

1121901089

SCANED & UPLOADED



सत्यमेव जयते

INDIA NON JUDICIAL Government of Odisha

e-Stamp

Certificate No. : IN-OD00446713029902R
 Certificate Issued Date : 27-Feb-2019 12:27 PM
 Account Reference : NONACC (IV)/ od5006203/ BHUBANESWAR/ OD-KRD
 Unique Doc. Reference : SUBIN-ODOD500620300532872243096R
 Purchased by : NBER DEVELOPERS
 Description of Document : Article IA-48 Power of Attorney Deed
 Property Description : Mouza-Gora Dharmasagar, Khata No.106, Plot No.343, Plot No.343/367, Total Area-Ac.5.240 dec.
 Consideration Price (Rs.) : 7,86,00,000
 (Seven Crore Eighty Six Lakh only)
 First Party : ARNAV CONSTRUCTIONS
 Second Party : NBER DEVELOPERS
 Stamp Duty Paid By : NBER DEVELOPERS
 Stamp Duty Amount(Rs.) : 39,30,000
 (Thirty Nine Lakh Thirty Thousand only)

e-Registration ID No. 1121901089
 e-Registration Doc. No. 1121901065
 Book No. r
 Date and year

27/02/19

27/02/19



REGISTERED
 A I B A

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

1121901089

Chetan Bhuyan

Chetan Kumar Pr. aishah

TQ 0011127321

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shciestamp.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.

Estamping Authorised Collection Centre

Sagarika Das
Sagarika Das, Bhubaneswar

Chetan Kumar Mishra
Signature of the Purchaser



| Fixed Fees Paid | |
|-----------------|---------|
| (1) | 1572000 |
| (2) | 400 |
| (3) | 250 |
| (4) | 250 |
| <hr/> | |
| | 1572500 |



Chetan Bhuyan

Chetan Kumar for renewal

2682258
22-219
1572290/r

FOR ARNAV CONSTRUCTIONS
Chetan Bhuyan
PARTNER 27/02/2019

FOR NBER DEVELOPERS LLP
Chetan Kumar for renewal
27/02/2019
DESIGNATED PARTNER

POWER OF ATTORNEY

Know all men by these presents that we ARNAV CONSTRUCTIONS is a partnership firm, having its office at Bhabagrahi Lane, Rajabagicha, Cuttack, Dist : Cuttack, PIN-753009, having PAN-AAQFA1880L; represented through its Managing Partner CHETAN BHUYAN aged about 44 years, son of Sri Pradyuta Kumar Bhuyan; by Caste: Khandayat, by Profession: Business; Mobile No. 9583013136; hereinafter referred to and called as the Principal which expression shall include its partners, successors, executors, administrators and assigns.

Punevattan Basu

Pradyuta Kumar Das

WHEREAS, the land in question is covered under Khata No-106, Plot No-343 area Ac.5.180 dec, Plot No-343/367 area Ac.0.060 dec classification Non- Agricultural land situated in Mouza- Gora Dharmasagar, PS- Jatani, Dist- Khurdha.

AND WHEREAS on the basis of the order passed by 2nd Additional Civil Judge, in C.S Case No-28/433 of 2012/10, the vendor of the present executant had filed Rev Mis. Case No-22/2017 to correct Hal ROR in their names and accordingly the concerned Tahasildar after perusal all the relevant documents and filed enquiry have corrected the Praja Khana of Hal ROR in the name of Satya Narayan Agarwal, Bijoy Kumar Agarwal, Bhagwati Prasad Agarwal, Smt. Sangita Agarwal, Smt. Sheen Agarwal, Suroor Agarwal, & Sri Prahars Agarwal by deleting the name of previous recorded tenant and issued correction ROR bearing Hal Khata No-106, Hal Plot No-343 & 343/367 in favour of above 7 (seven) recorded tenants.

AND WHEREAS now the above recorded tenants for their legal necessity have alienated the total recorded land area of Ac5.240 dec in favour of the executant by executing 4 nos., of Registered Conveyance Deed before the Sub- Registrar, Jatani, Khurdha, vide registered document No.11121900960 dated.23.2.2009 executed by Satya Narayan Agarwal, vide registered document No.11121900961 dated .23.02.2019 executed by Bijoy Kumar Agarwal, vide registered document No.11121900959 dated.23.02.2019 executed by Bhagwati Prasad Agarwal, Smt. Sangita Agarwal, Sri Prahars Agarwal, for self and power holder of Suroor Agarwal Vide GPA No-IV.1607-00134/2019 dt.18.02.2019, Sheen Agarwal, vide RSD No-11121900962 dt. 23.02.2019 all the deeds are executed before Sub Registrar Jatni. Since the date of purchase the executant was/is possessing the schedule property peacefully without any dispute and having every right, title and interest there over.

