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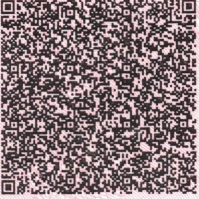


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha
e-Stamp

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Certificate No. : IN-OD03624283826018U
Certificate Issued Date : 12-Apr-2022 12:10 PM
Account Reference : NONACC (IV)/ od5006203/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODOD500620304912161737174U
Purchased by : MS CSS SJ HOMES
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA - B.J.B. NAGAR, UNIT NO-29
Consideration Price (Rs.) : 0
(Zero)
First Party : SASWATA BANERJEE AND CHINMOY BANERJEE
Second Party : MS CSS SJ HOMES
Stamp Duty Paid By : MS CSS SJ HOMES
Stamp Duty Amount(Rs.) : 1,000
(One Thousand only)



-----Please write or type below this line-----

Saswata Banerjee

Chinmay Banerjee

Subash Jena

Gobind Chandra

PU 0000450236

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.

Estamping Authorised Collection Centre
Sagarika Das
Sagarika Das, Bhubaneswar

Subash Dena.

Gobind Chandra P
Signature of the Purchaser



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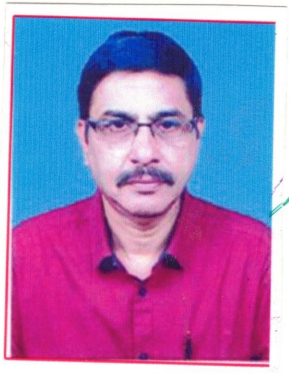
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ORIGINAL

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A 800 250
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Banerjee
Chinmoy Banerjee



LITD
Saswata
Banerjee
modul

LITD
Chinmoy
Banerjee

Saswata Banerjee

Chinmoy Banerjee

Saswata
Chinmoy Banerjee

CSS SJ HOMES
Subash Dewa.
PARTNER

CSS SJ HOMES
Gobind Chandra
PARTNER

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT we :-

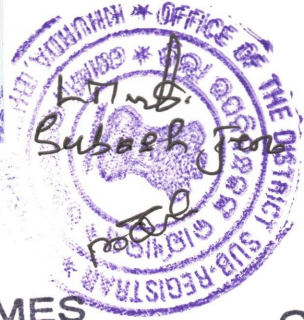
(1) Sri Saswata Banerjee aged about 63 years, having Aadhaar No.6320 6734 6937, by profession - Retd. Serviceman, caste - Brahmin, (2) Sri Chinmoy Banerjee, aged about 55 years, having Aadhaar No.2072 2811 7480, by profession - Businessman, caste - Brahmin, both are sons of Late -Sisir Chandra Banerjee, both are residents of Plot No. F-8, Durga Mandap Lane, BJB Nagar, P.S. Badagada, Bhubaneswar, Dist - Khurda (Odisha) PIN-751014; Mobile No.9861059013, (hereinafter called the "Executants / Principals", which expression unless excluded or repugnant to the subject or context shall deem to mean and include their heirs, legal representatives and successors, assigns).

Recy isishore modul.

Pranve Kumar Dewa



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CSS SJ HOMES
Subash Jena.
PARTNER



CSS SJ HOMES
Gobind Chandra Singh
PARTNER

L,
Gobind
Chandra Singh.
Partner

Saswata Banerjee
Chinmay Banerjee

WHEREAS, the below mentioned property under G.A. Plot No.F-8, measuring an Area 111' X 150' in Mouza: Bhubaneswar Sahara Unit No.29 Buxi Jagbandhu Nagar, Bhubaneswar, District-Khurda, as per drawing No.C-3654 of G.A. Department under the Jurisdiction of District Sub-Registrar, Khurda at Bhubaneswar, originally Leased out by the G.A. Department in favour of Sisir Chandra Banerjee on lease basis vide registered Lease Deed No. 1618 & Sl. No.1730 dated 04/03/1967. And during last settlement operation said Sisir Chandra Banerjee had taken initiative before the settlement authority to correct the ROR in his name and after perusing all relevant documents and field enquiry the settlement officer had corrected the ROR in his name and accordingly issued settlement ROR bearing Khata No.325 in the year 1988. And said recorded tenant died since long leaving behind Saswata Banerjee and Chinmoy Banerjee as his legal heirs and successors in interest who inherited the entire estate of said Sisir Chandra Banerjee by way of inheritance which is evident from legal heir certificate issued by Concerned Tahasildar vide Misc. Certificate Case No.E-LHC/2020/88394.

