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GENERAL POWER OF ATTORNEY

24 26.09.2022



Mamata Rout
 Abheya Kumar Rande

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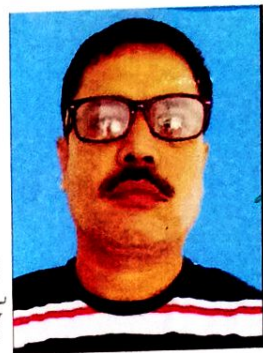
DISTRICT TREASURER
BHUBANESWAR
22 SEP 2022
ADDL. TREASURER OFFICER

Ajay Ku. Panda
Stamp vendor
Bhubaneswar Court

Mamata @ Rod



941/2619



DTG of Mamata Rout
Resident of Baranga,
Cuttack, Odisha,
LTG of Mamata Rout

Mamata Rout
Abheya Kumar Rout
DTG of Abheya Kumar Rout
Resident of Baranga,
Cuttack, Odisha,
actual my address

SAINATH EARTH MOVERS PVT. LTD.
Abheya Kumar Rout
MANAGING DIRECTOR

GEN. POWER OF ATTORNEY

Abheya Kumar Rout
dt 28.09.2022

KNOW ALL MEN BY these presents that Smt. Mamata Rout,
aged about 51 years, W/o- Baikunthanath Rout, Resident of At-
Jaypur, P.S.- Baranga, Dist.- Cuttack, Odisha, AADHAR No.-
461100843652, PAN No.- BIWPR339A Mobile No.-
9437211061, (hereinafter called the "PRINCIPAL / EXECUTANT"
which expression unless excluded by or repugnant to the context or
meaning shall include her heirs, successors, assignees and legal
representatives in interest for the sake of the General Power of
Attorney), do hereby constitute, nominate and appoint SAINATH
EARTH MOVERS PVT. LTD., Registered Office At- Plot No.- 88/974,

Baikunthanath Rout
Sivarama my address Baikunthanath Rout

2014/15



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Purabi Complex, Jagannath Nagar, Road No. 8, Rasulgarh, Bhubaneswar-751010, Dist.- Khordha, represented by its Managing Director, Sri Abhay Kumar Panda, aged about 52 years, S/o- Laxman Panda, Resident of At- GGP Colony, Rasulgarh, Bhubaneswar, Dist.- Khordha, Odisha, AADHAR No.- 2731 6325 6646, Mobile No.- 8260478555, (hereinafter called the "ATTORNEY HOLDER") as my true and lawful attorney on my name and on my behalf to do all acts and deeds as elaborated below:

WHEREAS, the Principal is the absolute owner of the schedule of property mentioned below with all right, title and interest in her favour and possesses the same without any disturbances and interruptions from any corner and has obtained ROR in her favour by filing Mutation Case bearing No. 1041/2001 and subsequently converted the land to Gharabari by filing OLR Case under S.8A bearing No. 820/2014.

AND WHEREAS, the principal decided to develop the schedule of property into a Housing Project and agreed to allow any reputed developer to develop the landed property into a multistoried building as per the guidelines of BMC/BDA as she was not able to develop the land due to lack of experience in construction line and paucity of funds and searched for a renowned developer who can do the same on her behalf on sharing basis and found the attorney holder as fit, competent, skilled and experienced person in construction line and thereby appointed, nominated and constituted the attorney holder on her behalf to do all acts, deeds and things to commence the housing project of apartment till its completion. The Principal applied to the BMC seeking permission for developing the below mentioned landed property for residential purposes and the Principal being inexperienced allowed the attorney holder to do all acts and deeds

Mamata Rout

SAINATH EARTH MOVERS PVT. LTD.

Abhay Kumar Panda

MANAGING DIRECTOR

Bai Minisha Nath Rout

Sivanade Ragh



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)-290 ,, User Charges-250 ,Total 540

Date: 26/09/2022

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 **26/09/2022** by **SMT. MAMATA ROUT** , son/daughter/wife of **BAIKUNTHANATH ROUT** , of **AT. JAYPUR, PS. BARANGA, DIST. CUTTACK** , by caste **General** , profession **Others** and finger prints affixed.

