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IRREVOCABLE GENERAL POWER OF ATTORNEY

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B.K. PANDA
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Kalanga Keshari Patra

Susanta Kumar Patra

Susanta Kumar Patra

IRREVOCABLE GENERAL POWER OF ATTORNEY

By this power of attorney:

Sri SUSANTA KUMAR PATRA, aged about 50 years, S/o: Batakrushna Patra, resident of Plot No: 514, Nua Sahi, In front of Sri Ram Vihar Apartment, Po/PS: Nayapalli, Bhubaneswar, Dist: Khurda-751012, Odisha, PAN: AMFPP0829B, Aadhar No: 6128 7257 8082, by Profession: Business, Phone No:9238304678. (hereinafter called the **1st PARTY**(which expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, executors, representatives and assignees) of the **"ONE PART"**.(hereinafter called the **Principal/Executant**

Evos Buildcon Pvt. Ltd.
Kalanga Keshari Patra
Managing Director

w1 - Bitoy K. Patra
w2 - Santosh Sahu

Susanta Kumar Patra
Dt. 11.1.2022



VR-36

Susanta Kumar Patra
Dt. 11.1.2022

Kalanga Keshari Patra



VR-37

Bijoy Kumar Patra
So - Basanuchandrapatna Patra
at - Dhatu Patra
PO - Dhatu Patra
PS - Salipara
Dist - Cuttack



VR-37

A Commission is hereby issued U/s 33:
Sub Section (3) Sub Section (2) of Registration Act
1908 (XVI) of 1908 to Binod Chandra Malik, SC
for the Purpose of inquiring whether this document
has been executed by Susanta Kumar Patra
M-76, Bairamunda, BBSR, Khordha

of
whom it Purports to have been executed

Registering Officer

which expression shall mean and include their heirs, successors, and representatives etc.)

WHEREAS, the property situated at Mouza-Raghunathpur under Balipada R.I Cercle, Tahasil-Bhubaneswar, P.S.:New Capital (Now Nandankanan), P.S No:14, Dist.-Khurda, under the jurisdiction of District Sub-Registrar, Khurda at Bhubaneswar, more carefully described in the schedule below, stands recorded in the name of First Party which is being purchased from the rightful owners vide RSD No:11081812364, Dtd:29/11/2018, all the deeds being executed and registered in the office of the DSR Khurda at Bhubaneswar.

AND WHEREAS, I the Principal/Executant do hereby hand over possession of the scheduled property given below to the said company **M/S EVOS Buildcon Pvt. Ltd.**, a company registered under the Companies Act,1956 Vide CIN : U70101OR2010PTC012674 (PAN- AACCE5477G), having its office at Plot No:- M/76, Baramunda Housing Board Colony, Baramunda, P.S.- Khandagiri, Bhubaneswar, Dist.- Khurda,Odisha, represented through its Managing Director **SRI KALINGA KESHARI RATH (Aadhar No.: 6975 6155 7863)**, aged about 38 years, S/o - Late Kailash Chandra Rath, Permanent resident of Flat No.-202, "Olive Enclave", G.A Plot No.-11, Chandrasekharpur, Bhubaneswar, Odisha by Caste - Brahmin, by Profession - Business, **Contact No: 7008268308**, as my true and lawful attorney for me and on behalf of me to execute and perform all or any of the following acts deed and things till the completion or hand over of project to the flat owners welfare society.

Susanta Dr. Patra

Evos Buildcon Pvt. Ltd.
Kalinga Keshari Rath
Managing Director

W 1 - Bitoy Muzari
W 2 - Santosh Sahoo

Having Visited the Residence of Susanta Kumar Patra
at 4:00pm on the 11/11/2020 at M-76, Baramunda, BBSR, Khordha
I have this day examined the said Executant
Who have been identified to my satisfaction
by Bijay Kumar Padhi, S/O. Baishraba charan Padhi, Dhanupada,
of the same place and the said Executant or/Asingh, Salipur,
Cuttack
admitted execution of t. is document.