CSS SJ HOMES
Subash Jena.
PARTNER

CSS SJ HOMES
Gobind Chandra Singh
PARTNER

Roy, Kishore Kumar

From Mr. Jena



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And thereafter the above-named Executants had submitted an application before the concerned authority of G.A Department to convert the schedule land from lease hold to freehold and considering the application the concerned authority of G.A Department have executed a registered Conveyance Deed bearing Deed No.11082203056 dated 04/03/2022 executed in favour of the present executants. By virtue of aforesaid registered Conveyance Deed the schedule property mentioned below became STHITIBAN in status and the present executants are now became the sole and exclusive owners. And thereafter executants have applied before concerned Tahasildar for correction of record of rights vide Mutation Case No.7885/2022 and after perusing all the relevant documents the concerned Tahasildar have issued Mutation ROR in their name bearing Khata No.66/320. Since then the present executants are in peaceful possession over the same having all right, title and interest etc., and exercise various act of ownership thereover.

AND WHEREAS, there is a Regd. Development Agreement executed by & between the executants and developer **M/S. CSS SJ HOMES.**, on dated 12/04/2022 vide document ID No. , for the development of the schedule land bearing Khata No. 66/320 on sharing basis by constructing a multistoried residential apartment building thereover 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 this General Power of Attorney in favour of **M/S. CSS SJ HOMES.**, represented by its Partners **Sri Subash Jena**, aged about 59 years, son of Late - Satyabadi Jena and **Sri Gobind Chandra Singh**, aged about 32 years, son of Sri Chandra Shekhar Singh.

CSS SJ HOMES

Subash Jena,
PARTNER

CSS SJ HOMES

Gobind Chandra Singh,
PARTNER

Saswata Banerjee
Chiranjay Banerjee

Ray'kishore muduli

Pranab Kumar Singh



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)-290 ,, User Charges-250 ,Total 540

Date: 12/04/2022

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar District Sub-Registrar KHURDA(BBSR) between the hours of 10:00 AM and 1:30 PM on the 12/04/2022 by SASWATA BANERJEE , son/daughter/wife of LATE SISIR CHANDRA BANERJEE , of AT- PLOT NO.F-8, DURGA MANDAP LANE, BJB NAGAR, PS- BADAGADA, BBSR, DIST- KHORDHA , by caste General , profession Others and finger prints affixed.

Saswata Banerjee



Signature of Presenter / Date: 12/04/2022

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

| Name | Photo | Thumb Impression | Signature | Date of Admission of Execution |
|------------------|-------|------------------|-------------------------|--------------------------------|
| SASWATA BANERJEE | | 315283651 | <i>Saswata Banerjee</i> | 12-Apr-2022 |
| CHINMOY BANERJEE | | 315283652 | <i>Chinmoy Banerjee</i> | 12-Apr-2022 |

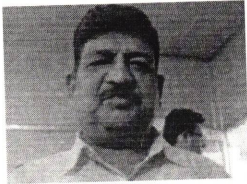

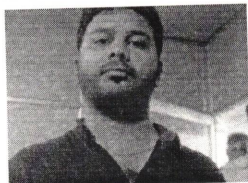

AND WHEREAS, by these presents that, we, the executants do hereby nominate/constitute and appoint the said **M/S. CSS SJ HOMES**, having its office at Plot No. 564, Vivekanand Marg, Bhubaneswar, Dist.-Khurda (Odisha) PIN-751002 (PAN-AAQFC3121L); represented by its Partners **SRI SUBASH JENA**, aged about 59 years, son of Late – Satyabadi Jena (Aadhaar No.7681 7707 4715), by Caste : Khandayat, by profession : Business and **SRI GOBIND CHANDRA SINGH**, aged about 32 years, son of Sri Chandra Shekhar Singh, (Adhaar Card No. 3174 3431 4594), by Caste: Kshatriya, by Profession : Business; Mobile – 9337227966, as our lawful Attorney to do, perform, execute the following acts/deeds/things for us and on our behalf in terms of the covenants contained in the agreement executed by and between both the parties, within the scope of the authority agreed upon to be vested and delegated in favour of such attorney for us and on our behalf namely:-

1. To get the building plans including revised plans prepared through qualified Architects for construction of the residential apartment complex comprising of Units/Flats/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 and after getting the approval of building plan, submit relevant documents before the ORERA authority for approval of the project on our behalf.
2. To appear and represent us before the concerned Development Authority/ ORERA 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.

