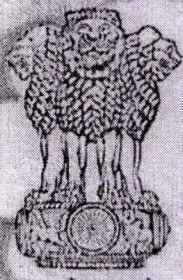


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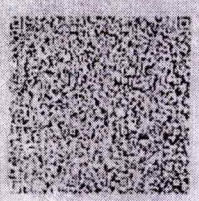


सत्यमेव जयते

INDIA NON JUDICIAL Government of Odisha

e-Stamp

Certificate No.	: IN-OD04163264819005U
Certificate Issued Date	: 05-Jul-2022 12:30 PM
Account Reference	: SHCIL (FI)/ odshcil01/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference	: SUBIN-ODODSHCIL0105663394399420U
Purchased by	: MS FALCON REAL ESTATE PVT LTD
Description of Document	: Article IA-48 Power of Attorney Deed
Property Description	: MOUZA-DUMUDUMA
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ALAKA SAMAL
Second Party	: MS FALCON REAL ESTATE PVT LTD
Stamp Duty Paid By	: MS FALCON REAL ESTATE PVT LTD
Stamp Duty Amount(Rs.)	: 1,000 (One Thousand only)



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

Alaka Samal

For Falcon Real Estate (P) Ltd.

Sourvik Kojal Kumar Dalm
Authorised Signatory

PU 0002961121

Stamp Duty Alert

Stamp Duty Alert: The Government of Odisha has introduced a new e-Stamping system. The details of the new system are available on the website: Article App. For more information, please visit the website: Article App. For more information, please visit the website: Article App. For more information, please visit the website: Article App.

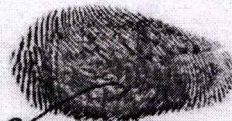
118

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AQ 111) 40

cell 25

540



Alaka Samal

Soumik Kajal Kumar Dash

GENERAL POWER OF ATTORNEY

This General Power of Attorney ("GPA") is executed on this ^{5th} Day of July 2022 at Bhubaneswar, Odisha by:

Alaka Samal, aged about 65 years w/o Gunanidhi Nayak, At-Balana, PS-Marshaghai, Dist-Kendrapada, Odisha currently residing at Plot no 1142/1143, GADASAH, Nayapalli, Bhubaneswar-751012, Pan Number FOTPS6926H, Aadhar no ~~654929850131~~ hereinafter referred to as the (hereinafter referred to as "Executant", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors-in-interest, subsidiaries, affiliates and permitted assigns)

AND

M/s ~~Falcon Real Estate Pvt. Ltd.~~ a company registered under the Companies Act, 1956 having its registered office at A/22, 1st Floor, Falcon House, Cuttack Road, Bhubaneswar-751006 represented through its Asst. Manager-Admin, Sri Soumik Kajal Kumar Dash, aged about 32 years, S/o. Shri Bijay Kumar Dash and duly authorized signatory vide Board Resolution dated 17th September 2021 (hereinafter referred to as "Attorney", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors-in-interest, subsidiaries, affiliates and permitted assigns).

~~Aadhar no - 733857468395, Mob No - 7978009123~~

Alaka Samal

FALCON REAL ESTATE PVT. LTD.

Soumik Kajal Kumar Dash

AUTHORISED SIGNATORY

W1 - Umesh Chandra Panigrahi

W2 - Anshaya Kumar Biswal

181

52m

Am

M



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: 05/07/2022

Signature of Registering officer

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 **05/07/2022** by **ALAKA SAMAL** , son/daughter/wife of **GUNANIDHI NAYAK** , of **PLOT NO - 1142/1143, GADASAH, NAYAPALLI, BBSR, DIST - KHURDA** , by caste **General** , profession **Others** and finger prints affixed.

Alaka Samal

Signature of Presenter / Date: 05/07/2022

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
ALAKA SAMAL		 315543210	<i>Alaka Samal</i>	05-Jul-2022
SOUNIK KAJAL KUMAR DASH ASST MANAGER ADMIN MS FALCON REAL ESTATE PVT LTD		 243325064	<i>Soumik Kajal Kumar Dash</i>	05-Jul-2022

Identified by **GUNANIDHI NAYAK** Son/Wife of **N/A** of **SAME PLACE** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
GUNANIDHI NAYAK		 42390382		05-Jul-2022

Date: 05/07/2022

Signature of Registering officer

Endorsement of certificate of registration under section 60

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

For Falcon Real Estate (P) Ltd.

