

GOVT. OF ODISHA

भारत

STAMP DUTY

SCANNED & UPLOADED

SR, JATNI



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NON JUDICIAL

1121800342

KHURDA

Rs. ≈ 0035000 ≈ 19.1.2018

LICENSE NO : KHFRA005

INDIA

365530

ODISHA

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OESL Computer Gen. a.
EC

RECEIVED
REGISTRATION OFFICE
KHURDA

19/1/18
Proper Officer
S. B. Jena

Registration ID No. 1121800342
Registration Doct. No. 1121800334
Book No. 1
Date 19-1-18 and year 18

Regd. Fees Paid	
A (1) =	14000
A () =	2
A1B =	250
A1C =	40
W/C =	250
Rs.	14542

19/1/18
REGISTERING OFFICER
S. B. JENA

700000

For METRO GARDEN ESTATE PVT. LTD.
Sale Officer
Managing Director

LTD. Dwijendra Jena
28/1/18



GENERAL POWER OF ATTORNEY

Known all concerned by these presents:

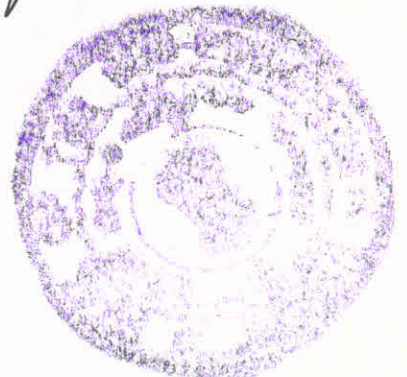
Sri Sri Dwija Jena, aged about 72 years, son of Late Bala Jena, resident of - Belapara, P.S: Jatani, Dist: Khordha and by profession - Farmer, By Caste- Khandayat hereinafter called as the Land owner/ Principal which expression shall mean and include their legal heirs, successors and assigns.

w1 Khandayat Jena

w2 Khandayat Jena

137 29616224343
Stamping No. 19/11/18
Date
Name of the Party
Father of the Party
Address
Nature of Document
State Printing Office, Sec.
Sub-Registrar Office, Sec.

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LTG of Dwija Sena
is attested. [Signature]



LTG of Sofia Firdous
is attested. [Signature]

For METRO GARDEN ESTATE PVT. LTD.

[Signature]
Managing Director

AND WHEREAS

The land in question is covered under Khata No.202, Plot No.177 having an area of Ac 0.070 dec, Plot No.183, area Ac 0.070 dec, total area Ac 0.140 dec situated in Mouza: Kholadwara, P.S: Jatani, Dist: Khordha as per the Record of Right prepared and published by the Competent Revenue Authority.

AND WHEREAS

The executants have entered into a collaboration agreement dated ...19.1.2018 with M/s. Metro Garden Estate Private Limited, a private limited company incorporated under the Indian Companies Act, 1956 having its Registered office Metro Riverview Complex, Sun-shine field(East), Cuttack-2, represented by its Managing Director, Sofia Firdous, aged about 25 years, D/o. Mohammad Moquim, resident of At: Saidani Bagicha, P.O: Tulsipur, P.S: Lalbag, Town / District: Cuttack, conferring right and authority upon the builder / developer to execute and construct integrated housing arcade/ satellite township comprising several independent buildings and other facilities and amenities as per the plans to be sanctioned and approved by the Bhubaneswar Development Authority, upon certain terms, conditions and covenants spelt out in the agreement executed between the parties. The said agreement and all its covenants shall be construed and treated / read as a part of this document.

For METRO GARDEN ESTATE PVT. LTD.