AND WHEREAS there is a concluded contract between the executant and **NBER DEVELOPERS**, 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 executant intend to execute a General Power of Attorney in favour of **NBER DEVELOPERS**, represented through it's designated Partner, **MR. CHETAN KUMAR TEKARIWAL** aged about 62 years, son of Late Mana Lal Tekariwal.

FOR ARNAV CONSTRUCTIONS

Chetan Kumar Tekariwal
PARTNER 27/02/2019

FOR NBER DEVELOPERS LLP

Chetan Kumar Tekariwal
DESIGNATED PARTNER 27/02/2019

Devvolutano Banin

Piyusha Rajan Das

Hence, the executant do hereby nominate, appoint and constitute **NBER DEVELOPERS** who is a Regd. LLP firm, consisting of two private limited company namely NEELANCHAL BUILT-TECH PVT. LTD., and EVERRISE COMMODITIES (P) LTD., having its Regd. Office at 542, Sahid Nagar, Bhubaneswar, Dist.- Khurda, represented through its designated Partner **MR. CHETAN KUMAR TEKARIWAL** aged about 62 years, son of Late Mana Lal Tekariwal, Mobile No.9437470000; as our 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 get the building plans including revised plans prepared through qualified Architects for construction of the Multi Storied Building complex/independent duplex comprising of Units/Flats/Duplex Houses/Parking spaces and to submit the same before the Concerned Development Authority or any other Departments or Agencies for sanction, approval and subsequent modification and/or revision of such plan or plans.
- 3) To appear and represent us before the Bhubaneswar Development Authority/Bhubaneswar Municipal Corporation/ORERA 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/commercial complex and sale those flats to the intending purchasers.
- 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 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.

For ARNAV CONSTRUCTIONS
Chetan Kumar Tekariwal
 PARTNER

For NBER DEVELOPERS LLP
Chetan Kumar Tekariwal
 DESIGNATED PARTNER

Purnavati Baner

Purnavati Baner

- 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 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/independent duplex houses 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 or 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.
- 10) To insert advertisements in any local and national daily News Papers offering for sale of Flats / Units/independent duplex houses in the proposed building complex of the total built up areas /flats /Duplex houses 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 appear before any Courts and/or any Office for obtaining copies of any documents and papers relating to the schedule property.
- 13) To apply for inspection and / or to inspect the judicial/revenue records.

FOR ARNAV CONSTRUCTIONS

Chetan Ranjan
PARTNER

For NBER DEVELOPERS LLP

Chetan Ranjan Prasad

DESIGNATED PARTNER

Purwollano Barin

Piyusha Ranjan Das

- 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 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 / 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/independent duplex houses, 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 transferring proportionate impartible undivided share in the land in favour of the intending owners of the Flats/Units/ independent duplex houses, and other documents in connection with sale and transfer of the Flats/Units/ independent duplex houses together with proportionate impartible undivided share in the land in favour of intending owners of the Units/Flats/ independent duplex houses including our share in the project with our written consent.
- 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 our owner's 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 excluding our owner's share of built up space allotted in the project.s

For ARNAV CONSTRUCTIONS

Chetan Bhatnagar
PARTNER

For NBER DEVELOPERS LLP

Chetan Kumar Trivedi

DESIGNATED PARTNER

Dineshottam Baner

Poojita Ranjan Das

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 the 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 what-so-ever 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 : Jatni, Ps-Jatni, Under Sub Registrar Jatni
Mouza- **Gora Dharmasagar**, Correction Hal Khata No. 106, Plot No. 343, Area : Ac.5.180 decimals, and Plot No. 343/367, Area : Ac.0.060 decimals, in toto one Khata, two Plots, total Area : Ac.5.240 decimals corresponding to Sabik Plot No. 269/351, 264/351/354,.

Bounded By :

- North** : Rev. Road
South : Rev. Plot No-342
East : Rev Plot No-344 & 376
West : Rev Plot No-333

The valuation of schedule land as per bench mark valuation is Rs.7,86,00,000/- (Rupees seven crore eighty six lakhs) only and accordingly applicable stamp duty and registration fees hereby paid.

