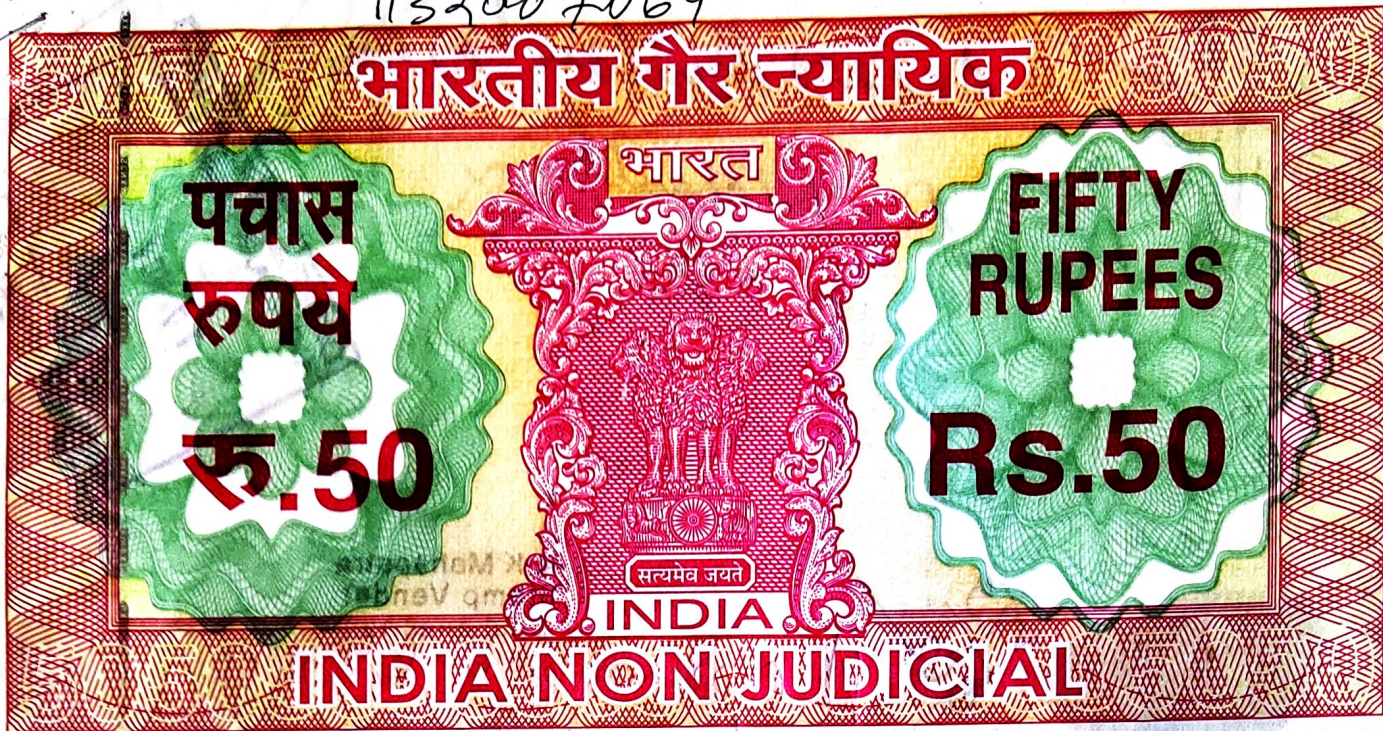


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24.11.2020

IRREVOCABLE GENERAL
POWER OF ATTORNEY

(M)

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~~24.11.2020~~

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Prasanna 18 Das
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24/11/20

Arvind Bhatnagar (P) and
B. Mohanty
2-8 Bn
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DISTRICT TREASURY
KHURDA, BHUBANESWAR
17 NOV 2020
ADL TREASURY OFFICER

B50

A. K Mahapatra
Stamp Vender
Bhubaneswar



VTG
962

As per comm. shown is
here by
issued under
(Section 382)
of 9th Act
408 of
11 of 408
to say in lieu

