



ଓଡ଼ିଶା ओड़िशा ODISHA

*Handwritten signatures in red ink, including 'Rajesh' and 'Babuli'.*

F 527962

IRREVOCABLE GENERAL POWER OF ATTORNEY

DATE - 24-12-2024

**PAID**  
*Handwritten signature in black ink.*

**Evos Buildcon Pvt. Ltd.**  
*Kalanga Kishore Patra*  
Managing Director

w1 - Babuli Chandra Pachhara  
w2 - Bisoy Ku Pathi  
Rajesh Pachhara

21445  
 Kalinga Keshari Rath 24/12/2021  
 Baramunda

DISTRICT TREASURER  
 Bhubaneswar  
 DEC 24 2021  
 OFFICER

B.K. PANDA  
 STAMP VENDER  
 BHUBANESWAR

କଳିଙ୍ଗ କେଶରୀ ରାଥ

A Commission is hereby issued U/s 33, Sub Section (3) Sub Section (2) of Registration Act, 1908 (XVI) of 1908 to Jagmohan Nalik for the Purpose of Inquiring whether this document has been executed by Swaraj Padhihari @ Samal



VTI-1999

of BBSR  
 by whom it Purports to have been executed

Registering Officer  
 ① Swaraj Padhihari @ Samal  
 ② Kalinga Keshari Rath

କଳିଙ୍ଗ କେଶରୀ ରାଥ

Having Visited the Residence of Executant at BBSR on the 24/12/2021 at Plot No - M/76, Baramunda I have this day examined the said Executant Housing Board colony Baramunda, BBSR Who have been identified to my satisfaction by Babuli Charan Padhihari of the same place and the said Executant admitted execution of this document.



VTI-2060

Kalinga Keshari Rath



VTI-2001

Babuli Charan Padhihari

From the above report I am satisfied that this document has been executed by.....  
 ① Swaraj Padhihari @ Samal  
 ② Kalinga Keshari Rath  
 and I accordingly admit it to registration

Registering Office

100  
24/12/14

~~100~~



Kalinga Keshari Patra

ସ୍ୱରାଜ ପଦ୍ମହରି ପାତ୍ର

କାଳିଙ୍ଗ କେଶରୀ ପାତ୍ର

**IRREVOCABLE GENERAL POWER OF ATTORNEY**

By this power of attorney:

**Sri Swaraj Padhihari@Samal**, aged about 67, S/o- Late Balu Padhihari, By Caste: Khandayat, By Profession: Retd. Govt. Servant, Aadhar 5697 7723 3410, PAN:EXLPS2317Q, Contact No: ....., permanent resident of Vill./Po.-Raghunathpur, P.S.: Nandankanan, Bhubaneswar, Dist.-Khurda, Odisha,, (hereinafter called the **Principal/Executant** which expression shall mean and include its heirs, successors, and representatives etc.)

Evos Buildcon Pvt. Ltd.  
Kalinga Keshari Patra  
Managing Director

in Basuli dhanu padhihari  
w2- Bitoy & padhi  
Rakesh padhihari

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Faint, mostly illegible text in Odia script, likely the main body of a document or a power of attorney, located in the center of the page.

A handwritten signature or mark in green ink, located in the lower right quadrant of the page.

Handwritten text in Odia script at the bottom of the page, possibly a date or additional notes.

WHEREAS, I the Principal/Executant do hereby hand over possession of the schedule property given below to the said company **M/s. EVOS Buildcon Pvt. Ltd.**, a company registered under the Companies Act, 1956 Vide CIN : U70101OR2010PTC012674 (PAN- AACCE5477G), having its office at Plot No:- M/76, Baramunda Housing Board Colony, Baramunda, P.S.- Khandagiri, Bhubaneswar, Dist.- Khurda, Odisha, presented through its Managing Director **SRI KALINGA KESHARI RATH**, aged about 37 years, S/o – Late Kailash Chandra Rath, Permanent resident of Flat No.-202, “Olive Enclave”, G.A Plot No.-11, Chandrasekharpur, Bhubaneswar, Odisha by Caste – Brahmin, By Profession – Business, as my true and lawful attorney for me and on behalf of me to do execute and perform all or any of the following acts deed and things till the completion or hand over of project to the flat owners welfare society.

1. To apply for conversion of the schedule property to the concerned Tahasildar, deposit necessary conversion fees/taxes or any other dues for the purpose and also execute necessary papers/documents as required by the authorities for the purpose in my name and on my behalf.
2. To sign plans and/or document regarding sanction of building plans for construction of Multistoried Apartment complex over the schedule Property and submit the same before the BDA/BMC and to pay charges for the same and obtain receipt thereof, and also to collect such plans and orders after its sanction and/or approvals.
3. To present / pursue/ prosecute suits / proceeding by filling plaints, written statements, petitions, claims and objections, memorandums of appeal and applications and to file them in any court-offices / Authorities regarding the proposed construction of Multistoried Apartment complex over the land in question in terms of the development agreement executed between the parties and to settle any dispute / claim which may arise during the period of construction of the Multistoried Apartment complex of both residential and commercial.