FOR ARNAV CONSTRUCTIONS

Chetan Bhanu
PARTNER

FOR NBER DEVELOPERS LLP

Chetan Kumar Prasad

DESIGNATED PARTNER

Purusottam Barin

Peyush Ranjan 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)-1572290 ,, User Charges-250 ,Total 1572540

Date: 27/02/2019

[Signature]
 Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **Sub-Registrar JATANI** between the hours of 10:30 AM and 2:30 PM on the **27/02/2019** by **CHETAN BHUYAN MANAGING PARTNER OF ARNAV CONSTRUCTIONS**, son/daughter/wife of , of **AT-BHABAGRAHI LANE, RAJABAGICHA CUTTACK, DIST-CUTTACK**, by caste , profession and finger prints affixed.

[Handwritten Signature]

Signature of Presenter / Date: 27/02/2019

[Signature]
 Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

| Name | Photo | Thumb Impression | Signature | Date of Admission of Execution |
|--|-------|------------------|--------------------|--------------------------------|
| CHETAN BHUYAN MANAGING PARTNER OF ARNAV CONSTRUCTIONS | | 313006147 | <i>[Signature]</i> | 27-Feb-2019 |
| CHETAN KUMAR TEKARIWAL PARTNER OF NBER DEVELOPERS LLP | | 241705821 | <i>[Signature]</i> | 27-Feb-2019 |

Identified by **PURUSOTTAM BARIK** Son/Wife of **GOLAKHA BARIK** of **AS SAME PLACE** by profession **Others**

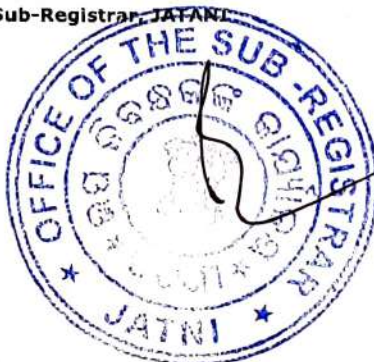
| Name | Photo | Thumb Impression | Signature | Date of Admission of Execution |
|------------------|-------|------------------|--------------------|--------------------------------|
| PURUSOTTAM BARIK | | 41086671 | <i>[Signature]</i> | 27-Feb-2019 |

Date: 27/02/2019

[Signature]
 Signature of Registering officer

Endorsement of certificate of registration under section 60.

Registered and true copy filed in : Office of the Sub-Registrar, **JATANI**
 Book Number : 1 || Volume Number : 22
 Document Number : 11121901065
 For the year : 2019
 Seal :
 Date: 28/02/2019



[Signature]
 Signature of Registering officer

Print

IN WITNESS WHEREOF, we the Executant have executed this Power of Attorney on this the 27th day of February 2019 (Two thousand nineteen) in presence of the Witnesses named below:-

WITNESSES:-

1. Purusottam Barui
s/o. Late Gopalak Barui
at House No. 001, Gauri Garden
Phase 2, Old Town, BSR-2
Dist. Utkurda.

For ARNAV CONSTRUCTIONS

Chetan Bhunia

PARTNER

27/02/2019

SIGNATURE OF
EXECUTANT/PRINCIPAL

2. Piyusha Ranjan Das
s/o. Ramo Ranjan Das
at. House No. 001, Gauri Garden
Phase - 2, Old Town
BBSR-2

For NBER DEVELOPERS LLP

Chetan Kumar Sircar

DESIGNATED PARTNER

27/02/2019

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 Principal 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.

27/2/19
(P. K. Mallik) 0-559/16
Advocate, BBSR

18/12
1159

e-Registration ID No. 15/90/089
e-Registration Doc. No. 112/90/01065
Book No. 1
Date 27/07/19 and year '19

