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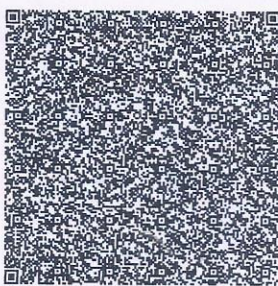


सत्यमेव जयते

INDIA NON JUDICIAL Government of Odisha

e-Stamp

Certificate No. : IN-OD00129003188793P
Certificate Issued Date : 02-Aug-2017 01:17 PM
Account Reference : SHCIL (FI)/ odshcil01/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0100129807069565P
Purchased by : MS HARSHPRIYA CONSTRUCTIONS PVT LTD
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MZ-BARAMUNDA,KHATA-355,PLOT-1140,AREA-AC0.237 DEC
Consideration Price (Rs.) : 2,22,78,000
(Two Crore Twenty Two Lakh Seventy Eight Thousand only)
First Party : NALINI DEVI AND OTHERS
Second Party : MS HARSHPRIYA CONSTRUCTIONS PVT LTD
Stamp Duty Paid By : MS HARSHPRIYA CONSTRUCTIONS PVT LTD
Stamp Duty Amount(Rs.) : 11,14,000
(Eleven Lakh Fourteen Thousand only)



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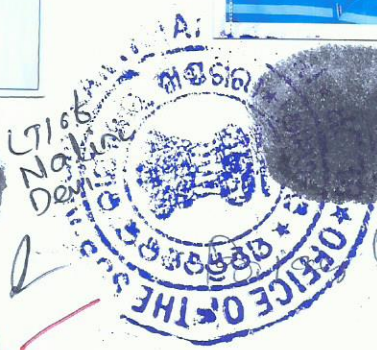
Dharanjaya Ray

Mutyajay Ray

Chetan Kumar Prasad

VO 0004236630

37



LT 106
Nalini Devi
Rajendra Kumar
Bijaya Kumar
Umapada Ray

Handwritten notes in Odia script at the top right.

Handwritten notes in Odia script on the right side, including names like Dhananjaya Ray and Mrutyunjaya Ray.

Chetan Kumar Tircanwal
Director
09/08/2017

1. Pursuant to the Basis For Harshpriya Constructions Pvt. Ltd.


2. Bhawan Chandra

POWER OF ATTORNEY

Know all men by these presents that we (1) **SMT. NALINI DEVI**, aged about 73 years, W/O-Late Dr. Banamali Das @ Benudhar Ray (2) **SRI BIJAYA KUMAR RAY**, aged about 55 years (3) **SRI DHANANJAYA RAY** aged about 52 years (4) **SRI MRUTYUNJAYA RAY**, aged about 44 years, SI Nos. 2, 3 & 4 are sons of Late Dr. Banamali Das @ Benudhar Ray; all are resident of Plot No-63, Siripur, P.S- Khandagiri, Bhubaneswar, Odisha hereinafter referred to and called as the Principal which expression shall include their legal heirs, successors, executors, administrators and assigns.

Handwritten number 222780071 in red ink.




 LT/06
 Dhananjaya
 Ray
 Dhananjaya Ray


 LT/06
 Mrutyunjaya
 Ray
 Mrutyunjaya Ray

ନିର୍ଦ୍ଦେଶକ
 ବିଜୟ କୁମାର ରାୟ
 Dhananjaya Ray
 Mrutyunjaya Ray

For Harshpriya Constructions Pvt. Ltd.
 Chetan Kumar Sahoo
 Director

AND WHEREAS the principal / executant hereby declare that the land in question appertaining to Khata No-355, Plot No-1140, Area : Ac.0.237 decimals (Full Plot) stands recorded in the name of Executant No.1 Smt. Nalini Devi as per settlement ROR prepared & published by the Settlement authority in the year 1988-89.

AND WHEREAS Smt. Sanjukta Ray, Smt. Sabita Ray and Smt. Sasmita Ray, 3 married daughters of deceased recorded tenant Smt. Nalini Ray have executed a registered Deed of Relinquishment bearing No-111316059 dt3.8.2016 before the Sub Register, Khandagiri, Bhubaneswar relinquishing their all right over Ac0.237 dec of schedule land and vested all rights in favour of their mother Smt. Nalinini Devi and brothers Sri. Bijaya Kumar Ray, Sri. Dhananjaya Ray and Sri. Mrutyunjaya Ray respectively i.e the party of the first part as per their amicable family settlement.

1. Purusottam Barin

2. Bhanu Chandra Sahoo



LT/106
Chetan Kumar
Tekariwal.