EVOS Buildcon Pvt. Ltd.

Kalinga Keshari Rath

Managing Director

w1 - Babuli chandra paduhari  
w2 - Bitay ms paghi  
Rajesh paduhari

Handwritten notes in the top left corner, including the number '346'.

**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 : 346

Document Number : 11082116028

For the year : 2021

Seal :

Date: 29/12/2021

Signature of Registering officer



Handwritten notes on the left side of the page, including the number '346' and some illegible text.

Handwritten notes at the bottom of the page, including the number '346' and some illegible text.

4. To appoint any advocate and/or legal practitioners in case of any dispute, which may arise in course of execution of the construction work and such advocate(s) shall be competent to appear before any court / proceeding.
5. To submit necessary application before the competent authority and/or initiate any proceeding before the competent court of law to obtain an easementary right of passage to the land in question.
6. To erect and construct multi storied Apartment complex comprising of independent units and apartments with parking spaces and other common utility areas / amenities over the lands belonging to me in consonance with the plan to be sanctioned and approved by the BDA/BMC.
7. To do all works pertaining to the construction of the Multistoried Apartment complex of both residential and commercial, over the Schedule land as delineated above.
8. To take measurement of the plot, cause survey and to raise new constructions according to the plans and specifications as may be duly sanctioned by the appropriate authority.
9. To enter into any agreement with any person, regarding booking and/or construction of units pertaining to the developers' allocation of the built-up area in the proposed Multistoried Apartment Complex to be constructed over the plot in question and to receive the construction cost from such intending owners (**except the land owners' allocation of 23000 sqft SBA**) and parking space of proposed Multistoried Apartment Complex.
10. To enter into any agreement/lease agreement with any individual person/corporate bodies/undertaking sectors to lease out/let out the said Multistoried Apartment Complex including both residential and commercial so far as builders share to the constructed area (**except land owners' allocation of 23000 sqft SBA**), along with parking spaces and undivided impartible proportionate share in land, sign and execute lease deed/lease agreements, negotiate the lease rent/receive lease rent from the intending tenants/Lessees, present the said lease agreement for

2013/15 (2013/15) 10/15  
 x

Evos Buildcon Pvt. Ltd.  
 Kalega Keshare Patil  
 Managing Director

w 1 - Babuli dhann panchani  
 w 2 - Pijay mupathi  
 Rajesh padinani

Handwritten text at the top left, possibly a date or reference number.

Handwritten text at the bottom left, possibly a name or address.

Faint, illegible text in the upper middle section of the page.



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Handwritten signature or initials in green ink.

Handwritten text at the bottom of the page, possibly a name or title.



registration, admit the execution and do all other acts, which will be required for the purpose.

11. To sign and execute all such documents such as agreements for Sale, Sale deeds, in favour of the prospective buyers or financiers so far builder's share to the constructed area (**except land owners' allocation of 23000 sqft SBA**), along with parking spaces and undivided impartible proportionate share in land, admit the execution and to register the same by appearing before the Concerned District Registrar/Sub-Registrar, Bhubaneswar, Dist: Khurda or any authority or authorities having power to admit execution/ registration of such documents and to take delivery of the deeds upon its registration.
12. To apply for and/or obtain electricity, water, drainage, sewerage and telephone connection cable T.V. and for any other facilities that our said attorney may think fit and proper to provide in the said Multistoried Apartment Complex which includes residential and commercial.
13. To take of the possible steps in the proceeding and/or litigation that may arise during the period of construction.
14. To invest money for erecting building according to the plan and specification as may be legally sanctioned by the appropriate authority.
15. To apply to courts and/or office for copies of documents and papers.
16. To apply for inspection and/or inspect judicial records.
17. To appoint architect, engineers, contractors consultants, marketers, brokers, supervisors and/or any employee and agents staff necessary for any of the aforesaid purposes at their cost.
18. To make advertisement in any papers offering sale of the units and parking spaces of the proposed Multistoried Apartment Complex over the schedule property described and delineated below and to receive advance consideration money from the intending purchasers so far as Builders/Developer's share to the constructed area (**except land owners' allocation of 23000 sqft SBA**), along with parking spaces and

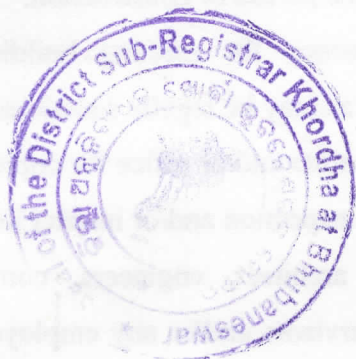
X 2019 08 22 21:12

Evos Buildcon Pvt. Ltd.  
Kalyan Kulkarni  
Managing Director

w1 - Babuli chandra panchhi  
w2 - Biju mupathi  
Rajesh padhan

Handwritten notes on the left margin, possibly a date or reference number.