Soumik Kajal Kumar Dash

Authorised Signatory

Print Endorsement

Book Number : 1 || Volume Number : 162

Document Number : 11132207996

For the year : 2022

Seal :

Date: 05/07/2022


Signature of Registering officer

For Falcon Real Estate (P) Ltd.

Saurabh Rajat Kumar Dalm

Authorised Signatory



WHEREAS:

- A. The Executant is the absolute, lawful and recorded owner of and holds peaceful and vacant physical and legal unencumbered possession of land parcels **Khata No. 432/2465, Plot No 499/4454 measuring Area AC 0.090, Mouza-Dumduma, Ps- Khandagiri, Patrapada RI under Bhubaneswar Tahasil, Dist- Khurda** (hereinafter referred to as the "Said Land") and more particularly described in **Schedule-I** of this GPA.
- B. The **Benchmark Value** is **Rs. 54,00,000/-** (Rupees Fifty Four Lakhs).
- C. The Executant has entered into a joint development agreement dated **Day of July 2022 ("Development Agreement")** with the Attorney under which it has been agreed that the Attorney will construct/develop multi-storied buildings and flats for residential use on the Said Land ("**Project**").
- D. It is not possible for the Executant to do various, acts, deeds and things in respect of the Project being developed on the Said Land,

NOW, THEREFORE KNOW ALL MEN AND BY THESE PRESENTS WITNESSETH that Ms. Alaka Samal, the Executant above named, do hereby, in furtherance to the covenants, obligations and terms under the Development Agreement, irrevocably nominate, constitute and appoint the Attorney, acting through its directors / representatives/ employees/itself, to be the true and lawfully constituted attorney of the Executant, and in its name and/ or on its behalf to do, either by itself for through its substitute or substitutes appointed in pursuance of the power of substitution hereinafter contained or delegated, all acts, matters and things and/or execute, perform or cause to be done, executed and performed from time to time, at its sole discretion all or any of the following acts, deeds or things in respect of the Said Land:

1. To carry out the development of the Project as per the terms of the Development Agreement and to do various acts, deeds, matters and things in respect of the Said Land or the Project including dealing with Bhubaneswar Development Authority ("**BDA**"), TP Central Odisha Distribution Limited ("**TPCODL**"), Bhubaneswar Local Bodies, Bhubaneswar Municipal Corporation ("**BMC**"), Central/State Government offices and/or public or private utilities;

For Falcon Real Estate (P) Ltd.

Page 2 of 9

Soumik Kojal Kumar Dahi
Authorised Signatory

Alaka Samal

FALCON REAL ESTATE PVT. LTD.

Soumik Kojal Kumar Dahi

AUTHORISED SIGNATORY

W1 - Chandra Chandra Parikh

W2 - Anshaya Kumar Biswal

2. To get the Said Land assessed/reassessed for property tax and other applicable taxes, to pay the same and to get the refund thereof if paid in excess, and for that purpose to represent to the concerned authority in this regard and make statements, applications, etc., in respect of the Said Land including challenging the assessments made by the authorities, sign and file any representation, appeal, etc. if so, deemed fit;
3. To apply for and get permission and obtain NOC (if required) from concerned authorities in this regard for the development and construction of the Project over the Said Land and for the purpose to do all acts, deeds and things which may be necessary and incidental for the same;
4. As and when permissible, to sign, execute sale deed, transfer deed, rectification deed, cancellation deed, modification deed or any other instruments as may be required with respect to any portion of the Project, to receive advance sale consideration, earnest money, full and final sale price, deposit money etc and to present the same for registration before the concerned registering authority and to admit execution thereof;
5. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, change in land use, approval from Ministry of Environment and Forest, PWD, Town and Country Planning Department, IGBC, Airports Authority of India, Chief Fire Officer, Pollution Control Board, intimation of approval, commencement certificate, drainage certificate, occupation certificate, building completion certificate in respect of the Project, and take all necessary and incidental steps including making applications for water connection, well/ tube well related approvals, tree cutting, electricity supply, DG set, drainage connection, leveling, water storage facilities, water mains, sewages, light, electric, telephone, gas, storm water drains, boundary walls, electrical sub-stations, EWS allotment and all other common areas and facilities and other services, utilities and connections and incidental matters and works which are required to be carried out and/or to be done in respect of the Project for becoming eligible for grant of such approvals, permissions, consents, sanctions, etc. as may be required, for the aforesaid purpose to sign, execute all applications, plans, specifications, writings, affidavits, undertakings, indemnities deeds, no objection certificates and documents, submit and file land documents, etc., as may be required for the aforesaid purpose, and take all incidental steps in respect of the same and deposit all charges / statutory fee, etc. at to hire, appoint and authorize consultants etc. in this regard and to represent and act on behalf of the Executant in all offices of all or any government authority, local body and to carry on correspondence and deeds and documents as may be necessary with the aforesaid authorities and/or for purpose in respect of development of the Project;

