalf.

Bhrulata Molla 4.6.19

For Assegen Infrastructure Pvt. Ltd.
Authorised Signatory

Shubhra Mishra 4.6.19

Authorised Signatory

W1 - Jagadhan Dalua

W2 - Panchanan Molla

23) To file application for execution of a decree or order passed in any suit or Proceedings as the case may be and to sign and verify such application in our name and on our behalf.

24) To apply for inspection and inspect documents and records of any court;

25) To obtain copies of documents and papers in our name and on our behalf.

26) To file application for review and /or revision and /or appeal against any order or judgment passed in such suit, petition, applications, inquiry or proceeding or in review or revision therefore or in appeal there from as the case may be and to sign, seal and execute all papers and documents and writings and to do and execute all act, deed and things as mentioned hereinbefore or as their said attorneys may deem fit connection with such application or appeal; and in our name and on our behalf.

27) To appoint arbitrators, to proceed in arbitration proceedings and to take every step necessary for the same. To erect and /or to raise a multi-storied building comprising of independent flats /shops view parking spaces and /or to multi-storied building over the said plot as per the permission to be approved by BDA/BMC or any revised plan to be sanctioned /approved by BDA/BMC/Sanctioning Authority in our name and on our behalf.

28) To arrange finance from any Bank or Financial institution for raising Home Loan for the flat/independent houses/commercial unit purchasers on the Schedule property in our name and on our behalf.

29) To mortgage the Schedule property including the total built up area, for raising project development and construction finances, however before completion of the Project the Developer shall liquidate the loan amount to the bank/ financial institutions/ individuals in our name and on our behalf.

30) To enter into any agreement with any person for booking and /or construction for flats /shops parking space of built up area in the proposed new building complex to be constructed and in respect thereof to receive any payment in the part or in full or such installments dues as your said attorney may fix and settle in our name and on our behalf in respect of developer's share without making liable to us in that effect.

31) That my/our attorney is entitled to sell only their share of the super built up area of the proposed Residential Cum Housing Complex along with their proportionate undivided share of land and also sell the proportionate numbers of the open surface parking on the schedule property to potential purchasers of flat/independent houses/commercial units, in

Bhrulata Malla 4-6-19

For Assotech Sungrowth Abode LLP

Authorised Signatory

Stuti Sulan mishra 4-6-19

31 - Jayalakshmi Dodiya

32 - Panchanan Malla

terms of the above referred Agreement for Development of Property in our name and on our behalf without making liable to us.

32) To purchase stamp papers, sign and execute sale deed or any other deed of conveyance, agreements etc., as required in respect of their share and present the same before the registering authority for registration and admit the execution thereof in our name and on our behalf.

33) To advertise for sale of proportionate Land and the built-up area except the portion allotted to us/land owner in our name and on our behalf.

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.

Bhrulata Malla 9.6.19
Shakti Sudan Mishra 9.6.19
For Assotech Sungrowth Abode LLP
Authorised Signatory

SCHEDULE OF PROPERTIES

District - Khurdha, Tehsil - Bhubaneswar, District Sub-Registrar Khurda at Bhubaneswar, P.S.- Balianta, P.S. No.-13 **Mouza – RUDRAPUR (1)**, Revenue **Khata no – 412/1077**(Four hundred twelve by one thousand seventy seven) Revenue **Plot no-277/9128** (Two hundred seventy seven by nine thousand one hundred twenty eight), admeasuring area **Ac0.052** (Fifty Two decimal as per one thousand decimal, one acre) full plot, Kissam - Gharabari, Sthitiban, Annual Rent- 31.50.

(2) Revenue **Khata no – 175** (One Hundred Seventy Five) revenue **Plot no-282,** (Two Hundred Eighty Two), admeasuring area **Ac0.069** (Sixty Nine decimal as per one thousand decimal, one acre) out of Ac.0210 decimal out of total Ac0.512 Kissam - Gharabari, Sthitiban, Annual Rent- 577.50.

Bounded By : -

East	-	Part of the Revenue Plot 282
West	-	Part of the Revenue Plot 282
North	-	Part of the Revenue Plot 282
South	-	Part of the Revenue Plot 282

W1- Jagdhar Sahoo
W2- Panchanan Malla

Total two khatas, two plots and **total area Ac0.121** decimals (Hundred Twenty One decimal as per one thousand decimal, one acre)

That, the stamp duty in this General Power of Attorney is paid on Rs. 41,74,500/- (Rupees Forty One Lac Seventy Four Thousand Five Hundred only) as per Govt. Bench Mark Valuation.

In witnesses whereof, I, the above named executants have signed this on 4th day of June, 2019 in presence of following witnesses.

Witnesses:-

1. Jyotshna Dolve
S/o Late Jerman Dolve
At/po Bapuji nagar
B-35R.

2. Panchanan Malla
Plot No-3864, Lane-2,
Megheswar colony,
Po-Baragarh Brit.
Bhubaneswar-751018

Bhrulata Malla 4.6.19

Signature of Principals

For Assotech Sungrowth Abode LLP
Shubhi Sahoo Mishra
Authorised Signatory

Signature of Attorney Holder

4.6.19

CERTIFICATE

Certified that this deed of General Power of Attorney is drafted and typed by me as per the direction of the Principals and after understanding fully the contents of this deed, they have put their signature in presence of the witnesses.

4.6.19.

(P.K. Sahoo)
Advocate, Bhubaneswar.

