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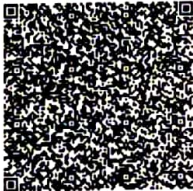


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD01369662766801S
Certificate Issued Date : 13-Nov-2020 12:48 PM
Account Reference : SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0101800828681806S
Purchased by : MS STALWART PROJECTS PVT LTD
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA-JAGAMARA
Consideration Price (Rs.) : 44,71,200
(Forty Four Lakh Seventy One Thousand Two Hundred only)
First Party : BHAGIRATHI SAHOO
Second Party : MS STALWART PROJECTS PVT LTD
Stamp Duty Paid By : MS STALWART PROJECTS PVT LTD
Stamp Duty Amount(Rs.) : 2,23,660
(Two Lakh Twenty Three Thousand Six Hundred And Sixty only)



Please write or type below this line

Bhagirathi Sahoo
For Stalwart Projects Pvt. Ltd.

Managing Director

LB 0012825347

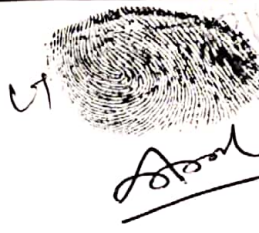
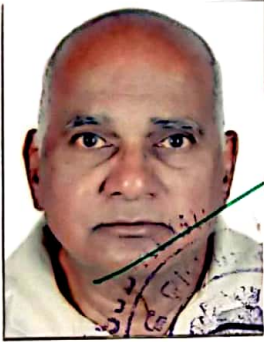
Statutory Alert:

- 1 The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid
- 2 The onus of checking the legitimacy is on the users of the certificate
- 3 In case of any discrepancy please inform the Competent Authority

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Bhagirathi Sahoo

Bhagirathi Sahoo

For Stalwart Projects Pvt. Ltd.

Managing Director

13.11.2020

(m)

GENERAL POWER OF ATTORNEY

Known all men by this present, ISRI **BHAGIRATHI SAHOO**, aged about 73years, s/o.- Late Sri Sanatan Sahoo, by caste- Gudia, by profession- Retd. PSU Servent, PAN:AIWPS7742P, AADHAR No.4999-9648-4751, Mob:-9040033224, resident of Plot No-1145,1146, Jagamara, Gandamunda Square, Bhubaneswar-751030, Dist- Khordha, Odisha (Herein after referred as the **PRINCIPAL**),

13/11/20

Anil Kumar

Anil Kumar Nayak

do hereby appoint, constitute and nominate **M/s. STALWART PROJECTS PVT. LTD**, represented through its Managing Director Sri Sharat Kumar Sahu, aged about 54years, S/o. Late Narahari Sahu, AADHAR No.4675-2299-2428,Mob-9040042622, herein after referred as **ATTORNEY HOLDER**) as our true and lawful Attorney Holder to do the following acts, deeds and things in respect of the property more fully described in the schedule below (Herein after referred as the **SCHEDULE PROPERTY**) in our name and on our behalf.

Address: Plot No-1, Tulsi Vihar Complex
Sector-10, Indira Nagar - PS - Chokrasahar

WHEREAS, I the Principal is the recorded owners of property, and in peacefully possession over same, have jointly entered into an Development Agreement with my wife Jyotsna Sahoo on dtd- 13.11.2020 with the builder M/s. Stalwart Projects Pvt. Ltd represented through its Managing Director Sri Sharat Kumar Sahu for development of the Schedule property, in pursuant to the terms of the said Development Agreement, executing this present in favour of the said builder appointing it as our law full Attorney Holder to do the following acts, deeds and things in our name on our behalf.

Sharat Kumar Sahu

For Stalwart Projects Pvt. Ltd.

Managing Director

Mr. Sharat Kumar Sahu

Mr. Anand Kumar Sahu



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)-89714 , User Charges-250 ,Total 89964

Date: 13/11/2020

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **KHANDAGIRI** between the hours of 10:00 AM and 1:30 PM on the 13/11/2020 by **BHAGIRATHI SAHOO**, son/daughter/wife of **SANATAN SAHOO**, of **PLOT NO-1145,1146,JAGAMARA,GANDAMUNDA SQUARE,BBSR**, by caste **General**, profession **Others** and finger prints affixed.

