

108220 9001 10

1020



ଓଡ଼ିଶା ओडिशा ODISHA

*(Green signature)*  
07/06/2022

*(Red handwritten text)*  
 2250  
 250  
 250  
 240  
 284049

IRREVOCABLE GENERAL  
POWER OF ATTORNEY

07.06.2022.

*(Vertical handwritten signature)*  
Pratik



*(Handwritten signature)*  
Kalyan Keshava Patra

*(Handwritten signature)*  
Pratik Kishore Patra



10000  
7672

from computer  
need full

DISTRICT TREASURY  
KHURDA, BHUBANESWAR  
31 MAY 2022  
ADDL. TREASURY OFFICER

R.C SAHOO  
STAMP VENDER  
BHUBANESWAR

Kanain  
7/06/2022



VTI-861

Commission is hereby issued U/s 33.  
Sub Section (3) Sub Section (2) of Registration Act  
1908 (XVI) of 1908 to: Alakesh Pratap Singh Rajkumar, Jc  
for the Purpose of inquiring whether this document  
has been executed by: Dipati Ranjan Patraik  
B/G, Sector-A, Zone-B, Manchecuar,

Kanain

of: B.B.S.R. Khordha  
whom it Purports to have been executed

Registering Officer

Kalanga Keshari Das  
07/06/22



VTI-862





### 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: 07/06/2022

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 07/06/2022 by OCEAN CAPITAL MARKET LTD. THROUGH ITS DIRECTOR DIPTI RANJAN PATNAIK , son/daughter/wife of , of AT- A-6, COMMERCIAL ESTATE, CIVIL TOWNSHIP, ROURKELA, DIST- SUNDARGARH , by caste , profession and finger prints affixed.



Signature of Presenter / Date: 07/06/2022

Signature of Registering officer.

### Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
OCEAN CAPITAL MARKET LTD. THROUGH ITS DIRECTOR DIPTI RANJAN PATNAIK	---	---	---	---

MS EVOS BUILDCON PVT. LTD. THROUGH ITS MANAGING DIRECTOR KALINGA KESHARI RATH	---	---	---	---
---	-----	-----	-----	-----

Identified by BIJOY KUMAR PADHI Son/Wife of B.C. PADHI of AT- 780, SAHID NAGAR, BBSR, DIST- KHORDHA by profession Others

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BIJOY KUMAR PADHI	---	---	---	---

Date: 07/06/2022

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 : 194

Document Number : 11082208883

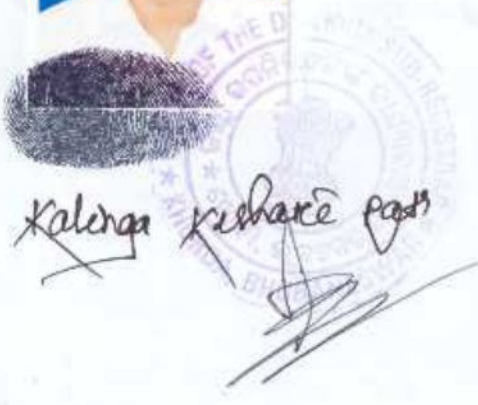
For the year : 2022

Seal :

Date: 28/06/2022

Signature of Registering officer





OCEAN CAPITAL MARKET LTD.  
MANAGING DIRECTOR

**IRREVOCABLE GENERAL POWER OF ATTORNEY**

By this power of attorney:

**OCEAN CAPITAL MARKET LTD.**, a company registered under the Companies Act, 1956, vide CIN: U65900OR1996PLC014016, having its office at A-6, COMMERCIAL ESTATE, CIVIL TOWNSHIP, ROURKELA, Sundargarh, Odisha-769004, represented through its Managing Director **Sri Dipti Ranjan Patnaik**, aged about 70 years, S/o: Late Braja Bandhu Pattnaik, PAN: AIJPP6748D, Aadhar No: 4947 0090 2629, By caste: Karan, By Profession-Business, Phone No: \_\_\_\_\_ (hereinafter called the **1<sup>st</sup> PARTY**(which expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, executors, representatives and assignees) of the **"ONE PART"**.(hereinafter called the **Principal/Executant** which expression shall mean and include its heirs, successors, and representatives etc.)

