

1082304497



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD05966286435029V
Certificate Issued Date : 04-Apr-2023 10:39 AM
Account Reference : NONACC (IV)/ od5003103/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODOD500310308302251105400V
Purchased by : M S UTKAL BUILDERS LTD DIR SHARAD BAID
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA - PATIA
Consideration Price (Rs.) : 0
(Zero)
First Party : SUBRAT KUMAR ACHARYA
Second Party : M S UTKAL BUILDERS LTD DIR SHARAD BAID
Stamp Duty Paid By : M S UTKAL BUILDERS LTD DIR SHARAD BAID
Stamp Duty Amount(Rs.) : 1,000
(One Thousand only)



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

Subrat Kumar Acharya

Sharad - 3

PU 0004802654

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shoilestamp.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.

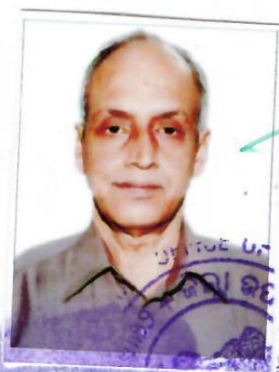
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Acharya

Kumar

Subrat Kumar Acharya
Dated 21.04.2023

Sharad Baig
Dated 21.04.2023

IRREVOCABLE GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, **Mr. Subrat Kumar Acharya**, aged about 72 years, S/o-Sh. Prasanna Kumar Acharya (P. K. Acharya) permanent resident of C 191 Second Floor, Sarvodya Enclave, The Mothers International School, Sarvodya Enclave, Malviya Nagar, South Delhi-110017 PAN-ABVPA0918P, AADHAAR No-9069-5374-3189, Mob:-9810753779, resident of Vill-Artakabiraj Road, Ps/Dist-Balasore (Hereinafter called as "**Land Owner/Principal/First Party**") which expression unless excluded by or repugnant to the subject or context shall deem to mean and include their legal heirs, representatives, successors, administrators, executors, agents and assigns) Hereinafter called the owner of the **FIRST PART**, do hereby nominate, constitute and appoint **M/S UTKAL BUILDERS LIMITED (PAN:-AAACU5502C) (CIN:-U45202OR1990PLC002529)**, a

For Utkal Builders Limited
Sharad Baig
Managing Director

Prava K. S. [Signature]

[Signature]

company incorporated under Companies Act, 1956 (Amended by Companies Act 2013) having its registered office at 777, Saheed Nagar, Post Office: Saheed Nagar, Police Station: Saheed Nagar, Bhubaneswar-750007, Dist-Khurda, State-Odisha, represented by its Managing Director. **MR. SHARAD BAID (PAN: ADEPB3155G) (Aadhaar No.6393-3855-0025) (Mobile No-9437555111)**, son of Shri Bhanwar Lal Baid, aged about 45 years, by Occupation-Business, by Caste- Oswal, working for gain at 777, Saheed Nagar, Post Office: Saheed Nagar, Police Station: Saheed Nagar, Bhubaneswar-750007, Dist-Khurda, State-Odisha (Hereinafter referred to as "**Promoter/Developer/Second Party**") which expression unless repugnant to the context or meaning thereof shall mean and include its directors, successors, executors, administrators and assigns) of the **SECOND PART** as lawful Attorney Holder.

WHEREAS, the Land Owner (First Party) is the lawful owner of the Property under Mouza-Patia, having Mutation Khata No-474/3218 (which details, described as schedule of property and called as **property**).

WHEREAS, the below mentioned property has been duly mutated in the government records in the name of Land Owner (First Party) along with Mr. Sumanta Acharya, Mr. Shankar Acharya & Mr. Arvind Acharya and all of them have entered into a Memorandum of Understanding amongst themselves and have agreed to develop the property jointly and for this purpose had been looking for a builder who can help them in developing the property referred above.

Prava Ka

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Kumar J-haryat
Subrat
For Utikal Builders Limited
Sharad Baid
Managing Director

WHEREAS, the Developer (Second Party) has represented himself that he is a renowned Developer /builder and they have completed number of residential /commercial projects in Odisha and therefore the Land Owner (First Party), on the representation of the Developer (Second Party) has agreed to get the property, referred above, developed by the Developer (Second Party) and for this purpose the parties have decided to enter into the agreement to develop the land.