Faint, illegible text in the upper half of the page, likely bleed-through from the reverse side.



Handwritten text on the left margin, including the name 'Kalyan Kumar Das' and 'E-103 Bhubaneswar, Odisha'.

Faint, illegible text in the lower half of the page, likely bleed-through from the reverse side.

Handwritten signature or initials on the right side of the page.

Handwritten text at the bottom of the page, possibly a date or name.

undivided impartible proportionate share in land, along with parking spaces and undivided impartible proportionate share in land.

19. To purchase stamp papers, sign and execute sale Agreement Lease agreement/Sale Deed/Gift Deed Rectification Deed, Deed of Cancellation or any deed of conveyance in favour of intending purchasers/customers, receive advance/full consideration money from the purchasers, issue money receipts in favour of the intending purchasers in respect of the share of the builder/developer to an extent of so far as builders share to the constructed area (**except owners' allocation of 23000 sqft SBA**), along with parking spaces and undivided impartible proportionate share in land, along with parking spaces and undivided impartible proportionate share in land.
20. To deliver physical possession of the constructed units to prospective purchasers.
21. Generally, to act as attorney or agent in relation to the matters aforesaid and of other matters in which we may be interested and, on our behalf, to execute and sign all deeds documents and writing and to do all such acts or things fully and effectually in all respects.

**AND** I hereby agree that all acts, deed and things lawfully done by the attorney shall be construed as acts, deeds and things lawfully done by me and I hereby undertake to ratify and confirm all whatsoever the said attorney shall lawful do or cause to be done for and on my behalf by virtue of this power of Attorney.

### **SCHEDULE OF PROPERTY**

Mouza: Raghunathpur, Police Station: New Capital, Police Station No.14, now under Nandankanan Police Station, Tahasil: Bhubaneswar, Tahasil No:263, District-Khordha (Odisha), within the jurisdiction of Bhubaneswar Development Authority (BDA), Bhubaneswar Municipal Corporation (BMC) and District Sub-Registrar (DSR), Khordha at Bhubaneswar.

Evos Buildcon Pvt. Ltd.  
Kalenga Kishore Patil  
Managing Director

W1 - Babeluli chamon padmuni Page 5 of 6  
W2 - BITOJ dy paghi  
RAJESH PADMUNI

ୱାସ୍ତବିକ ଓଭର  
କାମ୍ପାଣି କର୍ମଚାରୀ  
ଫାକ୍ସ ନମ୍ବର ୯୮୮ ୮୮୮

୧୫.୦୯.୨୦୧୬



**SCHEDULE OF PROPERTY**

ୱାସ୍ତବିକ ଓଭର  
କାମ୍ପାଣି କର୍ମଚାରୀ  
ଫାକ୍ସ ନମ୍ବର ୯୮୮ ୮୮୮

*(Handwritten mark)*

ୱାସ୍ତବିକ ଓଭର  
କାମ୍ପାଣି କର୍ମଚାରୀ  
ଫାକ୍ସ ନମ୍ବର ୯୮୮ ୮୮୮

1. Hal ROR Khata No. 729/142, Plot No. 2166, Ac0.180dec.Kissam-Sarad-I,
2. Hal ROR Khata No. 729/219, Plot No. 2167, Ac0.180dec.Kissam-Sarad-I,
3. Hal ROR Khata No. 729/671, Plot No. 2208/2790, Ac0.175 dec.Kissam- Blali Do Fasal,
4. Hal ROR Khata No. 729/952, Plot No. 2208/3451, Ac0.060 dec. out of Ac0.120 decimal, Kissam-Blali Do Fasal,

**Total 1 Khata, 4 Plots, AreaAc0.595 decimal.**

IN WITNESS WHEREOF we have here to set my hand this 24th day of December, 2021

Witnesses:

*(Handwritten signature in Odia)*

Babuli chenu padhani

Signature of the Executant/Principal

1. S/o - Raghunath ch padhani  
At - Raghunath pur.

Evos Buildcon Pvt. Ltd.

*(Handwritten signature)*  
Managing Director

Signature of the P.A.H.

