





S. NO. 58478  
 Franking No. 11248995 15  
 Date 24.6.16  
 Rs. 225000 (Rupees) Eight Lakhs  
 Twenty five thousand only  
 Name Sumita Choudhary  
 Address P.No 209/20  
 Paranti Bazar CS Pur  
 B.B.S.R.  
 Nature of Document R.A.A

Stamp Franking  
 D.S.R. OFFICE  
 24.6.16

Sunita Choudhary



Having Visited the Residence of Muralidhar Srichandan  
 at Naharanta, Bhubaneswar on the 24/06/16 at 8:30 PM  
 I have this day examined the said Muralidhar Srichandan  
 Who have been identified to my satisfaction  
 by Bidyut Prava Srichandan, W/O: Muralidhar Srichandan  
 of the same place and the said Muralidhar Srichandan  
Srichandan admitted execution of this document.

24.06.16  
 Registering Officer  
 Bhubaneswar

VT9 No 133

Muralidhar Srichandan  
 24.6.16  
 R

VT9 No 134

> Bidyut Prava Srichandan

24.6.2016

w/o Muralidhar Srichandan

Naharanta Kanta P.S Mancheswar B.B.S.R  
 HC WORK



Naharkanta, PS: Mancheswar, Bhubaneswar Dist : Khurda  
herein after called principal do hereby constitute, nominate and  
appoint:

M/s Devavrat Homes Pvt Ltd, a developer based at Bhubaneswar,  
represented by Smt Sunita Choudhary, Managing Director, W/o  
Rajiv Nayan Choudhary, aged about 50 years, Caste: Brahmin,  
resident of 209/20, Pragati Vihar, Chandrasekharpur, Bhubaneswar  
751021, (hereinafter called the "ATTORNEY HOLDER") as our  
true and lawful attorney in our name and on our behalf.

WHEREAS, the above named Principal are absolute owner of the  
property mentioned in the schedule below and are in peaceful  
possession over the same without any dispute.

AND WHEREAS, the above named principal are unable to look  
after the said property and do the following acts, deeds and things,  
hence execute this General Power of Attorney in favor the above  
Attorney Holder to do the same in their and on their behalf.

1. To apply for demarcation and mutation of the said property to  
the Tahasildar, Bhubaneswar or any other authorities in our name  
and on our behalf.
2. To advertise and negotiate to sell 70% (Seventy Percent) of  
flats/commercial space (As detailed in Development Agreement  
1917 dtd 24.06.16) to be constructed on the said land together  
with proportionate land as per the project to be approved by  
BDA/BMC any other statutory authority, receive advance

L-1-9-9-7  
Muralidhar Srichandan  
Manoj Kumar Srichandan  
Devavrat Homes Pvt.Ltd.  
Sunita Choudhary  
Managing Director  
W/ Mrutyunjay Srichandan  
W/ Debasaj Srichandan





**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)-330290 ,, User Charges-200 ,Total 330490

Date: 24/06/2016

*[Signature]*  
Signature of Registering officer

**Endorsement under section 52**

Presented for registration in the office of the District Sub-Registrar KHURDA(BBSR) between the hours of 10:30 AM and 2:30 PM on the 24/06/2016 by MANOJ KUMAR SRICHANDAN , son/wife of LATE BALRAM JENA , of AT- NAHARKANTA, PS- MANCHESWAR, BBSR, DIST- KHORDHA , by caste General , profession Service and finger prints affixed.

*Manoj Kumar Srichandan*

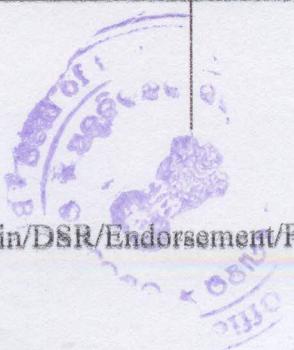
Signature of Presenter / Date: 24/06/2016

*[Signature]*  
Signature of Registering officer

**Endorsement under section 58**

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
MURALIDHARA SRICHANDAN	_____	_____	_____	_____
MANOJ KUMAR	_____	_____	_____	24-Jun-2016





consideration money from the intending purchasers, execute agreements for the purpose if necessary.

