LICENSE NO: KHDFRA003

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Proper Of S.R. Khandagiri

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## **POWER OF ATTORNEY**

Know all men by these presents that I, HADIBANDHU SENAPATY, aged about 67 years, S/o Late Khetrabasi Senapati, resident of Siripur, Nuasahi, P.S.: Khandagiri, Bhubaneswar-3, Dist.-Khurda (Odisha); hereinafter referred to and called as the Principal which expression shall include his legal heirs, successors, executors, administrators and assigns.

For Harshpriya Constructions Pvt. Ltd.

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SL. No.	
Franking No. 2999 9752969	
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WHEREAS, the principal / executant hereby declare that, the land in question originally stood recorded in the name of Sri Bhima Charan Swain son of Ramachandra Swain of Paikarapur as per 1988 ROR published by the Settlement Authority. And said recorded tenant Bhima Charan Swain in order to meet his legal necessities had alienated the schedule land in favour of one Smt. Haramani Paikaray W/o-Sri. Purna Chandra Paikray vide RSD NO-3689 dated 12.4.1982 on receiving good consideration amount and deliver the possession thereof, as per his purchased deed prior to publication of Hal ROR.

AND WHEREAS, the purchaser Smt. Haramani Paikray after purchasing the land in question had mutated the land records in her name and accordingly obtained correction ROR bearing Khata No-813/417, Plot No-1141, Area: Ac0.170 dec, Kisam- Gharabari, issued by Tahasildar, Bhubaneswar vide Mutation Case No. 2801/1996.

AND WHEREAS, after obtaining correction ROR, the said Haramani Paikray had executed a registered General Power of Attorney in favour of her son Sri Susanta Kumar Paikaray vide Regd. GPA Deed No-806 dated 15.10.2001, registered before the S.R Khandagiri. Wherein, she had given several rights including saleable right to her Attorney Holder Sri Susanta Kumar Paikray.

AND WHEREAS, by virtue of aforesaid Power of Attorney, the Attorney Holder, Sri Susanta Kumar Paikray had alienated 50% of the said land i.e Ac.0.085 dec out of Ac.0.170 dec from eastern side in favour of the executant vide Regd. Sale Deed No-6476 dt.21.12.2004 registered before S.R. Khandagiri, Bhubaneswar.

AND WHEREAS, after purchasing the same, the executant had initiated mutation proceedings before the Tahasildar, Bhubaneswar for correction of Record of Rights in respect of his purchased area and accordingly the concerned Tahasildar after perusal all the relevant documents and field inquiry have issued correction ROR bearing Khata No-813/1362, Plot No-1141 Area: Ac.0.085 dec. in favour of executant vide Mutation Case No. 641/2005. Since the date of purchase, the executant is in peaceful possession over his purchased area having every right, title and interest thereover and also exercising the various acts of ownership over the same, by paying ground rent to the concerned authority and obtained up-to-date receipt thereof.

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For Harshpriya Constructions Pvt. Ltd.

Raejas Kupuas Sanopat



# **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)-160090 ,, User Charges-230 ,Total 160320

Date: 30-05-2017

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 10:30 AM and 2:30 PM on the 30-05-2017 by HADIBANDHU SENAPATI, son/wife of LATE KHETRABASI SENAPATI, of AT - SIRIPUR, NUASAHI, PS - KHANDAGIRI, BBSR, DIST - KHURDA, by caste General, profession 29 and finger prints affixed.

Hoticenoling Squalous

Signature of Presenter / Date: 30-05-2017

Signature of Registering officer.

# Endorsement under section 58

#### Execution is admitted by :

Execution is admitted by :	Photo	Thumb Impression	Signature	Date of Admission of Execution
HADIBANDHU SENAPATI		311814691	sing sol	30-May-2017
CHETAN KUMAR TEKARIWAL DIRECTOR MS HARSHPRIYA CONSTRUCTIONS PVT LTD				30-May-2017

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13-06-201

Chatan ruman access

AND WHEREAS there is a concluded contract between the executant and M/s. Harshpriya Constructions Pvt. Ltd., 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 an irrevocable general Power of Attorney in favour of M/s. Harshpriya Constructions Pvt. Ltd., represented through its director Sri Chetan Kumar Tekariwal, aged about 60 years, son of Late Mannalal Tekariwal.

