

1082210120

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सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

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Certificate No. : IN-OD04185090000562U
Certificate Issued Date : 08-Jul-2022 11:04 AM
Account Reference : NONACC (IV)/ od5006203/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODOD500620305693209973881U
Purchased by : MS Z ENGINEERS CONSTRUCTION PVT LTD
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA - PAHALA
Consideration Price (Rs.) : 0
(Zero)
First Party : B RAJ SEKHAR SUBUDHI AND B HARA PRASAD SUBUDHI
Second Party : MS Z ENGINEERS CONSTRUCTION PVT LTD
Stamp Duty Paid By : MS Z ENGINEERS CONSTRUCTION PVT LTD
Stamp Duty Amount(Rs.) : 1,000
(One Thousand only)



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

B. Raj Sekhar Subudhi
B. Hara Prasad Subudhi
08/07/2022
08/07/2022

Tapan Kumar Mishra

PU 0000450360

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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.

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Estamping Authorised Collection Centre
Sagarika Das
Sagarika Das, Bhubaneswar

Tapan Kumar Sahoo
Signature of the Purchaser



(Handwritten mark)

0000452360

901
8/7/22

02 of 1000

Also 250
Also 400
250

140



B. Raj Sekhar Subudhi

Lot 14
B. Hara Prasad Subudhi

B. Raj Sekhar Subudhi 08/07/2022
B. Hara Prasad Subudhi 08/07/2022

B. Raj Sekhar Subudhi

B. Hara

POWER OF ATTORNEY

Know all men by these presents that We, **SRI B. RAJ SEKHAR SUBUDHI** aged about 45 years, having Aadhaar No.9304 6342 9545 and **SRI B. HARA PRASAD SUBUDHI** aged about 43 years, having Aadhaar No.6924 3432 2601; both are sons of B. Ananta Padmanabha Subudhi; both are resident of P. S. Plaza, 532, Rasulgarh, Bhubaneswar, Dist : Khurda (Odisha) PIN-751010, by Caste :Kumuti, by profession : Business; Mobile No.9238378526; hereinafter referred to and called as the principals which expression shall include their heirs, successors, executors, administrators and assigns.

Ms. Bisnu Bhusan Das

FOR ZENGINERS CONSTRUCTION PVT.LTD.

Tapas Kumar Yadav

DIRECTOR 08/07/2022

Ms. purnavati Baner



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Tapan Kumar Mohanty



LT 116
Tapan Kumar Mohanty
JMK

WHEREAS, the Executants hereby declare that the land in question stands recorded jointly in their names as per correction ROR issued by concerned Tahasildar vide Mutation Case No.9097/2006, 9098/2006, 9096/2006 and OLR 8(A) Case No.3275/2006, 3271/2006, 3675/2006 & 3273/2006 on the strength of four nos. of registered sale deed bearing No.1667 dated 18/04/1994, No.1668 dated 18/04/1994 executed by Bhikari Charan Sahoo & others, RSD No.2331 dated 22/05/1996 executed by Dibakar Sahoo & Siba Charan Sahoo and RSD No.5784 dated 29/12/1995 executed by Abhina Chandra Senapati. Since the date of purchase, the Executants were/are possessing the schedule property having every right, title, interest thereover.

AND WHEREAS, there is a Regd. Development Agreement executed by & between the executants and developer **M/s Z ENGINEERS CONSTRUCTION (P) LTD** on dated 08/07/2022 vide document ID No. 1082210119 for commercial exploitation of the land as per the plans which is to be sanctioned and approved by the Bhubaneswar Development Authority/BMC and as a step in that direction there is an irrevocable arrangement spelling out the essential terms and conditions. And, with a view to effectuate the objectives and for successful implementation of the scheme formulated by the principal intend to execute a General Power of Attorney in favour of **M/s Z ENGINEERS CONSTRUCTION (P) LTD**; represented by its Director **TAPAN KUMAR MOHANTY**.