Alaxa Samal

FALCON REAL ESTATE PVT. LTD.
Sounik Kojal Kumar Doh
AUTHORISED SIGNATORY

W1 - Umesh Chandra Parida

W2 - Akshaya Kumar Baidyal

6. To raise advance, loan from any third party including any co-developer or any affiliate of the Attorney, bank or a financial institution, inter-alia for the purposes of development at the Said Land, and to mortgage the Said Land and all other accession/ construction (present or future on the same) and all receivable/ revenue (present and future) in respect thereof of the Executant against such advance(s) or loan (s), and to sign and execute any document, agreement, deed, undertaking, declaration etc. on behalf of the Executant with any such bank or financial institution or any person and to do all such acts, deeds and things as may be necessary, incidental or ancillary for creation of any such mortgage/ hypothecation/ charge of any nature whatsoever including to make necessary filings with the registrar of companies in accordance with the terms and conditions of the Development Agreement;
7. To deposit all types of fees, charges, securities deposits, demand, dues and taxes with regard to the Said Land with any concerned authority and to obtain the receipts, to obtain no objection certificates from the concerned departments or authorities, to make appeals and contest the same against any demands or assessment etc. and to compromise the same before any court of law, quasi-judicial, administrative authority, and to warn off and prohibit and, if necessary, proceed against all trespassers on the Said Land and to take appropriate steps whether by action or otherwise, in accordance with law, to abate all nuisance;
8. To brand and market the Project in the name and manner and under the brand and logo as agreed by the Parties in terms of the Development Agreement. To install hoardings, sign boards, neon signs, etc. of the Executant/Attorney, and / or its holding companies, as the case may be, on the Said Land in compliance with Applicable Laws and regulations indicating development thereof, to invite prospective purchasers, lessors, licenses, tenants to buy, lease, license units in the buildings and premises with respect to the Project to be constructed on the Said Land;
9. To pay all deposits/securities, EDC/IDC etc. to BDA and to all other concerned authorities, etc. for the development at the Said Land, if need be, and to receive back the refundable amounts out of the said amounts from the said authorities;
10. To appear before any person, officer and authority, in relation to exercising the rights vested in the Attorney or in relation to the development at the Said Land, and for any other matter connected with and/or touching the development of the Said Land;

Alauq Samal.

FALCON REAL ESTATE PVT. LTD.

Soumik Koyal Kumar Datta

AUTHORISED SIGNATORY

W1 - Umashankar Prasad

W2 - Akshay Kumar Biswal

11. To make applications, effect amendments and also to submit revised application for the purpose of securing necessary renewals, revalidations of the permissions and development licenses under the Applicable Laws, executive decisions, etc. and to take all possible steps for the purpose of securing such permission /development license or renewals with respect to the Said Land for the purpose of development at the Said Land;
12. To make and prepare and/or cause to be made and prepared all such plans, specifications, maps and designs and/or any alterations in the plans and/or specifications as may be necessary, required and advisable including for the purpose of sanction of lay out, building plan, and/or for the purpose of constructing / building on the Said Land as are permissible under the development rules and Applicable Laws from time to time;
13. To promote and register the association of apartment owners, resident welfare association, condominium or cooperative society, limited company or organization ~~of such prospective purchasers, in conformity with the~~ Applicable Laws, rules, regulations and guidelines issued by the government authorities with respect to the Project and for these purposes to sign and execute all papers, documents, affidavits, declarations, undertakings, appeals etc. and to represent the Executants before all other concerned authorities;
14. To make applications, petitions or representations and carry on correspondence for the purpose of availing benefit of import of cement, steel or any other building material or component with respect to the Project and for that purpose to make any affidavit and give undertakings as the said Attorney ~~may desire or deem fit;~~
15. To appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, RCC consultants, structural engineers, labour, workmen, personnel (skilled and unskilled) or other persons and to carry out the development work in relation to the Said Land and to pay the wages, remuneration etc. and to revoke appointment of any of the aforesaid person(s) and to enter ~~into any agreements appointing them or any of them~~ and to co-ordinate and liaise with them from time to time and to give them instructions as the said Attorney may desire or deem fit from time to time;
16. To sign, declare, affirm, execute, deliver and give necessary letters, writings, undertakings, indemnities and other necessary or required documents to the municipal authorities, local bodies, BDA or any other authority, fire brigade department and other concerned authorities for occupying the buildings and ~~premises constructed at the Said Land and/or~~ obtaining necessary no objection certificates from the said authorities in connection with the development at the Said Land;