WHEREAS, the Land Owner (First Party) has declared the said property is free from litigation, dispute, lien, attachment, changes and the Land Owner (First Party) are in peaceful possession over the said property having all right titles and interests.

WHEREAS, the Land Owner (First Party) has paid applicable land revenue (rent), tax & cess to the Govt. of Odisha as demanded through the Tahasildar, Bhubaneswar.

WHEREAS, the Developer (Second Party) is satisfied about the title of the property which vests in the Land Owner (First Party) and the Developer (Second Party) has duly verified the land records and all the relevant documents regarding the ownership of the Land Owner (First Party) from the concerned Authorities and also satisfied himself about the demarcation of the property along with the boundaries of the same as mentioned in the schedule of the property.

AND WHEREAS, we the Principal (owner of the scheduled property) has entered into an **AGREEMENT FOR DEVELOPMENT OF PROPERTY (LAND)** with **M/S UTKAL BUILDERS LIMITED (PAN:-AAACU5502C) (CIN:-**

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For Utkal Builders Limited
Sho. d. 23
Managing Director

Prava K. Acharya

Prava K. Acharya

U45202OR1990PLC002529), a company incorporated under Companies Act, 1956 (Amended by Companies Act 2013) having its registered office at 777, Saheed Nagar, Post Office: Saheed Nagar, Police Station: Saheed Nagar, Bhubaneswar-750007, Dist-Khurda, State-Odisha, represented by its Managing Director. **MR. SHARAD BAID (PAN: ADEPB3155G) (Aadhaar No.6393-3855-0025) (Mobile No-9437555111)**, son of Shri Bhanwar Lal Baid, aged about 45 years, by Occupation-Business, by Caste-Oswal, working for gain at 777, Saheed Nagar, Post Office: Saheed Nagar, Police Station: Saheed Nagar, Bhubaneswar-750007, Dist-Khurda, State-Odisha as our lawful attorney holder to do and perform the following acts, deeds & things on our behalf and on our name.

1. TO PREPARE & FILE BUILDING PLANS:-

To prepare agreement(s), letters, applications, correspondences, building plan and its amendments, modify the building Plans, drawings, sketches, specifications etc. and to nominate, appoint Architects & Engineers, Draftsman, Contractors, and any other person(s), company/companies, firm(s) for purpose of construction of new building i.e. residential multi storied buildings on my demarcated schedule property mentioned below.

To sign such building plans, drawings, sketches, specifications etc. on my behalf & submit in my name to the appropriate authorities such as Bhubaneswar Development Authority (BDA), Bhubaneswar Municipal Corporation (BMC), Odisha Real Estate Regulatory

Subrat Kumar Acharya

For Uttal Builders Limited
Sharad Baid
Managing Director

Pravir K. Acharya

Pravir K. Acharya

Authority (ORERA) along with applications, declarations, bonds & represent myself before such authorities for the purpose of obtaining sanctions and/or permissions, approvals thereof and in general to do all such acts, deeds and things that may be required from time to time for obtaining permission from the competent authorities for construction of new building on the below schedule property.

2. TO FILE DECLARATIONS:-

To sign, declare, affirm and file declarations, statements, applications and/or returns & all other documents & writings & papers in any way connected with the said property before any appropriate authority having jurisdiction as may be required under any law(s) now prevailing or in future may become applicable & to do, exercise, execute and perform any or all necessary acts, deeds, things as may be required to be done as our said attorney may deem fit necessary and expedient for obtaining sanction of building plan & necessary permission/clearance for construction of multi storied building.

3. TO APPEAR BEFORE ANY AUTHORITY OR AUTHORITIES:-

To apply and represent before Bhubaneswar Development Authority, Municipal Authorities, ORERA, Block authorities, Fire brigade, Environmental Authorities, P.H.D. Electricity Board, Development Authorities, Court of law, Police and other Public Institutions, Government

Kamran Akhbar
Subrat

For Utkal Builders Limited
Shan. 1.3
Managing Director

Pravara

Pravara

departments to apply for sanction plan / permission or clearance under any law relating to land / building for the time being in force.