B. Raj Sekhar Subudhi
Prasad Subudhi
B. Har

For Z ENGINEERS CONSTRUCTION PVT.LTD.
Tapan Kumar Mohanty
DIRECTOR

W1. Biswa Bhushan Das
W2. Purnottam Barin



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As such We the principals/executants do hereby nominate, appoint and constitute **M/s Z ENGINEERS CONSTRUCTION (P) LTD.** (CIN-U74210OR1984PTC001449), a private limited company incorporated under the Indian Companies Act, 2013 having its registered office at Raja Bagicha, Cuttack, Dist : Cuttack (Odisha) and corporate office at M-4/34, Acharya Vihar, Bhubaneswar, Dist : Khurda, (Odisha) PIN-751013 and having PAN-AAACZ0560F; represented by its Director **TAPAN KUMAR MOHANTY** aged about 65 years, son of Late Lotaka Bindu Mohanty, permanent resident of 49, Goutam Nagar, Bhubaneswar, Dist : Khurda, PIN-751014 (Aadhar No.2788 9956 6939), by Caste: Kāran, by Occupation: Business, Mobile No.9437460000; as our 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 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 get building plan including revised plans prepared through qualified architects for construction of the Multi Storied Building complex comprising of Units/Flats/Parking spaces and to submit the same before the Bhubaneswar Development Authority/BMC/ORERA and/or any other Departments or Agencies for sanction, approval and subsequent modification and/or revision of such plan or plans.
3. To appear and represent us before the Bhubaneswar Development Authority/BMC/ORERA 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.

B. Raj Sekhar Subudhi
B. Home Prasad Subudhi

W: Bisnu Bhushan Das For Z ENGINEERS CONSTRUCTION PVT.LTD.

Tapan Kumar Mohanty
DIRECTOR

W: Pranab Kumar Bora



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). Fee Paid : A18(iii) & A(1)-290 ,, User Charges-250 ,Total 540

Date: 08/07/2022


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 10:00 AM and 1:30 PM on the 08/07/2022 by B. RAJ SEKHAR SUBUDHI , son/daughter/wife of B. ANANTA PADMANABHA SUBUDHI , of AT- F S. PLAZA, 532, RASULGARH, BBSR, DIST- KHORDHA , by caste General , profession Business and finger prints affixed.

B. Raj Sekhar Subudhi


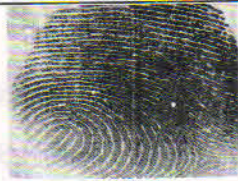
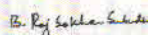





Signature of Presenter / Date: 08/07/2022


Signature of Registering officer

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
B. RAJ SEKHAR SUBUDHI		 315556739		08-Jul-2022
B. HARA PRASAD SUBUDHI		 315556740		08-Jul-2022

4. To erect and to construct Multi Storied Building complex over the said land containing Flats/Parking spaces in accordance with the plan/plans to be approved and/or sanctioned by Authorities concerned upon the aforesaid land.
5. 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.
6. To do and take necessary steps for ensuring construction of the proposed Building complex and to take all possible steps regarding smooth completion of the construction of the Multi Storied Building complex over the said land.
7. To apply for and obtain electricity, water, sewerage, drainage or other connections or any other utility/facility/amenities to the said 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.
8. To appoint Architects, Engineers, skilled and unskilled labourers, masons, marketers and all other agencies related to the construction of the building complex on such terms, conditions and remunerations as may be decided by the said Attorney.
9. To deal with and dispose of the proportionate impartible undivided share in the land in question as well as saleable super built-up area/built up area/carpet area and parking space pertaining to the Developer's/Builder's allocation in the proposed residential /commercial complex.
10. To enter into any agreements, with intending purchasers regarding transfer of flats/independent units/space by way of absolute sale pertaining to the Super built-up area/Built-up area/Carpet area specified as the Builder's/Developer's allocation 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.

B. Raj Sekhar Subudhi
B. Hem Prasad Subudhi

Ms. Divya Bhawan Das FOR ENGINEERS CONSTRUCTION PVT. LTD.
Tapan Kumar Das DIRECTOR
Ms. Punnoo Kanti Barin

MOHANTY DIRECTOR OF
Z ENGINEERS
CONSTRUCTION PVT.
LTD.