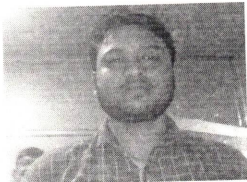

Sarwata Arjee
Chummy Banjee

CSS SJ HOMES
Subash Jena.
PARTNER
CSS SJ HOMES
Gobind chand P
PARTNER

Raj' kishore modak
Pranav K Denny

| | | | | |
|---|---|--|-----------------------------|-------------|
| SUBASH JENA PARTNER OF MS CSS SJ HOMES |  |  243172176 | <i>Subash Jena</i> | 12-Apr-2022 |
| GOBIND CHANDRA SINGH PARTNER OF MS CSS SJ HOMES |  |  243172177 | <i>Gobind Chandra Singh</i> | 12-Apr-2022 |

Identified by **RAJ KISHOR MUDULI** Son/Wife of **KAILAS MUDULI** of **BUDABAZAR, NIMAPADA, DIST- PURI** by profession **Others**

| Name | Photo | Thumb Impression | Signature | Date of Admission of Execution |
|-------------------|---|---|--------------------------|--------------------------------|
| RAJ KISHOR MUDULI |  |  42268802 | <i>Raj kishor muduli</i> | 12-Apr-2022 |

Date: 12/04/2022

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 : 107

Document Number : 11082205426

For the year : 2022

Seal :

Date: 16/04/2022



Signature of Registering officer

3. To erect and to construct residential apartment complex over the land containing Flats/ Units/Parking spaces in accordance with the plan/plans approved and/or sanctioned by the Authorities concerned upon the aforesaid land.
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 do and take necessary steps for ensuring construction of the proposed Building complex and to take all possible steps regarding smooth completion of the construction of the residential complex over the said land.
6. To apply for and obtain electricity, water, sewerage, drainage or other connections or any other utility/facility/amenities to the said residential 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.
7. To appoint Architects, Engineers, skilled and unskilled laborers, masons, marketers and all other agencies related to the construction of the building complex on such terms, conditions and remunerations as may be decided by the said Attorney.
8. To deal with and dispose of the proportionate impartible undivided share in the land in question along with the saleable carpet/ built up/ super built up area in the proposed Housing Complex in respect of developer's share.
9. To enter into any agreements, with the intending purchasers regarding the transfer of Flats/Units by way of absolute sale pertaining to the carpet/ built up / Super built up area and to take advances or the consideration amount as settled in respect of such Units and to grant proper receipts and for the same in respect of developer's share.

Sarwata Bawojee
Chinmay Bawojee

CSS SJ HOMES
Subash Rana.
PARTNER

CSS SJ HOMES
Gobind Charch
PARTNER

Pranshu Kher Dewani



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10. To mortgage the developer's share in the proposed construction which to be constructed over the scheduled land, execute relevant memorandum of title deeds, mortgage deeds or such any other papers complied with requirement of such financial institution/ commercial bank.
11. To insert advertisements in any local and national daily News Papers or adopting such other forms for advertisements offering for sale of Flats/Units in the proposed building complex at its cost and expenses in respect of developer's share.
12. To take all steps in any legal proceedings and/or litigations that may arise from the date of execution of agreement up-till completion of the project including engaging any Advocate/Solicitor.
13. To apply to Courts and/or any Office for copies of any documents and papers.
14. To apply for inspection and/or to inspect the Judicial/Revenue records.
15. 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.
16. 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 deed/s, conveyances, instruments transferring Flats/Units in respect of developers share in the project together with proportionate impartible undivided share in the land in favour of intending purchasers of such Units of carpet/ built up / super built up area together with proportionate interest in the land in question as enjoined by the law in force.