4. TO APPEAR BEFORE REGISTRAR, NOTARY PUBLIC, AND MAGISTRATE ETC:-

To appear before any Notary Public, Register of Deeds & Assurances. District Registrar of Deeds & Assurances, Sub-Registrar, magistrates & other authorities having jurisdiction and to acknowledge and present admit for Registration or have registered and perfected all deeds, documents, writings executed, signed or made by our said attorney by virtue of this power conferred unto.

5. TO APPLY FOR AND OBTAIN FACILITIES:-

To apply for & obtain from concerned authorities electrical, drawings, sewerage, telephone connection, cable and other civil facilities may be generally required for such Apartment or building

6. TO BUILD AND UNDERTAKE CONSTRUCTION :-

To make constructions of Multi-Storey Residential Apartments & Multi-storey Commercial Complex along with associated common infrastructure like vehicle parking, lifts, wash rooms, club house, open area, roof top, basement etc. at their own risk and cost and for the purpose to acquire raw material and engage and/or depute and/or discharge, Engineers, Architects, Supervisors, Masons, Carpenters, Plumbers, Electricians etc by entering work agreement as per law by proper verification of identity with their license from competent authority.

February
Kemer
Suberat

For Utkal Builders Limited
Shradha
Managing Director

Prava K...

K. Lalit

7. TO SELL AND TRANSFER:-

To negotiate, advertise, for sale of flats/commercial units with undivided proportionate interest of the schedule property in respect of the Developer's share that is 55% in respect of the residential portion & 50% in respect of the commercial portion in respect of schedule property in favour of the intending purchasers and shall enter into agreements of sale and construct buildings to create charges in respect of the Developer's share/allotment of the flats/commercial units.

8. TO EXECUTE DEEDS:-

To sign, execute, purchase stamp papers, enter into agreements(s), modify, cancel, approve the deeds/conveyance and to present the same for registration, admit registration of the deeds, documents, sale deeds, contracts, agreements, applications drawings, declarations, undertakings, and other documents in connection with sale of buildings and Flats/Units, Parking spaces, constructed by the Attorney holder in the schedule properties in respect of their share allotment and receive consideration money in respect of such agreements/sale deeds etc. and to endorse the ticket in favour of the respective purchasers and others for receiving sale deed/deeds in respect of the Developers allotment/share of the flats with proportionate undivided right, title and interest on the scheduled properties.

Feb 01
Jeebati Kumar

For Utkal Builders Limited
Shashi Kumar
Managing Director

Pravir K A Saha

Pravir K A Saha

9. TO RECEIVE MONEY AND GIVE RECEIPTS :-

To demand, collect and receive money from all person(s) including individuals, public and private organizations in the shape of advances, rent, fees, duties, interest, profits, deposits, compensations for the sale of flats from the allotted Developers share and to give receipts thereof.

AND GENERALLY TO DO ALL such things, acts, deeds and things which may be required to develop the property as the said Attorney may deem fit and necessary as per mutual discussion.

To invest money out of its own funds or funds collected from the prospective purchasers for the aforesaid proposed construction of the buildings on apartment basis.

To insert advertisements in any local and national daily news papers offering for sale of flats / units in the proposed building complex in respect of the builders allocation of the total built up areas/flats / units at his cost and expenses.

AND WE, do hereby undertake to ratify and confirm all such acts, deeds and things done by my Attorney by virtue of this presents as we have done.

Prava Ka Saen

Ar^m Lalalib

Subrat Kumar Acharja
For Utkal Builders Limited
Sho. d. 3
Managing Director

SCHEDULE OF PROPERTY

Dist-Khurda, Tahasil-Bhubaneswar, Ps-New Capital, Ps No-22, Mouza-Patia, Status-Stitiban, Kisam-Gharabari
Khata No-474/3218,

i. Plot No-369/1940/4890, Area-Ac.0.0830 decimals,

ii. Plot No- 369/1940/4889, Area-Ac.0.1030 decimals

in total One Khata, Two Plots, Area- Ac.0.1860 decimals, sketch map relating to the schedule property marked in red colour attached to this document.