243333006



Identified by **BISWA BHUSAN DAS** Son/Wife of **LATE SASHI BHUSAN DAS** of **N4/34, ACHARYA VIHAR, BBSR, DIST- KHORDHA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BISWA BHUSAN DAS				08-Jul-2022

Date: 08/07/2022

Signature of Registering office

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 : 208

Document Number : 11082209627

For the year : 2022

Seal :

Date: 12/07/2022



Signature of Registering office

11. To insert advertisements in any local and national daily News Papers and any other electronic media offering for sale of flats/independent units in the proposed building complex in respect of builder's allocation at their cost and expenses.
12. To take all steps in any legal proceedings and/or litigations that may arise during the period of construction including engaging any Advocate/Solicitor.
13. To apply to Courts and/or any office for copies of any documents and papers.
14. To apply for inspection and/or to inspect the judicial/revenue records.
15. To accept service of summons, notices to writ to be issued by any Court or authority concerning or arising out of construction of the Building Complex on the said land.
16. 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/Independent Units together with proportionate impartible undivided share in the land in favour of intending owners of such units (pertaining to Builder's/Developer's & Land Owners allocation) of built up /carpet area as enjoined by the law in force.
17. To negotiate for sale and transfer, let out charge or encumber land and building and/or Flats/independent units, parking spaces by the said Attorney at their discretion as may be deemed fit and expedient appertaining to its share.
18. To sign, execute, draw, present for registration and admit registration of documents, sale deeds and other documents in connection to 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 and deliver the possession of the said flat in favour of the owners, those flats allotted appertaining to the Builder's 67% (sixty seven percent) share along with our land owner's 33% (thirty three percent) share in the project.

B. Raj Sekhar Subudh
 B. Hare Prasad Subudh

W1 Biswa Bhawan
 Das
 For Z ENGINEERS CONSTRUCTION PVT.LTD.

Tapan Kumar Nayak
 DIRECTOR

W2. Praveer Kumar Bhanu



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19. To sign, execute, any deeds, sale deeds or Gift Deed in favour of concerned Authority for transferring the proposed acquisition road area as shown in CDP plan and present & admit the said document before the registering authority, received consideration / compensation / award in its own name for such acquisition area from the authority concerned for & on our behalf.

AND GENERALLY, to do all acts, deeds, and things by virtue of the delegation and conferment of authority hereunder made for construction of the Multi Storied Building complex over the said land, as may be required, for and on our 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, we hereby agree and undertake that all acts, deeds and things lawfully done by our said attorney shall be construed as acts, deeds and things lawfully done by us and we, undertake to ratify and confirm all what-so-ever our said Attorney shall lawfully do or cause to be done for and on our behalf by virtue of the powers, rights and authorities delegated, and hereby vested.

We the executants and attorney holder hereby declare that we had executed a development agreement on dated 08/07/2022 vide document ID No. ~~1082210119~~ and at the time of execution of the aforesaid agreement the Stamp Duty @ 2% and registration fees @ 2% has already been paid as per bench mark valuation. Hence for the same schedule property further stamp duty and registration fees is not paid here

B. Raj Sekhar Subudhi
B. Here provided Subudhi

FOR Z ENGINEERS CONSTRUCTION PVT.LTD.

Tapan Kumar Roy
DIRECTOR

W: Bismar Bhawan
Das

W: Purnanand Bhanu



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SCHEDULE OF LAND

District.- Khurda, Tahasil- Bhubaneswar, PS- Baliana No.5, Mouza-**Pahala**, Sthitiban, KhataNo.**352/124**, Plot No.**94**, Kissam : Gharabari,Area : **Ac.0.630** decimal (full plot) andPlot No.**116**, Kissam : Gharabari,Area : **Ac.1.110** decimal (full plot) corresponds to consolidation Khata No.294 & 140, KhataNo.**352/122**, Plot No.**114**, Kissam : Gharabari,Area : **Ac.1.080** decimal (full plot) corresponds to consolidation Khata No.58,KhataNo.**352/123**, Plot No.**115**, Kissam : Gharabari,Area : **Ac.0.180** decimal (full plot) corresponds to consolidation Khata No.2. In toto one Mouza, three Khata, four Plots, total Area : **Ac.3.000** decimals.

IN WITNESS WHEREOF, the Executants have executed this Power of Attorney on this 08th day of July 2022 in presence of the Witnesses named below:-

WITNESSES:-

1. Bisnu Bhusan Das
s/o Late Sashi Bhusan Das
M4/34, Acharya Vihar
Bhubaneswar - 751013

2. Pranottam Banin
at House No.101, Gauri Garden,
Phase-2, Old Town, BBR-2
Dist. Khurda.

B. Raj Sekhar Subudhi 08/07/2022
B. Hara Prasad Subudhi 08/07/2022

SIGNATURE OF
EXECUTANTS/PRINCIPALS

For Z ENGINEERS CONSTRUCTION PVT.LTD.

