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Proper Officer
S.R. Khandagiri

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LTI of
M. Hadibandhu
Senapati

Chetan Kumar
Tekonwal

M. Hadibandhu Senapati
17/06/2016

M. Hadibandhu Senapati Chetan Kumar Pasari

For Harshpriya Constructions Pvt. Ltd.
Chetan Kumar Pasari
17/06/2016
Director

Rajan Kumar Senapati

Satyajnan Senapati

POWER OF ATTORNEY

Know all men by these presents that I, **M. HADIBANDHU SENAPATI**, aged about 63 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.

9934
117457518
17/06/16
Date
RS. 12,19,500/-

Hadibandhu Senapati
Address

Nature of
S. K. Sumanogiri

✓

M. Hadibandhu Senapati



WHEREAS the principal / executant hereby declare that the land in question appertaining to Khata No-803, Plot No-1147, Area : Ac.0.212 decimals stands recorded in the name of executant as per settlement ROR prepared & published by the Settlement authority in the year 1988-89.

And similarly land in question appertaining to Khata No.155, Plot No.1142, originally stands recorded in the name of Mahendri Khetrabasi Senapati (deceased father of Executant) as per settlement ROR prepared & published by the Settlement authority in the year 1988-89. And said recorded tenant died leaving behind his son namely M. Hadibandhu Senapati and five daughters namely Sita Senapati, Chandrama Bewa @ Patra, Sabitri Dei @ Patra, Kanta Dei @ Prusty and P. Satyabhama Prusty, as his legal heirs and successors in interest who inherited the entire estate of said deceased Mahendri Khetrabasi Senapati by way of inheritance.

AND WHEREAS while the above named legal heirs are in possession over the schedule land, one daughter namely Chandrama Bewa @ Patra, of deceased recorded tenant had adopted one Ashok Patra as her adopted son during her life time, as she was issueless and subsequently died leaving behind said Ashok Patra as her legal heir who inherited the share of said deceased Chandrama Bewa @ Patra by way of inheritance. Similarly another daughter Sabitri Dei @ Patra of deceased recorded tenant died leaving behind two sons namely Purna Chandra Patra & Bipin Patra and two daughters Baijayanti Raju & Mamata Prusty as her legal heirs and successors in interest who inherited the share of said deceased Sabitri Dei @ Patra by way of inheritance. Since then the present first party along with other co-shareholders named above are possessing the schedule property, peacefully without any dispute having every right, title, and interest there over and also exercising various acts of ownership thereof.

M. Hadibandhu Senapati
17/06/2016

Ranjana Kumar Senapati

For Harshpriya Constructions Pvt. Ltd.

Chetan Kumar Prajapati
17/06/2016
Director

Satyanarayan Senapati

AND WHEREAS while the above named legal heirs of deceased recorded tenant Mahendri Khetrabasi Senapati, were in possession over the schedule land the other legal heirs of deceased recorded tenant namely Kanta Dei @ Prusty and P. Satyabhama Prusty have relinquished their co-partionary right over the schedule land in favour of their brother/executant M. Hadibandhu Senapati vide Deed of Relinquishment bearing Document No. 11131204706 dated 26/04/2012, executed before Sub-Registrar, Khandagiri.

And similarly the only legal heir of deceased Chandrama Bewa @ Patra namely Ashok Patra has also relinquished his right over his share in favour of his Uncle/executant M. Hadibandhu Senapati vide Deed of Relinquishment bearing Document No. 11131403333 dated 24/04/2014, executed before Sub-Registrar, Khandagiri.

And likewise the other legal heirs of deceased Sabitri Dei @ Patra namely Purna Chandra Patra, Bipini Patra, Baijayanti Raju and Mamata Prusty have relinquished their right over their share in favour of executant M. Hadibandhu Senapati vide Deed of Relinquishment bearing Document No. 11131314856 dated 30/12/2013, executed before Sub-Registrar, Khandagiri.

And Likewise another legal heir namely Sita Senapati, wife of Late Ramachandra Senapati and daughter of deceased R.T Mahendri Khetrabasi Senapati has relinquished her right over her share in favour of executant M. Hadibandhu Senapati vide Deed of Relinquishment bearing ~~computer~~ Document No. 1131605203 dated 13.06.2016 executed before Sub-Registrar, Khandagiri.

AND WHEREAS, now the executant became the absolute owner of Plot No.1142 by virtue of above said registered documents and from the above recitals, it is clear that the flow of title in respect of the land set out in the foregoing paragraphs manifests that the executant having every right, title and interest over his total area Ac0.282 decimals.

M. Hadibandhu Senapati

Ranjan Kumar Senapati

For Harshpriya Constructions Pvt. Ltd.

Chetan Kumar Prusty

Director

Satya Ranjan Senapati

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 59 years, son of Late Mannalal Tekariwal.