3. To sell the said property to the extent of 70% of flats/commercial space to be constructed on the said land together with proportionate land as per the project to be approved by BDA/BMC and any statutory authority, purchase stamp papers, sign and execute any deed of conveyance, agreements etc. present the same and appear before the registering authority for registration admit execution thereof in our name and on our behalf.

4. To receive consideration money from the purchasers, endorse receipts and deliver possession of the 70% (Seventy Percent) share of the said property in their favor.

5. To deposit necessary fees taxes, rents, and charges in the concerned department in relation to the said property and obtain receipts thereof.

6. To receive compensation or any other dues payable to their for the said property give receipts and file objection with permission of principal for the purpose if necessary.

7. To take electric, water and telephone connection to the said premises, execute agreements for the purpose if necessary.

8. If necessary ,to give consent to any sale deed or any other deeds and documents and admit the same before the concerned authorities in respect of 70% (Seventy Percent) of his share.

9. To let out and give on lease receive rent from the tenant/lessee, execute agreements/lease deed and evict such

L-5-9-05  
Muralidhar  
Srichandan  
Muralidhar Srichandan  
Devarat Homes Pvt.Ltd  
Sunita Choudhary  
Managing Director



W/ Mr. Jayraj Srichandan  
W/ Debraj Srichandan



SRICHANDAN		 311289962	<i>Mrutyunjaya Srichandan</i>	
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SUNITA CHOUDHARY MANAGING DIRECTOR OF MS DEVAVRAT HOMES PVT.LTD		 240613323	<i>Sunita choudhary</i>	24-Jun-2016
--	---	--	-------------------------	-------------

Identified by **MRUTYUNJAYA SRICHANDAN** Son/Wife of **MURALIDHAR SRICHANDAN** of **SAME PLACE** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
MRUTYUNJAYA SRICHANDAN		 40184838	<i>Mrutyunjaya Srichandan</i>	24-Jun-2016

Date: 24/06/2016

*[Signature]*  
Signature of Registering officer

**Endorsement of certificate of registration under section 60**

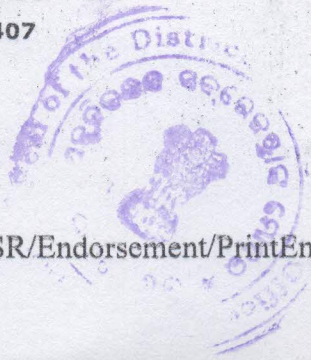
Registered and true copy filed in : Office of the District Sub-Registrar, KHURDA(BBSR)

Book Number : 1 || Volume Number : 130

Document Number : 11081606407

For the year : 2016

Seal :



*[Signature]*  
Signature of Registering officer



tenant/lessee in respect of 70% of flats/commercial space (Developers share of flats) to be constructed on the said land together with proportionate land as per the approved project by BDA/BMC or any statutory authority.

10. To appoint Advocate, Moharir, Agents etc, sign Vakaltnama, petitions, written statements, give oral and written evidences, file suits, revisions and appeals in all courts and offices if necessary with discussion of principal.

11. To defend, withdraw and compromise any litigation and dispute if arises over the said property if necessary with discussion of principal.

12. To apply for and obtain certified copies, non-encumbrance certificate or any other certificates if necessary.

13. To apply for approval of layout and building plan to BDA/BMC or any concerned authority, swear affidavits for the purpose and obtain approved plan.

14. To engage contractors, supervisor, managers, architects, engineers to carry out the construction work at their own risk in respect of the entire complex to be constructed.

15. To make gift any part of the said property in favour of BDA/BMC or any statutory authority for road purpose if necessary, as per extant rules for successful execution and completion of the project with discussion of principal.

16. To develop the said property, construct boundary walls any other structures over the said property if necessary, for successful execution and completion of the project.

L-19-05  
Munali Chary  
Sri Chandra



Manoj Kumar Richardson

Devavrat Homes Pvt.Ltd.