Tapan Kumar Yadav 08/07/2022
DIRECTOR

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 principals and after being understood fully having been read over and explained the contents of this deed in his/her/their vernacular language, they put their signature in presence of the witnesses.

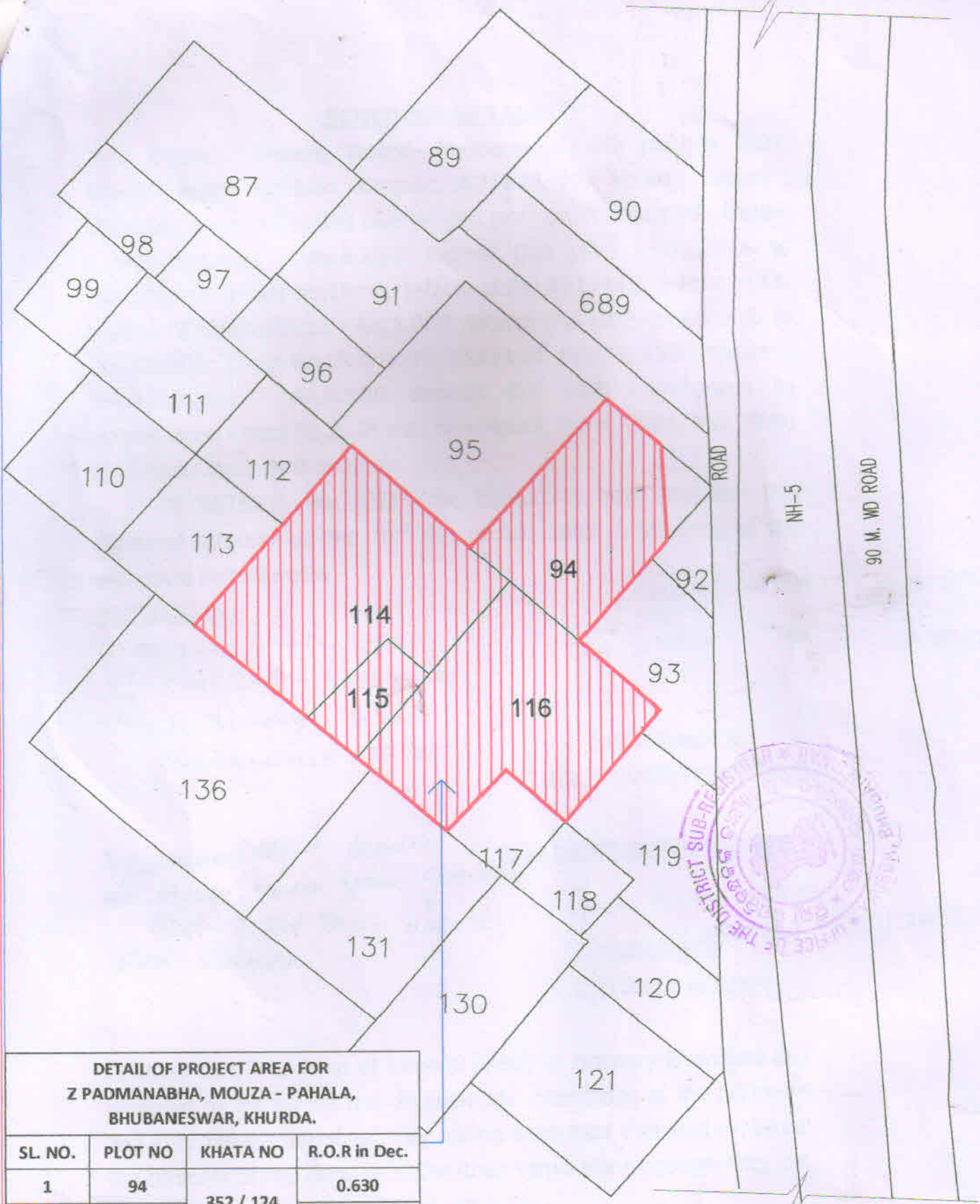
J. R. Das
Advocate, Bhubaneswar



... SIGNED & TRUE ...
FILED IN

BOOK NO.
Volume No.
Pages to
Serial No.
for the year 2022.