Evos Buildcon Pvt. Ltd.  
Kalyan Kishore Patnaik  
Managing Director

Mr. Pitaj v. Pami  
N. Mohan...

Bijay K. Parhi  
S/O - B. C. Parhi  
at - 780 Sahel Nagar  
BBSR



YTI-863



Bijay K. Parhi

Having Visited the Residence of Dipti Ranjan Patnaik  
at 7/30/2022 on the 7/16/2022 at B/6, Sector-A, Zone-B, Mancheswar,  
I have this day examined the said executant BBSR, Khordha  
Who have been identified to my satisfaction  
by Bijay K. Parhi, S/O - B. C. Parhi, 780, Sahel Nagar, BBSR  
of the same place and the said executant  
admitted execution of t. is document.

From the above report I am satisfied  
that this document has been executed by.....  
Dept. Ranjan Patnaik  
Kalinga Keshari Rath  
and I accordingly admit it to registration

  
Registering Office





**WHEREAS**, the property situated in , the property, situated at Mouza: Raghunathpur, under Balipada R.I Cercle, Tahasil-Bhubaneswar, P.S.:New Capital (Now Nandankanan), P.S No:14, Dist.-Khurda, under the jurisdiction of District Sub-Registrar, Khurda at Bhubaneswar, more carefully described in the schedule below, stands recorded in the name of First Party which is being purchased from the rightful owners vide **RSD No: 11082116274, 11082116276, 11082116277, 11082116278, 11082116279, Dtd: 31/12/2021, RSD No:11082203262,Dtd:08/03/2022, RSD No:11082203670, , 11082203618, Dtd:15/03/2022 and RSD No: 11082203262, Dtd:08/03/2022** all the deeds being executed and registered in the office of the DSR Khurda at Bhubaneswar.

**AND WHEREAS**, I the Principal/Executant do hereby hand over possession of the scheduled 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, represented through its Managing Director **SRI KALINGA KESHARI RATH (Aadhar No.: 6975 6155 7863)**, aged about 38 years, S/o - Late Kailash Chandra Rath, Permanent resident of Flat No.-202, "Olive Enclave", G.A Plot No.-11, chandrasekharapur, Bhubaneswar, Odisha by Caste - Brahmin, by Profession - Business, as our true and lawful attorney for us and on behalf of us to 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

*Handwritten signature*  
*Handwritten signature*

OCEAN CAPITAL MARKET LTD.  
*Handwritten signature*  
MANAGING DIRECTOR

Evos Buildcon Pvt. Ltd.  
*Handwritten signature*  
Managing Director

- or any other dues for the purpose and also execute necessary papers/documents as required by the authorities for the purpose in our name and on our behalf.
2. To sign plans and/or documents regarding sanction of building plans for construction of Multistoried Apartment complex over the schedule Property and submit the same before the BDA/BMC/ORERA 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 complaints, written statement, petitions, claims and objections, memorandum of appeal and applications and to file them in any court-offices / Authorities regarding the proposed constructions 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.
  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 for obtaining an elementary/independent 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 us in consonance with the plan to be sanctioned and approved by the BDA/BMC/ORERA.

OCEAN CAPITAL MARKET LTD.

*Jaman*

MANAGING DIRECTOR

Evos Buildcon Pvt. Ltd.

*Kalaga Keshavaiah*

Managing Director

*on behalf of Pini & Pini*  
*Michael...*



7. To do all works pertaining to the construction of the Multistoried Apartment complex over the Scheduled 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/approved 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 30% upto base FAR and 10% above the base FAR (maximum upto 2 FAR above base FAR) of the 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 so far as **builders share to the extent of 70% upto base F.A.R and 90% above the base F.A.R upto 2 F.A.R. AND 100% above that, including parking spaces along with 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 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 an extent of 70% upto base F.A.R and 90% above the base F.A.R upto 2 F.A.R. AND 100% above that including parking spaces along with**

OCEAN CAPITAL MARKET LTD.