2. Bitoy my padhi  
S/o - P.C. Padhi  
At - Bagan pur  
BBS2

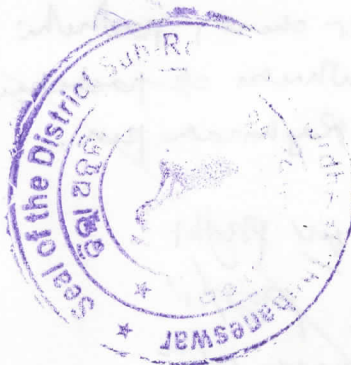
**Certificate**

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

Advocate

*(Handwritten signature)*  
24-12-2021

2. Ramesh padhani  
S/o - Swaraj Padhani  
At - Raghunath pur  
B - Mandan Kanan  
Dist - Khordha



REGISTERED & TRUE COPY  
FILED IN  
BOOK NO. ....  
Volume No. ....  
Pages. ....  
Being No. ....  
for the year 2021  
1082116833  
Digitized by eGangotri

21/2/21

**Valuation Report**Application No- **1082116833**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
1082116833	24-DEC-21	24-DEC-21	1	7		

**FEE DETAILS (In `.)**

Stamp Duty :	0	Registration Fee :	0
Consideration Amount :	0	A18(iii) & A(1):	250
Benchmark Value :	9325986	Incidental Fee Details	
		User Charges :	250
<input type="checkbox"/> STAMP	<input type="checkbox"/> E-STAMP	<input type="checkbox"/> FRANKING	
		<input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE <input type="checkbox"/> DD <input type="checkbox"/> CHALLAN <input type="checkbox"/>	
		POS	
<input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE <input type="checkbox"/> DD <input type="checkbox"/> POS		<input type="checkbox"/> NEFT <input type="checkbox"/> RTGS <input type="checkbox"/> IMPS <input type="checkbox"/> IFMS	
<input type="checkbox"/> NEFT <input type="checkbox"/> RTGS <input type="checkbox"/> IMPS <input type="checkbox"/> IFMS			

**FIRST PARTY DETAILS**

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
SWARAJ PADHIHARI SALIAS SAMAL	FATHER	LATE BALU PADHIHARI	MALE	67	RETD. GOVT. SERVANT	General	FIRST PARTY/SELF	YES	YES	AT/PO- RAGHUNATHPUR, PS- NANDANKANAN, BHUBANESWAR, DIST- KHORDHA

**SECOND PARTY DETAILS**

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
KALINGA KESHARI RATH MANAGING DIRECTOR OF MS EVOS BUILDCON PVT. LTD.				37			GENERAL ATTORNEY/INSTITUTION			AT- PLOT NO.M/76, BARAMUNDA HOUSING BOARD COLONY, BARAMUNDA, PS- KHANDAGIRI, BBSR, DIST- KHORDHA
Representative Name			Institution Name			Representative Address			Representative Designation	
KALINGA KESHARI RATH MANAGING DIRECTOR OF MS EVOS BUILDCON PVT. LTD.			MS EVOS BUILDCON PVT. LTD.			AT- PLOT NO.M/76, BARAMUNDA HOUSING BOARD COLONY, BARAMUNDA, PS- KHANDAGIRI, BBSR, DIST- KHORDHA			MANAGING DIRECTOR	

**IDENTIFIER DETAILS**

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
BABULI CHARAN PADHIHARI		AT/PO- RAGHUNATHPUR, PS- NANDANKANAN, DIST- KHORDHA	MALE	0	Others	A

**PROPERTY DETAILS**

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	MarketValue	Sabak Khata No.	Sabak Plot No.	
KHURDA	RAGHUNATHPUR (BALIPADA)-14	729/952	2208/3451	0.06 Acre ( 60Decimal )	BIALI DO FASAL	7986	Not Available	Not Available	
<b>Property Transaction Details</b>									
East	West	North	South	POWER AREA AC.0.060DEC. OUT OF AC.0.120DEC., TOTAL POWER AREA AC.0.595DEC.					
NM	NM	NM	NM						
KHURDA	RAGHUNATHPUR (BALIPADA)-14	729/671	2208/2790	0.175 Acre ( 175Decimal )	BIALI DO FASAL	5250000	Not Available	Not Available	
<b>Property Transaction Details</b>									
East	West	North	South	POWER AREA AC.0.175DEC.					
NM	NM	NM	NM						
KHURDA	RAGHUNATHPUR (BALIPADA)-14	729/219	2167	0.18 Acre ( 180Decimal )	SARAD-I	2034000	Not Available	Not Available	

East	West	North	South	Property Transaction Details				
NM	NM	NM	NM	POWER AREA AC.0.180DEC.				
KHURDA	RAGHUNATHPUR (BALIPADA)-14	729/142	2166	0.18 Acre ( 180Decimal )	SARAD-I	2034000	Not Available	Not Available
East	West	North	South	Property Transaction Details				
NM	NM	NM	NM	POWER AREA AC.0.180DEC.				

The total transacted area is:0.595 acre(s).

