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 2023

24.07.19

**IRREVOCABLE GENERAL
 POWER OF ATTORNEY**

For Archid Builders Pvt. Ltd.

Managing Director

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 1,99,872.00

DD 399360

Bharati Roy.
J. Roy

Debashree Ray
 Madhomm. Kishore Ray
 Sanjay Sekhar Ray

Managing Director

Prasanta & Son

21343 9100
247-11119

Chandrasekhar Ray
C-2808

Sujay Sekhar Ray

PRAKASH KUMAR SAHU
STAMP VENDOR
L. NO. : 01/2017
DSR. BHUBANESWAR

DISTRICT TREASURY
BHUBANESWAR
11 JUL 2019
By
TREASURY OFFICER

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IRREVOCABLE GENERAL
POWER OF ATTORNEY



For Atty and Signatory Part

Vertical handwritten text on the left margin.

2019 11 11

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L-7-1
attested
Shri. Roy
Bharati Roy.

L-7-1
attested
T. Roy Shri. Roy

**IRREVOCABLE GENERAL POWER
OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS THAT;

(1). SMT. Bharati Roy, aged about 57 years, W/o Late Partha Sarathi Roy, (2). Tanushree Roy, aged about 35 years, (3). Debashree Roy, aged about 30 years, both Sl. No.2 & 3 are daughters of Late Partha Sarathi Roy, all are residents of HIG-10/5, OSHB Colony, Phase-1, At Post: Chandrashekherpur, Bhubaneswar, Odisha, PIN: 751016 (4). Sri Pradyumna Kishore Roy, aged about 62 years S/o Late Bhupati Bhusan Roy by occupation Retd Govt Servant, resident of LIC Colony, Maitri Vihar, Block-2, Core-C, Flat No:12, P.O: Rail Vihar, Bhubaneswar, Odisha, PIN: 751023 (5). Sri Sanjay Sekhar Roy, aged about 59 years S/o Late Bhupati Bhusan Roy by occupation: Retd, resident of HIG-10/5, OSHB Colony, Phase-1, At Post: Chandrashekherpur, Bhubaneswar, Odisha, PIN: 751016, all are by caste - Kayastha (Bengali) (hereinafter called as the **Executants/Principals** which expression unless excluded by or repugnant to the context shall mean and include our heirs, successors, assignees and legal representatives),

✓ Bharati Roy.

✓ T. Roy

✓ Debashree Roy
Pradyumna Kishore

✓ Sanjay Sekhar Roy

24.07.19.

Prasanna & Dees

For Archid Builders Pvt.Ltd.
Managing Director



2-7-1 attested

Shi. Al

Debashree Ray



Pradyumn Kishore Ray

2-7-1 attested

Shi. Al

DO HEREBY appoint, constitute and empower; **ARCHID BUILDERS (P) LTD.**, a company registered under the Companies Act, 1956 and having its registered office at 4th Floor, Archid Central, Plot No: 315, District Center, P.O. : Chandrashekherpur, P.S. : Chandrashekherpur, Bhubaneswar, Dist.- Khurda, represented through its authorised representative **Sri Bandan Mohanty**, aged about 45 years, S/o Late K.K. Mohanty, (hereinafter called as the **Our Attorney Holder**), as our true and lawful Attorney on our behalf to do, execute and perform all or any of the following acts, deeds and things in respect of our landed property, more fully described in the schedule below; 94370 94412

WHEREAS, the property which is morefully described in the below schedule stands recorded in the name of Principal/Executants No.4 & 5 along with Partha Sarathi Ray (deceased husband of Principal/Executant No.1 as well as deceased father of Principal/Executant No.2 & 3) as per the Mutation R.O.R. (Patta) obtained from Office of the Tahasildar, Bhubaneswar and after death of aforesaid Partha Sarathi Ray, we the Principal/Executant No.1 to 3 being his legal heirs and successors along with Principal/Executant No.4 & 5 are jointly in peaceful possession over the same without any dispute and paying rent to the Govt. By obtaining uptodate rent receipts thereof.

✓ *Bharati Ray.*
 ✓ *T. Ray*
 ✓ *Debashree Ray*
 ✓ *Pradyumn Kishore Ray*
 ✓ *Srinjyotsna Ray*
 For Archid Builders Pvt.Ltd.
 Managing Director

Presented by Das

24.07.19.



Handwritten signature or initials in black ink.