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BOOK NO. .....
Volume No. .....
Pages.....to.....
Being No .....
For the year 2019
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Registering Officer
Bhubaneswar
04.6.19

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VALUATION CORRECT

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ଫର୍ମ ନଂ - ୯୯
ପରିଚ୍ଛେଦ - ୪୦୨

ମୌଜା : ରୁଦ୍ରପୁର
ଥାନା : ବାଲିଅନ୍ତା
ଥାନା ନମ୍ବର : 13

ତହସିଲ : ଭୁବନେଶ୍ୱର
ତହସିଲ ନମ୍ବର: 292
ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

6449

୧) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	୨) ଜମିଦାରଙ୍କ ନାମ ଓ ଖେଳାଟ ବା ଖତିୟାନର ନମ୍ବର	୩) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ
412/1077	ଓଡିଶା ସରକାର ଖେଳାଟ ନମ୍ବର 1	ଭୁଲତା ମଲ୍ଲ ସ୍ୱା ପଞ୍ଚାନନ ମଲ୍ଲ ଜା ଖଣ୍ଡାୟତ ବା ପ୍ଲଟନଂ 3864 ଲେନ - 1 ମେସେଶ୍ୱର କଲୋନୀ ଥା - ବଉଗଡ଼ ଭୁବନେଶ୍ୱର ଜି - ଖୋର୍ଦ୍ଧା

OFFICE OF THE TAHASILDAR BHUBANESWAR

୪) ସ୍ୱତ୍ୱ	୫) ଦେୟ					୬) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
ସ୍ଥିତିବାନ	ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	
		18.00	13.50		31.50	

୭) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ	ଦାଖା କେଶନଂ 1502/14 ହୁମୁଖା 412/458 ତାରୁ ।

ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ :
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ :

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आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT OF INDIA

ASSOTECH SUN GROWTH ABODE LLP

17/02/2012

Permanent Account Number

AGBFS8671E

For Assotech Sungrowth Abode LLP

Shivani Enakshi

Authorised Signatory

Assotech Sun Growth Abode LLP Flat No.- 203, Soumya Enclave, F-15, BJB Nagar
Bhubaneswar-7510014, Odisha , Phone -9937894045 Email: bbsr@assotechlimited.com

ASSOTECH
NEXT GENERATION SPACES

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE DESIGNATED PARTNERS OF ASSOTECH SUN GROWTH ABODE LLP HELD ON NOVEMBER 17, 2018 AT 1.00 P.M. AT H-127, SECTOR-63, NOIDA-201301.

"**RESOLVED THAT** Mr. Shashi Bhusan Mishra, aged about 38 years, S/o.- Sri Siba Prasad Mishra, an official of the Company, be and is hereby authorized to represent the Company before Registrar, Bhubaneswar, Distt. Khurda, Odisha and to sign and execute Sharing Agreement, General Power of Attorney and any others relevant documents with the land owners, as may be required, on behalf of the Company.

For **Assotech Sun Growth Abode LLP**

Shivani
Shivani Priyam
Designated Partner

Enakshi
Enakshi Priyam
Designated Partner

Shashi Bhusan Mishra

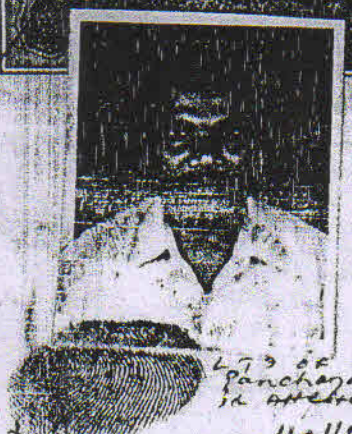
Duryodhan Dakua

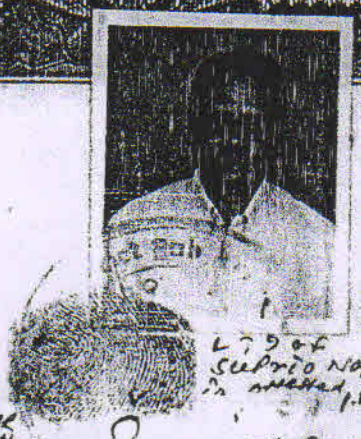
INDIA NON JUDICIAL

५०००रु. Rs 5000

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES





For Panchabati Builders Pvt. Ltd.

Director

168320

SALE-DEED

THIS DEED OF SALE made on this the 29th day of November, 2004 (Two thousand four).

BETWEEN

M/S PANCHABATI BUILDERS PVT. LTD., a registered company having its registered office at Plot No.19 S.C.R., 1st floor, Janapath, Bapuji Nagar,

Contd.....2

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

P.S. Capital, Dist. Khurda (Orissa), bearing Registration No.15-06306/2002-2003, represented by its Director SRI PANCHANAN MALLA, aged about 42 years, S/o Late Krutibas Malla as Power of Attorney Holder FOR AND ON BEHALF OF (1) SRI BIPRA KUMAR SAHOO, aged about 55 years, (2) SRI BIJAY KUMAR SAHOO, aged about 53 years, both are sons of Late Karunakar Sahoo, both are by caste Sundhi, by profession Service, resident of At./P.O. Naharakanta, P.S. Mancheswar, Dist. Khurda, vide Regd. G.P.A. No.6921 dated 19.07.2004 registered in the office of D.S.R. Khurda, Bhubaneswar (herein after called the "VENDORS" which expression shall mean and include their heirs, successors, assigns and representatives) of the ONE PART.

For Panchabati Builders Pvt. Ltd.
Director

Panchanan Malla 29.11.04
GPA of Bipra Kumar Sahoo
& Bijaya Kumar Sahoo.

Seqpicon 29/11/04

W1 - Bijaya Sahoo 29.11.04

W2 - Sachalu Sahoo Rout 29/11/04

Contd.....3

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

AND

MR. SUPRIO NAG, aged about 55 years, S/o Late Sudhir Kumar Nag, by caste Kayastha (Karan), by profession Service, resident of Flat No.H-1/9, Dankuni Housing Estate, P.O. Dankuni, Dist. Hoogly, State – West Bengal – 712201 at present residing at Satyasai Apartment, Flat No.G-2, Block – A, 456 & 460, Lewis Road, Bhubaneswar – 751002, Dist. Khurda, State – Orissa (herein after called the "VENDEE" which expression shall mean and include his heirs, successors, assigns and representatives) of the OTHER PART.

Contd.....4

For Panchabati Builders Pvt. Ltd.

Director

Panchanan Hallq. Alt. 29.11.09

GPA of Bibrakumar Saho & Bijaya Kumar Saho

Supriyo Nag 29/11/09

W1. B. Jena Solar 29-11-09

W2. Sasbanta Sekhar Rout

INDIA NON JUDICIAL

१000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

WHEREAS, the property mentioned in the schedule below, stands recorded in the name of Narendra Kumar Sahoo, Bibhuti Bhusan Sahoo, Bipra Kumar Sahoo (vendor No.1) and Bijay Kumar Sahoo (vendor No.2) as per Record of Rights and by virtue of mutual partition the schedule property fallen in the share of vendors and the vendors are in peaceful possession over their shares, jointly as absolute owners without any dispute.