1082210120 *li*
District Registrar, Bhuj
8-7-22



**DETAIL OF PROJECT AREA FOR
Z PADMANABHA, MOUZA - PAHALA,
BHUBANESWAR, KHURDA.**

SL. NO.	PLOT NO	KHATA NO	R.O.R in Dec.
1	94	352 / 124	0.630
2	116		1.110
3	114	352 / 122	1.080
4	115	352 / 123	0.180
TOTAL PROJECT AREA IN ACR.			3.00

For Z ENGINEERS CONSTRUCTION PVT.LTD.

Tapan Kumar Yadav.

DIRECTOR

Z PADMANABHA



B. Raj Sekhar Subudhi

B. Hara Prasad Subudhi.

Valuation Report

Application No- 1082210120

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
1082210120	08-JUL-22	08-JUL-22	1	10		

FEE DETAILS (In ₹)

Stamp Duty :	0	Registration Fee :	0
Consideration Amount :	0	A18(iii) & A(1):	250
Benchmark Value :	105930000	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"/> POS	<input type="checkbox"/> NEFT	<input type="checkbox"/> RTGS
	<input type="checkbox"/> IMPS	<input type="checkbox"/> IFMS	
	<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	

FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
B. RAJ SEKHAR SUBUDHI	FATHER	B. ANANTA PADMANABHA SUBUDHI	MALE	45	Business	General	FIRST PARTY/SELF	YES	YES	AT- P. S. PLAZA, 532, RASULGARH, BBSR, DIST- KHORDHA
B. HARA PRASAD SUBUDHI	FATHER	B. ANANTA PADMANABHA SUBUDHI	MALE	43	Business	General	FIRST PARTY/SELF	NO	YES	AT- P. S. PLAZA, 532, RASULGARH, BBSR, DIST- KHORDHA

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
TAPAN KUMAR MOHANTY DIRECTOR OF Z ENGINEERS CONSTRUCTION PVT. LTD.				65			GENERAL ATTORNEY/INSTITUTION			AT- RAJA BAGICHA, CUTTACK, DIST- CUTTACK
Representative Name			Institution Name			Representative Address		Representative Designation		
TAPAN KUMAR MOHANTY DIRECTOR OF Z ENGINEERS CONSTRUCTION PVT. LTD.			Z ENGINEERS CONSTRUCTION PVT. LTD.			AT- RAJA BAGICHA, CUTTACK, DIST- CUTTACK		DIRECTOR		

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
BISWA BHUSAN DAS	LATE SASHI BHUSAN DAS	N4/34, ACHARYA VIHAR, BBSR, DIST- KHORDHA	MALE	0	Others	A

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	PAHALA-5	352/123	115	0.18 Acre (180Decimal)	GHARABARI	5940000	Not Available	Not Available
East West North South		Property Transaction Details						
NM	NM	NM	NM	POWER AREA AC.0.180DEC.(FULL PLOT), TOTAL ONE MOUZA, THREE KHATAS, FOUR PLOTS, TOTAL POWER AREA AC.3.00DEC.				
KHURDA	PAHALA-5	352/122	114	1.08 Acre (1Acre80Decimal)	GHARABARI	35640000	Not Available	Not Available
East West North South		Property Transaction Details						
NM	NM	NM	NM	POWER AREA AC.1.080DEC.(FULL PLOT)				
KHURDA	PAHALA-5	352/124	116	1.11 Acre (1Acre110Decimal)	GHARABARI	36630000	Not Available	Not Available
East West North South		Property Transaction Details						
NM	NM	NM	NM	POWER AREA AC.1.110DEC.(FULL PLOT)				
KHURDA	PAHALA-5	352/124	94	0.63 Acre (630Decimal)	GHARABARI	27720000	Not	Not

East	West	North	South	Property Transaction Details
NM	NM	NM	NM	POWER AREA AC.0.630DEC.(FULL PLOT)

The total transacted area is:3 acre(s).

APPLICATION ID CREATED BY : SUSHANTA KUMAR MAJHI

DOCUMENT ENTERED BY : SUSANTA KUMAR DAS