Alaka Sarmad
 FALCON REAL ESTATE PVT. LTD.
 Sowvik Kojal Kumar Datta
 AUTHORISED SIGNATORY

W1 - *Chakrabarti Parida*
 W2 - *Arshaya Kumar Biswal*

17. To construct, deliver and handover possession of roads and other license obligations with respect to the Said Land in accordance with Applicable Law. To do all such acts, deeds and writings necessary in this regard including interaction with any government authority, filing applications / forms and signing all necessary documents for allotment and transfer to the allottees of the saleable area in the Project and hand over of possession of such saleable area;
18. To apply to the state government or any governmental authority or any other authorities, for grant or extension of the time if any prescribed in any consent, approval, permission, license, certificate etc. in respect of any matter in relation to the construction and development at the Said Land;
19. To assign / transfer the rights vested in the Attorney in favour of any affiliate of the Attorney at its sole discretion and sign and execute all documents in this regard on behalf of the Executant as may be required to be executed for such assignment / transfer / grant of the rights vested in the Attorney in favour of the affiliate of the Attorney;
20. To protect the Said Land in such manner as the Attorney may deem fit and proper, and for that purpose to take all steps including appointment of security agencies, guards, approaching the police, home department and all government authorities for maintaining law and order;
21. To sign, execute and register sale, transfer, conveyance deed or any other document, agreement for transfer, sale or conveyance of the saleable area in the Project and to present such deed/ document, agreement for registration before the concerned Registrar/ Sub-Registrar and admit the execution thereof;
22. To make necessary statements and to represent the Executant before any and all concerned authorities including the BDA, Bhubaneswar Municipal Corporation or any other local/ State/ Central Government authorities for and in connection with the Said Land to give effect to such sale, transfer or conveyance;
23. To declare the value of the units comprised in the saleable area of the Project before the registrar/ sub-Registrar for purposes of registration of the units comprised therein;
24. To effectively exercise the powers vested hereunder, enter into, execute, sign, seal and deliver, acknowledge and perform any contract, agreement, deed, application, paper, writing, indemnity, undertaking, terms and conditions, entrustment or document or other assurances or thing as may from time to time be required by any authority in relation to the development at the Said Land or any part thereof which may in the opinion of the Attorney be necessary or required to be entered into, made sign and seal, execute, deliver and perform for effectuating all or any of the purposes aforesaid and for all or any of the purpose; of these presents;
25. To institute, conduct, defend, compromise or abandon any legal proceeding and other matters concerning (excluding such matters and disputes between the Attorney and the Executant), the development on the Said

Alaka Samal.

FALCON REAL ESTATE PVT. LTD.

Saurabh Rajat Kumar Datta

AUTHORISED SIGNATORY

W1 - Cmesh deha para.

W2 - Anshaya Kumar Biswal

For Falcon Real Estate (P) Ltd. Page 6 of 9

Saurabh Rajat Kumar Datta
 Authorised Signatory

Land, including matters with customers/ contractors/ suppliers/ consultants/ architects/ engineers/ surveyors etc. and to appear and act in all courts, forums, original or appellate, and other government/RERA authorities and private offices and to sign, verify and present pleadings, complaints, written statements, appeals, reviews, revisions, cross objections, petitions for executions for withdrawal, compromises or other necessary deeds and documents as shall be deemed to be necessary or advisable for the prosecution of the above causes in all their stages and also to retain and employ counsels, pleaders, advocates or their attorney and to sign mukhtarnamas, vakalatnamas and warrant of attorney, whenever the said Attorney shall think expedient and proper to do so;