Hence, Hadibandhu Senapati, the Principal/executant do hereby nominate, appoint and constitute M/s. Harshpriya Constructions Pvt. Ltd., having its office at 542, Saheed Nagar, Bhubaneswar, Dist.-Khurda (Odisha) represented through its director Sri Chetan Kumar Tekariwal, aged about 60 years, son of Late Mannalal Tekariwal, as my true and lawful Attorney to do, perform or cause to be done and perform the following acts deeds and things as specified below namely:

- To work, manage and supervise the development and construction work of the commercial/residential housing complex on my land as per schedule below in accordance with the plans to be sanctioned by the Bhubaneswar Development Authority.
- 2) To amalgamate and/or join/include/merge the land to other adjoining plots/land to make it a larger project and/or to make it a part of a larger project and to get the building plans including revised plans prepared through qualified Architects and to submit the same before the Bhubaneswar Development Authority/BMC/Any other Departments or Agencies for sanction approval and subsequent modification and/or revision of such plan or plans.

Satya nanayan Shaputy Raufun Kumar Sanapati

Page 3 of 9





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Identified by SATYA NARAYAN SENAPATI Son/Wife of N/A of BBSR, DIST - KHURDA by profession ଅନ୍ତ

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution	
SATYA NARAYAN SENAPATI		40475805	a general a graduit	30-May-2017	

Date: 30-05-2017

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: 75

Document Number: 11131703810

For the year : 2017

Seal :

Date: 12-06-2017

Print

A

Signature of Registering officer

2475805

- 3) To comply with the requirement and requisitions of the Bhubaneswar Development Authority and such other Local Authorities relating to this construction of said housing complex in the said property and shall obtain the necessary approval from the authorities concerned as and when required.
- To sell, transfer and assigns the various built up spaces in the constructed area of the said residential/commercial complex except my share area of 50% of the total built up area of entire complex on the said property together with proportionate interest in the land comprised in the said property at such rates as deemed proper and/or enter into agreement or contract for sale or transfer of the entire and or various proportionate units including the proportionate interest in the said land (except 50% of constructed area after completion of the structures i.e. after completion of all roof slabs of each block) and conditions as my attorney in their absolute discretion shall think fit and proper without making me liable for any loss on that account.
- 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 without making me (the land owner) liable for any loss on that account except 50% of constructed area out of the total built up area of the entire complex.
- of any unit in the said commercial/residential complex except 50% of the built up area allotted in my favour and to execute all other deeds agreements, instruments and assurances with shall be considered necessary and to present such conveyances or conveyances for registration before appropriate authorities to admit execution and receipt of consideration before the said authorities after completion of the structure i.e. after completion of all roof slabs of each block.

Seatra naviourn Sengral

- 7) To prepare building plans including revised plans through qualified architect/structural engineer, submit such plans together with applications before the Bhubaneswar Development Authority for construction of cluster of multistoried buildings over the said land, deposit the requisite fees for obtaining approval of such plan and making application before the statutory authorities for obtaining "no obhection certificate" and to comply with the requirements and requisitions of such authorities and to collect such plan and permission letters from the authorities concerned after necessary approval, permission/sanction is accorded.
- 8) To sign and submit application, affidavits, undertakings declarations before the competent authorities pertaining to any matter concerning approval of the building plan or constitution of multistoried buildings over the land in question in terms of the concluded contract.
- Papers offering for sale of Flats / Units in the proposed building complex of the total Super built up areas /flats / units at his cost and expenses.
- 10) To enter upon the said land for the purpose of commencing construction work of the proposed commercial/residential complex over the said property and for that purpose to make all infrastructural developments, landscaping, provision for internal roads, drainage, sewerage and other systems and providing other facilities, amenities and conveniences, as may be deemed just and necessary by the attorney.
- 11) To construct erect and complete the construction of commercial/residential complex over the said land in consonance with the building plans, designs and specifications approved by the Bhubaneswar Development Authority.
- 12) To appear/represent up before all concerned authorities and parties as may be necessary in connection with the development of the said land as aforesaid.