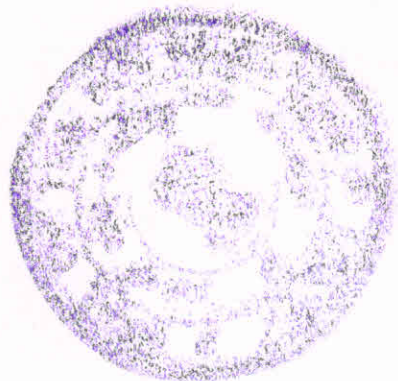
[Signature]
Managing Director



w₁ Kungul Sena

w₂ Tenants Party

LTG of
Dwija Sena
is attested. [Signature]



AND WHEREAS

The allocation of the built-up space / super built-up area out of the total constructed place in respect of the land owner / party of first part shall be 25% out of the total built up area comprised in the housing arcade constructed over the land belonging to the land owner party of the first part ~~as delineated in the schedule~~. The saleable built up area / super built up area pertaining to the developers allocation shall mean the balance area of 75%, such saleable built up area, out of the total built up area comprised in the housing arcade.

AND WHEREAS

Under the scheme of the aforesaid agreement, the executants had undertaken to execute a Power of Attorney in favour of the Builder / Contractor Company for effectuating the aims objectives culled in the said agreement and to translate into reality the scheme formulated by the executants. The land owner / Principal, being pre-occupied with their pursuits of life had given an offer to M/s. Metro Garden Estate Private Limited, to construct the proposed integrated housing arcade/ satellite township over the said land on certain terms and conditions as mutually agreed upon by and between the parties. The company having appraised the executants and having informed that their **Managing Director, Sofia Firdous**, shall be attorney Holder, this power of Attorney is being executed in favour of.

Now know all men by these presents, that we the executants / Principal doth hereby nominate / constitute and appoint the said **Sofia Firdous**, aged about 25 years, D/o Mohammad Moquim, resident At: Saidani Bagicha, P.O: Tulsipur, P.S.: Lalbag, Town / District: Cuttack,; Managing Director of M/s. Metro Garden Estate Private Limited as our lawful attorney to do, ~~perform execute~~ the following acts/ deeds/ things for and on our behalf in terms of the covenants agreed upon and culled in the concluded contract by and between the parties, and within the scope of the authority vested and delegated in favour of the attorney namely :-

1. To sign building plans/ layout plans and applications and / or other documents as may be necessary for submission of building plans for construction of integrated housing arcade/ satellite township over our said land and submit the same before the Bhubaneswar Development Authority and to pay charges / fees as may be assessed by the authority and obtain receipt thereof, to collect such plans and letters of permission after its sanction and / or approval and in that

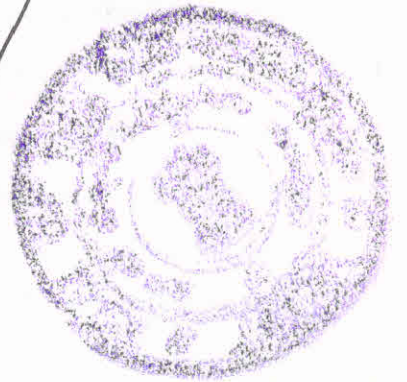
W: Kungress Sena
W: Chhanta Pathan

For METRO GARDEN ESTATE PVT. LTD.

Sofia Firdous
Managing Director



LTD of Dair ja Jena
is attached.



connection to comply with the requirements and requisitions of the Bhubaneswar Development Authority and to apply for and obtain no objection certificates from the concerned statutory authorities as may be considered just reasonable and expedient by the said attorney.

2. To sign and submit all papers, documents, undertakings, applications, as may be called upon to do so by the Bhubaneswar Development Authority, forgetting the layout plots/ building plans sanctioned and approved.
3. To submit revised plan / plans alongwith the applications, for modification of the original plans, submit the same before the Bhubaneswar Development Authority deposit the requisite scrutiny fees, for obtaining approval of such revised plan, collect such revise plan alongwith modified permission letter after sanction / approval is accorded by the Bhubaneswar Development Authority.
4. To appoint qualified architect and structural engineers for the purpose of preparing building plans including revised plans, for construction of the proposed integrated housing arcade/ satellite township to be utilized as a residential arcade keeping in view the building norms and guidelines crystallized in the Bhubaneswar Development Authority (Planning and Building Standards) Regulation.
5. To sign verify, affirm and file any plaint, written statement, petitions, objection, memorandum of appeal and applications, declarations, affidavits before the competent court / authority in the matter of approval of the building plans and construction of the proposed integrated housing arcade/ satellite township over the land covered under the said plot, and to settle any dispute / claim which may arise during the period of construction with any third party or any dispute that may crop up in course of construction of the proposed multistoried / high rise buildings and take all other steps which are incidental or ancillary thereto.
6. To appoint any advocate and / or legal practitioner in case of any dispute which may arise in course of construction of the proposed independent building, approval of the building plans / lay out plans, and getting the deviation regularized and such advocate shall be competent to appear before any court / proceeding, for and on behalf of principals and to settle the fees of such advocates.