- 26. To sign and file undertaking, as may be necessary, to the municipal corporation or such other appropriate authorities and to do such further acts, deeds and things as may be found necessary or required for the purpose of effectually carrying out the purposes and intent of this GPA;
- 27. In case of acquisition of the Said Land or any part thereof to represent in acquisition proceedings and to receive compensation as per the Development Agreement and give receipts for moneys received and also to oppose the proceedings. To file appropriate objections/ proceedings before the concerned acquisition authorities, court of law, etc. in this regard as may be advised to them from time to time;
- 28. To delegate any of the powers created hereunder and to appoint any other person(s) as the attorney authorizing him to do all or any of the above acts, deeds and/or things or any other act, deed or thing which in the opinion of the Attorney ought to be done, executed or performed in respect of the Said Land or any matter incidental thereto and to cancel, withdraw and/or revoke the powers conferred upon such attorney.
- 29. Generally, to do or cause to be done all such acts, deeds and things as may be necessary in relating to the development / construction and sale of the units comprised in the Project at the Said Land and to exercise all rights vesting in the Attorney;

It is declared that this General Power of Attorney is irrevocable. All capitalized terms used in this GPA but not specifically defined herein shall have the same meaning as may be ascribed to the same under the terms of the Development Agreement.

AND, generally to do any and/or all such other acts, deeds, matters and things which the Attorney thinks necessary and expedient for the purposes mentioned above in respect of the Said Land even if they are not covered by the aforesaid acts.

AND the Executant hereby agrees and undertakes to ratify and confirm all and whatsoever the said Attorney, or its substitutes, under the power in that behalf hereinbefore contained shall lawfully do, execute or perform in exercise of the powers, authorities and liberties hereby conferred upon.

Aloka Samal

FALCON REAL ESTATE PVT. LTD.
Sounik Kojal Kumar Das
AUTHORISED SIGNATORY

W1 - Umesh Chandra Parida

W2 - Akshay Kumar Biswal

For Falcon Real Estate (P) Ltd.

Sounik Kojal Kumar Das
Authorised Signatory

IN WITNESS WHEREOF THE EXECUTANT HAS EXECUTED THIS POWER OF ATTORNEY AT BHUBANESHWAR, ODISHA ON THE Day of July 2022, AND IN THE PRESENCE OF THE FOLLOWING WITNESSES.

SIGNED AND DELIVERED for and on behalf of the Executant,

Alaka Samal.

Alaka Samal

W/o Gunanidhi Nayak

Permanent Address: At- Balana, PS -Marshaghai, Dist-Kendrapada

Present Address: Plot no 1142/1143, GADASAHI, Nayapalli, Bhubaneswar-751012

ACCEPTED BY for and on behalf of M/s Falcon Real Estate Pvt. Ltd.

Sounik Kajal Kumar Dash

AUTHORISED SIGNATORY
Sounik Kajal Kumar Dash

Asst. Manager-Admin

Falcon Real Estate Pvt. Ltd.

A/22, 1st Floor, Falcon House, Bhubaneswar-751006

WITNESSES (For Executant):

1.

Omsh chandra parida.
Ahana rajam parida. - At-farabati, po-Laxmisingha para, near
Balukati - Di-Kardhu.

WITNESSES (For Attorney):

1. Akshaya kumar Biswal
8 to late. Sanatan Biswal
A/22 Falcon House
cuttack Road, BSR-6
PS-Laxmisingha, Dist. Khurda.

For Falcon Real Estate (P) Ltd.

Sounik Kajal Kumar Dash

Authorised Signatory

SCHEDULE-I

DESCRIPTION OF SAID LAND

Under the DSR Office : Khandagiri, Bhubaneswar
MOUZA - Dumduma PS -Khandagiri RI - Patrapada TAHASIL -
Bhubaneswar DIST.-Khurda

Sl. No.	KHATA NO.	PLOT NO	AREA IN ACRE	TOTAL AREA	KISAM
1	432/2465	499/4454	AC 0.090	AC 0.090	Gharabari Plot

* Alaka samal.

FALCON REAL ESTATE PVT. LTD.

Souvik Kojal Kumar Das

AUTHORISED SIGNATORY

Handwritten notes and signatures in the lower left quadrant, including a signature and the number 1297.

Handwritten note: W1 - Umesh danda-pawade.

Handwritten note: W2 - Alakhya Kumar Biswal

For Falcon Real Estate (P) Ltd.

Souvik Kojal Kumar Das

Authorised Signatory