Sunita Choudhary

Managing Director

W1 Mr. Anjanjan Suckalder

W2 Debasuj Sri Chandra



Print Endorsement

Date: 28/06/2016

Print

Date: 29/06/2016



✓



17. To apply and obtain from the concerned authority, for conversion of the said property from agricultural land and to sign the necessary documents in our name and on our behalf, if the said conversion is considered necessary.

18. To apply for loan to any financial institution/ Bank by way of mortgaging the said property, to the extent of developers share of 70% (Seventy percent) and execute loan bond/guarantee deed and any other deed and documents which will be required for the purpose without any liability on the land owners.

And to do all other acts, deeds and things which will be required from time to time for the development of the said property.

We undertake to ratify and confirm all acts, deeds and thing which will be done and executed by our attorney holder by virtue of this General Power of Attorney.

IN WITNESS WHEREOF, We the above named Executants after reading and understanding all the clauses of this Deed of General Power of Attorney, signed and executed this on 24 day of Jun , 2016. (Two Thousand Sixteen)

**SCHEDULE OF PROPERTY**

Dist-Khurda, Tahasil-Bhubaneswar, DSRO- Bhubaneswar,  
Mouza-Rudrapur, P.S- Baliana, Khata No- 412/164, Plot No- 29,  
Area : Ac 0.550 Dec (Five Hundred Fifty decimals),. Full Plot.

✓ V-T 9-96  
Munaidhar  
Saichandan  
✓ Manoj Kumar Saichandan  
Devavrat Homes Pvt.Ltd.  
Sunita Choudhary  
Managing Director

W1 Mr. Atyanshu Saichandan  
W2 Debasaj Saichandan



That, the Bench Mark valuation of the said property is Rs. 1,65,00,000/- (Rupees One Crore Sixty Five Lakh) only.

Witnesses:

1. ~~Mrutyunjay Srichandan~~  
S/o. M.D. Srichandan.  
Nahanakata, BSR, Khorda

2. ~~Debasaj Srichandan~~  
S/o. M.D. Srichandan  
Nahanakata, BSR, Khorda



~~L-5-9-ef~~  
~~Munali Dhar~~  
~~Srichandan~~  
24.06.16.

~~Manoj Kumar Srichandan~~  
24.06.16

Signature of the Executants

~~Devavrat Homes Pvt.Ltd.~~

~~Sunita Choudhary~~

~~Managing Director~~

Signature of the Power of Attorney

24-06-16.

Holder

Certified that the executants of this deed are my clients and the deed has been typed by my typist according to my dictation and being satisfied after going through the contents of this Power of Attorney put their signatures in my presence as well as in the presence of the witness.

~~[Signature]~~  
24-06-16.

Advocate, Bhubaneswar





# BHULEKH

## LAND RECORDS WEB PORTAL OF ODISHA



### ଖତିୟାନ

ପରିଶିଷ୍ଟ - କ ମୌଜା : ରୁଦ୍ରପୁର ତହସିଲ : ଭୁବନେଶ୍ୱର  
 ଫର୍ମ ନଂ - ୭୨ ଥାନା : ବାଲିଆବା ଚହସିଲ ନମ୍ବର : 292  
 ପରିଲେଖ - 402 ଥାନା ନମ୍ବର : 13 ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

୧) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	୨) ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତର ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର				୩) ଜମିଦାରଙ୍କ ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ
412/164	ଓଡିଶା ସରକାର ଖେତର ନମ୍ବର 1				ମୂଳଜାମିନ ଶ୍ରୀଚନ୍ଦନ ପି: ପର୍ଣ୍ଣରାମ ଜେନା, ମନୋଜ କୁମାର ଶ୍ରୀଚନ୍ଦନ ପି: ବଳରାମ ଜେନା ବା: ଶତ୍ରୁଘ୍ନ ବା: ନହରକିଶୋ, ଥା- ମଞ୍ଜେଶ୍ୱର, ଜି- ଖୋର୍ଦ୍ଧା
୪) ସ୍ୱତ୍ୱ	୫) ବେଢ଼				୬) କ୍ରମବଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
ଭିତିଦାନ	ଜଳକର	ଖଜଣା	ସେସ୍	ନିଷ୍କାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ
		1.95	1.46	0.00	3.41
୭) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ	ବା ଖା କେଶ ନଂ 9792/03 ହୁମ୍ମା ବାଖାଖା 50 ବାରୁ				
BLANK SPACE FOR STAMPING					
ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ :					
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ :					