IN WITNESS WHEREOF the parties hereto having been agreed with the terms and conditions stated in this IGPA are set and subscribe their hand and seal as token of free consent/will on this 4th day of April 2023, at Bhubaneswar.

Witnesses:-

Pravara Ka Sadeen
S/O Suresh Chandra Sadeen
ob Jaganath maitalane
Anup Mahalik
S/O. H.K. Mahalik
Unit - 4 M.57
BBR.

Subrat Kumar Acharya
Signature of Executants 04-04-2023


For Utkal Builders Limited

Shankar U3
Managing Director 04-04-2023

Signature of Attorney Holder

CERTIFICATE

Certified that the Executant of this deed of Irrevocable General Power of Attorney are my clients and the deed has been processed in computer by my computer operator, according to my dictation and the contents of the deed was explained to the executants, who being satisfied about the correctness of the same put their signatures in my presence and in presence of the witnesses.


Advocate
Date 04.04.2023

Subrat Kumar Jha



REGISTERED & TRUE COPY
FILED IN
BOOK NO.
Volume No.
Pages..... 10

Being No
for the year 2023

1082304497

DT 04/4/23





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-265 ,Total 555

Date: 04/04/2023


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 04/04/2023 by MR. SUBRAT KUMAR ACHARYA , son/daughter/wife of SH. PRASANNA KUMAR ACHARYA , of AT. C 191, SECOND FLOOR, SARVODYA ENCLAVE, THE MOTHERS INTERNAL SCHOOL, SARVODYA ENCLAVE, MALVIYA NAGAR, SOUTH DELHI - 110017 , by caste General , profession Others and finger prints affixed.





*Subrat Kumar A
Acharya*

Signature of Presenter / Date: 04/04/2023


Signature of Registering officer

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
MR. SUBRAT KUMAR ACHARYA		 316296057	<i>Subrat Kumar A Acharya</i>	04-Apr-2023
MS UTKAL BUILDERS LTD ITS MANAGING DIRECTOR MR. SHARAD BAID		 243786272	<i>Sharad Baid</i>	04-Apr-2023

Identified by ANUP MAHALIK Son/Wife of AKSHAYA KUMAR MAHALIK of AT. FLAT NO. M-57, MADHUSUDAN NAGAR, BHUBANESWAR GPO, DIST. KHORDHA, PIN - 751001 by profession Others

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
ANUP MAHALIK		 42744559		04-Apr-2023