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L-7.1
attested



Signature

Sanjay Kumar Ray



L-7.1
attested



For Archid Builders Pvt.Ltd.
Signature
Managing Director

OF Archid Builders Pvt.Ltd.

Signature
Managing Director

AND WHEREAS, Our attorney holder, is engaged in the business of developing, promoting construction of apartments from its own financial resources, to carry out any development schemes, including construction of residential apartments by engaging engineers, masons and labourers and also put resource for apartments and supervise completing the construction of the proposed residential apartments and to procure prospective buyers for the residential apartments and other spaces to be built as per the sanctioned plan in our land.

AND WHEREAS, we the Principal Executants desire to develop the scheduled property and make apartment/s on sharing basis , that, out of the total B.D.A approved area 40% of the area will be for Land Owners and 60% of area will be Developer's share. In toto, the Ratio of the approved B.D.A area will be For Land Owners 40% And 60% For Attorney Holder i.e. after construction of complex, Attorney Holder can sell 60% of land to prospective purchasers.

✓ *Bhaneli Ray*
✓ *J. Ray*

✓ *Debasree Ray*
✓ *M. Umin Kishore*

✓ *Sanjay Kumar Ray*
24.07.19

Now this deed of General Power of Attorney witnessed as follows:

1. Our Attorney Holder, is empowered to manage, administer the landed property as scheduled below for and on our behalf.

Prasanna B Das

10/25/2010

P.F.O.A.C.

Handwritten notes: "Brent Jones" and "Brent Jones" written vertically.

2010 DEC 18 10:00 AM

Handwritten notes: "Brent Jones" and "Brent Jones" written vertically.



Handwritten signature or initials.

For Atchid Builders Pvt. Ltd.
Managing Director

Handwritten signature: "Brent Jones"

AND WHEREAS Our attorney holder is engaged in the business of development, promoting construction of apartments from its own financial resources to carry out any development schemes, including construction of residential apartments by engaging engineers, masons and laborers and also for receiving for apartments and supervising the construction of the proposed residential apartments and to procure prospective buyers for the residential apartments and other spaces to be built as per the sanctioned plan in our land.

AND WHEREAS we the Principal Executive want to develop the scheduled property and take upon us on a sharing basis, that out of the total B.D.A. approved area 40% of the area will be for 1 and Owners and 60% of area will be Developer's share. In total the ratio of the approved B.D.A. area will be for 1 and Owners 40% and 60% For Attorney Holder to after construction of complete. Attorney Holder can sell 60% of land to prospective purchasers.

Now this deed of conveyance power of attorney with the following:
1. Our Attorney Holder to be allowed to sell and to administer the land property as per the plan on our behalf.

2. **Our Attorney Holder**, is authorized to present agreement/agreements, letters, applications, correspondences and sign the same with/or any Govt. authority, undertakings, individuals, firms, company, or any Govt. department for the development of the scheduled property in our names and in our behalf.

3. **Our Attorney Holder**, is authorized to prepare the plan of the complex by any Architecture to it's choice and can produce the same before competent authorities of the Govt. Such as BDA/BMC, Bhubaneswar and make the same plan approved for construction.

4. **Our Attorney Holder**, shall nominate, select and appoint draftsman, engineers, architects, contractors, labour contractors, masons, labourers and/or any other person/persons or any other company/companies, firm/firms for the purpose of construction of building and after completion of the same, for the maintenance of the constructed building as and when the Attorney shall deem necessary and shall make payment of all costs, remunerations on my behalf and shall accept all receipts thereof.

5. **Our Attorney Holder**, shall receive and accept any letters, documents, sanctioned plan, amended plan and sign resubmit the same and/or tax bill and land rents, electric bills, water bills, gas bills and/or any other bills or challans or demands, from the Govt. and/or any other authority and pay the same, as the case may be, in our name and on our behalf.

6. **Our Attorney Holder**, shall represent us before the development authorities, Municipal authorities, fire brigade, PHD, electricity board, , police and other public institutions, Govt. departments and semi-govt. departments/undertakings in connection with the development and construction upon the said land stated in

For Archid Builders Pvt.Ltd.