Prasanna & Das



VTG
963

Prasanna & Das
Attn Lingaraj Nayak
Old town
Bhubaneswar

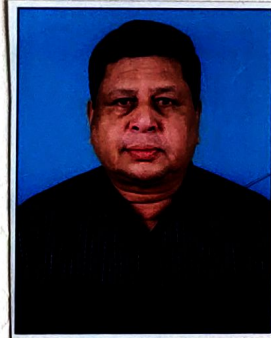
in lieu of the
out of the deed only
Bhubaneswar
2-8 Bn
24-11-2020
put in lieu



OFFICE

By 28/12) commision (S. Sanyal)
entitled to file
Archid Builders Pvt Ltd.

27/11/20



attested
Prasenjit Das



attested
Prasenjit Das



Pramod Kumar Swain

For Archid Builders Pvt.Ltd.

Prasenjit Das
Managing Director

Pramod Kumar Swain

For Archid Builders Pvt.Ltd.

Prasenjit Das
Managing Director

24.11.2020

IRREVOCABLE GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT;

I, SRI PRAMOD KUMAR SWAIN, aged about 62 years, S/o Mahendarnath Swain, by Caste - Khandayat, by Profession Business, resident of Plot No:37/2, Jagannath Vihar, Baramunda, Dist. - Khorda, Odisha, (hereinafter called as the Executant/Principal which expression unless excluded by or repugnant to the context shall mean and include my heirs, successors, assignees and legal representatives),

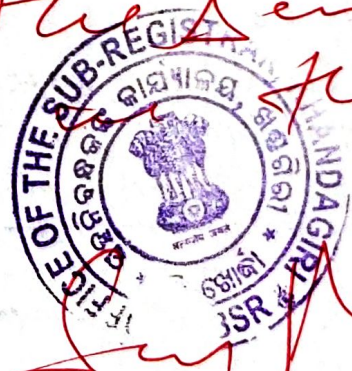
Prasenjit Das
Prasenjit Das

HC

Have visited the
mt Dundrum mt
Spokane mt
at - Plot no 315

District Council
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This is in the hand
Dundrum mt
who has been v by
Prakash in 2002
The said mt



~~Prakash~~
will now
be the owner.

DO HEREBY appoint, constitute and empower;
ARCHID BUILDERS (P) LTD., a company registered under the Companies Act, 1956 and having its registered office at 4th Floor, Archid Central, Plot No: 315, District Center, P.O./P.S. : Chandrashekherpur, Bhubaneswar, Dist.: Khurda, Odisha, represented through its authorised representative **Sri Bandan Mohanty**, aged about 45 years, S/o Late K.K. Mohanty, by Caste : Karan, by Profession : Business, (hereinafter called as the **Our Attorney Holder**), as our true and lawful Attorney on our behalf to do, execute and perform all or any of the following acts, deeds and things in respect of our landed property, more fully described in the schedule below;

WHEREAS, I, the Principal/Executant hereby declare that, the property which is morefully described in the below schedule stands recorded in my name as per the Mutation R.O.R. (Patta) obtained from Office of the Tahasildar, Bhubaneswar vide OLR U/S 8 (A) Case No.1954/18 and I am in peaceful possession over the same without any dispute and paying rent to the Govt. By obtaining up-to-date rent receipts thereof.

AND WHEREAS, my attorney holder, is engaged in the business of developing, promoting construction of apartments from its own financial resource, to carry out any development schemes, including construction of residential apartments by engaging engineers, masons and labourers and also put resource for apartments and supervise completing the construction of the proposed residential apartments and to procure prospective buyers for the residential apartments and other spaces to be built as per the sanctioned plan in my land.