Date: 04/04/2023


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 : 91

Document Number : 11082304698

For the year : 2023

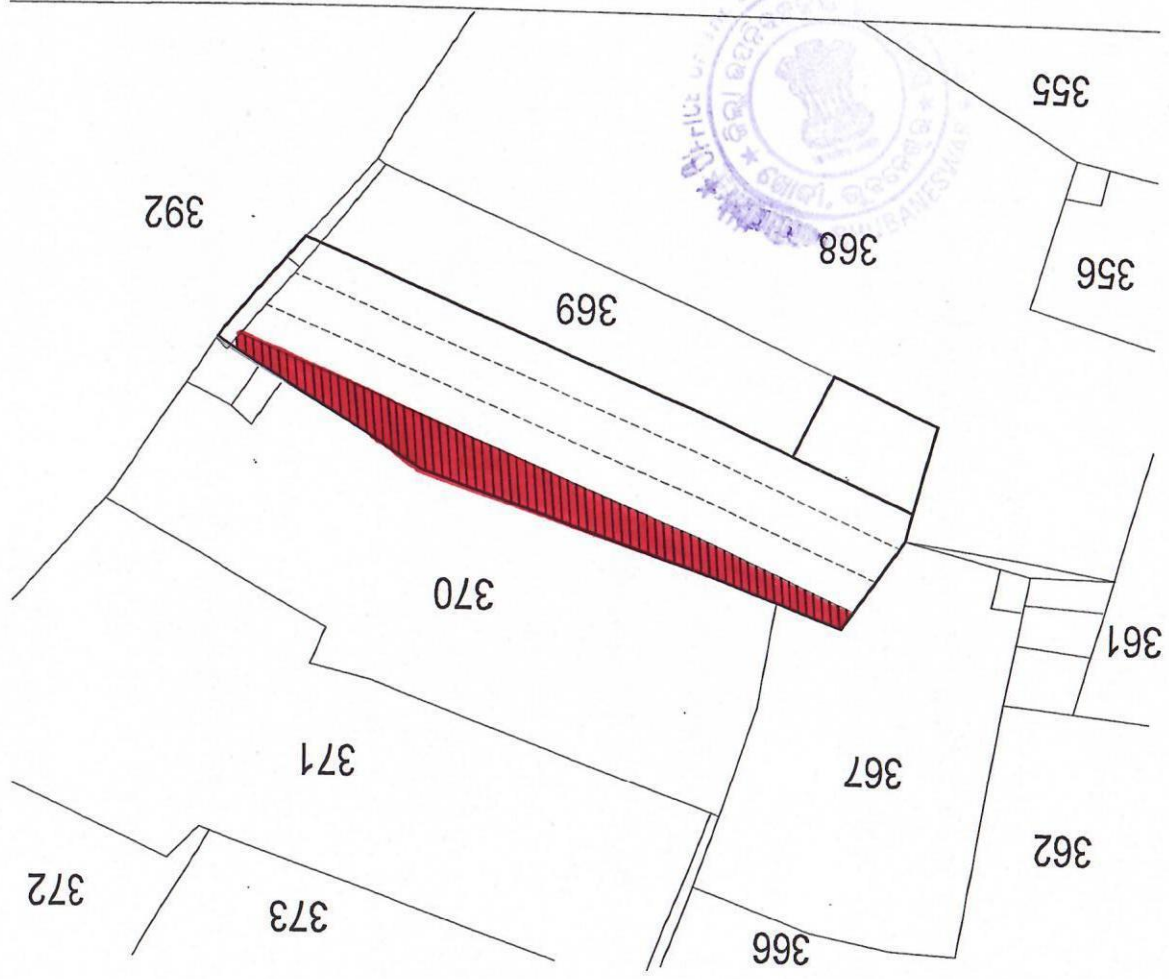
Seal :

Date: 15/04/2023


Signature of Registering officer



Plot no. - 369/1940/4890 Area - 0.0830
Plot no. - 369/1940/4889 Area - 0.1030



Shri
Kumar Achary
Sanyal

Shard 30

Shri Palak

ଖତିୟାନ

ମୌଜା : ପଟିଆ
 ଥାନା : ନିଉକ୍ୟାପିଗାଲ
 ଥାନା ନମ୍ବର : 22

ତହସିଲ : ଭୁବନେଶ୍ୱର
 ତହସିଲ ନମ୍ବର : 260
 ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡ଼ିଶା ସରକାର ଖେତାଟ ନମ୍ବର 1				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		474/3218				
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ସୁବ୍ରତ କୁମାର ଆଚାର୍ଯ୍ୟ ପି:ପ୍ରଶନ୍ନ କୁମାର ଆଚାର୍ଯ୍ୟ ଜା: ବ୍ରାହ୍ମଣ ବା: ଆର୍ତ୍ତକବିରାଜ ରୋଡ, ଥା / ଜି - ବାଲେଶ୍ୱର				
3) ସ୍ୱତ୍ୱ	ସ୍ଥିତିବାନ					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିଷ୍କାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		55.00	41.25		96.25	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		OLR u/s 19 (1) (C) case no 3777/05 ହୁମୁ ଖା 474/225 ତାରୁ। OLR u/s 8(A) case no 5596/08 ହୁମୁ ଖାର ପ୍ଲ ନ° 369/1940/4890 ଓ ପ୍ଲ ନ° 369/1940/4889 ର କିସମ ବିଆଳି ପରିବର୍ତ୍ତେ ଘରବାରି କରାଗଲା ଏବଂ ଜମା ଶଂସୋଧନ କରାଗଲା ।				
BLANK SPACE FOR STAMPING						
ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ -						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						