*[Signature]*  
MANAGING DIRECTOR

Evos Buildcon Pvt. Ltd.

*[Signature]*  
Managing Director

*[Signature]*  
*[Signature]*



**undivided impartiable 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.
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 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 above and to receive advance consideration money from the intending purchasers so far the share of the Builder/Developer to an extent of **70% upto base F.A.R and 90% above the base F.A.R upto 2 F.A.R. AND 100% above that, including parking spaces along with undivided impartiable proportionate share in land.**

OCEAN CAPITAL MARKET LTD.

*[Signature]*  
MANAGING DIRECTOR

Evos Buildcon Pvt. Ltd.

*[Signature]*  
Managing Director

*BITOY R. PAJI*

*[Signature]*

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 70% upto base F.A.R and 90% above the base F.A.R upto 2 F.A.R. AND 100% above that, including parking spaces along with 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 we hereby agree that all acts, deed and things lawfully done by the attorney shall be construed as acts, deeds and things lawfully done by us and we hereby undertake to ratify and confirm all whatsoever the said attorney shall lawfully do or cause to be done for and on our behalf by virtue of this power of Attorney.

**SCHEDULE OF PROPERTY**

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

SL No:	Khata No	Plot No	Kisam	Area:
1	644	2205	Biali Do Fasal	Ac0.170 dec
2	126	2206	Biali Do Fasal	Ac0.182 dec
3	190	2208	Biali Do-Fasal	Ac0.233 dec
4	729/3855	2218	Sarad-I	Ac0.220 dec
5	729/3853	2210/3400	Gharabari	Ac0.380 dec

A- Pitoy & Pahi  
Nishu Mansabudhikar

JCEAN CAPITAL MARKET LTD.  
*Jain*  
MANAGING DIRECTOR

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



6	729/1844	2217	Sarad-I	Ac0.110 dec
7	729/3926	2200	Gharabari	Ac0.230 dec
8	729/3926	2201/2555	Gharabari	Ac0.090 dec
9	729/3926	2202	Gharabari	Ac0.200 dec
10	729/3926	2203	Gharabari	Ac0.380 dec
11	729/3926	2204	Gharabari	Ac0.150 dec
12	729/3926	2205/3667	Gharabari	Ac0.170 dec
13	729/3926	2222	Gharabari	Ac0.140 dec
14	729/3922	2221	Gharabari	Ac0.110 dec
15	729/3922	2173	Gharabari	Ac0.080 dec
16	423	2215	Sarad-I	Ac0.080 dec
17	423	2216	Sarad-I	Ac0.080 dec
<b>Total Area</b>				<b>Ac.3.005 dec</b>

Total :- 1(one) Mouza, 09 (Nine) Nos. of Khata, Seventeen (17) Nos. of Plot, total area: Ac. 3.005 decimals.

IN WITNESS WHEREOF we have here to set our hand this the \_\_\_ day of June, 2022.

Witnesses:

1. Bitoy M. Pajhi  
B. C. Pajhi  
at - 780 Sakheri Han  
P.P. 52

OCEAN CAPITAL MARKET LTD.

*Kanain*  
MANAGING DIRECTOR  
Signature of the Executant/Prin



Evos Buildcon Pvt. Ltd.

*Kalanga Keshari Pajhi*  
Managing Director

Signature of the P.A.H.

2. *Natasha...*  
S/O - SUBAS CHANDRA PATNAIK  
FLAT NO - C/08  
CHANDRANA APARTMENT  
KHAJVEL NAGAR  
BIBUBANUSWAR  
751001

Certificate

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

Advocate

REGISTERED & TRUE COPY  
FILED IN  
BOOK NO .....  
Volume No .....  
Pages ..... 50 .....  
Serial No .....  
for the year 2022

1082209001



22/19/2022