AND WHEREAS, I the Principal/Executant desire to develop the scheduled property and make apartment/s on sharing basis , that, out of the total B.D.A approved area 45% of the area will be for Land Owners and 55% of area will be Developer's share. In toto, the Ratio of the approved B.D.A area will be **For Land Owaers 45% And 55% For Attorney**

Pranod Kumar Swain

For Archid Builders Pvt.Ltd



Managing Director

24.11.2020

Prasanta B Das

Prateep B Das

from the annual
 report of our
 Sub-divisional
 the incidents
 and the subject
 dealt with
 Ahs Ansh
 to be published.

24.11.2020
 P. S. K.



Holder i.e. after construction of complex, Attorney Holder can sell 55% of land to prospective purchasers.

Now this deed of General Power of Attorney witnessed as follows:

1. **My Attorney Holder**, is empowered to manage, administer the landed property as scheduled below for and on my behalf.
2. **My Attorney Holder**, is authorized to present agreement/agreements, letters, applications, correspondences and sign the same with/or any Govt. authority, undertakings, individuals, firms, company, or any Govt. department for the development of the scheduled property in my name and in my behalf.
3. **My Attorney Holder**, is authorized to prepare the plan of the complex by any Architecture to it's choice and can produce the same before competent authorities of the Govt. Such as BDA/BMC, Bhubaneswar and make the same plan approved for construction.
4. **My Attorney Holder**, shall nominate, select and appoint draftsman, engineers, architects, contractors, labour contractors, masons, labourers and/or any other person/persons or any other company/companies, firm/firms for the purpose of construction of building and after completion of the same, for the maintenance of the constructed building as and when the Attorney shall deem necessary and shall make payment of all costs, remunerations on my behalf and shall accept all receipts thereof.
5. **My Attorney Holder**, shall receive and accept any letters, documents, sanctioned plan, amended plan and sign resubmit the same and/or tax bill and land rents, electric bills, water bills, gas bills and/or any other bills or challans or demands, from the Govt. and/or any other authority and pay the same, as the case may be, in my name and on my

Pannod Kumar Saini

For Archid Builders Pvt.Ltd

Pannod Kumar Saini
Managing Director

24.11.2020

Parasara U Das

Pratap U 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. 48(q) Fees Paid : A18(III) & A(1)-78830 ,, User Charges-250 ,Total 79080

Signature of Registering officer

Date: 24/11/2020

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 **24/11/2020** by **PRAMOD KUMAR SWAIN**, son/daughter/wife of **MAHENDRANATH SWAIN**, of **PLOT NO-37/2,JAGANNATH VIHAR,BARAMUNDA,BBSR**, by caste **General**, profession **Business** and finger prints affixed.

Pranod Kumar Swain

Signature of Presenter / Date: 24/11/2020

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
PRAMOD KUMAR SWAIN		 314069257	<i>Pranod Kumar Swain</i>	24-Nov-2020
BANDAN MOHANTY AUTHORISED REPRESENTATIVE ARCHID BUILDERS P.LTD	—	—	—	—

Identified by **PRASANT KUMAR DAS** Son/Wife of **N/A** of **BBSR, DIST-KHURDA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
PRASANT KUMAR DAS		 41665642	<i>Prasant Kumar Das</i>	24-Nov-2020

Date: 24/11/2020

Signature of Registering officer

Endorsement of certificate of registration under section 60

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

Book Number : 1 || Volume Number : 148



behalf.

6. **My Attorney Holder**, shall represent me before the development authorities, Municipal authorities, fire brigade, PHD, electricity board, , police and other public institutions, Govt. departments and semi-govt. departments/undertakings in connection with the development and construction upon the said land stated in the schedule and shall prepare, execute, sign, register and/or file all papers, plans applications/petitions and amalgamation deeds for the said purpose and do all acts, deeds and things as may be necessary for the said purpose and in said connection, in my name and on my behalf.

7. In case of purchase of F.A.R. from B.D.A./B.M.C. our attorney holder is authorized to do all the needful paper works before the competent authorities and in that effect also our attorney holder will pay 55% of the price as demand from B.D.A./B.M.C. and the rest 45% of demand amount will be paid by us (Principals/Executants) and from the purchased F.A.R. the ratio will remain same as 45% of Landlords and 55% of Developer and the Developer i.e. my attorney holder will sale his share of 55% of extended/purchased F.A.Rs to its potential customers after execution of sharing agreement.