APPLICATION ID CREATED BY : NARESH PRATAP Singh RAJKUMAR  
DOCUMENT ENTERED BY : SUSANTA KUMAR DAS

Name	Relation	Relation's Name	Gender	Age	Profession	Code	Interest Type	Present/Signat	Present Address
SARAD I	MALE	MALE	37	GENERAL ATTORNEY/INSTITUTION					

Name	Relation	Relation's Name	Gender	Age	Profession	Code	Interest Type	Present/Signat	Present Address
SARAD I	MALE	MALE	37	GENERAL ATTORNEY/INSTITUTION					



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ଓଡ଼ିଶା ओडिशा ODISHA

N 631322



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1500	40
100	250
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IRREVO CABLE GENERAL POWER OF ATTORNEY



Handwritten red ink calculations:

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900

3602  
4/2/2022

S. M. P.

DISTRICT TREASURY  
KHURDA, BHUBANESWAR  
25 JAN 2022  
ADDL. TREASURY OFFICER

Kaighubir Das

Subar M/76 of ...  
Panda

B.K. PANDA  
STAMP VENDER  
BHUBANESWAR



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IRREVOCABLE GENERAL POWER OF ATTORNEY



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Handwritten notes in red ink, including numbers and illegible text.

2/2



Babuli Charan Padhihari

Kalanya Keshari Das

Babuli Charan Padhihari

**IRREVOCABLE GENERAL POWER OF ATTORNEY**

By this power of attorney:

**Mr. Babuli Charan Padhihari**, S/o.: Dhruba Charan Padhihari, Grand S/o: Late Kalpataru Padhihari, resident of Vill: Raghunathpur, P.S: Nandankanan, Bhubaneswar, Dis: Khurda, Odisha, by Caste-Khandayat, by Profession- Business, Aadhar No: 7066 3586 1760, PAN No: AQEPPI411E..., Contact No: 700 864 3301..., (hereinafter called the **Principal/Executant** which expression shall mean and include its heirs, successors, and representatives etc.)

Evos Buildcon Pvt. Ltd.  
Kalanya Keshari Das  
Managing Director

w1 - Bisoy K. Das  
w2 -  
For Kandul Estates Pvt. Ltd.  
Director

Babuli charan padmchari

A Commission is hereby issued U/s 33, Sub Section (3) Sub Section (2) of Registration Act 1908 (XVI) of 1908 to Babul Charan for the Purpose of inquiring whether this document has been executed by Babuli Charan Padmchari



184

of BBSR whom it Purports to have been executed

Babuli charan padmchari

Registering Officer

01/4/2022

पुश्चि वडि द्वावे प्रामा

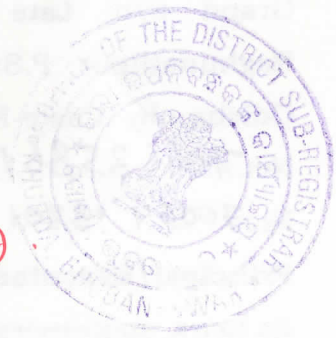


185

Having Visited the Residence of Babuli Charan padmchari at 05.30pm 04.02.2022 Reghevalley, P.O. Nandan Kanan, BBSR I have this day examined the said Exhibit Who have been identified to my satisfaction by Suresh Padmchari & Samal Reghevalley BBSR of the same place and the said Exhibit admitted execution of t. is document.

From the above report I am satisfied that this document has been executed by Babuli Charan padmchari and I accordingly admit it to registration

Registering Office



WHEREAS, I the Principal/Executant do hereby hand over possession of the schedule property given below to the said company **M/s. EVOS Buildcon Pvt. Ltd.**, a company registered under the Companies Act, 1956 Vide CIN: U70101OR2010PTC012674 (PAN- AACCE5477G), having its office at Plot No:- M/76, Baramunda Housing Board Colony, Baramunda, P.S.- Khandagiri, Bhubaneswar, Dist.- Khurda, Odisha, presented through its Managing Director **SRI KALINGA KESHARI RATH**, aged about 37 years, S/o – Late Kailash Chandra Rath, Permanent resident of Flat No.-202, “Olive Enclave”, G.A Plot No.-11, Chandrasekharpur, Bhubaneswar, Odisha by Caste – Brahmin, By Profession – Business, as my true and lawful attorney for me and on behalf of me to do execute and perform all or any of the following acts deed and things till the completion or hand over of project to the flat owners welfare society.

1. To apply for conversion of the schedule property to the concerned Tahasildar, deposit necessary conversion fees/taxes or any other dues for the purpose and also execute necessary papers/documents as required by the authorities for the purpose in my name and on my behalf.
2. To sign plans and/or document regarding sanction of building plans for construction of Multistoried Apartment complex over the schedule Property and submit the same before the BDA/BMC and to pay charges for the same and obtain receipt thereof, and also to collect such plans and orders after its sanction and/or approvals.
3. To present / pursue/ prosecute suits / proceeding by filling plaints, written statements, petitions, claims and objections, memorandums of appeal and applications and to file them in any court-offices / Authorities regarding the proposed construction of Multistoried Apartment complex over the land in question in terms of the development agreement executed between the parties and to settle any dispute / claim which may arise

*Babuli Chamon Rath*

Evos Buildcon Pvt. Ltd.  
*Kalinga Keshari Rath*  
Managing Director

W1 - *Bitoy M Pan*

W2 -  
For Kandui Estates Pvt. Ltd.  
*Kandui Estates*



**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-250 ,Total 540

Date: 04/02/2022

*[Signature]*  
Signature of Registering officer

**Endorsement under section 52**

Presented for registration at the private residence in the village Section 38#R## at 01/01/1900 by **BABULI CHARAN PADHIHARY** , son/wife of **DHRUBA CHARAN PADHIHARY** , of **AT/PO- RAGHUNATHPUR, PS-NANDANKANAN, BBSR, DIST- KHORDHA** , by caste **General** , profession and finger prints affixed.