For METRO GARDEN ESTATE PVT. LTD.

Shri May
Managing Director



w/ Kungress Jena

w/ Teeranta Jena

*WTS of
Pooja Jena 23
attested.*

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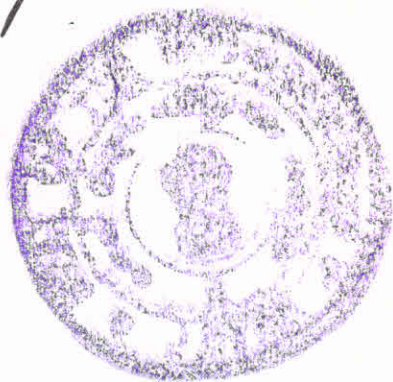


7. To arrange to construct proposed integrated housing arcade/ satellite township over the said land as per the permission granted and plan / plans duly approved by Bhubaneswar Development Authority.
8. To do all such works pertaining to the construction of the proposed integrated housing arcade/ satellite township over the said plot and marketability of the built up space.
9. To take measurement of the plot cause survey and to ensure construction of the proposed integrated housing arcade/ satellite township according to the plans and specifications as may be duly sanctioned by the appropriate authority.
10. To sign and submit applications as may be required for the purpose of securing and obtaining electricity, water, telephone, drainage, sewerage connection to the proposed integrated housing arcade/ satellite township and other facilities and amenities as may be considered to be just and proper and for that purpose, to comply with the requirements of the concern authorities and deposit necessary fees / charges as may be called upon to do so as per the demand letters issued by such authority.
11. To enter into any agreement with the prospective purchasers of built up space, pertaining to the specified built up area in each floor of the proposed integrated housing arcade/ satellite township, in respect of which there is express delegation of right on the attorney to transfer such floor space by way of absolute sale, receive the earnest money and/ or the consideration amount from such intending purchasers.
12. To execute and sign all such documents such as agreements for sale, sale deeds, conveyance deeds, exchange deeds, instruments for transfer / assignment mortgage deeds in favour of the prospective purchasers of built up area / financiers and to register the same by appearing before the Registering Officer Registrar of Assurance or any authority or authorities having power to admit execution/ registration of such documents and to take delivery of the deeds upon its registration.
13. To apply for and or obtain electricity, water drainage, sewerage and telephone connection, cable T.V. and / or any other facilities that our said attorney may consider to be just expedient and proper.

FOR METRO GARDEN ESTATE PVT. LTD.



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14. To take all possible steps in the proceeding and / or litigation that may arise during the period of construction.
15. To arrange necessary finance required for construction of proposed multistoried / high rise buildings over our land according to the plan and specification as may be legally sanctioned by the appropriate authority.
16. To apply to courts and / or office for copies of documents and papers.
17. To apply for inspection and / or inspect judicial records.
18. To appoint architects, engineers, contractors consultants, marketers, brokers, supervisors and / or any employee and agents, staffs necessary for any of the aforesaid purposes.
19. To make advertisement in any papers offering sale of built up space, built up area, and / or units of the proposed buildings over the said plot mentioned in the schedule written hereunder.
20. To serve and accept service of summons, notices issued through process of court and other statutory authority, in connection with any dispute which may be set into motion, during construction of the proposed multistoried / high rise buildings and any dispute with third party purchaser in connection with payment of consideration amount as fixed and settle, breach of commitments by such purchaser.
21. To deal with all concerned and generally represent us in all matters concerning the development and construction of the proposed multistoried complex, and to safeguard our interest inclusive our right to the property and in general to Act on or behalf while ensuring that our interest is fully safeguarded adequately in all matters.
22. Generally, to act as our attorney or agent in relation to the matters aforesaid and other incidental and ancillary matters and on our behalf to execute and sign all deeds documents and writings and do all such acts or things fully and effectually in all respects.
23. To offer the land of constructed space / built up space in the proposed buildings as security before any housing financial institution / banks / non banking financial institutions for availing finance and assign the aforesaid property in connection with such loan transaction and execute relevant memorandum of deposit of title