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- 13) To appoint from time to time architects, engineers, contractors, sub-contractors, for carrying out development of the said land and the construction of multistoried building thereon and to pay their fees, salaries and / or wages.
- To enter into agreements for sale for disposing of the flats, units/shops/built up space/parking areas in favour of intending purchasers/Lessee of such units on such terms and conditions and fix and settle the consideration amount as may be decided by the said attorney, finalise the terms and conditions of the sale transaction with the prospective buyers, receive the consideration amount on behalf of said firm from the intending purchasers deposit the same in firm's account for transferring by way of absolute sale, the flats/units/built up space/parking space together with proportionate impartible undivided interest in the land.
- 15) To sign and submit application, before the competent authorities for obtaining drainage, sewerage, water and electric connection to the premises and/or the complex and in that connection to comply with all requirements and conditions as may be prescribed by the authorities including deposit of requisite charges/fees.
- To advertise by any mode for sale of the flats/units /parking space/built up space in the multistoried building to be constructed over the land and to receive application from the intending purchaser of the units for disposing of such flats/units by way of absolute sale and receive earnest money, consideration amount other statutory fees, taxes as may be fixed and levied by the concerned authorities under the law in force.
- 17) To take appropriate steps for ensuring inter connection of the sewerage disposal systems to be provided in the complex with the existing hereby nearby public sewerage and drainage system and obviating pollution control.

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- 19) To take appropriate steps in any proceeding and or litigation that may be set into motion during or after the construction of the complex.
- 20) To appear before income tax, sales tax, service tax, GST, VAT or such other appropriate authorities or before any competent court, tribunal pertaining to any dispute and engage advocates, sign and verify pleadings, prefer appeals, if necessary, before the designated appellate authorities and pursue such appeal or revision as the case may be.
- 21) To offer the flats / units / built up area together with proportionate impaible undivided interest in the land before any bank or financial institution to enable the prospective purchasers of flats / units to avail loan for payment of the consideration amount fixed in respect of the unit inclusive of the proportionate undivided interest in the land and in that connection to execute memorandum of deposit of deeds, mortgage deeds or other documents, comply with the requirements of the financial institution on that score without making the executants or the company liable in any manner for such financial liability.
- 22) To mortgage any commercial / residential built up space together with proportionate impartible undivided interest in the land before any bank or financial institution to avail project finance on 50% of the builder / developers share.
- 23) To offer on lease / rent built up space in the project except 50% built up space including the proportionate undivided interest in the said land allotted towards land owner's share.
- 24) To apply to the courts or authorities for copies of relevant documents.
- 25) To apply for inspection and / or inspect judicial records.

Satia hangar Sengoli Aquian Kumor Sengoli To appear before the registering officer, execute and present for registration and admit execution of any sale deed, conveyance deed, transfer deeds, conveying the flat / unit by way of absolute sale together with proportionate impartible undivided interest over the land in favour of the prospective purchasers of flats / units / built up space and to do all things which are considered necessary and expedient for registration of sale deeds / instruments fully and effectually as we could do.

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 my 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 I hereby delivered the possession of my land in favour of my attorney holder on the day of execution of this deed.

AND, I hereby agree and undertake that all acts, deeds and things lawfully done by my said Attorney shall be construed as acts, deeds and things lawfully done by me and I undertake to ratify and confirm all what-so-ever my said Attorney shall lawfully do or cause to be done for and on my behalf by virtue of the powers, rights and authorities delegated, and hereby vested.

### **SCHEDULE OF LAND**

Dist-Khurda, PS-New Capital, Hal PS: Khandagiri, No.37, Tahasil-Bhubaneswar, under the jurisdiction of Sub-Registrar Khandagiri, Mouza-Bhubaneswar Sahara Unit No. 19, **Baramunda**,

Mutation Khata No-813/1362 and Plot No-1141 within Mouza- Baramunda consisting an area of Ac.0.085 dec, Full Plot, Kisam- Gharabari, Bounded by

North

: Main Road & Govt. Plot No-1238

South

: Plot No-1138

East

: Plot No-1142.