From the above report I am satisfied
that this document has been executed by.....
1- Susanta Kumar Patra
2 - Kalinga Keshari Rath
and I accordingly admit it to registration


Registering Office



1. To apply for conversion of the schedule property to the concerned Tahasildar, deposit necessary conversion fees/taxes or any other dues for the purpose and also execute necessary papers/documents as required by the authorities for the purpose in our name and on our behalf.
2. To sign plans and/or documents regarding sanction of building plans for construction of Multistoried Apartment complex over the schedule Property and submit the same before the BDA/BMC/ORERA and to pay charges for the same and obtain receipt thereof and also to collect such plans and orders after its sanction and/or approvals.
3. To present / pursue/ prosecute suits / proceeding by filling plaints, written statement, petitions, claims and objections, memorandum of appeal and applications and to file them in any court-offices / Authorities regarding the proposed constructions of Multistoried Apartment complex over the land in question in terms of the development agreement executed between the parties and to settle any dispute / claim which may arise during the period of construction of the Multistoried Apartment complex.
4. To appoint any advocate and/or legal practitioners in case of any dispute, which may arise in course of execution of the construction work and such advocate(s) shall be competent to appear before any court/ proceeding.
5. To submit necessary application before the competent authority and/or initiate any proceeding before the competent court of law for obtaining an elementary/independent right of passage to the land in question.

Dewanter In. Patna

Eves Buildcon Pvt. Ltd.
Kalinga Keshari Patna
Managing Director

W 1 - Bitoy - Patna

W 2 - Santosh Saha



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

Signature of Registering officer

Date: 11/01/2022

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 11/01/2022 by SUSANTA KUMAR PATRA , son/daughter/wife of BATAKRUSHNA PATRA , of AT- PLOT NO.514, NUA SAHI, INFRONT OF SRI RAM VIHAR APARTMENT, PO/PS- NAYAPALLI, BBSR, DIST- KHORDHA , by caste General , profession Business and finger prints affixed.

Signature of Registering officer

Signature of Presenter / Date: 11/01/2022

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb impression	Signature	Date of Admission of Execution
SUSANTA KUMAR PATRA	-----	-----	-----	-----
KALINGA KESHARI RATH MANAGING DIRECTOR OF MS EVOS BUILDCON PVT.LTD.	-----	-----	-----	-----

Identified by BIJAY KUMAR PADHI Son/Wife of BAISHNAB CHARAN PADHI of AT- DHANUPADA, PO- ODASINGHA, PS SALIPUR, DIST- CHITTAOK by profession Others

Name	Photo	Thumb impression	Signature	Date of Admission of Execution
BIJAY KUMAR PADHI	-----	-----	-----	-----

Signature of Registering officer

Date: 11/01/2022

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 : 5

Document Number : 11082200569

For the year : 2022

Signature of Registering officer

Date: 15/01/2022



6. To erect and construct multi storied Apartment complex comprising of independent units and apartments with parking spaces and other common utility areas / amenities over the lands belonging to us in consonance with the plan to be sanctioned and approved by the BDA/BMC/ORERA.
7. To do all works pertaining to the construction of the Multistoried Apartment complex over the Scheduled land as delineated above.
8. To take measurement of the plot, cause survey and to raise new constructions according to the plans and specifications as may be duly sanctioned/approved by the appropriate authority.
9. To enter into any agreement with any person, regarding booking and/or construction of units pertaining to the developers' allocation of the built-up area in the proposed Multistoried Apartment Complex to be constructed over the plot in question and to receive the construction cost from such intending owners **(except the land owners' allocation of 2(two) Nos. of 3 BHK flat) of the proposed Multistoried Apartment Complex.**
10. To enter into any agreement/lease agreement with any individual person/corporate bodies/ undertaking sectors to lease out/let out the said Multistoried Apartment Complex so far as builders share including parking spaces along with undivided impartible proportionate share in land, sign and execute lease deed/lease agreements, negotiate the lease rent/receive lease rent from the intending tenants/Lessees, present the said lease agreement for registration, admit the execution and do all other acts, which will be required for the purpose **(except the land owners' allocation of 2(two) Nos. of 3 BHK flat) .**

Susanta M. Patra

Evos Buildcon Pvt. Ltd.
Kalinga Keshari Patra
Managing Dir.

W1 - Biting in Page

W2 - Sanctioned Sale



Handwritten signature or initials in blue ink, located in the lower right quadrant of the page.