Chetan Kumar Tekariwal

श्री चेतन कुमार तकारिवाल
श्री चेतन कुमार तकारिवाल
Dharamjaya Ray
Mukundraj Ray

AND WHEREAS there is a concluded contract between the executants 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 executants 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, the executants do hereby nominate, appoint and constitute **SRI CHETAN KUMAR TEKARIWAL**, aged about 60 years, son of Late Mannalal Tekariwal, Director of **M/s. HARSHPRIYA CONSTRUCTIONS PVT. LTD**, as their true and lawful Attorney to do, perform or cause to be done and perform the following acts, deeds and things as specified below namely:

- 1) To submit applications affidavit, indemnity bond, rent receipts etc. along with the other requirements as well as complete other formalities prescribed by the Authorities, in this regard.
- 2) To amalgamate and/or join/include/merge our share along with our co-sharer's share in 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.

For Harshpriya Constructions Pvt. Ltd.
Chetan Kumar Tekariwal
Director

1. Punisobhan Barin

2 - Bhokad Chm Saha

- 3) To appear and represent us before the Bhubaneswar Development Authority and other appropriate authorities and obtain approval/permission required from the concerned authorities in connection with the sanction, modification and/or alteration of the plans for construction of the housing complex.
- 4) To sign and submit all papers, documents, statements, undertakings, applications and plans as may be required for getting the plans sanctioned, modified and/or revised by the authorities concerned for construction of the Building Complex over the said land.
- 5) To apply for and obtain electricity, water, sewerage, drainage or other connections or any other utility / facility / amenities to the said Multi Storied building/commercial complex and for that purpose to sign, execute and submit all papers / documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
- 6) To 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.
- 7) To deal with and dispose of the proportionate impartible undivided share in the land in question as well as the saleable super built up area in the proposed Housing Complex or vacant land to any intending purchaser.
- 8) To enter into any agreements, with the intending purchasers regarding transfer of Flats / Units by way of absolute sale and to take advances, consideration amount and / or construction cost as settled in respect of such Units and to grant proper receipts and discharge for the same.
- 9) To appear before any income Tax, Wealth Tax, Sales Tax /GST such other authorities and before any court of law tribunal committee and/or commissioner pertaining labour of staff matters or otherwise and to answer and offer explanations to any question arising out of such proceeding before them and to engage counsels(s) verify and submit statements and other records and papers before them and prefer appeals or revisions and make applications or petition before any such or other authorities as may be necessary.

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 Dr. Pooja Umashree Nayak
 Sharanjaya Nayak
 Mrutyunjay Nayak

For Harshpriya Constructions Pvt. Ltd.
 Chetan Kumar Prasad
 Director

Punisojane Barin

2 - Bhikam Chandra



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. 28(g) Fees Paid : A13(iii) & A(1)-445850 ,, User Charges-250 ,Total 446100

Date: 02/08/2017

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 **02/08/2017** by **NALINI DEVI**, son/wife of **LATE DR. BANAMALI DAS ALIAS BENUDHAR RAY**, of **PLOT NO - 63, SIRIPUR, PS - KHANDAGIRI, BBSR, DIST - KHURDA**, by caste **General**, profession **Others** and finger prints affixed.

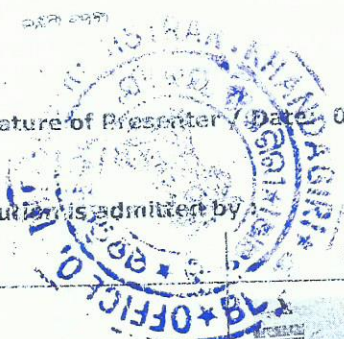
Signature of Presenter / Date: 02/08/2017

Signature of Registering officer

Endorsement under section 58

Execution is admitted by

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
NALINI DEVI		 311946867		02-Aug-2017
BIJAYA KUMAR RAY				02-Aug-2017



10) 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 / Commercial unit at its cost and expenses.

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

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

13) To apply for inspection and / or to inspect the judicial/revenue records.

14) To accept service of summons, notices to writ to be issued by any Court or authority concerning or arising out of construction of the Housing/commercial Complex on the said land.

15) To appear before any Registrar of Assurances, other Officer(s), Authority/ies having jurisdiction to entertain and receive the conveyance for registration and execute and register sale deeds, conveyances, instruments transferring Flats / commercial Units together with proportionate impartible undivided share in the land in favour of intending owners of such Units of Super built up area together with proportionate interest in the land in question as enjoined by the law in force.

16) To negotiate for sale and transfer, let out charge or encumber land and building and / or Flats / Units, Parking spaces by the said Attorney at its discretion as may deemed fit and expedient.