West

: Plot No-1141/4157 (Laxmipriya Senapati)

The valuation of schedule land as per bench mark valuation is Rs.79,90,000/- and accordingly applicable stamp duty and registration fees hereby paid.

atta nanajar Sunapudy

IN WITNESS WHEREOF, I the Executant have executed this Power of Attorney on this the 3 orthany of may, thousand seventeen) in presence of the Witnesses named below:-

#### **WITNESSES:-**

Soutya nanayan Senapaty S/o. Had: bandha Sanpafy FLAT- 104, UTOPIA DELTA SQUARE, BASR

Hadiband In Senaped SIGNATURE OF 30/05/2019 EXECUTANT/PRINCIPAL

2. Rayan Kunas Senapati

Sto-Hadibandhun Senupatr For Harshpriya Constructions Pvt. Ltd.

Flat-104, UTOPIA Appart went Director 301 Delta Sangre. Bose

30/05/2017

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 vernacular language, he put his signature in presence of the witnesses before me.

Advocate, BBSR

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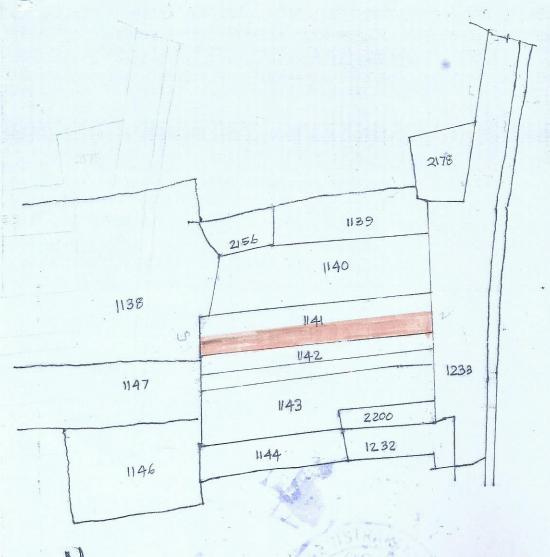
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PART REV. MAP OF MOUZA-BHUBANEGWAR.

SAHAR, BARAMUNDA, DIST-KHURDA.

SCALE: 64"=1 MILE.

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For Harshpriya Constructions Pvt. Ltd.
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Director

Registered PoA with Possession Deed 75 Volume Number POA WITH POSSESSION Nature of the Document KHANDAGIRI Place of Execution : 30-05-2017 Date of ! xecution 12-06-2017 Registration Date 11131703810 Document Number FIRST PARTY DETAILS Signature Thumb Impression Photo ନାମ ما لاشما و باز HADIBANDHU SENAPATI SECOND PARTY DETAILS Signature Thumb Impression Photo Name CHETAN KUMAR TEKARIWAL DIRECTOR MS HARSHPRIYA CONSTRUCTIONS PVT LTD PROPERTY DETAILS Sabak Sabak କେଉଁ ପକାର କିସମର MarketValue Khata କେତେ ସଂପରି Sl.No. Village/Thana ଖାତା ପ୍ଲଟ Plot No. District ଜମି No. Not Not 7990000 85ଡେସିମାଲ **GHARABARI** KHURDA BARAMUNDA-1813/1362 1141 1 Available Available Property Transaction Details South North West East POWER AREA AC 0.085 DEC, MANI ROAD AND GOVT PLOT PLOT NO -PLOT NO - 1141/4157, LAXMIPIRYA PLOT NO -FULL PLOT. NO - 1238 1138 **SENAPATI** 1142 **IDENTIFIER DETAILS** ଚିହ୍ନଟକାରୀଙ୍କ ଠିକଣା ପେଶା Father's / Husband's Name ନାମ BBSR, DIST - KHURDA ଅନ୍ମ SATYA NARAYAN SENAPATI Signature Thumb Impression Photo Name SATYA NARAYAN SENAPATI REMARK DETAILS Remark ok