ଗାଷ୍ଟାଇ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 13/11/2015 05:20:12 IP :10.172.0.71

RoR Back Page    Khatyan Page    Print

*Handwritten signature*





# BHULEKH

## LAND RECORDS WEB PORTAL OF ODISHA



ଖତିୟାନର କୁମ୍ଭିକ ନଂ : 412/164			ମୌଜା : ଭୁବନେଶ୍ୱର			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା		
ତକର ନମ୍ବର	ତକ ଭୁକ୍ତ ହୋଇଥିବା ପ୍ଲଟ	ତକ ଭୁକ୍ତ ହୋଇ ନଥିବା ପ୍ଲଟ	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ଓଜନ			ତକ ଭୁକ୍ତ ହୋଇ ନଥିବା ଜମିର କିସମ	ମତ୍ତବ୍ୟ
				ଏକର	ଡି.	ହେକ୍ଟର		
8	9	10	11	12		13	14	15
22	29 ସତରମାଣ		ଉ : ଜଗନ୍ନାଥ ସାହୁ ଦ : ରମେଶ୍ୱର ଓଗେର	0	550	0.2226		
	1 plot			0	550	0.2226		

ଗାନ୍ଧୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 13/11/2015 05:20:37 IP : 10.172.0.71

[RoR Front Page](#)
[Khatyan Page](#)
[Print](#)



आयकर विभाग  
INCOME TAX DEPARTMENT




भारत सरकार  
GOVT. OF INDIA

MANOJ KUMAR SRICHANDAN

BALARAM JENA

20/07/1972  
Permanent Account Number  
DFZPS9015E

Manoj Kumar Srichandan  
Signature



19022011

Manoj Kumar Srichandan

Jena  
20/07/16





ଭାରତୀୟ ନିର୍ବାଚନ କମିଶନ  
ELECTION COMMISSION OF INDIA

KLX5161310

ପରିଚୟ ପତ୍ର  
IDENTITY CARD



ଭୋଟରଙ୍କ ନାମ : ମୁରଲିଧର ଶ୍ରୀଚନ୍ଦନ  
 Elector's Name : Muralidhar Shrichandan  
 ପିତାଙ୍କ ନାମ : ପର୍ଶୁରାମ ଜେନା  
 Father's Name : Parsuram Jena  
 ଲିଙ୍ଗ / Sex : ପୁରୁଷ / Male  
 ୦୧/୦୧/୨୦୦୭ ରେ ବୟସ : ୬୦  
 Age as on 01/01/2007 : 60



*Handwritten signature*

KLX5161310

ଠିକଣା :  
 ଗ୍ରାମ/ଓର୍ଡ : ନହରକାନ୍ତା (ଅଂଶ)  
 ଗ୍ରାମ/ସହର : ମଞ୍ଚେଶ୍ୱର  
 ଥାନା : ମଞ୍ଚେଶ୍ୱର  
 ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

Address :  
 Village/Ward : Naharakanta (Part)  
 G.P/Town : Mancheswar  
 P.S. : Mancheswar  
 District : khurda

ଏହି ପରିଚୟ ପତ୍ର ବିଭିନ୍ନ ସରକାରୀ ଯୋଜନାରେ  
 ପରିଚୟ ପତ୍ର ରୂପେ ବ୍ୟବହାର କରାଯାଇପାରିବ ।  
 This card can be used as an Identity card  
 Under different Government Programmes.