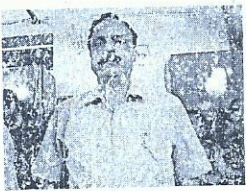
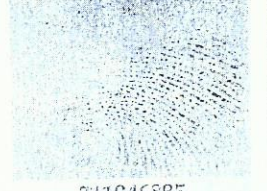
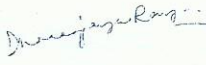

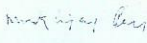


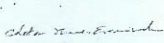

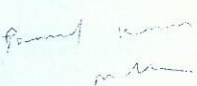
17) To sign, execute, draw, present for registration and admit registration of documents, sale deeds and other documents in connection with sale and transfer of the Flats / commercial Units, together with proportionate impartible undivided share in the land in favour of intending owners of the commercial Units / Flats in the project and deliver the possession of the said flat in favour of the owners of those flats transferred.

18/09/2019
Pratya Kumar Reedy
Sharanjaya Ray
Muthuvarajay Ray

For Harshpriya Constructions Pvt. Ltd.
Chetan Kumar Guravindal
Director

Punwolkant Banu

Dr. Bhanu Chann Sahod

				
		311946876		
DHANANJAYA RAY				02-Aug-2017
		311946885		
MRUTYUNJAYA RAY				02-Aug-2017
		311946898		
CHETAN KUMAR TEKARIWAL DIRECTOR MS HARSHPRIYA CONSTRUCTION LTD.				02-Aug-2017
		241027514		
Identified by	PRAMOD KUMAR MALLICK Son/Wife of N/A of BBSR, DIST - KHURDA by profession Advocate			Date of Admission of Execution
Name		Thumb Impression	Signature	
				02-Aug-2017



Date: 02/08/2017

Signature of Registering officer

Endorsement of certificate of registration under section 60

Sub-Registrar, KHURDA

18) To mortgage commercial/residential built up space together with proportionate impartible undivided interest on the land in the project before any bank or financial institution to avail finance except 50% of our share allotted in the project.

19) To offer on lease/rent built up commercial/residential units/spaces including proportionate undivided interest on the said land in the project except our 50% share of built up space allotted in the project.

AND GENERALLY to do all acts, deeds, and things by virtue of the delegation and conferment of authority hereunder, as may be required, for and on our behalf and to execute and to sign all deeds, acts and things for complete and effectual implementation of the scheme formulated and for successful completion of the exercise and accordingly we hereby delivered the possession of our land in favour of our attorney holder on this day of execution of this deed.

AND, we hereby agree and undertake that all acts, deeds and things lawfully done by our said Attorney shall be construed as acts, deeds and things lawfully done by us and we undertake to ratify and confirm all whatsoever our said Attorney shall lawfully do or cause to be done for and on our behalf by virtue of the powers, rights and authorities delegated, and hereby vested.

SCHEDULE OF LAND

Dist.-Khurda, Tahasil : Bhubaneswar, Under Jurisdiction of Sub Registrar Khandagiri, Mouza- **BARAMUNDA**, Khata No-355, Plot No-1140 consisting an area of Ac.0.237 dec (Full Plot), Kisam- Gharabari.

Bounded by

North : Road
South : Plot No-1138
East : Plot No-1141/4157
West : Plot No-1139 & 2156

The valuation of schedule land as per bench mark valuation is Rs.2,22,78,000/- (Rupees two crores twenty two lakhs seventy eight thousand) only and accordingly applicable stamp duty and registration fees hereby paid.

For Harshipriya
Uttam Ray
Harshipriya Ray
Mrutunjoy Ray

For Harshipriya Constructions Pvt. Ltd.
Chetan Kumar Parajewal
Director

Purnima Ranjan
A - Bhawan Chandra

Print Endorsement

Book Number : 1 || Volume Number : 121

Document Number : 11131706109

For the year : 2017

Seal :

Date: 04/08/2017

Signature of Registering officer



IN WITNESS WHEREOF, We the Executants have executed this Power of Attorney on this the 02nd day of August, 2017 (Two thousand seventeen) in presence of the Witnesses named below:-

WITNESSES:-

1. Purnooottam Banu
at House No. 001, Gouri Garden
Phase - 2, Old Town, BSR-2.

2. Bhaskar Ch Sahu
S/o. V. R. C Sahu
542, Sahod Nagar
BBSR

02/08/2017

Dipraj Kumar Ray 02/08/2017

Dhara Jay Ray 02/08/2017
Mritunjay Ray 02/08/2017

SIGNATURE OF
EXECUTANTS/PRINCIPALS

For Harshpriya Constructions Pvt. Ltd.

Chetan Kumar Parashwal
Director 02/08/2017

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 Principals and after being understood fully having been read over and explained the contents of this deed in his/her/their vernacular language, they put their signature in presence of the witnesses before me.

[Signature]
Advocate, BBSR

Registered & True Copy filed
n..... Book No... 1.....
Volume No..... 121.....
Pages from... ..to.....
Being No. 11131706/09
Year... 2017

Registering Officer, Khandwa