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୨) ପ୍ରଜାର ନାମ, ପିତାର୍ ନାମ. ଜାତି ଓ ବାସସ୍ଥାନ



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HADIBANDHU SENAPATI

KHETRABASI SERAPATI

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADQPS3509K

नाम /NAME

HADIBANDHU SENAPATI

पिता का नाम /FATHER'S NAME KHETRABASI SENAPATI

जन्म तिथि /DATE OF BIRTH

08-10-1950

हस्ताक्षर /SIGNATURE

Hasibon In Sanapas

Mobiler

आयकर आयुक्त, भुवनेश्वर

COMMISSIONER OF INCOME-TAX, BHUBANESWAR

 मिल काल पर शृष्या जारी करने का सुवित / शापस वार वें

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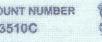
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In case this card is lost/found,kindly inform/return to the issuing authority: Commissioner of Income-tax, 15, Udyan Marg, Bhubaneswar - 751 009. ह इस साथ के हुई। / एस इ.स. जानकार बर्बे आर

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TITE /NAME SATYANARAYAN SENAPATY

PATT OF THE FATHER'S NAME HADIBANDHU SENAPATY

जन्म तिमि JDATE OF BIRTH

PROPERTY /SIGNATURE

Society Someway

09-07-1975 MANN

सायकर आयुक्त, गुक्तेश्वर

COMMISSIONER OF INCOME-TAX BRUBANESWAR

इस कार्ड के खो / मिल जाने पर कृप्या जारी करने वाले प्राधिकारी को सूचित / वापस कर दें आयकर आयक, 15, खद्यान मार्गः, पुरानेवर - 751 009.

In case this card is lost/found, kindly inform/return to the issuing authority: Commissioner of Income-tax. 15, Udyan Marg. Bhubaneswar - 751 009,

ଭାରତ ନିର୍ବାଚନ ଆସୋଗ SEFETION COMMISSION OF INDIA CONTRACTOR OF THE CONTRACTOR PROPERTY CARD

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GIA

ସତ୍ୟବାବାୟଣ ସେନାପରି

Name

: Satyanarayan Senapati

ପିତାଙ୍କ ନାନ

ହାଡିବନ୍ଧ୍ ସେନାପ୍ରତି

Father's Name .

: Hadibandhu Senapati

BG/Sex: GQB / Male

DA/09/050/540001

ଜନ୍ମ ଜାରିଖ/ଦୟସ (Date of Birth/Age) - XXIXX/1974 CAMI :

୍ରାମାୟାନ ଶିବିପୁର୍ଥେଶ ଗ୍ରାସ/ସହର ଭୁଠନେଶ୍ୱର ଥାନା ଖଣ୍ଡଗିରି ଜିଲ୍ଲା ଖୋର୍ଜୀ

Address :

Village/Locality - Stripur (Part) G.P/Town -Phubaneswar P.S. - Khandagiri District -Khurda

Date :21/1/2016

ଜନ୍ମତନ ରେଜିଲ୍ଲିକର୍ଣ ଅପିସର Electoral Registration Officer

ମଧ୍ୟ ଏହାନୁ ଭୁବନେଶ୍ୱର ହିନ୍ଦୁଗଣ ନିର୍ବାଚନ ମଣ୍ଡଳି 114 Ekamia Bhubaneswar Assembly Constituency ਹਾਰ ਗ੍ਰਾਹਮ ਵਵਾਲਮ ਤਰਕੁਉਵਾਰ ਮ

Part No and Name:39-Unit-9-4 9969/ Note:

y well Notice of Chapter 8 on 380 get to thick god some objects considered the construction of the care objects the construction of this care is no guarantee that you are elector in the current electoral no. I Please check your name in the current electoral roll before every election.

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SAPELEDY POPULATION INCOMETAX DEPARTMENT



भारत सरकार GOVT. OF INDIA

RANJAN KUMAR SENAPATI HADIBANDHU SENAPATI 10/06/1982

Permanent Account Number AURPS8107M

Service Street

Signature