AND WHEREAS the vendors hereby declare that the schedule property is free from all encumbrances, litigation, disputes, liens, attachments and charges etc. and the vendors are in peaceful possession over the same having all rights, titles and interests etc..

Contd.....5

For Panchabati Builders Pvt. Ltd.
Director

Panchanan Halla. Dt. 29.11.04

GPA of Bipra Kumar Sahoo & Bijaya Kumar Sahoo.

Supriyo 29/11/04

W1- Bijoy Sahoo 29.11.04

W2- Sashanta Senhar Rout 29/11/04

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

AND WHEREAS the vendors, are in need of money for repayment of loans and other legal necessities, looking for a customer to sell the said property for a consideration money of Rs.1,68,320/- (Rupees one lakh sixty eight thousand three hundred twenty) only at the present market price.

Contd.....6

For Panchbati Builders Pvt. Ltd.

Director

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

AND WHEREAS, the vendee is willing to purchase the said property and agrees to pay the said consideration money of Rs.1,68,320/- (Rupees one lakh sixty eight thousand three hundred twenty) only at the time of endorsement of receipt (ticket) and the vendors execute and register this sale deed to-day in favour of the vendee according to their free will and sound mind and hereby convey, grant, transfer and assign by way of this sale and make the vendee owner of the land hereby sold by delivering and placing the vendee in peaceful possession together with all rights, titles and interests, profits and demands whatsoever in respect of the schedule property and the vendors, their heirs, successors, assigns and representatives etc. became destitute of all rights, titles, interests over the said property.

Contd.....7

For Panchabati Builders Pvt. Ltd.
Director

Panchanan Halder, dt. 29.11.04
GPA of Bibha Kumar Saha & Bijoya Kumar Saha

Sepriosing 29/11/04

W1 - Bijoya Saha 29.11.04

W2 - Sashanku Sekhar Raut 29/11/04

1000Rs.

INDIA NON JUDICIAL

१000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

WHEREAFTER the vendee, is at liberty to get his name mutated in the Government and all other records and get the official records corrected, pay rent and obtain receipts thereof to which the vendors or any of their heirs, successors, assigns and representatives etc. will have no objection whatsoever.

Contd.....8

For Panchabati Builders Pvt. Ltd.
Director

Panchanan Malla. Dt. 29.11.04

GPA of Bibhu Kumar Sahoo
& Bijaya Kumar Sahoo.

Sepriowal 29/11/04

W/- D. Joshi Sohoo 29.11.04

W2- Sasharika Singh 29/11/04 Rout

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

AND WHEREAS the vendee, is at liberty to use and enjoy the land hereby sold and convey the same at his sweet will in any manner , the vendee, his heirs, successors, assigns and representatives etc. please and construct houses, structures, buildings and gardens etc. thereon.

AND WHEREAS the vendors further declare that prior to this sale they have neither transferred the said property to any one nor there exists any charges or encumbrances on the land hereby sold and conveyed.

Contd.....9

For Panchabati Builders Pvt. Ltd.
Director

Panchanan Halder 29.11.04

G P A of Bibhu Kumar Sahoo & Bijaya Kumar Sahoo

Supriyo 29/11/04

W1- Bijaya Sahoo 29.11.04

W2- Sashanka Sahoo Rout 29/11/04

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

IF in future any defect is found in the title of the vendors of the said property and the vendee, his heirs, successors, assigns and representatives etc. become dispossessed of any part or whole of the said property, as a consequence thereof, the vendee, his heirs, successors, assigns and representatives etc. will have right to sue against the vendors, their heirs, successors, assigns and representatives etc. and get refund of the consideration money together with interests, costs and expenses through proper court of law.

Contd.....10

For Panchabati Builders Pvt. Ltd.
Director

Panchanan Halder 29.11.04

Pradip Bikram Saha
Bijaya Kumar Saha

Sepidoyal 29/11/04

W/1 Bidyut Sahoo 29.11.04

W/2 Sashanka Sekhar Bal 29/11/04

1000Rs.

INDIA NON JUDICIAL

१000रु.

Rs 1000

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

SCHEDULE OF PROPERTY

District – Khurda, P.S. Balianta, P.S. No.13, Tahasil – Bhubaneswar, under the jurisdiction of District Sub-Registrar, Khurda, Bhubaneswar.

Mouza – RUDRAPUR, Khata No.175 (one hundred seventy five), Sthitiban, Chaka No.109 (one hundred nine), Plot No.282 (two hundred eighty two), area sold A.0.06.9 (six point nine) decimals (i.e. A.0.069 decimals as per one acre equal to 1000 decimals) i.e. 3000 Sqft. out of A.0.35 decimals out of total area A.1.16 decimals as per sketch map Sub-Plot No.57 shown in red colour attach to this sale deed. Rent Rs.0.50 paise.

Contd.....11

For Panchabati Builders Pvt. Ltd.
Director

G.P.A of Bijaya Kumar Sahoo & Bijaya Kumar Sahoo.

W1 - Bijaya Kumar 29-11-04

W2 - Sasikala Sahoo Kumar 29/11/04

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

BOUNDED BY : -

North -	Part of Rev. Plot No.282
South -	Planning Road & Vendee
East -	Planning Road
West -	Part of Rev. Plot No.282

The land is not lease hold and it is not an endowment land. The land is chaka land but the same is adjoining to the chaka land of vendee. So fragmentation of chaka does not arise. The land is situated within the Municipal Corporation Area of Bhubaneswar .

For Panchabati Builders Pvt. Ltd.
Director

Panchanan Malik. Dt. 29.11.04
GPA of Bibhekumar Sahoo & Bijaya Kumar Sahoo.

Sepuiyal 29/11/04

W1 - Bijaya 29.11.04

W2 - Sashanka Sekhar Rout 29.11.04

Contd.....12

20 Rs.

IN WITNESS WHEREOF the vendors signed this the day, month and year first above, mentioned, in presence of following witnesses.

WITNESSES :

1. Bijaya Sahoo. of BBSR Khurda.

2. Sasharik Sekhar Rout P/O 19 SCR - Jaupath, Bhubaneswar

For Panchabati Builders Pvt. Ltd.
Panchanan Malla. Dt. 29.11.04
G.P.A of Director Bipra Kumar Sahoo & Bijaya Kumar Sahoo.
VENDORS

We the vendors and vendee do not belong to scheduled caste or scheduled tribe community.