deeds, mortgage deeds or other deeds and documents and comply with the requirement of such financial institution on that score to effectuate the object without making owners liable.

And we hereby agree that all acts deeds and things lawfully done by the said attorney shall be construed as acts deeds and things lawfully done by me and I undertake to ratify and confirm all whatsoever said attorney shall lawfully do or cause to done for and on my behalf by virtue of powers hereby conferred, without incurring any financial liability, which shall be exclusively the liability of the power of attorney holder. This power of attorney is irrevocable till the entire exercise is fully completed.

In witness where of we have set and subscribed our hand and seal in token of affirmation of the delegation of authority spelt out above on this the 19th day of January 2018 (two thousand eighteen) with the condition that this delegation of authority will cease on completion of the complex and delivery of possession to the purchasers.

**SIGNED SEALED AND DELIVERED :-
Signature of witnesses and their addresses:**

1. Kangraal Jenu
Dija Jenu
At - Belaradi
P. Badatota
P. - Jenu

2. Temanta Jenu
Belaradi
At - Jenu



LT 2nd Anup Jenu
is attested.
[Signature]

Signature of the Principal / Executant

For METRO GARDEN ESTATE PVT. LTD.

[Signature]
Managing Director

Signature of the Attorney Holder



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)-14290 ,, User Charges-250 ,Total 14540

Date: 19/01/2018

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **Sub-Registrar JATANI** between the hours of 10:30 AM and 2:30 PM on the 19/01/2018 by **DWIJA JENA**, son/wife of **LATE BALA JENA**, of **AT-BELAPARA, PS- JANLA, DIST- KHURDA**, by caste **General**, profession **Cultivation** and finger prints affixed.



Signature of Presenter / Date: 19/01/2018

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
DWIJA JENA		 312285320	TI of DWIJA JENA is attested Signature of the Registering officer	19-Jan-2018
SOFIA FIRDOUS MANAGING DIRECTOR OF METRO GARDEN ESTATE PVT LTD	---	---	---	---

Identified by **KANGRES JENA** Son/Wife of **DWIJARAJ JENA** of **AS SME PLACE** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
KANGRES JENA		 40685689		19-Jan-2018

Date: 19/01/2018

Signature of Registering officer

Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the Sub-Registrar, JATANI

SCHEDULE OF LAND

Dist: Khordha, D.S.R.O.: Jatani, Mouza: Kholadwara, P.S: Jatani, Khata No.202, Plot No.177 having an area of Ac 0.070 dec, Bounded by North: Plot No.176 & 136, South: Plot No.184, East: Plot No.186, West: Plot No.178 & 179. Plot No.183, area Ac 0.070 dec, Bounded by North: Plot No.179, South: Plot No.182, East: Plot No.184, West: Plot No.180, total area Ac 0.140 dec prepared and published by the Competent Revenue Authorities, The aforesaid land is classified as - Non irrigated agricultural land.

Corresponds to SABIK KHATA NO: 307 SABIK PLOT NO: 423

Valuation: Rs-7,00,000/- (Rupees seven lakh only)

CERTIFICATE

Certified that this power of attorney has been drafted by me as per the clear instruction given by both the parties and typed to my dictation in my Personal Computer. I have read over and explained the purport and implication of the different rights powers and delegation of authority made on the attorney holder as well as terms and conditions enjoined in the document. The parties hereto, after clearly understanding the recitals thereof have signed the document in my presence out of their freewill and volition.