Bhagirathi Sahoo

Signature of Presenter / Date: 13/11/2020

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

| Name | Photo | Thumb Impression | Signature | Date of Admission of Execution |
|--|-------|------------------|--------------------------|--------------------------------|
| BHAGIRATHI SAHOO | | 314043796 | <i>Bhagirathi Sahoo</i> | 13-Nov-2020 |
| SHARAT KUMAR SAHU MD OF MS STALWART PROJECTS PVT LTD | | 242385242 | <i>Sharat Kumar Sahu</i> | 13-Nov-2020 |

Identified by **BIJAY SAHOO** Son/Wife of **N/A** of **SAME PLACE** by profession **Others**

| Name | Photo | Thumb Impression | Signature | Date of Admission of Execution |
|-------------|-------|------------------|--------------------|--------------------------------|
| BIJAY SAHOO | | 41652548 | <i>Bijay Sahoo</i> | 13-Nov-2020 |

Date: 13/11/2020

Signature of Registering officer

Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the Sub-Registrar, KHANDAGIRI



NOW MY POWER OF ATTORNEY HOLDER IS AUTHORIZED

1. To apply for demarcation and measurement of the said property to the Tahsildar, Bhubaneswar, if required and To Develop the Schedule Property for construction of multistoried building as per the approved building plan.
2. To apply for and obtain certified copies, non-encumbrance certificate or any other certificate and documents.
3. To apply for approval of the Building Plan over the schedule land or combination of Land with others to Bhubaneswar Development Authority/ Bhubaneswar Municipal Corporation. Sign all required documents, papers, forms etc., deposit necessary fee etc. receive the approved building plan after its final approval.
4. To file and/or defend any Case/Dispute/ Proceeding/Suit before any Court of Law, Tribunal, Statutory and Lawful Authority (s) etc., appear before it. Appoint Advocate (s), sign vakalatnama, prepare and file complaint, written statement, misc. case, petition, amendment, objection, document, papers, forms etc. as will be required for the same, swear affidavit, deposit any fee, tax, rent obtain receipt thereof. Entered into any lawful compromise signs Compromise and/or withdrawal petition, pay and/or receive any amount, issue money receipt thereof.

Bhagirathi Sahu

For Stalwart Projects Pvt. Ltd.

Managing Director

Mr. Vijay Kumar

Mr. Anil Kumar Nayak

Print Endorsement

Book Number : 1 || Volume Number : 127

Document Number : 11132006317

For the year : 2020

Seal :

Date: 13/11/2020



Signature of Registering officer

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)-89714 ,, User Charges-250 ,Total 89964

Date: 13/11/2020

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 10:00 AM and 1:30 PM on the 13/11/2020 by BHAGIRATHI SAHOO , son/daughter/wife of SANATAN SAHOO , of PLOT NO-1145,1146,JAGAMARA,GANDAMUNDA SQUARE,BBSR , by caste General , profession Others and finger prints affixed.

Bhagirathi Sahoo

Signature of Presenter / Date: 13/11/2020

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

| Name | Photo | Thumb Impression | Signature | Date of Admission of Execution |
|--|-------|------------------|-------------------------|--------------------------------|
| BHAGIRATHI SAHOO | | 314043796 | <i>Bhagirathi Sahoo</i> | 13-Nov-2020 |
| SHARAT KUMAR SAHU MD OF MS STALWART PROJECTS PVT LTD | | 242385242 | <i>[Signature]</i> | 13-Nov-2020 |

Identified by BIJAY SAHOO Son/Wife of N/A of SAME PLACE by profession Others

| Name | Photo | Thumb Impression | Signature | Date of Admission of Execution |
|-------------|-------|------------------|--------------------|--------------------------------|
| BIJAY SAHOO | | 41652548 | <i>[Signature]</i> | 13-Nov-2020 |



Date: 13/11/2020

Signature of Registering officer

Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the Sub-Registrar, KHANDAGIRI

5. To apply before Odisha Real Estate Authority (ORERA) for registration of the project over schedule property, sign all required documents, papers, forms etc., deposit necessary fee etc. receive the registration certificate.
6. To apply before concerned authorities such as Fire, Pollution, Airport, Municipal Corporation etc. for grant of Permission/NOC for the project if necessary. Sign all required documents, papers, forms etc., deposit necessary fee etc. receive the permission/NOC from the said authorities.
7. To engage contractor/sub-contractor, labor, engineer, architect for construction of the project building/apartment over the schedule property, construct boundary walls and also can engage Security guard/agency.
8. Take electricity, water connection and to sign all such documents, papers, forms etc. with the concerned authority as will be required for the said purpose.
9. To sell its 50% share, advertise and negotiate to sell, allot, enter into agreement with prospective purchasers in respect of its 50% share in the project, receive advance and full consideration amount and endorse receipts and deliver possession.