Supriyo 29/XI/04
VENDEE

For Panchabati Builders Pvt. Ltd.
Panchanan Malla. 29.11.04
G.P.A. of Director Bipra Kumar Sahoo & Bijaya Kumar Sahoo.
VENDORS

Drafted & Typed by me as per Direction of the executant.
P.K. Sahoo 29.11.04

(Pramod Kumar Sahoo)
Advocate, Bhubaneswar

27.11.04

Licence Deed

BB 82

District Treasury, Khurda
23 NOV 2004
Bhubaneswar

Supriya

ARTA TRAN NANDA
STAMP VENDOR
D.S.R. OFFICE, BBSR

REGISTERED TRUE COPY
FILED IN
Book No. I
Volume No. 756
Page 1 to 28
Being No. 11785
2004
Registering Officer

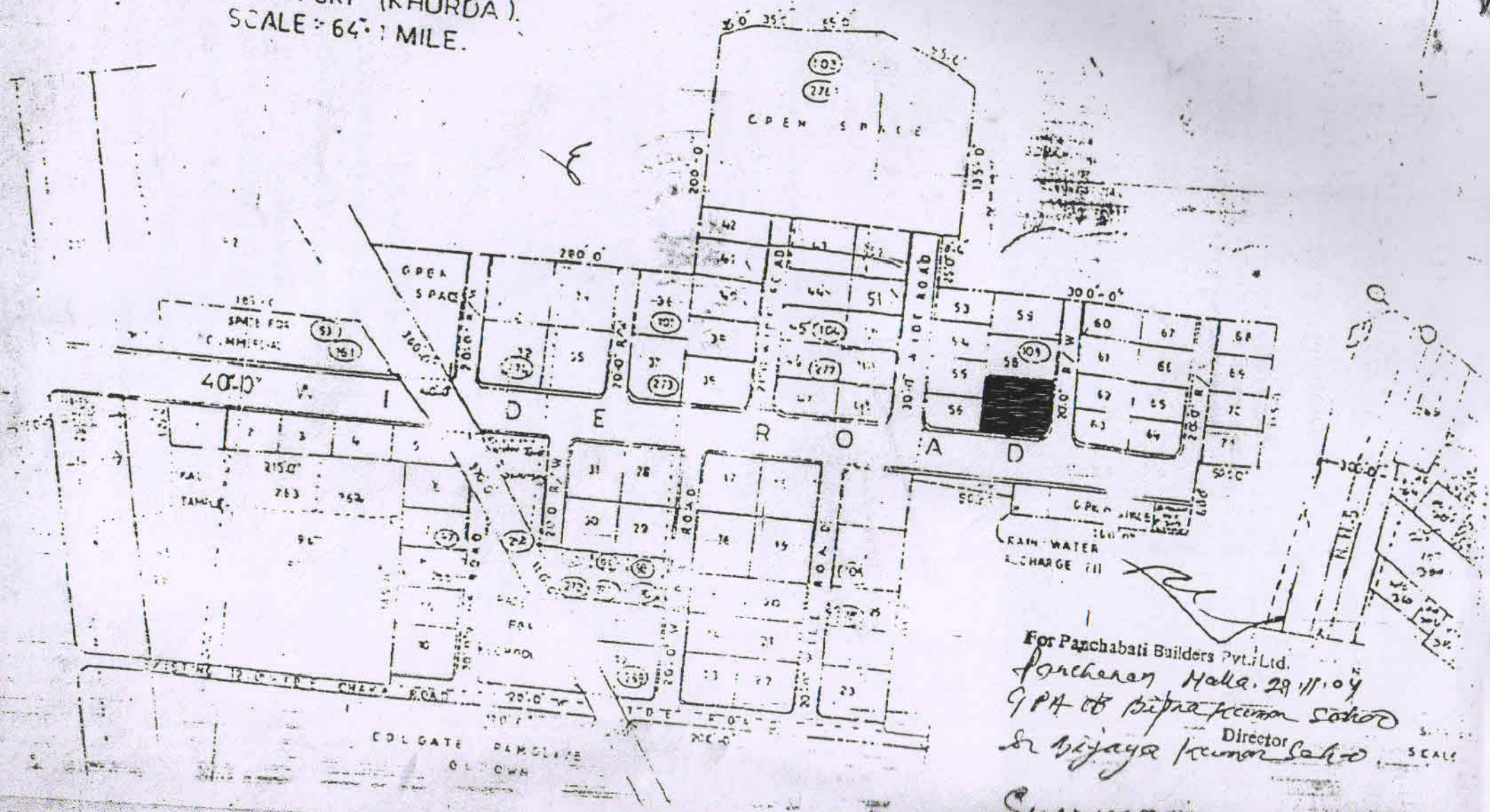
27.11.04

SED RESIDENTIAL LAY-OUT PLAN OVER REV. PLOT NO :- 261, 266, 269, 273, 274, 276, 277, 278 & 282.

OWNER BY -

MOUZA :- RUDRARUR.
THANA :- BALIANTA.
DIST :- PURI (KHURDA).
SCALE :- 64" : 1 MILE.

True copy



For Panchabati Builders Pvt. Ltd.
Pancharan Malla. 29/11/04
GPA to Bipra Kumar Sahoo
Director
& Bijaya Kumar Sahoo

Supriong 29/11/04

Valuation Report

Application No- **1081906934** Registration Office- **KHURDA(BBSR)**

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
1081906934	04-JUN-19	04-JUN-19	1	10		

FEE DETAILS (In `.)