Banabhai
Managing Director

✓ *Bharali Roy.*

✓ *J Roy*

✓ *Debasree Roy*
Shedun Bikonjy

✓ *Sanjaylekhan*

24.07.19

Prasanna & Das



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(q) Fees Paid : A18(III) & A(1)-400034 ,, User Charges-250 , Total 400284

Date: 24-07-2019

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 10:30 AM and 2:30 PM on the 24-07-2019 by BHARATI ROY , son/daughter/wife of LATE PARTHA SARATHI ROY , of AT-HIG-10/5,OSHB COLONY,PHASE-I,PO-CHANDRASEKHARPUR,BBSR,ODISHA , by caste General , profession ଅବସ୍ଥା and finger prints affixed.



Bharati Roy

Signature of Presenter / Date: 24-07-2019

Signature of Registering officer.

*** Endorsement under section 58**

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BHARATI ROY			Bharati Roy	24-Jul-2019
TANUSHREE ROY		313286334		24-Jul-2019

the schedule and shall prepare, execute, sign, register and/or file all papers, plans applications/petitions and amalgamation deeds for the said purpose and do all acts, deeds and things as may be necessary for the said purpose and in said connection, in our names and on our behalf.

7. In case of purchase of F.A.R. from B.D.A./B.M.C. our attorney holder is authorized to do all the needful paper works before the competent authorities and in that effect also our attorney holder will pay 60% of the price as demand from B.D.A./B.M.C. and the rest 40% of demand amount will be paid by us (Principals/Executants) and from the purchased F.A.R. the ratio will remain same as 40% of Landlords and 60% of Developer and the Developer i.e. out attorney holder will sale their share of 60% of extended/purchased F.A.Rs to its potential customers.

8. **Our Attorney Holder**, is further authorized to apply for and obtain quotas and to procure cement, steel, bricks and other building materials, which may be required for development and construction of the said schedule premises/land as my authorized representative and sign all papers for the said purpose in their own names as all authorities, for the said purpose in our names and on our behalf.

9. **Our Attorney Holder**, is hereby empowered to raise loan for the Project and Customers by mortgaging their part i.e. 60% of construction area for and on our behalf, without imposing any liability to the principal executants.

10. **Our Attorney Holder**, is further nominated to enter into, modify, alter, draw, approve, present for registration for all agreements or Sale Deed(s)/conveyance(s) of land, in respect of the construction area/residential space of schedule property and sign all such modifications, alterations Deeds, agreements of sale and admit execution of all such documents before the registering authority,

For Archid Builders Pvt.Ltd.

[Signature]
Managing Director

✓ Bharati Roy.

✓ J. Roy

✓ Debasree Roy











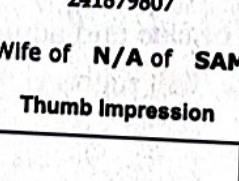
✓ Madhura Kishor

✓ Sanjay Shekhar Roy


21.07.19.

Presented by DGS



			<i>4 Roy</i>	
DEBASHREE ROY		 313286351	<i>Debashree Roy</i>	24-Jul-2019
PRADYUMNA KISHORE ROY		 313286395	<i>Pradyumna Kishore Roy</i>	24-Jul-2019
SANJAY SEK HAR ROY		 313286422	<i>Sanjay Sekhar Roy</i>	24-Jul-2019
ARCHID BUILDERS P LTD AUTHORISED REPRESENTATIVE BANDAN MOHANTY		 313286537	<i>Bandan Mohanty</i>	24-Jul-2019
		 241879807		

Identified by **PRASANTA KUMAR DAS** Son/Wife of **N/A** of **SAME PLACE** by profession **ଅଧିକାରୀ**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
PRASANTA KUMAR DAS				24-Jul-2019

Bhubaneswar in our names and on our behalf in a reasonable and rational manner.

11. **Our Attorney Holder**, is hereby empowered to sale their share of 60% of construction area as allotted flats to potential customers, negotiate rates with them, execute agreement(s), receive advance(s) as well as full and final consideration money and do an discharge all such activities as may be required for the purpose from time to time.

12. As regards the execution of any documents or applications as per the authorization, given by Our Power of Attorney Holder herein, can execute the same for and on our behalf.

And generally to do, execute, perform all other acts, deeds, things and matters as may be required from time to time in respect of the said property fully and effectually in all respects, as we could do the same ourself, if personally present and doing the same.

We, do hereby further agree and declare, that all acts, deeds, things and matters do, execute, perform and caused to be done, executed or performed by the said Attorney shall be constructed as acts, deeds, things done by us and we undertake to ratify and confirm all and whatsoever that our said Attorney hereby done, executed or performed.