11. To sign and execute all such documents such as agreements for Sale, Sale deeds, in favour of the prospective buyers or financiers so far builder's share including parking spaces along with undivided impartible proportionate share in land, admit the execution and to register the same by appearing before the Concerned District Registrar/Sub-Registrar, Bhubaneswar, Dist: Khurda or any authority or authorities having power to admit execution/ registration of such documents and to take delivery of the deeds upon its registration **(except the land owners' allocation of 2(two) Nos. of 3 BHK flat).**
12. To apply for and/or obtain electricity, water, drainage, sewerage and telephone connection, cable T.V. and for any other facilities that our said attorney may think fit and proper to provide in the said Multistoried Apartment Complex.
13. To take of the possible steps in the proceeding and/or litigation that may arise during the period of construction.
14. To invest money for erecting building according to the plan and specification as may be legally sanctioned by the appropriate authority.
15. To apply to courts and/or office for copies for copies of documents and papers.
16. To apply for inspection and/or inspect judicial records.
17. To appoint architect, engineers, contractors consultants, marketers, brokers, supervisors and/or any employee and agents staff necessary for any of the aforesaid purposes at their cost.
18. To make advertisement in any papers offering sale of the units and parking spaces of the proposed Multistoried Apartment Complex over the schedule property described

Susanta M. Patra

Evos Buildcon Pvt. Ltd.
Kalyan Kishore Patra
Managing Director

W. 1. Bitoy - page

W. 2. Santosh Sahu



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and delineated above and to receive advance consideration money from the intending purchasers so far the share of the Builder/Developer including parking spaces along with undivided impartible proportionate share in land **(except the land owners' allocation of 2(two) Nos. of 3 BHK flat)**

19. To purchase stamp papers, sign and execute sale Agreement Lease agreement/Sale Deed/Gift Deed Rectification Deed, Deed of Cancellation or any deed of conveyance in favour of intending purchasers/customers, receive advance/full consideration money from the purchasers, issue money receipts in favour of the intending purchasers in respect of the share of the builder/developer including parking spaces along with undivided impartible proportionate share in land **(except the land owners' allocation of 2(two) Nos. of 3 BHK flat).**
20. To deliver physical possession of the constructed units to prospective purchasers.
21. Generally to act as attorney or agent in relation to the matters aforesaid and of other matters in which we may be interested and on our behalf to execute and sign all deeds documents and writing and to do all such acts or things fully and effectually in all respects.

AND we hereby agree that all acts, deed and things lawfully done by the attorney shall be construed as acts, deeds and things lawfully done by us and we hereby undertake to ratify and confirm all whatsoever the said attorney shall lawfully do or cause to be done for and on our behalf by virtue of this power of Attorney.

Suseonka Un. Patna

Evos Buildcon Pvt. Ltd.

Kalerga Kishore Patna
Managing Director

W 1 - Bitoy 2 Ponni

W 2 - Santosh Saha



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SCHEDULE OF PROPERTY

District-Khurda, Tahasil: Bhubaneswar, Tahasil No:263, Mouza: Raghunathpur, Police Station: New Capital, Police Station No.14, hal PS: Nandankanan, **Stitiban Khata No: 126, Plot No; 2206** **Kisam: Biali Do fasal, Area: Ac0.091 decimals out of Ac.0.120 decimals** marked with red color in the sketch map herewith, within the jurisdiction of Bhubaneswar Development Authority (BDA), Bhubaneswar Municipal Corporation (BMC) and District Sub-Registrar (DSR), Khurda at Bhubaneswar.

IN WITNESS WHEREOF we have here to set our hand this the 10th day of January, 2022.

Witnesses:

1. *Pradyumn Kumar*
Go - B.C. pan
at - 7805, Smt. B.B. Singh
BBSR
Signature of the Executant/Principal
Susanta Inpana
Evos Buildcon Pvt. Ltd
Kalanga Keshari Patra
Managing Director

2. *Santosh Sahoo*
Go - Kanchh Sahoo
Vishal Kanchh Sahoo
At - 7001, 2
Signature of the P.A.H.
Certificate

Certified that the Executants are my clients and as per their instructions, I prepared this Agreement. I explained them all the facts in their vernacular language and after found correct, they put their signatures on the respective column.

Advocate

Adv

Anny mauchal
Go mankhanda
at 1 Raghunathpur
P.S. Nandankanan
Dist. Khurda BBSR



REGISTERED & TRUE COPY
FILED IN
BOOK NO.
Volume No.
Pages.....to.....
Serial No
for the year 2022
1082200529
Dated 11/22