Stamp Duty : 208725
Consideration Amount : 4174500
Benchmark Value : 2380500

☐ STAMP ☐ E-STAMP ☐ FRANKING

☐ CASH ☐ CHEQUE ☐ DD ☐ POS
☐ NEFT ☐ RTGS ☐ IMPS ☐ IFMS

Registration Fee : 0
A18(iii) & A(1): 83740
Incidental Fee Details
User Charges : 250

☐ CASH ☐ CHEQUE ☐ DD ☐ CHALLAN ☐
POS
☐ NEFT ☐ RTGS ☐ IMPS ☐ IFMS

FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
BHRULATA MALLA	HUSBAND	PANCHANAN MALLA	FEMALE	50	Business	General	PRINCIPAL/SELF	YES	YES	AT- PLOT NO-3864, LANE-1, MEGHESWAR COLONY, PO-BADAGADA BRIT, PS-BADAGADA, BBSR, DIST- KHORDHA

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
SHASHI BHUSAN MISHRA AUTHORISED SIGNATORY OF ASSOTECH SUN GROWTH ABODE LLP				38		GENERAL	ATTORNEY/INSTITUTION			AT- FLAT NO-203, SOUMYA ENCLAVE, F-15, BJB NAGAR, BBSR

Representative Name	Institution Name	Representative Address	Representative Designation
SHASHI BHUSAN MISHRA AUTHORISED SIGNATORY OF ASSOTECH SUN GROWTH ABODE LLP	ASSOTECH SUN GROWTH ABODE LLP	AT- FLAT NO-203, SOUMYA ENCLAVE, F-15, BJB NAGAR, BBSR	AUTHORISED SIGNATORY

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
DURYODHAN DAKUA	LAXMAN DAKUA	AT- BJB NAGAR, BBSR	MALE	0	Others	P

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	MarketValue	Sabak Khata No.	Sabak Plot No.
KHURDA	RUDRAPUR-13	175	282	0.069 Acre (69Decimal)	GHARA BARI	2380500	Not Available	Not Available

East	West	North	South	Property Transaction Details
PART OF THE REV PLOT NO-282	PART OF THE REV PLOT NO-282	PART OF THE REV PLOT NO-282	PART OF THE REV PLOT NO-282	POWER AREA AC.0.069DEC OUT OF AREA AC.0.210DEC OUT OF AREA AC.0.512DEC, TOTAL ONE MOUZA, TWO KHATA 7 TWO PLOTS TOTAL AREA AC.0.121DEC.

KHURDA	RUDRAPUR-13	412/1077	277/9128	0.052 Acre (52Decimal)	GHARA BARI	0	Not Available	Not Available

East	West	North	South	Property Transaction Details
PART OF THE REV PLOT NO-282	PART OF THE REV PLOT NO-282	PART OF THE REV PLOT NO-282	PART OF THE REV PLOT NO-282	POWER AREA AC.0.052DEC FULL PLOT

The total transacted area is:0.121 acre(s).

APPLICATION ID CREATED BY : NARESH PRATAPSINGH RAJKUMAR
DOCUMENT ENTERED BY : MITHILESH MARTHA

भारत

रु.20000 TWENTY THOUSAND RUPEES

बीस हजार रुपये Rs.20000

सत्यमेव जयते

INDIA

ड़ीसा ORI 022451

Bhrullata Malla

Supriyo Nag

Bhrullata Malla 27-11-18

Supriyo Nag 27-11-18

SALE-DEED

THIS DEED OF SALE made on this the 27th. day of November, 2018 (Two thousand eighteen).

BETWEEN

MR. SUPRIO NAG, aged about 69 y ears, S/o. Late Sudhir Kumar Nag, by caste – Kayastha (Karan), by profession – Retd. Govt. Employee,

Contd.....2

Wt - Parchanan Mallq

Wt - Prasanta Kr Das

DISTRICT TREASU
KHURDA, BHUBANES
03 NOV 2019
ADDL. TREASURY OFFI

ARTA TRANWANDA
STAMP VENDOR
D.S.R. OFFICE, BBSR

Bhrzulata Mella

Seal of the District Sub-Registrar Khordha at Bhubaneswar

भारत INDIA NON JUDICIAL

दस हजार रुपये

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

सत्यमेव जयते

INDIA

ଓଡ଼ିଶା ओड़िशा ODISHA

918314

resident of Flat No.H-1/9, Dankuni Housing Estate, P.O. – Dankuni, District – Hoogly, State – West Bengal, PIN – 712201, presently residing at Satyasai Apartment, Flat No.G-2, Block-A, 456 & 460, Lewis Road, Bhubaneswar – 751002, P.S. – Badagada, District – Khurda, State – Odisha, having PAN - AAWPN6156E Mobile No.7008908370 (hereinafter called the "VENDOR" which expression shall mean and include his heirs, successors, assigns and representatives) of the ONE PART.

AND

MRS. BHRULATA MALLA, aged about 50 years, W/o. Panchanan Malla, by caste – Khandayat, by profession – Housewife, resident of Plot No.4501/5195, Lane-II, Megheswar Colony, P.O. – Badagada, P.S. – Badagada, Bhubaneswar – 751018, District – Khurda (Odisha), having PAN – AALPB3098A and Mobile No.9437010396

Contd.....3

Supriya 27.11.18

Bhrulata Malla 27.11.18

M1 - Panchanan Malla

M2 - Prasanta Kr Das

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. 23 Fees Paid : A(1)-45540 ,I-3-2, User Charges-280 ,Total 45822

ADDL. TREASURY

Signature of Registering officer.

Date: 27-11-2018

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **District Sub-Registrar KHURDA(BBSR)** between the hours of 10:30 AM and 2:30 PM on the **27-11-2018** by **SUPRIO NAG** , son/daughter/wife of **LATE SUDHIR KUMAR NAG** , of **AT- SATYASAI APARTMENT, FLAT NO.G-2, BLOCK-A,456 AND 460, LEWIS ROAD, BBSR-2, PS- BADAGADA, DIST- KHORDHA** , by caste **General** , profession ಪಿಎ and finger prints affixed.

Bhrulata Malla

ARTA TRANANDA
STAMP VENDOR
D.S.R. OFFICE, BBSR

Signature of Registering officer.

Signature of Presenter / Date: 27-11-2018

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SUPRIO NAG		 312842627		27-Nov-2018
BHRULATA MALLA		 241598766		27-Nov-2018

Identified by **PANCHANAN MALLA** Son/Wife of **KRUTIBAS MALLA** of **PLOT NO.4501/5195,MEGHESWAR COLONY, BBSR, DIST- KHORDHA** by profession ಪಿಎ

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
PANCHANAN MALLA		 40994351		27-Nov-2018

Signature of Registering officer

Date: 27-11-2018

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 : 247

29-11-2018

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

दस हजार रुपये

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

सत्यमेव जयते

INDIA

ओड़िशा ODISHA 918315 918315

(hereinafter called the "VENDEE" which expression shall mean and include her heirs, successors, assigns and representatives) of the OTHER PART.