Asit Kumar Das.

Signature of Advocate

FOR METRO GARDEN ESTATE PVT. LTD.

Vijayendra
Managing Director



LT of Dwijajana is attested. Das.

*W- Rajesh Das
W- Teena Das*

Book Number : 1 || Volume Number : 7

Document Number : 11121800334

For the year : 2018

Seal :

Date: 19/01/2018

Print

[Handwritten signature]

Signature of Registering officer

Registration ID No. 1121800334
Registration Doct. No. 1121800334
Book No. 1
Date 19 / 1 / and year 18

[Handwritten signature]
19-1-18
Registering Officer
JAIN



Form-A
DECLARATION

(Land / Property Where there is no Structure / House exists)

We the Executant and Claimant do hereby declare that there is no structure / house on the schedule property transacted in this document. if existence of structure/ house is detected at a later state the document will be treated as invalid.




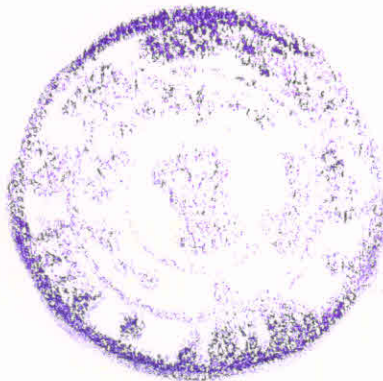
Signature of Executant

LTD of
Dwijendra is
alleged.

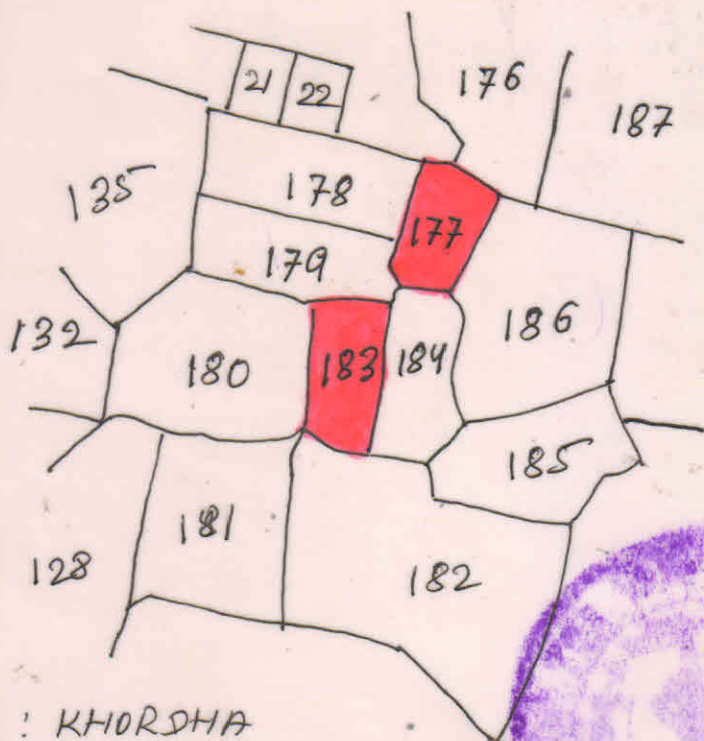
Done

For METRO GARDEN ESTATE PVT. LTD.


Managing Director
Signature of Claimant







DIST : KHORDHA
 MOUZA : KHOLADWAR
 THANA : JATANI - 5
 TAHSIL : JATANI
 KHATA NO : 202

PLOT NO : 177, AREA : AC. 0.070 DEC.

PLOT NO : 183, AREA : AC. 0.070 DEC.

POWER OF ATTORNEY IN FAVOUR OF:

[Signature]
 SOFIA FIRDOUS, MANAGING DIRECTOR,
 METRO GARDEN ESTATE PVT. LTD.