ଖୋର୍ଦ୍ଧା  
khurda

ଭୁବନେଶ୍ୱର  
 ବିଧାନସଭା ନିର୍ବାଚନ ମଣ୍ଡଳୀର  
 ନିର୍ବାଚନ ରେଜିଷ୍ଟ୍ରାରର ଅଫିସରଙ୍କ ଦସ୍ତଖତ

୦୮/୦୨/୨୦୦୭  
08/02/2007

Facsimile Signature of  
Electoral Registration Officer  
For Bhubaneswar AC





ଭାରତୀୟ ନିର୍ବାଚନ କମିଶନ  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

ZQZ0152389



ଭୋଟରଙ୍କ ନାମ : ମୃତ୍ୟୁଞ୍ଜୟ ଶ୍ରୀଚନ୍ଦନ

Elector's Name : Mrutyunjay  
Shrichandan

ପିତାଙ୍କ ନାମ : ମୂରଲୀଧର ଶ୍ରୀଚନ୍ଦନ

Father's Name : Muralidhar Shrichandan

ଲିଙ୍ଗ / Sex : ପୁରୁଷ / Male

ଜନ୍ମ ତାରିଖ / Date of Birth : XX/XX/1968

*Mrutyunjay Shrichandan*

ଠିକଣା : ZQZ0152389  
 ଗ୍ରାମ/ଘାଟ : ନହରକାନ୍ତା (ଅଂଶ)  
 ଗ୍ରାମ/ପହର : ମଞ୍ଚେଶ୍ଵର  
 ଥାନା : ମଞ୍ଚେଶ୍ଵର  
 ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

Address :  
 Village/Ward : Naharakanta (Part)  
 G.P/Town : Mancheswar  
 P.S. : Mancheswar  
 District : Khurda

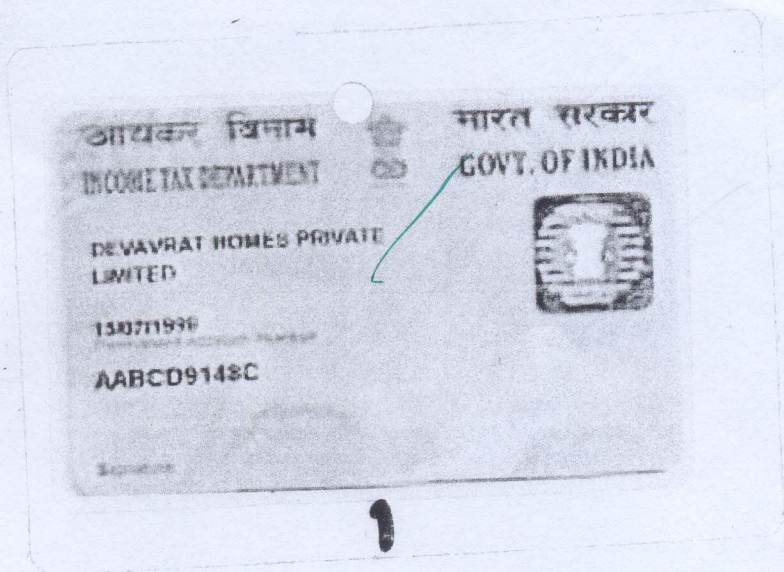
Date : 15/12/2008 *Dy*

ଭୁବନେଶ୍ଵର ଉତ୍ତର ବିଧାନସଭା ନିର୍ବାଚନ ମଣ୍ଡଳୀର  
 ନିର୍ବାଚନ ରେଜିଷ୍ଟ୍ରାରର ଅତିଥିତ ଉପସ୍ଥାପନ  
 Facsimile Signature of  
 Electoral Registration Officer  
 113, Bhubaneswar North(GEN) Assembly  
 Constituency

ଠିକଣା ପରିବର୍ତ୍ତନ ସମ୍ବନ୍ଧରେ, ନୂତନ ଠିକଣାରେ ନିଜର ନାମ ଭୋଟର ତାଲିକାରେ  
 ଉଲ୍ଲେଖ କରିବା ପାଇଁ ଉପରୋକ୍ତ ନିର୍ବାଚନ ପରିଚାଳନା ପଦ୍ଧତି ପାଇବା ପାଇଁ  
 ଉପରୋକ୍ତ ଫର୍ମରେ ଏହି କାର୍ଡ ନମ୍ବର ଉଲ୍ଲେଖ କରିବେ।

In case of change in address, mention this card No. in the  
 relevant form for including your name in the roll at the  
 changed address and to obtain the card with same number.