WHEREAS, the property mentioned in the schedule below, stands recorded in the name of Bipra Kumar Sahoo and Bijay Kumar Sahoo as per Record of Rights and the said Bipra Kumar Sahoo and Bijay Kumar Sahoo, jointly through their Power of Attorney Holder M/s. Panchabati Builders Pvt. Ltd. represented by its Director Sri Panchanan Malla (vide Regd. G.P.A. No.6921, dated 19.07.2004 registered in the office of D.S.R. Khurda at Bhubaneswar) sold the schedule property to the vendor hereto Mr. Suprio Nag, vide Regd. Sale Deed bearing Serial No.12602 and Deed No.11705, dated 29.11.2004 registered in the office of District Sub-Registrar, Khurda at Bhubaneswar and since then the vendor Mr. Suprio Nag is in peaceful possession over the same as absolute owner without any dispute.

Contd.....4

Suprio Nag 27.11.18

Bhrulata Malla 27.11.18

W/- Panchanan Malla.

W2- Prasanna Das

INDIA NON JUDICIAL

भारत

दस हजार रुपये

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

सत्यमेव जयते

INDIA

ओड़िशा ओड़िशा ODISHA

918316

AND WHEREAS, the said property has been converted from agricultural status to residential (homestead) status vide O.L.R. U/s. 8 (A) Case No.11635/2010.

AND WHEREAS the vendor hereby declares that the schedule property is free from all encumbrances, litigation, disputes, liens, attachments and charges etc. and the vendor is in peaceful possession over the same having all rights, titles and interests etc..

AND WHEREAS the vendor is in need of money for repayment of loans and other legal necessities, looking for a customer to sell the said property for a consideration money of Rs.22,77,000/- (Rupees twenty two lakhs seventy seven thousand) only at the present market price.

Contd.....5

Supriya 27.11.18
Bhrujata Malla 27.11.18

W/ Panchanan Malla

W/ Prasanta Kr Das

भारत

दस हजार रुपये

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

सत्यमेव जयते

INDIA

ओड़िशा ODISHA

918317

AND WHEREAS, the vendee is willing to purchase the said property and paid the full consideration money of Rs.22,77,000/- (Rupees twenty two lakhs seventy seven thousand) only in advance i.e. prior to execution of this sale deed, in presence of witnesses and others, the receipt of which the vendor has acknowledged and hereby admits.

AND WHEREAS, the vendor, after receiving the aforesaid consideration money in full from the vendee, execute and register this sale deed to-day in favour of the vendee according to his free will and sound mind and hereby convey, grant, transfer and assign by way of this sale and make the vendee owner of the land hereby sold by delivering and placing the vendee in peaceful possession together with all rights, titles and interests, profits and demands whatsoever in respect of the schedule

Contd.....6

Supreme 29-11-18 Bhrudata Mella 29-11-18

W1 - Panchanan Malla,

W2 - Prasanta Das

INDIA NON JUDICIAL

भारत

दस हजार रुपये

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

सत्यमेव जयते

INDIA

ओड़िशा ODISHA 918318 918318

property and the vendor, his heirs, successors, assigns and representatives etc. became destitute of all rights, titles, interests over the said property.

WHEREAFTER the vendee, is at liberty to get her name mutated in the Government and all other records and get the official records corrected, pay rent and obtain receipts thereof to which the vendor or any of his heirs, successors, assigns and representatives etc. will have no objection whatsoever.

AND WHEREAS the vendee, is at liberty to use and enjoy the land hereby sold and convey the same at her sweet will in any manner, the vendee, her heirs, successors, assigns and representatives etc. may construct houses, structures, buildings and gardens etc. thereon.

Contd.....7

Supriya 27.11.18
Bhrnalata Malla 27.11.18

Mr Pancharan Malla
Mr Prasanta Das

INDIA NON JUDICIAL

भारत

दस हजार रुपये

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

सत्यमेव जयते

INDIA

ଓଡ଼ିଶା ओड़िशा ODISHA

918319

AND WHEREAS the vendor further declares that prior to this sale he has neither transferred the said property to any one nor there exists any charges or encumbrances on the land hereby sold and conveyed.

IF in future any defect is found in the title of the vendor of the said property and the vendee, her heirs, successors, assigns and representatives etc. become dispossessed of any part or whole of the said property, as a consequence thereof, the vendee, her heirs, successors, assigns and representatives etc. will have right to sue against the vendor, his heirs, successors, assigns and representatives etc. and get refund of the consideration money together with interests, costs and expenses through proper court of law.

Contd.....8

Bhrugulata Mella 27-11-18

Wt - Panchanan Mella,

Wt - Prasanta Ch Das

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

दस हजार रुपये

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

सत्यमेव जयते

INDIA

ओड़िशा ODISHA

918320

918320

SCHEDULE OF PROPERTY

District – Khurda, P.S. – Balianta, P.S. No.13, Tahasil – Bhubaneswar, under the Jurisdiction of District Sub-Registrar, Khurda at Bhubaneswar.

Mouza – RUDRAPUR, Khata No.175 (one hundred seventy five), Sthitiban, Plot No.282 (two hundred eighty two), Kisam – Gharabari (Vacant Land), area sold Ac.0.069 (sixty nine) decimals i.e. 3000 sqft. out of Ac.0.210 decimals out of total area Ac.0.512 decimals, as per sketch map shown in red colour attached to this sale deed. Rent Rs.0.50 paisa.

Contd.....9

Supriya 27-11-18
Bhrulata Malla 27-11-18

Wr - Panchanan Halder
Wr - Prafulla Ch Das

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

ଓଡ଼ିଶା ओड़िशा ODISHA

E 613944

BOUNDED BY : -

North –	Part of Revenue Plot No.282
South –	Part of Revenue Plot No.282
East –	Part of Revenue Plot No.282
West –	Part of Revenue Plot No.282

The land is not lease hold and it is not an endowment land. The land is not within the consolidable limit. The land is situated within the Municipal Corporation Area of Bhubaneswar. The land is not obtained by way of Bhudan.

Contd.....10

Supreena 27-11-18
Bhanulata Mohanta 27-11-18

W1 - Pancharan Malla.

W2 - Prasanta Das

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ওড়িশা ओड़िशा ODISHA K 136067

IN WITNESS WHEREOF the vendor signed this the day, month and year first above, mentioned, in presence of following witnesses.

