

1131710562  
1131710562



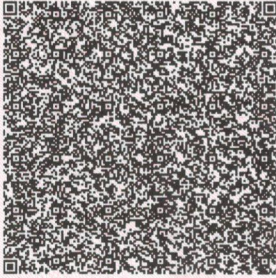
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Odisha

e-Stamp

Certificate No. : IN-OD00160777299184P  
Certificate Issued Date : 22-Dec-2017 02:18 PM  
Account Reference : SHCIL (FI)/ odshcil01/ BHUBANESWAR/ OD-KRD  
Unique Doc. Reference : SUBIN-ODODSHCIL0100168107974876P  
Purchased by : MS EVOS BUILDCON PVT LTD  
Description of Document : Article IA-48 Power of Attorney Deed  
Property Description : MZ-GHATIKIA, KHATA-431, PLOT-4667, AREA-A0.0315 AND OTHERS, TOTAL AREA-AC0.779 DEC  
Consideration Price (Rs.) : 1,62,81,100  
(One Crore Sixty Two Lakh Eighty One Thousand One Hundred only)  
First Party : MS K AND B INFRATECH PVT LTD  
Second Party : MS EVOS BUILDCON PVT LTD  
Stamp Duty Paid By : MS EVOS BUILDCON PVT LTD  
Stamp Duty Amount (Rs.) : 8,14,160  
(Eight Lakh Fourteen Thousand One Hundred And Sixty only)



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

Chandi Chanan

Kalinga Keshara Patra

Kunja Bihari Dash

VO 0004243194

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.



Chandni Charan Dash

Kunja Bihari Dash

A) 325722  
22/12/17  
A(8III) 250  
A(8VII) 40  
326162

**IRREVOCABLE GENERAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS that we M/S K&B Infratech pvt. Ltd. Company incorporated under the Companies Act-1956, having its Certificate of Incorporation No.U45201OR2011PTC013295 and its registered office at Plot No-774 & 775 (Part), Lane-3, Jayadev Vihar, PO-RRL, Bhubaneswar, (Odisha), PAN - AAECK2772Q represented through its Directors Sri. Chandni Charan Dash, aged about 37 years & Sri. Kunja Bihari Dash aged about 35 years, both are sons of Dr. Kishore Chandra Dash, by caste - Brahmin, by profession - Business, resident of Sriram Nagar, P.O./P.S- Gunupur, Dist. - Rayagada (Odisha) (hereinafter called the **Principal**)

For K & B Infratech Pvt. Ltd.

Chandni Charan Dash

Director

For K & B Infratech Pvt. Ltd.

Kunja Bihari Dash

Director

22/12/17

Evos Buildcon Pvt.

Kaladga Kesharao Dash

Managing Director

Mr. Dilip Kumar Sahoo

W2 - Sambit Sekhar Prapaty



*Kalanga Keshari Rath*

do hereby nominate, appoint and constitute **M/s EVOS BUILDCON PVT. LTD.**, a company registered under the Companies Act, 1956 having its Certificate of Incorporation No.U70101OR2010PTC012674 and having its office at Plot No.284/2485, Patrapada, Near Union bank Patrapada, P.S. - Khandagiri, Bhubaneswar, Dist. - Khurda, Odisha, represented through its Managing Director **SRI KALINGA KESHARI RATH**, aged about 35 years, S/o - Late Kailash Chandra Rath, by Caste - Brahmin, by Profession - Business, **PAN - AACCE5477G** as our true and lawful **Attorney Holder** in our name and on our behalf.

WHEREAS, we the Principal/Executant hereby declare that the properties which are morefully described in the below schedule stands recorded in the name of our company as per Settlement ROR final published in the year 2013 - 14 and as per the ~~OLR 8 (A) Case No.~~ obtained from Office of the Tahasildar, Bhubaneswar vide OLR Case No.323/15, 322/15 & 4146/16 and we are in peaceful possession over the same without any dispute and hindrance having all right, title and interest thereon and also paying revenue rent to the Govt. Authority and obtaining rent receipt thereof.

For K & B Infratech Pvt. Ltd.  
*Chandi Chaman*  
Director

For K & B Infratech Pvt. Ltd.  
*Rupa Bihari Dash*  
Director

Evos Buildcon Pvt. Li.  
*Kalanga Keshari Rath*  
Managing Director

*Dilip Kumar Sahu*

*Sanku Senhan Prapathy*

AND WHEREAS, we the Principal/Executant desire to develop the land and construct Independent Residential Duplex/~~Apartment~~House(s) with all amenities over the same. Due to busy in our own affairs we are unable to do, execute and perform the acts, things and matters as may be required for the same. Hence we execute this power of attorney in favour of our above said attorney holder to do and perform the following acts, things and matters for us, in our name and on our behalf THAT IS TO SAY.

