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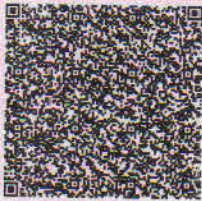


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD00454846919931R
Certificate Issued Date : 06-Mar-2019 03:17 PM
Account Reference : SHCIL (FI)/ odshcil01/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0100542967147160R
Purchased by : MS ASSOTECH SUNGROWTH ABODE LLP
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA-RUDRAPUR, KHATA-412/1009, PLOT-305/2762, AREA A0.020 DEC
Consideration Price (Rs.) : 6,90,000
(Six Lakh Ninety Thousand only)
First Party : NIRUPAMA SRICHANDAN
Second Party : MS ASSOTECH SUNGROWTH ABODE LLP
Stamp Duty Paid By : MS ASSOTECH SUNGROWTH ABODE LLP
Stamp Duty Amount(Rs.) : 34,600
(Thirty Four Thousand Six Hundred only)



.....Please write or type below this line.....

S.P.A

Nirupama Srichandan
Shuchi Bala Mishra

N

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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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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Nirupama Srichandan
As Attested 6/3/19

Shashi Bhushan Mishra
As Attested
6/3/19

6/3/19

6/3/19

Irrevocable General Power of Attorney

6,90,000

KNOW ALL MEN BY THESE PRESENTS that I, **SMT. NIRUPAMA SRICHANDAN**, aged about 44 years, W/o Shri Sishira Kumar Srichandan, by Profession - Service, by Caste - Kshatriya, resident of Village / Po - Naharakanta, P.S. - Mancheswar, Bhubaneswar, Dist - Khurda, Odisha (hereinafter referred to as "**Land Owner**")/ "**Principal**" 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. ASSOTECH SUN GROWTH ABODE LLP**, a limited liability partnership firm registered (No-AAA-8036, PAN No.- ACBFS8671E) under the

W1 - Sishira Kumar Srichandan
Pr 6-03-2019

W2 - Sashibhushan Mishra

For Assotech Sungrowth Abode LLP

Authorised Signatory

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.

AND WHEREAS, the property mentioned in the schedule below is a part of property under Mouza- Rudrapur, revenue Khata No.314, revenue Plot No.305, measuring area of Ac.0.160 Decimal. The property has been originally recorded in the name of Madan Sahoo, Jadumani Sahoo, Nilamani Sahoo all sons of Late Jagannath Sahoo and Pathani Sahoo S/o Kulamani Sahoo jointly in the ROR published in the year 1980. After death of Madan Sahoo, Jadumani Sahoo and Nilamani Sahoo their legal heirs along with other recorded tenant Pathani Sahoo sold a part of the aforesaid property through their GPA holder Sishira Kumar Srichandan (GPA no. 898 dated 13.01.2010) to Nirupama Srichandan vide deed no. 2044 dated 29.01.2010. Subsequently Nirupama Srichandan recorded her name through mutation (M.C. no. 16177/2010). Hence she is the absolute owner of the property with right, title, interest and is in peaceful possession without any dispute.

Whereas I, the above named executants, is the lawful owners of the scheduled property, which I acquired as per the detail

W1 - Sishira Kumar Srichandan, Nirupama Srichandan 6/3/19

W2 - Sashanka Sekhar Rout, Shashi Bhushan Mishra 6/3/19

For Assotech Sungrowth Abode LLP

Authorised Signatory



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)-14090 ,, User Charges-250 ,Total 14340


Signature of Registering officer

Date: 06/03/2019

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 06/03/2019 by NIRUPAMA SRICHANDAN , son/daughter/wife of SISHIRA KUMAR SRICHANDAN , of AT/PO- NAHARKANTA, PS- MANCHESWAR, BBSR, DIST- KHORDHA , by caste General , profession Service and finger prints affixed.

Nirupama Srichandan





Signature of Presenter / Date: 06/03/2019


Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
NIRUPAMA SRICHANDAN		 313018689	Nirupama Srichandan	06-Mar-2019
SHASHI BHUSAN MISHRA AUTHORISED SIGNATORY OF MS				06-Mar-2019

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 I am 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,

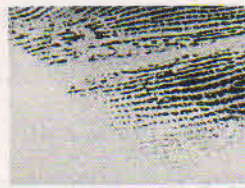
Mr - Sighira Kumar Srichandan 6/3/19

Assotech Sun Growth Abode LLP

Shashi Bhawan Mishra 6/3/19
Authorized Signatory

Mr - Gashanka Sekhar Rout

ASSOTECH SUN
GROWTH ABODE LLP



Shak Yata name

241713289

Identified by **SISIRA SRICHANDAN** Son/Wife of **BIDYADHAR JENA** of **AS SAME PLACE** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SISIRA SRICHANDAN			Sisira Kumar Srichan	06-Mar-2019

41093043

Date: 06/03/2019

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 : 55

Document Number : 11081902924

For the year : 2019

Seal :

Date: 07/03/2019

Signature of Registering officer

Print



- 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, 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.

Mr. - Siphica Kumar Srichandan. - Nirupama Srichandan 6/3/19

For Assotech Sungrowth Abode LLP

Mr. - Sashanka Sekhar Rout
Shashi Ghosh Mishra 6/3/19
Authorised Signatory

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

w1 - Sishoo Koman Srichandan, ✓ Nizy Pama Srichandan 6/3/19

w2 - Sashanka Sekhar Rout, Shashi Sudan Mishra 6/3/19

For Associate Sungrowth Abode LLP

Authorised Signatory

- 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

W. - Sishire Komen Srichandan
 W. - Saswaula Sekhar Pant
 Nirupama Srichandan 6/3/19
 Shakti Ghosh Mishra 6/3/19
 ASSOTech Sungrowth Abode LLP
 Authorised Signatory
 Authorised Signatory

- 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.
 - 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

W1 - Sishora Kumar Srichandla Nityama srichandun 6/3/19

W2 - Gashanika Sellan Ront Shalibon Mishra 6/3/19

Asatech Surgrowth Abode LLP

Authorised Signatory

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 excluding our part of the share.
- 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 share of land and also sell the proportionate numbers of the open

W1 - Sighia Koman Suchandan.