8. **My Attorney Holder**, is further authorized to apply for and obtain quotas and to procure cement, steel, bricks and other building materials, which may be required for development and construction of the said schedule premises/land as my authorized representative and sign all papers for the said purpose in their own name as all authorities, for the said purpose in my name and on my behalf.

9. **My Attorney Holder**, is hereby empowered to raise loan for their customers, by way of mortgaging their part i.e. 55% of construction area for and on my behalf, without imposing any liability to the principal/executant.

Pranod Kumar Sami

For Archid Builders Pvt.Ltd.

Pranod Kumar Sami
Managing Director

Prasanna & Das
Pratap & Das

24.11.2020

Print Endorsement

Document Number : 11132007296

For the year : 2020

Seal :

Date: 14/12/2020

Print

Signature of Registering officer



10. **My Attorney Holder**, is further nominated to enter into, modify, alter, draw, approve, present for registration for all agreements or Sale Deed(s)/conveyance(s) of land, in respect of the construction area/residential space of schedule property and sign all such modifications, alterations Deeds, agreements of sale and admit execution of all such documents before the registering authority, Bhubaneswar in my name and on my behalf in a reasonable and rational manner.

11. **My Attorney Holder**, is hereby empowered to sale his share of 55% of construction area as allotted flats to potential customers, negotiate rates with them, execute agreement(s), receive advance(s) as well as full and final consideration money and do an discharge all such activities as may be required ~~for the purpose from time to time after~~ execution of sharing agreement.

12. As regards the execution of any documents or applications as per the authorization, given by my Power of Attorney Holder herein, can execute the same for and on my behalf.

And generally to do, ~~execute, perform~~ all other acts, deeds, things and matters as may be required from time to time in respect of the said property fully and effectually in all respects, as I could do the same myself, if personally present and doing the same.

I, do hereby further agree and declare, that all acts, deeds, things and matters ~~do, execute, perform and caused to be done, executed or performed by the said Attorney~~ shall be constructed as acts, deeds, things done by me and I undertake to ratify and confirm all and whatsoever that my said Attorney hereby done, executed or performed.

24.11.2020

P. Prasad Kumar Sasmah
For Archid Builders Pvt.Ltd.
P. Prasad Kumar Sasmah
Managing Director

Prasanna 18 Das
Prasanna 18 Das

SCHEDULE OF THE PROPERTY

Dist. - Khurda, Tahasil - Bhubaneswar no-170 ,
under the jurisdiction of Sub-Registrar Office
Khandagiri, Bhubaneswar, P.S. - Bhubaneswar
No:8, Dist: Khurda, **Mouza - PATRAPADA, (1)**
Khata No. **703/3381** (Seven Hundred Three by Three
Thousand Three Hundred Eighty One),
STHITIBAN, Kissam: Gharabari. Plot
No. **311/2386/3692** (Three Hundred eleven By Two
Thousand Three Hundred Eighty Six by Three
Thousand Six Hundred Ninety Two), **Area Ac.0.090**
decs. (Ninety decimals) (Full Plot), Annual Rent -
Rs.0.20 paise. **Mouza - PATRAPADA, (1)** Khata
No. **703/2070** (Seven Hundred Three by Two
Thousand Seventy), **STHITIBAN, Kissam:**
Gharabari. Plot No. **312/1806** (Three Hundred
Twelve By One Thousand Eight Hundred Six), **Area**
Ac.0.114 decs. (One Hundred Fourteen decimals)
(Full Plot), Annual Rent - Rs.0.20 paise. Total 1
(One) Mouza, 2 (Two) Plots, Total Area: **Ac0.204**
decimals.