1. To pay land revenue, other taxes, cess dues etc. in respect of the scheduled property for us and on our behalf.
2. To demarcate the scheduled property by Govt. deputed Amin/Private Amin, protect it by fence or permanent boundary.
3. To manage and administrate our land and property mentioned above for and on our behalf for construction of Residential Duplex/~~Apartment~~Units as per the layout plan already approved by Bhubaneswar Development Authority (B.D.A.), Bhubaneswar. Furthermore our attorney shall modify/alter the layout plan for & on our behalf.

For K & B Infratech Pvt. Ltd.

Chandni Charan Das

Director

For K & B Infratech Pvt. Ltd.

Kunja Bikas Das

Director

Evos Buildcon Pvt. Ltd.

Kalanga Kishore Rath

Managing Director

Dilip Kumar Sahu

Page 3 of 9

Sanku Saha Mishra

4. To obtain occupancy certificate from concerned Development Authority/local authority and to do all consequential works for the same fully and effectually in all respect as we could do the same if personally present.
5. To fill sand, construct approach roads, prepare for construction of Duplex/~~Apartment~~ Units, make other developmental works over the scheduled property as per the approved plan of the B.D.A./Local Authority.
6. To sell, transfer and assign and mortgage 65% of Duplex/~~Apartment~~ units/lands in the approved layout area of the said complex except our share area i.e. 35% of the Total Duplex/~~Apartment~~ lands units 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 35% of constructed duplex/~~Apartment~~ out of total no of Duplexes/~~Apartment~~ as per

For K & B Infratech Pvt. Ltd.  
Chandni Chohan  
Director

For K & B Infratech Pvt. Ltd.  
Kenji Pijhvi Dash  
Director

Evos Buildcon Pvt. Ltd.  
Kalinga Keshari Pathi  
Managing Director

Dilip Kumar Sahu

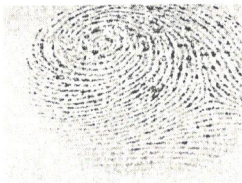
Page 4 of 9

Sankit Sethi Mehta

KALINGA KESHARI  
TAH MD OF MS EVOS  
BUILDCON PVT LTD



312146988



241154656

*Kalinga Keshari*

22-Dec-2017

Identified by **DILLIP KUMAR SAHOO** Son/Wife of **KRUSHNA CHANDRA SAHOO** of **SAME PLACE** by profession  
Others

Name

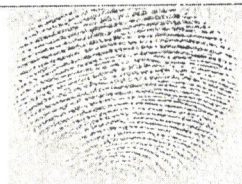
Photo

Thumb Impression

Signature

Date of Admission of Execution

DILLIP KUMAR  
SAHOO



40658769

*Dillip Kumar Sahoo*

22-Dec-2017

Date: 22/12/2017

*[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 : 197

Document Number : 11131710056

For the year : 2017

Seal :

*[Signature]*  
Signature of Registering officer

Date: 23/12/2017

Print

BDA layout plan without making me liable in any manner or for any loss on that account. It may be clarified that, the owner shall get his share of 35% of TOTAL constructed Duplex/~~Apartment~~ units of the approved plan.

7. To receive from the intending buyers earnest money, advance or advances and also the balance of consideration money and to grant the receipt for the same in his own name at his own risk without making me (the land owner) liable in any manner or for any loss on that account in any manner whatsoever for any difference or disputes with the prospective purchasers or suppliers, contractors and third parties.
8. To apply to the concerned authorities for availing Electric, Water, Sewerage, Telephone, Cable and other facilities to the scheduled property & to comply with ORERA.
9. To deliver the well finished Duplex/~~Apartment~~ units i.e. 35% share of the Principal/~~Executant~~ after completion of the project.

For K & B Infratech Pvt. Ltd.  
Chandhi Chohan  
Director  
For K & B Infratech Pvt. Ltd.  
Kunje Bihari Dash  
Director

Evos Buildcon Pvt. Ltd.  
Kalanga Keshari Patil  
Managing Director

Dilip Kumar Sabu

Sanku Sethar Prigam

10. To enter into agreement and negotiate with prospective purchaser(s), receive advance over the 65% share of the attorney holder and will pay the income tax/GST over the same by the attorney holder.
11. To put signboards, release advertisements in respect of the Housing Scheme over the above mentioned property and to attract public attention towards the housing scheme over the said property over the 65% share of the attorney holder.
12. To appear for and represent us before the Board of Revenue, Collector and Sub-Collector of the District/S.D.M., Tahasil, Settlement, Civil and Criminal judicial Courts, Executive Magistrate Court, District Sub-Registrar Office, local authorities and in the High Court of Orissa in all matters and things relating to this schedule of properties and to sign, execute and verify and file plaint, written statement, any petition, affidavit, Vakalatnama and give oral evidence on oath and also present appeal and any documents and to accept service of all summons, notices

For K & B Infratech Pvt. Ltd. *Chandoli Chamar Ashu* Director  
 For K & B Infratech Pvt. Ltd. *Kinga Bilal Doh* Director

Evos Buildcon Pvt. Ltd. *Kalanga Keshore Path* Managing Director

*Dilip Kumar Sahoo.*

*Sambit Sahoo Prity*



and other process of law and appoint, engage on our behalf Advocates, Pleaders, Moharirs for and on behalf of ourself whenever our said attorney shall think fit and proper to do so and to discharge and/or terminates his or their appointment and to compromise compound and withdraw cases for and on behalf of ourself.