Signature of Presenter / Date: 04/02/2022

*[Signature]*  
Signature of Registering officer.

**Endorsement under section 58**

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BABULI CHARAN PADHIHARY	-----	-----	-----	
MS EVOS BUILDCON PVT LTD IT'S MD SRI KALINCA KESHARI RATH		 243062150	<i>[Signature]</i>	14-Feb-2022

Identified by BIJAY KUMAR PADHI Son/Wife of BAISHNAB CHARAN PADHI of PLOT NO- 780 , SAHEED NAGAR , BHUBANESWAR by

during the period of construction of the Multistoried Apartment complex of both residential and commercial.

4. To appoint any advocate and/or legal practitioners in case of any dispute, which may arise in course of execution of the construction work and such advocate(s) shall be competent to appear before any court / proceeding.
5. To submit necessary application before the competent authority and/or initiate any proceeding before the competent court of law to obtain an easementary right of passage to the land in question.
6. To erect and construct multi storied Apartment complex comprising of independent units and apartments with parking spaces and other common utility areas / amenities over the lands belonging to me in consonance with the plan to be sanctioned and approved by the BDA/BMC.
7. To do all works pertaining to the construction of the Multistoried Apartment complex of both residential and commercial, over the Schedule land as delineated above.
8. To take measurement of the plot, cause survey and to raise new constructions according to the plans and specifications as may be duly sanctioned by the appropriate authority.
9. To enter into any agreement with any person, regarding booking and/or construction of units pertaining to the developers' allocation of the built-up area in the proposed Multistoried Apartment Complex to be constructed over the plot in question and to receive the construction cost from such intending owners (**except the land owners' allocation of 18000 sqft SBA**) and parking space of proposed Multistoried Apartment Complex.
10. To enter into any agreement/lease agreement with any individual person/corporate bodies/undertaking sectors to lease out/let out the said Multistoried Apartment Complex including both residential and commercial so far as builders share to the constructed area (**except land owners' allocation of 18000 sqft SBA**), along with parking spaces and undivided impartible proportionate share in land, sign and execute lease

X Babul Chandra Peshwani

Evos Buildcon Pvt. Ltd.  
Kalyan Keshar Das  
Managing Director

w1 - Bijooy W Pan

For Kandol Estates Pvt. Ltd.

w2  
Director

profession Others

BIJAY KUMAR PADHI		 42212959	Bijay K Padhi	04-Feb-2022
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Identified by SWARAJ PADHIHARY ALIAS SAMAL Son/Wife of of SAMEPLACE by profession Others

SWARAJ PADHIHARY ALIAS SAMAL	-----	-----	-----	-----
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Date: 04/02/2022

Signature of Registering officer

Execution is admitted by :

Date:

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 : 62

Document Number : 11082203065

For the year : 2022

Seal :

Date: 04/03/2022



Signature of Registering officer



deed/lease agreements, negotiate the lease rent/receive lease rent from the intending tenants/Lessees, present the said lease agreement for registration, admit the execution and do all other acts, which will be required for the purpose.

11. To sign and execute all such documents such as agreements for Sale, Sale deeds, in favour of the prospective buyers or financiers so far builder's share to the constructed area (except land owners' allocation of 32% SBA), along with parking spaces and undivided impartible proportionate share in land, admit the execution and to register the same by appearing before the Concerned District Registrar/Sub-Registrar, Bhubaneswar, Dist: Khurda or any authority or authorities having power to admit execution/ registration of such documents and to take delivery of the deeds upon its registration.
12. To apply for and/or obtain electricity, water, drainage, sewerage and telephone connection cable T.V. and for any other facilities that our said attorney may think fit and proper to provide in the said Multistoried Apartment Complex which includes residential and commercial.
13. To take of the possible steps in the proceeding and/or litigation that may arise during the period of construction.
14. To invest money for erecting building according to the plan and specification as may be legally sanctioned by the appropriate authority.
15. To apply to courts and/or office for copies of documents and papers.
16. To apply for inspection and/or inspect judicial records.
17. To appoint architect, engineers, contractors' consultants, marketers, brokers, supervisors and/or any employee and agents' staff necessary for any of the aforesaid purposes at their cost.
18. To make advertisement in any papers offering sale of the units and parking spaces of the proposed Multistoried Apartment Complex over the schedule property described and delineated below and to receive advance consideration money from the intending purchasers so far as Builders/Developer's share to the constructed area (except land owners'