Subrat Kumar Acharya

Shad-3

Anup Ghosh

ଖଣ୍ଡନମ୍ବର କ୍ରମିକ ନଂ : 474/3218		ମୌଜା : ପରିଆ		ପଞ୍ଚାୟତ ନାମ	
ଖଣ୍ଡନମ୍ବର ବିବରଣୀ	ଖଣ୍ଡନମ୍ବର ବିବରଣୀ	କ୍ରମିକ ନଂ	ପ୍ର. ନଂ	କି. ମି.	ଗଜ. ମି.
				ଗଜ. ମି.	କି. ମି.
7	369/1940/4890	8	9	10	11
8	ଉପରାଜି	ଖ : ପ୍ଲଟ ନଂ - 370 ପ୍ଲ : ଖୋଲି ଉପରାଜି ବ : ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ			
9	ଉପରାଜି	ଖ : ପ୍ଲଟ ନଂ - 370 ପ୍ଲ : ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ ବ : ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ			
10					
11					
12					
2 plots	369/1940/4889		0	1030	0.0417
			0	1860	0.0753

Valuation ReportApplication No- **1082304497**Registration Office- **KHURDA(BBSR)****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	Communication Mobile No
1082304497	04-APR-23	04-APR-23	1	11			9437555111

FEE DETAILS (In `.)

Stamp Duty : 0
 Consideration Amount : 0
 Benchmark Value : 28234800

Registration Fee : 0
 A18(iii) & A(1): 250
 Incidental Fee Details
 User Charges : 265

STAMP E-STAMP FRANKING

CASH CHEQUE DD POS
 NEFT RTGS IMPS IFMS

CASH CHEQUE DD CHALLAN POS
 NEFT RTGS IMPS IFMS

FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Mobile No
MR. SUBRAT KUMAR ACHARYA	FATHER	SH. PRASANNA KUMAR ACHARYA	MALE	72		General	PRINCIPAL/SELF	YES	YES	AT. C 191, SECOND FLOOR, SARVODYA ENCLAVE, THE MOTHERS INTERNAL SCHOOL, SARVODYA ENCLAVE, MALVIYA NAGAR, SOUTH DELHI - 110017	9810753779

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Mobile No
MS UTKAL BUILDERS LTD ITS MANAGING DIRECTOR MR. SHARAD BAID				45		GENERAL	ATTORNEY/INSTITUTION			AT. 777, SAHEED NAGAR, BHUBANESWAR, DIST. KHORDHA, PIN - 751007	
Representative Name			Institution Name				Representative Address			Representative Designation	
MS UTKAL BUILDERS LTD ITS MANAGING DIRECTOR MR. SHARAD BAID			MS UTKAL BUILDERS LTD				AT. 777, SAHEED NAGAR, BHUBANESWAR, DIST. KHORDHA, PIN - 751007			DIRECTOR	

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
ANUP MAHALIK	AKSHAYA KUMAR MAHALIK	AT. FLAT NO. M-57, MADHUSUDAN NAGAR, BHUBANESWAR GPO, DIST. KHORDHA, PIN - 751001	MALE	0	Others	A

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	PATIA-22	474/3218	369/1940/4889	0.103 Acre (103Decimal)	GHARABARI	15635400	Not Available	Not Available
East	West	North	South	Property Transaction Details				
NA	NA	NA	NA	POWER AREA A 0.103 DEC.				
KHURDA	PATIA-22	474/3218	369/1940/4890	0.083 Acre (83Decimal)	GHARABARI	12599400	Not Available	Not Available
East	West	North	South	Property Transaction Details				
NA	NA	NA	NA	POWER AREA A 0.083 DEC				

The total transacted area is:0.186 acre(s).



I have no objection in authenticating myself and fully understand that information provided by me shall be used for authenticating my identity through Aadhaar Authentication System for the purpose stated above and no other purpose.

APPLICATION ID CREATED BY : NANDITA PATRO

DOCUMENT ENTERED BY : RASMI RANJAN MALLIK