LG of
 Dwijendra
 Das



For METRO GARDEN ESTATE PVT. LTD.

[Signature]
 Managing Director

Managing Director

For METRO GARDEN ESTATE PVT. LTD.



(Original)

Sub-Registrar, JATANI
Receipt For Franking

(See Para-2 of Circular No. XVII-155/93(Pt) 2722 dt.20-8-99 of the I.G.R. Odisha, Cuttack)

Date: 19-Jan-2018

Franking Application No. FR1121800131

Received Rs. 35000 (Rupees **Thirty-five thousand rupees only**) in cash from Sri DWIJA JENA towards franking of stamp duty on (Non-Judicial) in accordance with circular No. 2447/XVII/155/93 dt.2-8-99 of the Member, Board of Revenue & Chief Controlling Revenue Authority, Odisha, Cuttack.

Proper Officer
Sub-Registrar
JATANI



(Duplicate)

Sub-Registrar, JATANI
Receipt For Franking

(See Para-2 of Circular No. XVII-155/93(Pt) 2722 dt.20-8-99 of the I.G.R. Odisha, Cuttack)

Date: 19-Jan-2018

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Proper Officer
Sub-Registrar
JATANI



(Triplicate)

Sub-Registrar, JATANI
Receipt For Franking

(See Para-2 of Circular No. XVII-155/93(Pt) 2722 dt.20-8-99 of the I.G.R. Odisha, Cuttack)

Date: 19-Jan-2018

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Proper Officer
Sub-Registrar
JATANI

Back



Valuation Report

Application No- **1121800342**

Registration Office- **JATANI**

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
1121800342	19-JAN-18	19-JAN-18	1	10		

FEE DETAILS (In ₹)

Stamp Duty :	35000	Registration Fee :	0
Consideration Amount :	700000	A18(iii) & A(1):	14250
Benchmark Value :	3815000	Incidental Fee Details	
		User Charges :	250

FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
DWIJA JENA	FATHER	LATE BALA JENA	MALE	62	Cultivation	General	PRINCIPAL/SELF	YES	YES	AT- BELAPARA, PS- JANLA, DIST- KHURDA	

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
SOFIA FORDOUS MANAGING DIRECTOR OF METRO GARDEN ESTATE PVT LTD				25		GENERAL	ATTORNEY/INSTITUTION			AT- SAIDANI BAGICHA, TULASIPUR, PS- LALBAG, DIST- CUTTACK	
Representative Name			Institution Name				Representative Address			Representative Designation	
SOFIA FORDOUS MANAGING DIRECTOR OF METRO GARDEN ESTATE PVT LTD			MS METRO GARDEN ESTATE PVT LTD				AT- SAIDANI BAGICHA, TULASIPUR, PS- LALBAG, DIST- CUTTACK			MANAGING DIRECTOR	

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
KANGRES JENA	DWIJARAJ JENA	AS SME PLACE	MALE	0	Others	V

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	MarketValue	Sabak Khata No.	Sabak Plot No.
KHURDA	KHOLADWAR-5	202	183	0.07 Acre (70Decimal)	SARAD ANA JALA SECHITA-2	315000	Not Available	Not Available
				Property Transaction Details				
East	West	North	South	POWER AREA A0.070DEC FULL PLOT, TOTAL ONE MOUZA, ONE KHATA, TWO PLOTS, TOTAL POWER AREA A0.140DECS				
PLOTNO-184	PLOTNO-180	PLONTO-179	PLOTNO-182					
KHURDA	KHOLADWAR-5	202	177	0.07 Acre (70Decimal)	SARAD ANA JALA SECHITA-2	3500000	Not Available	Not Available
				Property Transaction Details				
East	West	North	South	POWER AREA A0.070DEC FULL PLOT				
PLOTNO-186	PLOTNO-178 AND 179	PLOTNO-176 AND 136	PLTNO-144					

The total transacted area is:0.14 acre(s).

APPLICATION ID CREATED BY : SANGEETA PATNAIK

DOCUMENT ENTERED BY : SANGEETA PATNAIK