13. To enter into, modify, cancel, alter, draw, approve, present for registration all papers, documents, deeds, contracts, agreements, applications, declarations, undertakings and other documents in connection with sale, transfer, mortgage of the building and/or Duplex/~~Apartment~~/units, commercial spaces, parking lots, constructed by the Developer upon its 65% share on the lands and/or on the 65% of the Duplex/~~Apartment~~ complex or any part thereof or any interest therein and/or any building(s) may in future be constructed thereon or any part or portion thereof in pursuance of the permission legally granted.

14. To do all such lawful acts and or things as our said attorney shall deem fit and proper for the purpose of conveying the said property and interest therein and fulfill the purpose of Power of Attorney without making us liable for any loss on that account and not detrimental in any way to our interest.

For K & B Infratec  
Chandi Chaman A/Su  
Director  
For K & B Infratec Pvt. Ltd.  
Kunja Pika Doh  
Director

Evos Buildcon Pvt. Ltd.  
Kalanga Keshari Doh  
Managing Director

Dilip Kumar Sahu

Page 7 of 9

Sanku Saha Meher

15. This Power of Attorney is irrevocable in as much as it is coupled with interest.
16. This Power of Attorney is given without any duress or coercion and in sound state of mind. And the Principal/Executant do hereby agree ratify and confirm all and whatsoever their said attorneys shall lawfully do and cause to be done.

We, undertake to ratify and confirm all acts, deeds and things which will be done

and executed by our attorney holder by virtue of this General Power of Attorney.

### SCHEDULE OF PROPERTY

District - Khurda, P.S. - Chandaka, Hal P.S. - Khandagiri, PS No-50, Tahasil - Bhubaneswar, under the jurisdiction of Sub-Registrar, Khandagiri, Bhubaneswar, Mouza - Ghatikia, **(1)-Revenue Khata No.-431** (four hundred thirty one), **Revenue Plot No.- 4667** , **Area AC0.315dec.**, (Valuation Rs.65,83,500/-, **(2) Plot No. 4670**, Kisam-Gharabari, Area AC0.053dec. (Valuation Rs.11,07,700/-) ~~**(3)- Revenue Khata No.-430, Plot No.-4689**~~, Kisam-Gharabari, **Area- Ac0.086dec**, (eighty six decimal), (Full Plot) Annual Rent - Rs.80.00 **(4) Revenue Khata No.-1988/26, Plot No.-4666**, Kisam-Gharabari, **Area-Ac0.325 dec.** (three hundred twenty five), (Full Plot), (Valuation of the Property: Rs.67,92,500/-) Annual Rent - Rs.320.00. as per sketch map marked in Red colour attached herewith. Total One Mouza, Three Khata, Four Plots, Total Area Ac0. 779dec.

For K & B Infratech Pvt. Ltd.

*Chandni Chavem*

Director

For K & B Infratech Pvt. Ltd.

*Kunja Bihari Dash*

Director

Evos Buildcon Pvt. Ltd.

*Kalanga Kesava Reddy*

Managing Director

*Dilip Kumar Sahoo*

*Somhi Sathen Prigahy*

**Govt. Valuation of the property :**

**Rs.1,62,81,100/- / (Rupees One Crore Sixty Two Lakh Eighty One Thousand One Hundred) only.**

IN WITNESS WHEREOF, we the above named Principal and Attorney Holder have signed this the day of December, 2017 in presence of the following witnesses :-

**WITNESSES :**

1. Dilip Kumar Sahu  
S/O - Krushna Chandra Sahu  
plot No-1921, ph-II  
Dundana H.B Colony  
BBSR-19

For K & B Infratech Pvt. Ltd.

Cheindi Charan

Director

Signature of the  
Principal/Executant

2. Sanku Sahu  
S/O - Subash Anup  
A/P - PAIIA, BBSR  
Dist - Khorda

Evos Buildcon Pvt. Ltd.

Kalanga Keshari Patra

Signature of the

Attorney Holder

22/12/17

For K & B Infratech Pvt. Ltd.

Kunja Prasad  
Director

**CERTIFICATE**

Certified that the Executants are my clients and as per their instruction I prepared this Irrevocable General Power of Attorney. I explained them all the facts in their vernacular language and after found correct, they put their signatures on the respective column.

D. K. Behera  
Advocate, Bhubaneswar.