Mamata Rout

Signature of Presenter / Date: 26/09/2022

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SMT. MAMATA ROUT				26-Sep-2022
SAINATH EARTH MOVERS PVT LTD ITS MANAGING DIRECTOR MR. ABHAY KUMAR PANDA				26-Sep-2022

Identified by **BAIKUNTHA NATH ROUT** Son/Wife of **LAXMAN KUMAR ROUT** of **AT. JAYPUR, PS. BARANGA, DIST. CUTTACK** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BAIKUNTHA NATH ROUT				26-Sep-2022

for developing the landed property in all means for residential purposes and delivered possession and permitted to do following acts:

1. To look after, safe guard and manage the below mentioned landed property in my name and on my behalf.
2. To demarcate the schedule of property and for that apply to the concerned Tahasil to depute Amin/R.I. for effective demarcation of the Schedule of Property if the said Attorney Holder thinks proper. The attorney holder shall execute joint venture agreement on sharing basis looking to the interest of the principals' share and shall abide the condition of joint venture agreement to executed after signing of this POA and thereafter the construction work over the schedule of property shall be commenced.
3. To lease out the housing project space of the schedule of property and its undivided, impartible share to any lessee fix up lease fees, execute agreement, receive lease fees, securities etc. deliver possession to the lessee and to terminate such lease if the said Attorney Holder thinks just and proper at his own discretion to his share of units.
4. To apply to the concerned electricity authority for supply of power to the Schedule of Property and to do all the needful for the same for me, in my name and on my behalf.
5. To apply to the concerned developmental authority/local authority for approval of lay out plans and to do all consequential works for the same and receive such plans from the concerned authority fully and effectually in all respects as I could do the same if personally present and can make addition, alteration, amendment if needed before the authorities.

Momate Road
SAINATH EARTH MOVERS PVT. LTD.
Attorney at Law

MANAGING DIRECTOR

Bainu bhau Nath Row
S. V. Anand Mohan

	 42496523	<i>Bainuntha math Rana</i>	
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Date: 26/09/2022

[Signature]
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 : 292

Document Number : 11082213220

For the year : 2022

Seal :

[Signature]
Signature of Registering officer

Date: 27/09/2022

Print



6. To apply to the local authority for recognition of the lay-out road, execute gift deed and all other deed(s) and document(s) for the same.

7. To make advertisement and propaganda through Brochures, Sign Board, Electronics Media, News Paper etc. for sale of his share out of the built-up/super-built-up area of the proposed building/apartment to be constructed over the below mentioned scheduled property or any part thereof to his flats, leaving 1 unit of 2BHK flat on 1st Floor, 1 unit of 2BHK flat on 3rd Floor bearing Flat No. 105 and ~~405~~ respectively & 1 unit of 3 BHK flat on the 2nd Floor bearing Flat No. 202 of Principal's share.

8. To sell the schedule of property and its undivided impartible share of the housing project space of his units/flats, admit its execution and can endorse the registration ticket in my name and on my behalf after handing over my allocation of share of 1 unit of 2BHK flat on 1st Floor and 1 unit of 2BHK flat on 3rd Floor bearing Flat No. 105 & 305 and 1 unit of 3 BHK flat on the 2nd Floor bearing Flat No. 202 in the property.

9. To contact with intending customer(s) for sale the Scheduled of Property, negotiate rate, receive full and final consideration money or any part thereof, grant receipts for the same, execute agreement(s) etc. with such intending purchaser(s) and/or execute sale deed(s) in favour of the intending purchaser(s) and do or perform all needful for the same only in case of units/flats allocated to the said developer's share.

Mamata Road

SAINATH EARTH MOVERS PVT. LTD.