Hence **M. 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 59 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:

- 1) To submit applications affidavit, indemnity bond, rent receipts etc. along with the other requirements as well as complete other formalities prescribed by the Authorities, in this regard.
- 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.
- 3) To appear and represent me before the Bhubaneswar Development Authority and other appropriate authorities and obtain approval/permission required from the concerned authorities in connection with the sanction, modification and/or alteration of the plans for construction of the housing complex.

M. Hadibandhu Senapati

Rajan Kumar Senapati

For Harshpriya Constructions Pvt. Ltd.

Chetan Kumar Tekariwal

Director

Satya Narayan Senapati



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)-488050 ,, User Charges-220 ,Total 488270

Date: 17/06/2016

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar KHANDAGIRI between the hours of 10:30 AM and 2.30 PM on the 17/06/2016 by M. HADIBANDHU SENAPATI, son/wife of LATE KHETRABASI SENAPATI, of AT - SIRIPUR, NUASAH, PS - KHANDAGIRI, BBSR, DIST - KHURDA, by caste General, profession Others and finger prints affixed.

*M. Hadibandhu
Senapati*

Signature of Presenter / Date: 17/06/2016



Signature of Registering officer

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
M. HADIBANDHU SENAPATI				17-Jun-2016

- 4) To sign and submit all papers, documents, statements, undertakings, applications and plans as may be required for getting the plans sanctioned, modified and/or revised by the authorities concerned for construction of the Building Complex over the said land.
- 5) To apply for and obtain electricity, water, sewerage, drainage or other connections or any other utility / facility / amenities to the said Multi Storied building complex and for that purpose to sign, execute and submit all papers / documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
- 6) 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.
- 7) To deal with and dispose of the proportionate impartible undivided share in the land in question as well as the saleable super built up area in the proposed Housing Complex or vacant land to any intending purchaser.
- 8) To enter into any agreements with the intending purchasers regarding for transfer of Flats shops/ Units by way of absolute sale and to take advances, consideration amount and / or construction cost as settled in respect of such Units and to grant proper receipts and discharge for the same.
- 9) To appear before any income Tax, Wealth Tax, Sales Tax, Service Tax or such other authorities and before any court of law tribunal committee and/or commission pertaining labour of staff matters or otherwise and to answer and offer explanations to any question arising out of such proceeding before them and to engage counsels(s) verify and submit statements and other records and papers before them and prefer appeals or revisions and make applications or petition before any such or other authorities as may be necessary.




M. Hadibomohy Sengapas

Rajan Kumar Sengapat



For Harshriya Constructions Pvt. Ltd.
Aetam Kumar Sengapat

Sarja Narayan Sengapat

Director

		311273003	<i>M. Harsh Priya Senapati</i>	
CHETAN KUMAR TEKARIWAL DIRECTOR MS HARSHIPRIYA CONSTRUCTIONS PVT LTD		 240602362	<i>Chetan Kumar Tekariwal</i>	17-Jun-2016

Identified by **RANJAN KUMAR SENAPATI** Son/Wife of **N/A** of **BBSR, DIST - KHURDA** by profession
Others

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
RANJAN KUMAR SENAPATI		 40175261	<i>Ranjan Kumar Senapati</i>	17-Jun-2016

Date: 17/06/2016

[Signature]
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 : 96

Document Number : 11131604730

For the year : 2016

Seal :



[Signature]
Signature of Registering officer

- 10) To insert advertisements in any local and national daily News 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.
- 11) To take all steps in any legal proceedings and/or litigations that may arise during the period of construction including engaging any Advocate / Solicitor.
- 12) To apply to Courts and / or any Office for copies of any documents and papers.
- 13) To apply for inspection and / or to inspect the judicial/revenue records.
- 14) To accept service of summons, notices to writ to be issued by any Court or authority concerning or arising out of construction of the Housing Complex on the said land.
- 15) To appear before any Registrar of Assurances, other Officer(s), Authority/ies having jurisdiction to entertain and receive the conveyance for registration and execute and register sale deeds, conveyances, instruments transferring Flats / Units together with proportionate impartible undivided share in the land in favour of intending owners of such Units of Super built up area together with proportionate interest in the land in question as enjoined by the law in force.
- 16) To negotiate for sale and transfer, let out charge or encumber land and building and / or Flats /shops/ Units, Parking spaces by the said Attorney at its discretion as may deemed fit and expedient to the extent of its share.
- 17) To sign, execute, draw, present for registration and admit registration of documents, sale deeds and other documents in connection with sale and transfer of the Flats / Units, together with proportionate impartible undivided share in the land in favour of intending owners of the Units / Flats in the project and deliver the possession of the said flat in favour of the owners of those flats transferred.

M. Hadibendu Senapati

Ranjana Kumar Senapati

For Harshriya Constructions Pvt. Ltd.
Chetan Kumar Prasad

Satya Narayan Senapati

Director

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**,

Khata No.**803**, Sthitiban Plot No.**1147**, Kissam : Gharabari-1, Area : **Ac.0.212** decimals (full Plot) (Govt. Valuation is Rs.1,78,08,000/-) and Khata No.**155**, Kissam : Gharabari-1, Plot No.**1142**, measuring Area **Ac.0.070** decimals (full Plot) (Govt. Valuation is Rs.65,80,000/-); in toto one Mouza, two Khata, two Plots, total area : **Ac.0.282** decimals. Annual Rent Rs.26.25.