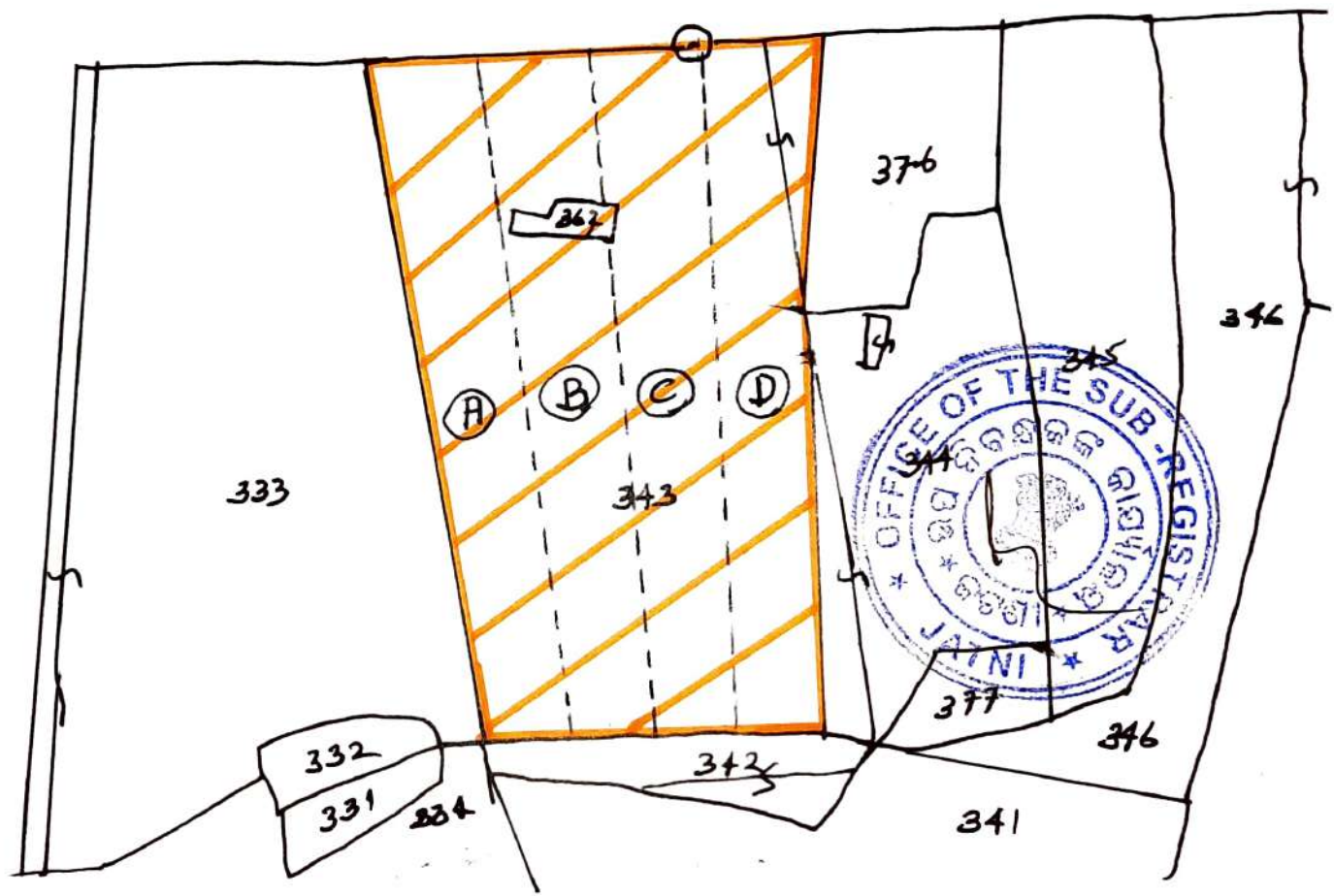
AP
27/07/19
REGISTERING OFFICER
JATNI



ଚୋକା-ବୋରା ଅର୍ମ ସାଗର ସିଟ ନମ୍ବର
 ଆକା- କଟକ ନଂ ୩୪୫
 ପ୍ରଗଳା- ବୋରା: ସାନେଟିଂ-୪୪
 କିଲ୍ଲା- ୯୨୨ - ଚୋକା ୨୨୨ ସି-ମାଲେଜା



← PLOT NO ³⁴³ 367 →
 NOT TO SCALE



SCHEDULE OF PLOTS

| KHATA NO | PLOT NO | TOTAL AREA | SUB PLOT | A | B | C | D |
|----------|----------------|------------|----------|--------|--------|--------|--------|
| 106 | 343 | A5,180 | | A1:295 | A1:295 | A1:295 | A1:295 |
| | 343 | A0:060 | | A0:015 | A0:015 | A0:015 | A0:015 |
| | 367 | TOTAL AREA | | A1:310 | A1:310 | A1:310 | A1:310 |

For ARNAV CONSTRUCTIONS
 Chetan Bhuyan
 PARTNER

For NBER DEVELOPERS LLP
 Chetan Kumar Tor. arnavah
 DESIGNATED PARTNER

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Wed Apr 13 17:43:0

Welcome Guest

| YOUR PAN DETAILS | |
|------------------|---------------------|
| PAN : | AAQFA1880L |
| SURNAME : | ARNAV CONSTRUCTIONS |
| JURISDICTION : | BBN/W/5/2 |

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Chetan P. Dnyan
27/02/19

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAPFN3616G

नाम / Name
NBER DEVELOPERS LLP



।गपन/गठन की तारीख
Date of Incorporation / Formation
19/04/2018

22052018

Chetan Kumar Kulkarni

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to:*
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Valuation Report

Application No- **1121901089**

Registration Office- **JATANI**

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 |
|-----------------|----------------|-------------------|----------|--------------|-----------------|-------------------|
| 1121901089 | 27-FEB-19 | 27-FEB-19 | 1 | 12 | | |