Abhishek Kumar Reddy

MANAGING DIRECTOR

Banurtham Road.
Sivamole Nagar

ADMINISTRATIVE DIVISION

GOVERNMENT OF ODISHA



[Handwritten signature]

10. To execute and register the deed or amendment/correction, deed of cancellation and submit the same before the Registering Authority for its registration and to deal with GST Authority in case of requirement.
11. To execute all other deed(s)/document(s)/bond(s), swear and submit affidavit(s) in respect of the schedule property fully and effectually for me, in my name and on my behalf. That after completion of the residential project/apartments over the schedule of property the attorney holder shall be entitled to sell his share of balance units excluding the share of the principal of 2 units of 2BHK flats on 1st Floor & 4th Floor and 1 unit of 3 BHK flat on the 2nd Floor, to any intending purchaser together with impartible proportionate share of land that would have been mentioned in the **Joint Venture Agreement** executed before the Registering Authority, Bhubaneswar on 26/09/2022 and after completion of the building the attorney holder shall specify the share of the principal by marking the same as per approved plan and shall place the same for the signature and execution of principals. The signed Joint Venture Agreement shall be the part and parcel of this POA.
12. The principal delivered possession of the schedule of property in favour of attorney holder for construction of housing project.
13. That the attorney holder shall attend the office of BMC for approval of the plan over the landed property and shall act and sign necessary documents if necessary for the above purpose and can obtain the same after its approval.

✓ Mamata Rout

SAINATH EARTH MOVERS PVT. LTD.

Abhishek Kumar Panda
MANAGING DIRECTOR

Bainunha nath Road
Sivananda nath

ADMINISTRATIVE DIRECTOR

ADMINISTRATIVE DIRECTOR



[Handwritten signature]

14. To swear affidavit for all purposes on my behalf. The Attorney holder if necessary can revise the plan with the consent of the Principal and shall apply to the BDA/BMC for approval of the same at his cost and can submit the revised plan of the residential apartment complex comprising of units/flats/parking spaces before the concerned development authority or any other departments or agencies for sanction/approval and subsequent modification/correction/alteration and/or revision of such plan/plans and to erect and construct residential apartment over the land containing flats, units and parking spaces in accordance with the plans approved and/or to be approved and sanctioned by the authorities concerned on the landed property.

Mamatha Kocet
SAINATH EARTH MOVERS PVT. LTD.
Abhishek Kumar Reddy
MANAGING DIRECTOR

15. To execute developmental work over the schedule property on the existing physical possession of the executant by engaging labourers. The attorney holder shall bear cost of all the expenses of the construction work. The attorney holder can put his share of units/flats over the schedule of property and constructed portion on mortgage before any financial institution, banks, other agencies for availing loan.

16. To arrange construction materials for construction purpose and shall apply before PHED and TPCODL to avail water and electric connection and also apply to the authority for telephone connection and for facilities of drainage system.

17. To purchase the required stamp papers from the appropriate authority and execute sale/lease agreement, sale deed, rectification deed, any deed of conveyance in favour of

Bainurath Reddy
Sivarama Reddy

WWW.GOV.DIRECTOR

MINISTRY OF LAW AND ORDER



Handwritten signature in green ink.

intending purchasers and shall receive consideration amount and can issue money receipts for the same for his unit or flats.

18. To appear and do the needful on my name and on my behalf either physically or by appointing, Advocates, Moharir(s), Agents etc. before all court(s) of Law in India/Authorities in case of any dispute with regards to the property mentioned above.
19. To sign and file Vakalatnama, Petitions, file suits, Revisions and Appeals, adduce written and oral evidences, in all courts relating to the schedule property in my name and on my behalf.
20. To defend, withdraw and compromise any litigation disputes if found and arises over the said property on my behalf.
21. To appoint architect, engineers, contractors, consultants, marketers, brokers, supervisors and/or any employees and agents necessary for any of the aforesaid purposes at their cost.
22. The POA is irrevocable till the construction of the residential complex and delivery of possession of units/flats in favour of the intending purchasers of the units is fully completed and completion of the total exercise of the building complex in proper habitable condition and other ancillary works on the part of the builder/POA holder in letter and spirit comes to an end. The principal shall not be responsible for the defective construction work by the attorney holder and delivered the landed property for development of the same.