BOUNDED BY PLOT No.1147

North : Plot No-1142, 2350 & 1143
South : Plot No-2198
East : Plot No-1146.
West : Plot No-1138

BOUNDED BY PLOT No.1142

North : Main Road & Govt. Plot No-1238
South : Plot No-1147 Hadibandhu Senapati (Executant)
East : 2350 Harshpriya Constructions (P) Ltd (Developer).
West : Plot No-1142 Hadibandhu Senapati (Executant)

The valuation of schedule land as per bench mark valuation is Rs.2,43,88,000/- and accordingly applicable stamp duty and registration fees hereby paid.

M. Hadibandhu Senapati

Pradyum Kumar Senapati

For Harshpriya Constructions Pvt. Ltd.
Chetan Kumar Senapati


Sudip Kumar Senapati

Director

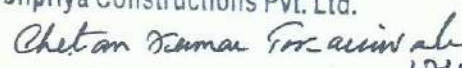
IN WITNESS WHEREOF, I the Executant have executed this Power of Attorney on this the 17th day of June, 2016 (Two thousand sixteen) in presence of the Witnesses named below:-

WITNESSES:-

1. Ranjan Kumar Senapati
S/o - M. Hadibandhu Senapati
Sinipuri Nuasahi
BBSR - 751003

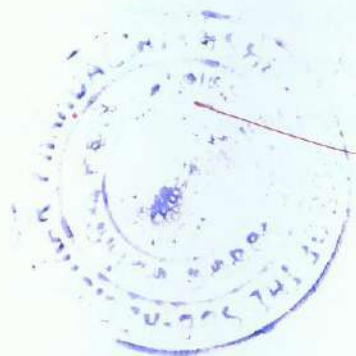
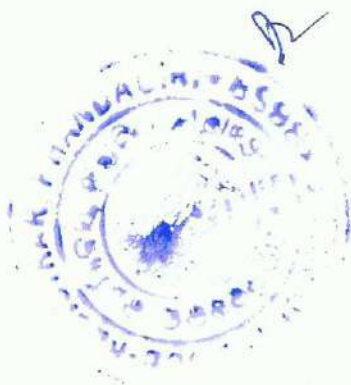

SIGNATURE OF 17/06/2016
EXECUTANT/PRINCIPAL

2. Satyanarayan Senapati
S/o - M. Hadibandhu Senapati
Sinipuri Nuasahi
Bhubaneswar - 751003

For Harshpriya Constructions Pvt. Ltd.

Director 17/06/2016
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





Registered & True Copy filed
n..... Book No. 1
Volume No. 96
Pages from 1 to 1
Being NO. 11131404730 for the
year. 2016

Registering Officer, Khandavli



Registered PoA with Possession Deed									
Nature of the Document : POA WITH POSSESSION					Volume Number : 96				
Date of Execution : 17/06/2016					Place of Execution : KHANDAGIRI				
Document Number : 11131604730					Registration Date : 23/06/2016				
FIRST PARTY DETAILS									
Name		Photo		Thumb Impression		Signature			
M. HADIBANDHU SENAPATI									
SECOND PARTY DETAILS									
Name		Photo		Thumb Impression		Signature			
CHETAN KUMAR TEKARIWAL DIRECTOR MS HARSHPRIYA CONSTRUCTIONS PVT LTD									
PROPERTY DETAILS									
Sl.No.	District	Village/Thana	Khata	Plot	Property Area	Kisam	MarketValue	Sabak Khata No.	Sabak Plot No.
2	KHURDA	BARAMUNDA-1	155	1142	70Decimal	GHARABARI	6580000	Not Available	Not Available
East		West		North		South		Property Transaction Details	
2350 HARSHPRIYA CONSTRUCTION PVT LTD DEVELOPER		PLOT NO - 1142 HADIBANDHU SENAPATI (EXECUTANT)		MAIN ROAD AND GOVT PLOT NO - 1238		PLOT NO - 1147 HADIBANDHU SENAPATI (EXECUTANT)		POWER AREA AC. 0.070 DEC, FULL PLOT.	
1	KHURDA	BARAMUNDA-1	803	1147	212Decimal	GHARABARI	5643440	Not Available	Not Available
East		West		North		South		Property Transaction Details	
PLOT NO - 1146		PLOT NO - 1138		PLOT NO - 1142, 2350 AND. 1143		PLOT NO - 2198		POWER AREA AC. 0.212 DEC, FULL PLOT.	

IDENTIFIER DETAILS			
Name	Father's / Husband's Name	Identifier Address	Profession
RANJAN KUMAR SENAPATI		BBSR , DIST - KHURDA	Others
Name	Photo	Thumb Impression	Signature
RANJAN KUMAR SENAPATI			<i>Ranjan Kumar Senapati</i>
REMARK DETAILS			
Remark			
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