W2 - Sashanka Selwar Rmt

Wizupama Suchandan 6/3/19

For Assotech Sungrowth Abode LLP

Shashi Bala Mishra 6/3/19

Authorised Signatory

surface parking on the schedule property to potential purchasers of flat/independent houses/commercial units, in terms of the above referred Agreement for Development of Property in our name and on our behalf excluding our part of share.

- 32) To purchase stamp papers, sign and execute sale deed or any other deed of conveyance, agreements etc., as required 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.

SCHEDULE OF PROPERTY

District-Khurda, Tahsil: Bhubaneswar, Dist. Sub Registrar at Khurda, Bhubaneswar P.S.- Baliana, P.S. No.- 13, **MOUZA - RUDRAPUR, Khata No.412/1009**, (Four Hundred Twelve by One thousand Nine), revenue **Plot No.- 305/2762** (Three hundred five by Two Thousand seven Hundred Sixty two), admeasuring Area **Ac.0.020** Decs., Full Plot (Twenty decimals as per one thousand decmil, one acre), Kissam- Gharabari, Satwa-Stithiban, Annual Rent- 1.75.

✓ Nitendra Kumar Srichandan 6/3/19
For Assotech Sungrowth Abode LLP
Shashi Babu Mishra 6/3/19
Authorised Signatory
w1 - Sishira Kumar Srichandan
w2 - Sachanka Sekhar Raut

That, the stamp duty in this General Power of Attorney is paid on **Rs.6,90,000/-** (Rupees six lakhs ninety thousand only) as per Govt. Bench Mark Valuation.

In witnesses whereof, I, the above named principals have signed this on 6th day of March, 2019 in presence of following witnesses.

Witnesses:-

1. Sishire Kumar Srichandan
S/o - Bidyeshwar Jena
H/o - Natarakantha
(BBSR) ✓ Nityapama Srichandan

Signature of Principals

6/3/19

2. Sashanka Senharant
Arno-C, Utkal University
Campus, Van Vihar,
BBSR

For Assotech Sungrowth Abode LLP

Shashi Kumar Mishra 6/3/19.

Authorised Signatory

Signature of Attorney Holder

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.



(P.K. Sahoo)
Advocate, Bhubaneswar



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 Volume No.
 Pages to
 Being No
 for the year 2019

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Registering Officer
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shashi bhusan mishra

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT OF INDIA

ASSOTECH SUN-GROWTH-ABODE LLP

17/02/2012

Assessment Order Number

ACBFS8671E

01/02/2012

आयकर विभाग, भारत सरकार
आयकर विभाग, भारत सरकार
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For Assotech Sungrowth Abode LLP

Shivani Erakshi
Authorized Signatory



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

ଶତ୍ରିୟାନ

ପ୍ରେମିୟ - ନ
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 ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

୧) ଶତ୍ରିୟାନର କୁମ୍ଭିକ ନମ୍ବର ୧) ନିର୍ଦ୍ଦାରେ ନାମ ଓ ଖେତାଣ ବା ଶତ୍ରିୟାନର ନମ୍ବର
 412/1009 ଓଡ଼ିଶା ସରକାର ଖେତର ନମ୍ବର 1

୨) ପ୍ରକାର ନାମ, ପିତା ନାମ, ଭାତି ଓ ବାସସ୍ଥାନ
 ନିରୁପମା ଶ୍ରୀଚନ୍ଦନ ସ୍ଵା. ଶିଶିର କୁମାର ଶ୍ରୀଚନ୍ଦନ କାନ୍ଧୋରୀ ବା. ନରକେୟା. ଥା - ମଞ୍ଜୁଶ୍ରୀ, ଜି - ଖୋର୍ଦ୍ଧା



୪) ସ୍ଵରୂପ	୫) ଘୋଷ		ନିୟତ ଘୋଷ ଓ ଅନ୍ୟାନ୍ୟ ଘୋଷ ଯଦି କିଛି ଥାଏ	ମୋଟ	୬) କୁମ୍ଭିକ ନମ୍ବର ଓ ଶତ୍ରିୟାନ ବିବରଣୀ
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୭) ବିଶେଷ ଅନୁସନ୍ଧାନ କାର୍ଯ୍ୟ କେଉଁ ନଂ- 16177/10 ସୁମ୍ମ ଖା. 314 ଭାଗୁ ।
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Amih
Computer
Assistant
BBGR, Tahasil.

Additional Tahasildar
Bhubaneswar

ଫାରମ ସଂ. XII ରସିଦ ପୁସ୍ତକ
(ନିୟମ ୭୭)

ଖଜଣା ପାଇଡ



୧। ପ୍ରକାର ନାମ.....
 ୨। ଜମାବନ୍ଦି ନମ୍ବର.....
 ୩। ବାର୍ଷିକ ପାଉଣା, ଚଳିତ ବର୍ଷର ବକେୟା ଓ ହାଲ ପାଉଣାର ବିବରଣ (ଟଙ୍କା ଓ ପଇସାରେ):-

ଯେଉଁ ବାବଦ ପାଉଣା	ବାର୍ଷିକ	ବକେୟା			
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୪। ସର୍ବମୋଟ ଦାଖଲ ଟଙ୍କା (ଅକ୍ଷରରେ).....
 ୬। ମୋଟ କେତେ ବକେୟା ରହିଲା.....
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