X Babuli Chandra Padukhara

Evos Buildcon Pvt. Ltd.  
Kalelga Khurda G.O.  
Managing Director

w1 - Bitoj Kumar  
For Kandul Estates Pvt. Ltd.  
w2 -  
Director

1. The undersigned is pleased to inform you that the...

2. The undersigned is pleased to inform you that the...

3. The undersigned is pleased to inform you that the...

4. The undersigned is pleased to inform you that the...

5. The undersigned is pleased to inform you that the...

6. The undersigned is pleased to inform you that the...

7. The undersigned is pleased to inform you that the...



Handwritten signature in green ink.

Handwritten text on the left margin, possibly a name or address.

Handwritten text on the left margin, possibly a name or address.

Handwritten signatures and text at the bottom of the page.

allocation of 18000 sqft SBA), along with parking spaces and undivided impartible proportionate share in land, along with parking spaces and undivided impartible proportionate share in land.

19. To purchase stamp papers, sign and execute sale Agreement Lease agreement/Sale Deed/Gift Deed Rectification Deed, Deed of Cancellation or any deed of conveyance in favour of intending purchasers/customers, receive advance/full consideration money from the purchasers, issue money receipts in favour of the intending purchasers in respect of the share of the builder/developer to an extent of so far as builders share to the constructed area (except owners' allocation of 18000 sqft SBA), along with parking spaces and undivided impartible proportionate share in land, along with parking spaces and undivided impartible proportionate share in land.
20. To deliver physical possession of the constructed units to prospective purchasers.
21. Generally, to act as attorney or agent in relation to the matters aforesaid and of other matters in which we may be interested and, on our behalf, to execute and sign all deeds documents and writing and to do all such acts or things fully and effectually in all respects.

AND I hereby agree that all acts, deed and things lawfully done by the attorney shall be construed as acts, deeds and things lawfully done by me and I hereby undertake to ratify and confirm all whatsoever the said attorney shall lawful do or cause to be done for and on my behalf by virtue of this power of Attorney.

### **SCHEDULE OF PROPERTY**

Mouza: Raghunathpur, Police Station: New Capital, Police Station No.14, now under Nandankanan Police Station, Tahasil: Bhubaneswar, Tahasil No:263, District-Khordha (Odisha), within the jurisdiction of Bhubaneswar Development Authority (BDA), Bhubaneswar Municipal Corporation (BMC) and District Sub-Registrar (DSR), Khordha at Bhubaneswar.

X Babuli Chatterjee Pachukan

Evos Buildcon Pvt. Ltd.  
Kalyan Keshar Das  
Managing Director

w1 - BITAL K. P. S.  
w2  
Kandoi  
Director



1. Settlement Khata No. 190, Plot No: 2208, Kisam-Biali Do-Fasal, Area A0.175 dec out of area A0.700 decimals.
2. Mutation Khata No. 729/952, Plot No: 2208/3451, Kisam-Biali Do-Fasal, Area A0.060 dec out of area A0.120 decimals.
3. Settlement Khata No. 57, Plot No: 2220, Kisam- Sarad-I, area A0.190 dec (Full Plot).

Total :- 1(one) Mouza, 3 (Three) Nos. Khata, 3 (Three) Nos. Plot, total area: Ac0.425 dec

IN WITNESS WHEREOF we have here to set my hand this 4/7 day of February, 2021

Witnesses:

*X Beesuli Chandra padhan*

Signature of the Executant/Principal

Evos Buildcon Pvt. Ltd.

*Kalyan Kumar Patra*

Managing Director

Signature of the P.A.H.

W 1 1. *Beesuli Chandra padhan*

W 2 2. For Kandui Estates Pvt. Ltd.

*[Signature]*

**Certificate**

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

Advocate

*[Signature]*

1. Settlement State No. 100, Plot No. 2200, Khurda-Bhubaneswar  
Total Area 50.175 dec of area 50.175 decimale  
2. Settlement State No. 100, Plot No. 2200, Khurda-Bhubaneswar  
Total Area 50.175 dec of area 50.175 decimale  
3. Settlement State No. 100, Plot No. 2200, Khurda-Bhubaneswar  
Total Area 50.175 dec of area 50.175 decimale

BY WRITERS REGISTERED IN LAW IN NO. 100, PLOT NO. 2200, KHURDA-BHUBANESWAR  
Date: 08/08/22  
Signature: [Signature]  
Managing Director  
Evers Builders Pvt. Ltd.  
Khurda Bhubaneswar

IMPOUND CASE NO. 163 DT. 08-22  
Certified that the deficit stamp duty of  
Rs. 900/- to Rs. 5/-  
Rupees Nine hundred five only  
deposited vide D.S. No. 108220/611 Dt. 08-22  
in respect of document ID No. 108220 (611)