WITNESSES :

1. Pancharan Malla,
S/o - Krutibas Malla,
Plot No. 4501/5795
Meghasoan Colony
BBSR - 751018

2. Prasanta Kr Das
S/o Lingaraj Nayak
Old town BBSR

VENDOR

27.11.18

We, the vendor and vendee do not belong to scheduled caste or scheduled tribe community.

Bhumlata Mella
27-11-18

VENDEE

VENDOR 27-11-18.

Prepared by me.

27-11-18

FORM NO - A

DECLARATION

(Land / Property where there is no structure / House)

We the Executant/s and Claimant/s do here by declare that there is no structure / house on schedule property transacted in this document if existence of any structure / house is defected at later stage the document would be treated as invalid

Supriya

SIGNATURE OF EXECUTANT/S SELLER

Bhrulata Malla

SIGNATURE OF CLAIMANT/S PURCHASER

ଖତିୟାନ

ପରିଶିଷ୍ଟ - କ	ମୌଜା : ରୁଦ୍ରପୁର	ତହସିଲ : ଭୁବନେଶ୍ୱର
ଫର୍ମ ନଂ - 99	ଥାନା : ବାଲିଅନ୍ତା	ତହସିଲ ନମ୍ବର : 292
ପରିଚ୍ଛେଦ - 402	ଥାନା ନମ୍ବର : 13	ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

୧) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	୨)ଜମିଦାରଙ୍କ ନାମ ଓ ଖେୱାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର					୩) ଜମିଦାରଙ୍କ ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ
175	ଓଡିଶା ସରକାର ଖେୱାଟ ନମ୍ବର 1					ବିପ୍ର କୁମାର ସାହୁ, ବିଜୟ କୁମାର ସାହୁ ପି: କରୁଣାକର ସାହୁ ଜା: ଶୁଣ୍ଡି ବା: ନହରକଣ୍ଠା
୪) ସ୍ୱତ୍ୱ	୫) ଦେୟ					୬) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
ସ୍ଥିତିବାନ	ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	
		330.00	247.50	0.00	577.50	
୭) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ	ଦାଖଲ ଖାରଜ କେଶ ନମ୍ବର 9538/95 ହୁକୁମ ମୁତାବକ ଉକ୍ତ ଖାତାରୁ ନରେନ୍ଦ୍ର କୁମାର ସାହୁ ଓଗୋର ନାମ ଖାରଜ କରାଯାଇ ତତ୍ସ୍ଥଳେ କୃଷ୍ଣ ବେହେରା, କହ୍ନେଇ ବେହେରା ପି: କୁମାର ବେହେରା ସା: ନହରକଣ୍ଠା ଙ୍କ ନାମ ଦରଜ କରାଗଲା । ଦାଖା କେସନଂ 5160/01 ହୁ ମୁ ଖାତା 175 ର ପ୍ରଜା ଖାନାରେ ନରେନ୍ଦ୍ର କୁମାର ସାହୁ ପି, ବିଭୁତି ଭୁଷଣ ସାହୁ, ବିଭୁତି ଭୁଷଣ ସାହୁ, ବିପ୍ର କୁମାର ସାହୁ, ବିନୟ କୁମାର ସାହୁ , ପି - କରୁଣାକର ସାହୁ, ଜା - ଶୁଣ୍ଡି, ବା - ନହରକଣ୍ଠା ଦରଜ କରି କୃଷ୍ଣ ବେହେରା, କହ୍ନେଇ ବେହେରା, ପି - କୁମର ବେହେରା, ବା - ନହରକଣ୍ଠାଙ୍କ ନାମ ଖାରଜ କରି ତକନ 218 ପ୍ଲଟନଂ 413 ଏ0.800 ଜମା ଟ.4.00 + ଟ3..00 ଖାଦାଖା 412/170 ତାରେ । OLR u/s 8(A) case no 11635/2010 ହୁମୁ ଖାତାର ପ୍ଲଟ ନଂ 282 ର କିସମ ଘରବାରି କରାଗଲା ଏବଂ ଜମାରୁ ଟ. 6.00 ଖାରଜ କରାଯାଇ ଘରବାରି ବାବଦ ଟ.350.00 ଦରଜ କରାଗଲା । ଦା ଖା କେ ନଂ 6248/14 ହୁ ମୁ ପ୍ଲ ନଂ 282 ଏ 0.34.45 ନୁ ଖା ନଂ 412/1179 ତା ରେ ।					

BLANK SPACE FOR STAMPING

ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ :30/07/1980
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ :01/04/1981

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 26/11/2018 05:45:37 IP :10.172.0.71

ଖତିୟାନର କ୍ରମିକ ନଂ : 175			ମୌଜା : ରୁଦ୍ରପୁର				ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ଚକର ନମ୍ବର	ଚକ ଭୁକ୍ତ ହୋଇ ଥିବା ପ୍ଲଟ	ଚକ ଭୁକ୍ତ ହୋଇ ନଥିବା ପ୍ଲଟ	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ଚକ ଭୁକ୍ତ ହୋଇ ନଥିବା ଜମିର କିସମ	ମନ୍ତବ୍ୟ
				ଏକର	ଡି.	ହେକ୍ଟର		
8	9	10	11	12		13	14	15
109	730 ଖରାତଳି		ଉ : ଭାସ୍କର ଜେନା ଓଗେର ଦ : ପଦ୍ମାବତି ଜେନା ଓଗେର	0	116	0.0469		ଚକଭୁକ୍ତ ଜମି ର ନିରୁପିତ, ମୂଲ୍ୟ : - 15.000 ପଇସା I, ସିକିମ ଦଖଲ ଭଜନି ମହାନ୍ତି, ଓଗେର ଖାତା ନମ୍ବର 5 .
		282		0	512	0.2072	ଘରବାରି	
		2 plots		**0**	**628**	**0.2541**		

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 27/11/2018 11:21:03 IP :10.172.0.71

IRREVOCABLE
GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE, 1) Sri Bipra Kumar Sahoo, aged about 55 years, 2) Sri Bijay Kumar Sahoo, aged about 53 years, Both are sons of Late Karunakar Sahoo, resident of Vill/P.O. Naharakanta, P.S. Mancheswar, Dist. Khurda, by caste - Sundhi, by profession Service (hereinafter called the " Principals") do hereby nominate, appoint and constitute M/s. Panchabati Builders Pvt. Ltd. having its Office at Plot No. 19, S.C.R. , First floor, Janapath, Bapuji Nagar, P.S. Capital, Dist. Khurda, bearing Regn. No. 15 06206/2002 - 03, represented by its Director

....2

INDIA

TY RUPEES

50RS

Sign of Panchanan Malla is attested
Panchanan Malla.
03.01.05

Sri Panchanan Malla, aged about 42 years, son of Late Krutibas Malla (hereinafter called the Attorney Holder) as our true and lawful attorney in our name and on our behalf.