*Sehondhary*

*SCA  
Mey*






आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SUNITA CHOUDHARY  
YAMUNA PRASAD SINGH

11/08/1964  
Permanent Account Number  
AAZPK7130L

*Schoudhary*  
Signature



16055007

*Schoudhary*

*SP  
veta*





### Valuation Report

Application No- **1081607031**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
1081607031	24-JUN-16	24-JUN-16	1	6		

FEE DETAILS (In `.)			
Stamp Duty :	825000	Registration Fee :	0
Consideration Amount :	16500000	A18(iii) & A(1):	330250
Benchmark Value :	16500000	Incidental Fee Details	
		User Charges :	200

#### FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
MURALIDHARA SRICHANDAN	FATHER	LATE BALRAM JENA	MALE	68	Service	General	PRINCIPAL/SELF	NO	YES	AT- NAHARKANTA, PS-MANCHESWAR, BBSR, DIST- KHORDHA	
MANOJ KUMAR SRICHANDAN	FATHER	LATE BALRAM JENA	MALE	43	Service	General	PRINCIPAL/SELF	YES	YES	AT- NAHARKANTA, PS-MANCHESWAR, BBSR, DIST- KHORDHA	

#### SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
SUNITA CHOUDHARY MANAGING DIRECTOR OF MS DEVAVRAT HOMES PVT.LTD				50			GENERAL ATTORNEY/INSTITUTION			AT- 209/20, PRAGATI VIHAR, CHANDRASEKHARPUR, BBSR, DIST- KHORDHA	
Representative Name			Institution Name				Representative Address		Representative Designation		
SUNITA CHOUDHARY MANAGING DIRECTOR OF MS DEVAVRAT HOMES PVT.LTD			MS DEVAVRAT HOMES PVT.LTD				AT- 209/20, PRAGATI VIHAR, CHANDRASEKHARPUR, BBSR, DIST- KHORDHA		MANAGING DIRECTOR		

#### IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
MRUTYUNJAYA SRICHANDAN	MURALIDHAR SRICHANDAN	SAME PLACE	MALE	0	Others	V

#### PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	RUDRAPUR-1	412/164	29	0.55 Acre ( 550Decimal )	GHAR BARI	16500000	Not Available	Not Available
				Property Transaction Details				
East	West	North	South	POWER AREA AC.0.550DEC				
NA	NA	NA	NA					

The total transacted area is:0.55 acre(s).

APPLICATION ID CREATED BY : PRAFULLA KUMAR DUTTA

DOCUMENT ENTERED BY : L SRIKANT RAO

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## Registered PoA with Possession Deed

Nature of the Document : POA WITH POSSESSION

Volume Number : 130




Date of Execution : 24/06/2016

Place of Execution : KHURDA(BBSR)



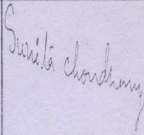
Document Number : 11081606407

Registration Date : 25/06/2016

## FIRST PARTY DETAILS

Name	Photo	Thumb Impression	Signature
MURALIDHARA SRICHANDAN			
MANOJ KUMAR SRICHANDAN			



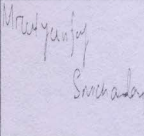
## SECOND PARTY DETAILS

Name	Photo	Thumb Impression	Signature
SUNITA CHOUDHARY MANAGING DIRECTOR OF MS DEVAVRAT HOMES PVT.LTD			

## PROPERTY DETAILS

Sl.No.	District	Village/Thana	Khata	Plot	Property Area	Kisam	MarketValue	Sabak Khata No.	Sabak Plot No.
1	KHURDA	RUDRAPUR-1	412/164	29	550Decimal	GHAR BARI	16500000	Not Available	Not Available
	East	West	North	South	Property Transaction Details				
	NA	NA	NA	NA	POWER AREA AC.0.550DEC				

## IDENTIFIER DETAILS

Name	Father's / Husband's Name	Identifier Address	Profession
MRUTYUNJAYA SRICHANDAN	MURALIDHAR SRICHANDAN	SAME PLACE	Others
Name	Photo	Thumb Impression	Signature
MRUTYUNJAYA SRICHANDAN			

## REMARK DETAILS

Remark
ok

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