Registering Officer  
Bhubaneswar



REGISTERED & TRUE COPY  
FILED IN  
BOOK NO. ....  
Volume No. ....  
Pages. .... 20  
Serial No. ....  
for the year 2022  
108220/611  
[Signature]  
08-22

**Miscellaneous Receipt**

Serial No. : 504/2022  
Date : 07/02/2022  
Name : BABULI CHARAN PADHIHARY  
Registration No. : 1082201611  
Head of item : Deficit Stamp Duty  
Amount(Rs.) : 905

Date :07-02-2022

Signature and Stamp of Registering Officer

**Miscellaneous Receipt**

Serial No. : 504/2022  
Date : 07/02/2022  
Name : BABULI CHARAN PADHIHARY  
Registration No. : 1082201611  
Head of item : Deficit Stamp Duty  
Amount(Rs.) : 905

Date :07-02-2022

Signature and Stamp of Registering Officer



**Valuation Report**Application No- **1082201611**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
1082201611	04-FEB-22	04-FEB-22	1	10		

## FEE DETAILS (In ₹.)

Stamp Duty : 0  
 Consideration Amount : 0  
 Benchmark Value : 5444986

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

 STAMP  E-STAMP  FRANKING

 CASH  CHEQUE  DD  CHALLAN 
 CASH  CHEQUE  DD  POS

POS

 NEFT  RTGS  IMPS  IFMS

 NEFT  RTGS  IMPS  IFMS

## FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
BABULI CHARAN PADHIHARY	FATHER	DHRUBA CHARAN PADHIHARY	MALE	45	Business	General	FIRST PARTY/SELF	YES	YES	AT/PO- RAGHUNATHPUR, PS- NANDANKANAN, BBSR, DIST- KHORDHA

## SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
MS EVOS BUILDCON PVT LTD ITS MD SRI KALINGA KESHARI RATH				37		GENERAL	ATTORNEY/INSTITUTION			AT- PLOT NO-M/76, BARAMUNDA HOUSING BOARD COLONY, BARAMUNDA, PS- KHANDAGIRI, BBSR, DIST- KHORDHA

Representative Name	Institution Name	Representative Address	Representative Designation
MS EVOS BUILDCON PVT LTD ITS MD SRI KALINGA KESHARI RATH	MS EVOS BUILDCON PVT LTD	AT- PLOT NO-M/76, BARAMUNDA HOUSING BOARD COLONY, BARAMUNDA, PS- KHANDAGIRI, BBSR, DIST-KHORDHA	MANAGING DIRECTOR

## IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
SWARAJ PADHIHARY ALIAS SAMAL		SAMEPLACE	MALE	0	Others	0

## PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	RAGHUNATHPUR (BALIPADA)-14	57	2220	0.19 Acre ( 190Decimal )	SARAD-I	2147000	Not Available	Not Available
<b>East</b>	<b>West</b>	<b>North</b>	<b>South</b>	<b>Property Transaction Details</b>				
NM	NM	NM	NM	POWER AREA AC 0.190 DEC, TOTAL AREA AC 0.425 DEC				
KHURDA	RAGHUNATHPUR (BALIPADA)-14	729/952	2208/3451	0.06 Acre ( 060Decimal )	BIALI DO FASAL	7986	Not Available	Not Available
<b>East</b>	<b>West</b>	<b>North</b>	<b>South</b>	<b>Property Transaction Details</b>				
NM	NM	NM	NM	POWER AREA AC 0.060 DEC OUT OF AREA AC 0.120 DEC				
KHURDA	RAGHUNATHPUR (BALIPADA)-14	190	2208	0.175 Acre ( 175Decimal )	BIALI DO FASAL	3290000	Not Available	Not Available
<b>East</b>	<b>West</b>	<b>North</b>	<b>South</b>	<b>Property Transaction Details</b>				
NM	NM	NM	NM	POWER AREA AC 0.175 DEC OUT OF AREA AC 0.700 DEC				



The total transacted area is:0.425 acre(s).

APPLICATION ID CREATED BY : PRAKASH RANJAN ACHARYA  
DOCUMENT ENTERED BY : DIBYA JYOTI ROUT

Applicant's Name: _____ Address: _____ City: _____		Date of Application: _____ Type of Transaction: _____	
<input type="checkbox"/> Male <input type="checkbox"/> Female	<input type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Divorced	<input type="checkbox"/> Original <input type="checkbox"/> Transfer	<input type="checkbox"/> Joint <input type="checkbox"/> Individual

Name	Relationship	Gender	Age	Signature	Date	Witness	Address
_____	_____	_____	_____	_____	_____	_____	_____

Name	Relationship	Gender	Age	Signature	Date	Witness	Address
_____	_____	_____	_____	_____	_____	_____	_____