Phogirathi Sahoo

For Stalwart Projects Pvt. Ltd.

[Signature]
Managing Director

W-1 Vijay Kumar

W-2 Anamika Das

Print Endorsement

Book Number : 1 || Volume Number : 127

Document Number : 11132006317

For the year : 2020

Seal :

Date: 13/11/2020

Signature of Registering officer



10. To sell its 50% share, purchase stamp papers, sign and execute sale deed or any other deed of conveyance, agreements etc., present the same and appear before the registering authority for registration and admit execution thereof on our behalf.
11. To let out and give on lease, receive rent from the tenant/lessee, execute agreements/lease deed and evict such tenant/lessee limited to Developers share (50%) excluding identified owner's share.
12. This general power of attorney also binds the legal heir of the both the parties with same terms and conditions in case of any eventuality occurs.
13. GENERALLY, TO DO ALL other acts, deeds and things, which our said attorney may deem fit and proper for its gannet & cognate purposes.

I the Principal do hereby declare that the acts, deeds and things which will be done by our Attorney Holder by virtue of this General Power of Attorney shall be construed as the acts, deeds and things done by us, and weherewith undertake to ratify the same.

Bhagirathi Sahoo

For Stalwart Projects Pvt. Ltd.


Managing Director

Dr. Vijay Kumar

Dr. Anand Kumar

SCHEDULE OF PROPERTY

District- Khordha, Tahasil- Bhubaneswar,
Mouza- Bhubaneswar Sahar Unit No-20,
JAGAMARA, Khata No.- 1133/66, Plot Nos-
1146/2852 and 1145/2853, measuring area of
Ac.0.062 dec. and Ac.0.046 dec. respectively stands
recorded ~~in the name of Bhagirathi Sahoo~~ (all 02
plots are full plots).

Total area of Ac.0.108 dec. in two plots, under
onekhata in one Mouza.

INWITNESS WHEREOF the principal do hereby
sign this Deed of General Power of Attorney in our
good health and sound mind, after going through
and understand the contents of it, being present
before the Registering Authority, Bhubaneswar on
this 13th day of November, 2020.

Bhagirathi Sahoo

For Stalwart Projects Pvt. Ltd.

Managing Director

cu-1 Bhagirathi Sahoo

W-2 Affirmation X Laxmi

The valuation of schedule land as per bench mark valuation is **Rs.44,71,200/-** and accordingly applicable stamp duty and registration fees hereby paid.

WITNESSES

1. Bijay Sahoo
Bijay Sahoo
40 - Bhagirathi Sahoo
115-46, Gandanuda Ser.
Bajmar, BOPSR - 751030

Bhagirathi Sahoo
Signature of Principal

2. Ananta Kumar Nayak
S.S. Vihar C.S.D.W.
BOPSR

For Stewart Projects Pvt. Ltd.
Signature of Attorney Holder

Managing Director
Bhagirathi Sahoo
Managing Director

Attested by us (Principal)

Certified that this Deed of General Power of Attorney is drafted and typed by me as per the instruction of the Principals.

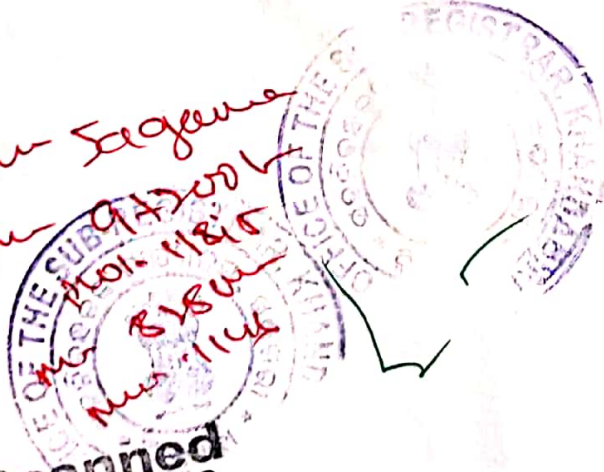
13.11.2020
Advocate.