WHEREAS, the property situated in Mouza- Rudrapur, measuring area A.0.24 decimals, morefully described in the schedule below which stands recorded inthe name of Narendra Kumar Sahoo, Bibhuti Bhusan Sahoo, Bipra Sahoo and Bijay Kumar Sahoo, as per mutual partition with them, the property fallen to the share of above named principals, and the principals are in peaceful possession over the same without any dispute, which is valued at Rs.1,000/- (Rupees One thousand) only approximately.

AND WHEREAS, we, the above named principals, are unable to look after the said property and do the following acts, deeds and things hence we execute this General Power of Attorney in favour of the above said attorney holder.

1. To apply for mutation and demarcation of the said property to the concerned authority Tahasildar,Bhubaneswar or any other authorities in our name and on our behalf.

2. To advertise and negotiate to sell the said property, receive advance consideration money from the intending purchasers, execute agreements for the purpose if necessary.

.....3

INDIA FIFTY RUPEES 50RS

3. To sell the said property, any part or whole of the said property, purchase stamp papers, sign and execute any deed of conveyance, agreements etc. present the same and appear before the registering authority for registration and admit execution thereof.

4. To receive consideration money from the purchasers, endorse receipts and deliver possession over thesaid property in their favour if necessary.

5. To deposit necessary fees, taxes, rents and charges to the concerned departments relating to the said property and obtain receipts thereof in our name and on our behalf.

6. To take electric, water and telephone connections to the said premises, execute agreements for the purpose in our name and on our behalf.

7. To receive compensation or any other dues payable to us for the said property, give receipts and file objection for the purpose if necessary.

8. To give consent to any sale deed or any other deeds and documents, admit the same before the concerned authority in our name and on our behalf.

9. To let out and give on lease, receive rents from the tenant/lessee, execute agreements/lease deeds and evict such tenant/lessee.

10. To appoint Advocate, Moharir, Agents, etc. sign Vakalatnama, Petitions, written statements, give oral and

.....4

For Jaishree Builders Pvt. Ltd.
Director
Panchanan Halla

भारत
INDIA
TWENTY RUPEES
20 Rs

written evidences, file suits, appeals and revisions in all courts and offices thereof.

11. To apply for approval of lay-out and building plans to B.D.A., swear affidavits for the purpose and obtain approved plan in our name and on our behalf.

12. To make gift any part or whole of the said property in favour of B.D.A. or Bhubaneswar Municipal corporation for road purpose if necessary.

13. To develop the said property, construct boundary, walls or any other structures over the said premises in our name and on our behalf.

14. To apply for conversion of the said property from agricultural land to residential land to the concerned authority in our name and on our behalf.

AND to do all other acts, deeds and things which will be required from time to time for the said property in our name and on our behalf.

We, hereby undertake to ratify and confirm all other acts, deeds and things which will be done and executed by our attorney holder by virtue of this General Power of Attorney.

.....5

Bibhudutta Kumar Jena 31/1/05
Bijay Kumar Tripathy 31/1/05
Sri Bhubaneswar Building Pvt. Ltd.
Panchanan Mohanty
W-1- Sobe Sahoo 31/1/05
W-2- Tapan Kumar Dinda 31/1/05

INDIA

TWENTY RUPEES

20Rs

SCHEDULE OF PROPERTY

Dist.Khurda, Tahasil. Bhubaneswar, under the jurisdiction of District Sub-Registrar, Bhubaneswar, P.S. Balianta No.13, Mouza- Rudrapur

Khata No. 175, Chaka No. 109, Plot No.282, area A.0.21 decimals out of A.1.36 decimals,

Khata No. 175, Chaka No.109, Plot No. 730, area A.0.03 decimals out of A.0.15 decimals,

Total one Mouza, One Khata, One Chaka & Two Plots, Total area A.0.24 decimals out of A.1.31 decimals.

W.1- Satbe Sutrenayak 3.1.05

W.2- Tapan Kumar Pine 3.1.05

Bijay Kumar Sahu 3.1.05

Bijay Kumar Singh 3.1.05

Panchanan Mahe

(PART-II)

(FOR SALE, EXCHANGE, GIFT, SETTLEMENT & PARTITION)

DOCUMENT NO._____

1. DESCRIPTION OF PROPERTY

Name of the Village	Khata No.	Plot No.	Area	Classification
Pudhupur	412/	221/	0.052	4.7
	1022	412		
	121	282	0.069	4.7
			0.121	

2. PRECEDING THREE SALE INSTANCES OF SAME KISAM OF LAND

Village	Khata No.	Plot No.	Area	Consideration Money
				41,74,500

2(A) Whether entered Valuation Register.....Yes
Page No. .....

3. Average market value for Acre per Sqft. : 3,45,00,000

4. Market value of land, structure & trees etc. :

5. Whether the property mentioned in document is undervalued ? : No

6. Letter No. & Date of reference to the stamp collector. :

7. Name & designation of clerk who examined the document & worked out the market value :

8. Name & dated signature of the Registering officer supervising referebility. :

Seal of Sub-Registrar Khordha at Bhubaneswar

Date :

Registering Officer

CHECK LIST OF DOCUMENTS

(PART-I)

D.S.R., BHUBANESWAR

1. Name of the Office :
2. Date of presentation : 4/6/19
3. Date of admission :
4. Document number :
5. Date of execution :
6. Date on which 4 (four) month expired :
7. Classification of document :
   (a) According to checking clerk : I-gpa
   (b) According to R.O. :
8. Consideration money / valuation set forth : 41,24,500
9. Stamp duty payable :
10. Stamp duty paid :
11. Fee payable :
12. Fee paid :
13. Name & dated Signature of the Checking Clerk :
14. (a) Name & dated signature of the Registering Officer :
    (b) Name & dated signature of the Registering Officer who registered the document :

DIST. SUB-REGISTRAR, BHUBANESWAR