Saravata Bausjeer
Chinmay Bausjeer

CSS SJ HOMES
Subash Dene,
PARTNER

CSS SJ HOMES
Gehinof Chand R
PARTNER

Ray' kishore mudele
Prameshwar Domb



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17. To negotiate for sale and transfer, let out charge or encumber in respect of developers share of Flats/Units, Parking spaces by the said Attorney at its discretion as may deemed fit and expedient.
18. That this General Power of Attorney document has been prepared in two copies as Original and duplicate, the original copy will be retained by the Attorney Holder(s) and duplicate copy will be with the Executants/Principals.
19. To sign, sell, execute, draw, present for registration and admit registration of documents, sale deed/s transferring developer's share of constructed area in favour of the intending buyers of the Flats/Units, and other documents in connection with sale and transfer of the Flats/Units, together with proportionate impartible undivided share in the land in favour of intending owners of the Units/Flats except our share in the project.

Saswata Banerjee
Chiranjy Banerjee

CSS SJ HOMES
Subash Kumar
PARTNER

CSS SJ HOMES
Gobind Chandra R
PARTNER

This Power of Attorney is irrevocable till the construction of the residential complex and delivery of possession of the Units/Flats in favour of the intending purchasers of the units is fully completed and the building complex is ready in proper habitable condition and other ancillary works on the part of the builder comes to an end in true letter and spirit.

AND GENERALLY to do all acts, deeds, and things by virtue of the delegation and conferment of authority hereunder made for construction of the residential complex over the said land, 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.

Rajy / Kishore modali
Irrame Kishore modali



Handwritten signature in green ink.

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.

We the executants and attorney holder hereby declare that we had executed a development agreement on dated 12/04/2022 vide document ID No. _____ and at the time of execution of the aforesaid agreement the Stamp Duty @ 2% and registration fees @ 2% has already been paid as per bench mark valuation. Hence for the same schedule property further stamp duty and registration fees is not paid here.

SCHEDULE OF PROPERTY

District-Khurda, Ps: Bhubaneswar No.75, Tahasil: Bhubaneswar, Mouza- Bhubaneswar Sahara Unit No.29 **BUXI JAGABANDHU NAGAR**, Khata No.66/320, Plot No.419, KIssam : Gharabari-2, Area : Ac.0.380 decimals (full Plot), corresponding to settlement Khata No. 325, Plot No.419, Which corresponds to G.A. Plot No.-F-8, Drawing No.: C-3654, Area: 111' X 150'. The said plot marked in RED colour sketch map attached herewith.

BOUNDED BY:

- North – 30 Ft. Road
- South - Conservancy Lane
- East – 40 Ft. Road
- West - Plot No.9F

Sarwatz Banjee
Chinny Banjee

CSS SJ HOMES
Subash Bena,
PARTNER;

CSS SJ HOMES
Gopinath Choudhary
PARTNER

Roy'kishore mudul.
Pranve K. S. Dandh



Handwritten signature in green ink.

IN WITNESS WHEREOF, the above-named Executants, after reading and understanding all the clauses of this Deed of General Power of Attorney, signed and executed this on this 12th day of April, 2022 in presence of the following witnesses.

WITNESSES :-

1) Ravi Kishore mudul.
s/o. Karilal mudul.
Budabazar, Nimrapada
Puri - 752106

2) Pramod Kumar Danda
Heav mo. 001 Gyan
Bhandari old nr
Bhubaneswar. 2

~~Sarwata Banjee
Chenney Banjee~~

Signature of the
Executants/Principals

CSS SJ HOMES

~~Subash Dena.~~

**PARTNER
CSS SJ HOMES**

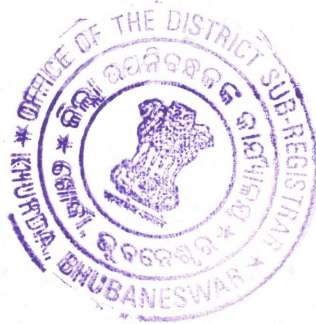
Gobind Chandra J.

PARTNER
Signature of

Attorney Holder(s)

The executants of this deed of agreement are my clients. The terms and conditions of this agreement is drafted and typed by me according to their direction. The contents of this agreement were read over and explained to the executants and they being fully satisfied about the contents scribed their signature hereto in my presence.

~~Pradeep
Pradeep Kishore Mohanti
Advocate, BBSR~~



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