~ Mamata Rout

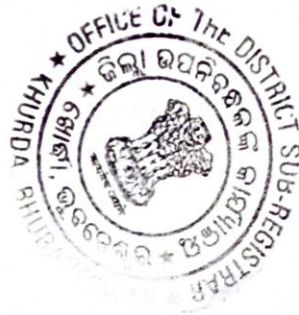
SAINATH EARTH MOVERS PVT. LTD.

Abhaya Kumar Rout
MANAGING DIRECTOR

Balvishwa Rout
Sivarama Rout

WARRANTY DIRECTOR

ZIMBABWE POWER CORPORATION LTD



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23. In case of any mishap and untoward incident, the legal heir of the principal shall execute further POA in favour of the attorney holder relating to the landed property and the same shall be vis-a-vis.

24. The attorney holder shall engage its men and machinery for construction of the apartment at his own cost by making payments, salaries to his engaged staffs and shall expend where ever required for development and construction of building and the Principal shall not be liable by any means over the construction executed by the attorney and the attorney shall pay required taxes to the Govt. including GST before authorities by not imposing the same on the Principal. The Principal shall pay the ground rent, holding tax as per the rules and regulations of the Govt. to her share of above flats and the allottees of Developer shall pay holding tax to their individual units separately and the other taxes shall be paid by the attorney holder. The acts to be executed by the attorney holder shall be constituted as if the Principal has executed the same.

And generally to do, execute and perform all other acts, deeds, things and matters, which will be required from time to time over the said property.

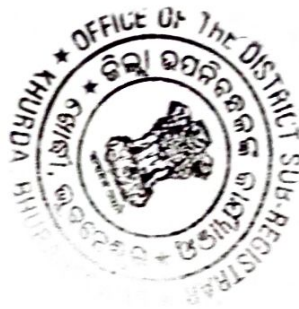
I, the above named PRINCIPAL / EXECUTANT, do hereby agree to affirm, confirm and ratify all acts, things, deeds and matters do, execute and perform or cause to be done, executed and performed by our said Attorney Holder by virtue of the General Power of Attorney on my behalf.

Mamata Reddy
SAINATH EARTH MOVERS PVT. LTD.
Attorney in Charge
MANAGING DIRECTOR

Banuraj Reddy
Sivananda Reddy

WWW.INDIA DIRECTOR

WWW.INDIA DIRECTOR



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-:SCHEDULE OF PROPERTY:-

Dist.- Khordha, Tahasil- Bhubaneswar, P.S.- Chandrasekharpur,
Mouza- Patia, Khata No.- 474/1942; Plot No.- 550/3604, Area-
Ac0.130dec., Kisam- Gharabari, Stithiban.

IN WITNESSES WHEREOF, we the above named
Principal/ Executant has signed, execute and deliver the Deed of
Power of Attorney, after going through and admitting the contents
to be correct to our instruction, on the day of 26th Sept 2022
Bhubaneswar.

WITNESSES:-

1. Bainu Nath Row

✓ Mamata Row Dt 26.09.2022

2. Sivananda Nayak
MISS

Dt 26/9/2022

Principal/Executant
SAINATH EARTH MOVERS PVT. LTD.

Abheja Kumar Panda

Attorney Holder
MANAGING DIRECTOR

Certified that I have drafted and
prepared this Agreement as per
the instruction the executants
who put their signatures to this
Agreement; after going through
and admitting its contents to be
true and correct.

L. Lisho
20/09/2022
Advocate, Bhubaneswar



ZAINATH EARTH MOVERS PVT LTD

EMPOUND CASE NO. 1423.DT. 26.19.12

Certified that the deficit stamp duty of
Rs. 9.00
Rupees... Nine Hundred only
deposited vide No. 1082213925
in respect of document ID No. 1082213925

Registering Officer
Bhubaneswar

MASTLED & TRUE COPY

FILED IN

BOOK NO.

Volume No.

Pages..... to

Being No.

for the year 2022

1082213925

DL 28/19/12