BOUNDED BY :

NORTH : PLOT NO:312

SOUTH : ROAD

EAST : PLOT NO:313

WEST : PLOT NO:311

GOVT. BENCHMARK VALUATION

OF THE PROPERTY : **RS. 39,27,000/-**

P. Anand Kumar Sain

For Archid Builders Pvt.Ltd.

P. Anand Kumar Sain
Managing Director

24.11.2020

Prasanta & Das
Prantik & Das

IN WITNESS WHEREOF, I, the above named principal, after reading and understanding all the clauses of this Deed of General Power of Attorney, signed and executed this on this 24th day of November, 2020.

WITNESSES:

1.

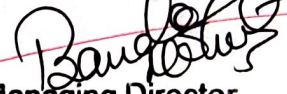
Prasanta 18 Das
Apo Lingaraj Nayak
Old town
M

Pramod Kumar Sahoo
Signature of
Executant/Principal

2.

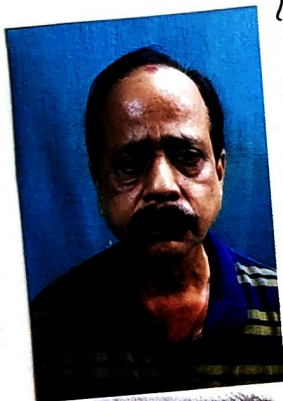
Pratap Kumar Das
A/1 PO Hatasahi
Old town
B B B R

For Archid Builders Pvt Ltd.


Managing Director


Signature of
Attorney Holder

24.11.2020



Prasanta 18 Das

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


Advocate, Bhubaneswar

Valuation ReportApplication No- **1132007064**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
1132007064	24-NOV-20	24-NOV-20	1	10		

FEE DETAILS (In `.)

Stamp Duty : 196350
 Consideration Amount : 3927000
 Benchmark Value : 0

Registration Fee : 0
 A18(iii) & A(1): 78790
 Incidental Fee Details
 User Charges : 250

STAMP E-STAMP FRANKING

CASH CHEQUE DD POS
 NEFT RTGS IMPS IFMS

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
PRAMOD KUMAR SWAIN	FATHER	MAHENDRANATH SWAIN	MALE	62	Business	General	PRINCIPAL/SELF	YES	YES	PLOT NO-37/2,JAGANNATH VIHAR,BARAMUNDA,BBSR

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
BANDAN MOHANTY AUTHORIZED REPRESENTATIVE ARCHID BUILDERS P LTD				45		GENERAL	ATTORNEY/INSTITUTION			4TH FLOOR,ARCHID CANTRAL,PLOT NO-315,DISTRICT CENTER,PO/PS-C S PUR,BBSR
Representative Name		Institution Name			Representative Address			Representative Designation		
BANDAN MOHANTY AUTHORIZED REPRESENTATIVE ARCHID BUILDERS P LTD		ARCHID BUILDERS P LTD			4TH FLOOR,ARCHID CANTRAL,PLOT NO-315,DISTRICT CENTER,PO/PS-C S PUR,BBSR			AUTHORIZED REPRESENTATIVE		

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
PRASANT KUMAR DAS		BBSR,DIST-KHURDA	MALE	0	Others	0

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	MarketValue	Sabak Khata No.	Sabak Plot No.	
KHURDA	PATRA PADA-8	703/2070	312/1806	0.114 Acre (114Decimal)	GHARA BARI	0	Not Available	Not Available	
East		West		North		South		Property Transaction Details	
PLOT NO-313		PLOT NO-311		PLOT NO-312		ROAD		POWER AREA AC.0.114DEC	
KHURDA	PATRA PADA-8	703/3381	311/2386/3692	0.09 Acre (90Decimal)	GHARA BARI	0	Not Available	Not Available	
East		West		North		South		Property Transaction Details	
PLOT NO-313		PLOT NO-311		PLOT NO-312		ROAD		POWER AREA AC.0.090DEC	

The total transacted area is:0.204 acre(s).

APPLICATION ID CREATED BY : basudeba nayak
DOCUMENT ENTERED BY : JYOSHNA NAYAK