D.K. Behera
99 3734 7463

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Handwritten text, possibly a signature or name.

Mr. Seigame
Mr. 972001
Mr. 11815
Mr. 81801
Mr. 1144



Scanned
Date: 16/1/20

Valuation ReportApplication No- **1132006697**Registration Office- **KHANDAGIRI****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 |
|-----------------|----------------|-------------------|----------|--------------|-----------------|-------------------|
| 1132006697 | 13-NOV-20 | 13-NOV-20 | 1 | 10 | | |

DEED DETAILS (In %)

| | | | | |
|--------------------------------|----------------------------------|---|----------------|-----|
| Stamp Duty : | 223560 | Registration Fee : | 0 | |
| Consideration Amount : | 4471200 | A18(iii) & A(1): | 89674 | |
| Benchmark Value : | 0 | Incidental Fee Details | | |
| <input type="checkbox"/> STAMP | <input type="checkbox"/> E-STAMP | <input type="checkbox"/> FRANKING | User Charges : | 250 |
| | | <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE <input type="checkbox"/> DD <input type="checkbox"/> CHALLAN <input type="checkbox"/> POS | | |
| | | <input type="checkbox"/> NEFT <input type="checkbox"/> RTGS <input type="checkbox"/> IMPS <input type="checkbox"/> IFMS | | |

FIRST PARTY DETAILS

| Name | Relation | Relation's Name | Gender | Age | Profession | Caste | Interest/Type | Presenter | Signed | Present Address |
|------------------|----------|-----------------|--------|-----|------------|---------|----------------|-----------|--------|---|
| BHAGIRATHI SAHOO | FATHER | SANATAN SAHOO | MALE | 73 | | General | PRINCIPAL/SELF | YES | YES | PLOT NO-1145,1146,JAGAMARA,GANDAMUNDA SQUARE,BBSR |

SECOND PARTY DETAILS

| Name | Relation | Relation's Name | Gender | Age | Profession | Caste | Interest/Type | Presenter | Signed | Present Address |
|--|----------|-----------------|------------------------------|-----|------------|--|----------------------|-----------|----------------------------|--|
| SHARAT KUMAR SAHU MD OF MS STALWART PROJECTS PVT LTD | | | | 54 | | GENERAL | ATTORNEY/INSTITUTION | | | PLOT NO-1,TULSI VIHAR,SAILESHREE VIHAR,PS-C S PUR,BBSR |
| Representative Name | | | Institution Name | | | Representative Address | | | Representative Designation | |
| SHARAT KUMAR SAHU MD OF MS STALWART PROJECTS PVT LTD | | | MS STALWART PROJECTS PVT LTD | | | PLOT NO-1,TULSI VIHAR,SAILESHREE VIHAR,PS-C S PUR,BBSR | | | MANAGING DIRECTOR | |

IDENTIFIER DETAILS

| Name | Father/Husband's Name | Address | Gender | Age | Profession | ID Proof |
|-------------|-----------------------|------------|--------|-----|------------|----------|
| BIJAY SAHOO | | SAME PLACE | MALE | 0 | Others | 0 |

PROPERTY DETAILS

| District | Village/Mouja-Thana | Khata | Plot | Area | Kisam Type | Market Value | Sabak Khata No. | Sabak Plot No. |
|------------------------|---------------------|-------------|-------------|------------------------------|------------|--------------|-----------------|----------------|
| KHURDA | JAGAMARA-38 | 1133/66 | 1145/2853 | 0.046 Acre (46Decimal) | GHARA BARI | 0 | Not Available | Not Available |
| East NM | West NM | North NM | South NM | Property Transaction Details | | | | |
| POWER AREA AC.0.046DEC | | | | | | | | |
| KHURDA | JAGAMARA-38 | 1133/66 | 1146/2852 | 0.062 Acre (62Decimal) | GHARA BARI | 0 | Not Available | Not Available |
| East NM | West NM | North NM | South NM | Property Transaction Details | | | | |
| POWER AREA AC.0.062DEC | | | | | | | | |

The total transacted area is:0.108 acre(s).

APPLICATION ID CREATED BY : DILLIP KAR

DOCUMENT ENTERED BY : JYOSHNA NAYAK