✓ Bhareali Roy
✓ J Roy
✓ Albasuer Roy
✓ Mr. Albasuer Roy
✓ Sanjay Kumar Roy

For Archid Builders Pvt.Ltd.
Managing Director

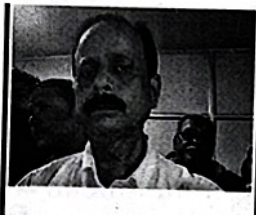
24.07.19

SCHEDULE OF THE PROPERTY

Dist.- Khurda, Tahasil : .Bhubaneswar No.260, under the jurisdiction of District Sub-Registrar Office, Khurda at Bhubaneswar, P.S. : New Capital No.22, **Mouza - PATIA**, Khata No.474/246 (Four Hundred Seventy Four by Two Hundred Forty Six), **STHITIBAN**, Plot No.403/1972 (Four Hundred Three by One Thousand Nine Hundred Seventy Two), Kisam - Gharabari, Area Ac.0.240 decs. (Two Hundred Forty decimals) (Full Plot), Annual Rent - Rs.158.00 paise.

Prasanna Das

Handwritten notes on the left margin, including "N.F.O.A.C" and "1000 88 1081908275".



41241040

Handwritten text: "Prasanna K 20"

Signature of Registering officer

Date: 24-07-2019

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 : 156

Document Number : 11081908275

For the year : 2019

Seal :

Date: 25-07-2019

Signature of Registering officer

Print



BOUNDED BY :

NORTH : PLOT NO-403/1916

SOUTH : ROAD

EAST : PLOT NO-403/1834

WEST : PLOT NO-403

**GOVT. BENCHMARK VALUATION
OF THE PROPERTY**

: **Rs.1,99,87,200/-** ✓

(Rupees One Crore Ninety Nine Lakh Eighty Seven Thousand Two Hundred) only.

IN WITNESS WHEREOF, I, the above named principal, after reading and understanding all the clauses of this Deed of General Power of Attorney, signed and executed this on this day of July, 2019.

WITNESSES:

1. ~~Prasanna Das~~
Apo Lingaraj Das
old town
Bhubaneswar

~~Bhaveli' Roy.~~
~~T. Roy~~
~~Selashree Roy~~
~~M. Roy - K. Roy~~
~~Sanjay Khorray~~

2.

Signature of
Executants/Principals
For Archid Builders Pvt Ltd.

~~Signature of~~
Managing Director

Signature of
Attorney Holder

24.07.19.

Certified that, this deed of General Power of Attorney is drafted and typed by me as per the direction and dictation of the Principal and after understanding fully the contents of this deed, they put their signature in presence of the witnesses.

~~Signature of~~
Advocate, Bhubaneswar



IMPOUND CASE NO. 624/2019 DT. 20/02/2019

Certified that the deficit stamp duty of Rs. 2000/- @ rate of Rs. 100/- per Rupee deposited with the Registrar in respect of documents.

Registering Officer
Bhubaneswar

REGISTERED IN VOL. 1
FILED IN
BOOK NO.
Volume No.
Pages.....to.....
Being No
For the year 2019
1081908735

Registering Officer
Bhubaneswar
24.7.19

Form No IV
(See Rule - 3)

LEGAL HEIR CERTIFICATE

Office of the Tahasildar BHUBANESWAR

Misc Case No. 53/08

This is to Certify that the persons specific below is/are the Legal Heirs of the deceased Partha Sanathi Roy son/daughter/wife of Late Bhupati Bhushan Roy of Village/Town H. 19-10/05. H. 19 Tahasil BBSR P.S. Chandrasekharpur in the district of Khorda in the State of Orissa, as reported by the concerned Revenue Inspector, Kalanahos

This Certificate is being issued without prejudice to claim of others.

Sl. No.	Name	Age	Relationship
1.	Bhanati Roy	45 years	Wife
2.	Tanushree Roy	24 years	Daughter
3.	Debashree Roy	18 years	do
4.	Kanak Lata Roy	80 years	Mother
5.			
6.			
7.			
8.			
9.			
10.			



This Certificate is being granted only for the purpose of Grant dues...

[Signature]
Signature of the Tahasildar

Bhanati Roy
Signature of the Applicant

Date—
(Designation with Seal of Office)