FEE DETAILS (In ₹)

| | | | |
|------------------------|----------|------------------------|---------|
| Stamp Duty : | 3930000 | Registration Fee : | 0 |
| Consideration Amount : | 78600000 | A18(III) & A(1): | 1572250 |
| Benchmark Value : | 57880000 | Incidental Fee Details | |
| | | User Charges : | 280 |

| | | | | | | | | | |
|--------------------------------|----------------------------------|-----------------------------------|---------------------------------|---------------------------------|------------------------------|----------------------------------|-------------------------------|-------------------------------|-------------------------------|
| <input type="checkbox"/> STAMP | <input type="checkbox"/> E-STAMP | <input type="checkbox"/> FRANKING | <input type="checkbox"/> CASH | <input type="checkbox"/> CHEQUE | <input type="checkbox"/> DD | <input type="checkbox"/> CHALLAN | <input type="checkbox"/> POS | | |
| | | <input type="checkbox"/> CASH | <input type="checkbox"/> CHEQUE | <input type="checkbox"/> DD | <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 |
|---|----------|-----------------|-------------------------|-----|------------|-------|---|-----------------------------------|--------|---|
| CHETAN BHUYAN MANAGING PARTNER OF ARNAV CONSTRUCTIONS | | | | 44 | | | PRINCIPAL/INSTITUTION | | | AT- BHABAGRAHI LANE, RAJABAGICHA CUTTACK, DIST- CUTTACK |
| Representative Name | | | Institution Name | | | | Representative Address | Representative Designation | | |
| CHETAN BHUYAN MANAGING PARTNER OF ARNAV CONSTRUCTIONS | | | ARNAV CONSTRUCTIONS | | | | AT-BHABAGRAHI LANE, RAJABAGICHA CUTTACK, DIST-CUTTACK | MANAGING PARTNER | | |

SECOND PARTY DETAILS

| Name | Relation | Relation's Name | Gender | Age | Profession | Caste | Interest/Type | Presenter | Signed | Present Address |
|--|----------|-----------------|-------------------------|-----|------------|-------|--|-----------------------------------|--------|---|
| CHETAN KUMAR TEKARIWAL PARTNER OF NBER DEVELOPERS LLP | | | | 62 | | | GENERAL ATTORNEY/INSTITUTION | | | AT- 542, SAHIDNAGAR, BBSR, DIST- KHORDHA |
| Representative Name | | | Institution Name | | | | Representative Address | Representative Designation | | |
| CHETAN KUMAR TEKARIWAL PARTNER OF NBER DEVELOPERS LLP | | | NBER DEVELOPERS LLP | | | | AT-542, SAHIDNAGAR, BBSR, DIST-KHORDHA | PARTNER | | |

IDENTIFIER DETAILS

| Name | Father/Husband's Name | Address | Gender | Age | Profession | ID Proof |
|------------------|-----------------------|---------------|--------|-----|------------|----------|
| PURUSOTTAM BARIK | GOLAKHA BARIK | AS SAME PLACE | MALE | 0 | Others | V |

PROPERTY DETAILS

| District | Village/Mouja-Thana | Khata | Plot | Area | Kisam Type | Market Value | Sabak Khata No. | Sabak Plot No. | |
|-------------------------------------|---------------------|----------|--------------|---|----------------|--------------|-----------------|----------------|--|
| KHURDA | GODADHARMASAGAR-34 | 106 | 343/367 | 0.06 Acre (60Decimal) | GHARA | 900000 | Not Available | Not Available | |
| Property Transaction Details | | | | | | | | | |
| East | West | North | South | AREA A0.060DECS, TOTAL ONE MOUZA, ONE KHATA, TWO PLOTS, TOTAL AREA AC 5.240DECS | | | | | |
| REV PLOT-344 AND 376 | REV PLOT-333 | REV ROAD | REV PLOT-342 | | | | | | |
| KHURDA | GODADHARMASAGAR-34 | 106 | 343 | 5.18 Acre (5Acre180Decimal) | BAJA PHASAL-II | 56980000 | Not Available | Not Available | |
| Property Transaction Details | | | | | | | | | |
| East | West | North | South | AREA AC 5.180DECS | | | | | |
| REV PLOT-344 AND 376 | REV PLOT-333 | REV ROAD | REV PLOT-342 | | | | | | |

The total transacted area is: 5.24 acre(s).

APPLICATION ID CREATED BY : MEHMOOD MOHAMMAD
DOCUMENT ENTERED BY : MEHMOOD MOHAMMAD