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921/1327 CAA

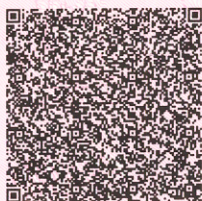


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Odisha

## e-Stamp

**Certificate No.** : IN-OD02863761476513T  
**Certificate Issued Date** : 30-Nov-2021 01:35 PM  
**Account Reference** : SHCIL (FI)/ odshcil01/ CUTTACK/ OD-GTK  
**Unique Doc. Reference** : SUBIN-ODODSHCIL0103868359628003T  
**Purchased by** : ACRESISE REALTY LLP BY PARTNER SK MAIRAJUL HAQUE  
**Description of Document** : Article IA-48 Power of Attorney Deed  
**Property Description** : MOUZA PATAPUR  
**Consideration Price (Rs.)** : 88,00,000  
(Eighty Eight Lakh only)  
**First Party** : BIJAY KUMAR MISHRA  
**Second Party** : ACRESISE REALTY LLP BY PARTNER SK MAIRAJUL HAQUE  
**Stamp Duty Paid By** : ACRESISE REALTY LLP BY PARTNER SK MAIRAJUL HAQUE  
**Stamp Duty Amount(Rs.)** : 1,76,100  
(One Lakh Seventy Six Thousand One Hundred only)



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

1. Jitendra Kumar Mishra

I. G. P. A.

BiJay Kumar Mishra

2. Yash - ar

Acresise Realty LLP  
Designated Partner

QT 0006114536

### 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.



SAT

  
  
 SIGNATURE OF PURCHASER



**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)-176290 ,, User Charges-550 ,Total 176840

**Date: 01/12/2021**

  
 Signature of Registering officer

**Endorsement under section 52**

Presented for registration in the office of the **District Sub-Registrar CUTTACK** between the hours of 10:00 AM and 1:30 PM on the **01/12/2021** by **BIJAYA KUMAR MISHRA** , son/wife of **BAIKUNTHA NATH MISHRA** , of **AT-PURUNA(OLD), HOSTEL ROAD, PO/PS/DIST-NAYAGARH, ORISSA** , by caste **General** , profession **Service** and finger prints affixed.

*Bi Jaya Kumar Mishra*

**Signature of Presenter / Date: 01/12/2021**

001011438

  
 Signature of Registering officer



Price List

AI	1,76,000
ADVA	250
1000	40
<hr/>	
	1,76,290
66	550
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	1,76,840



Pradyum Kumar Mishra  
30.11.21



Registering Officer  
CUTTACK



Pradyum Kumar Mishra  
L.T.G of Bijay Kumar Mishra  
is attested by Adu P. Ray  
30/11/21

Sri Narayan Mishra  
L.T.G of Sri Narayan Mishra  
is attested by Adu P. Ray  
30-11-21

Acrerise Realty LLP  
Sri Narayan Mishra  
Designated Partner  
30.11.21

IRREVOCABLE GENERAL POWER OF ATTORNEY, BE IT KNOWN TO ALL MEN BY THESE PRESENT.  
BY THIS IRREVOCABLE GENERAL POWER OF ATTORNEY,

I, Sri Bijay Kumar Mishra, aged about 45 years, S/o. Late Baikuntha Nath Mishra, by Caste: Brahmin, by Profession: Service, Permanent resident of Vill: Puruna (OLD) Hostel Road, P.O./P.S./Dist. Nayagarh, Orissa, India, PAN: ABOPB7067B & AADHAAR: 6639 8241 3541, hereinafter referred to as "Principal"/"Executant", which expression shall unless repugnant to the subject or context, shall mean and include Principal's legal heir/s, successor/s, legal representative/s, executor/s, administrator /s, assigns of the First Part / Principal. The Principal is the legal Owner of the property i.e. Record of Right of Khata No.225/553, Plot No.921/1327, an Area Ac.0.400dec. belongs to Mouza: Patapur,

Mob- 775 009 7254

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30.11.21  
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Registering Officer  
CUTTACK



under P.S. Cuttack Sadar, P.S. No.17, Tahasil: Barang, Tahasil No.199 of Cuttack District, having valid right, title, interest and possession and except the Principal no other person /s has / have any semblance of interest and Possession over the same. The Principal hereby covenants and declares that Principal have paid all the taxes, revenue etc. up-to date to the authorities concerned and is not in arrears of any revenue due to local authority and no legal proceedings are pending in any of the courts/tribunals regarding the same. The said property is not under/subject to any order of injunction or attachment or forfeiture or impounding or any similar order of whatever name /description from any Civil or Criminal Court, Revenue Recovery or such other authority/ies. The Principal/Executant presently residing out of the Country is busy and unable to present personally before the various Authorities or any other concern officer/ s, unable to perform certain things to facilitate and having been nourishing a desire to Develop and sale the Multistoried Residential/ commercial Complex comprising of independent Unit/s over the Schedule of Property as described below. In view to effectuate the said object and due to lack of technical knowledge and experience do hereby appoint, empower and constitute of M/s. **AcreRise Realty LLP**, a Limited Liability Partnership Firm, incorporated under The Limited Liability Partnership Act, 2008, having its Regd. office at Plot No. A295, At/P.O./P.S. Saheed Nagar, Bhubaneswar-751007, Dist. Khurda, Odisha, , having LLP Identity Number AAZ-4759, represented by its Designated Partner, Mr. Sheikh Mairajul Haque, aged about 35 years, S/o. Mr. Sheikh Amanul Haque, resident of Reba Duplex, Reba Bagicha, Kafla, P.S: Lalbag, Dist: Cuttack, by caste: Muslim, by profession: Business, PAN No ACPPH2385E , Aadhar No 8082-7809-1636, as lawful "Attorney" to do all or any of the acts, deeds and things, matters namely, the Second Part. 9437225243

Prasanna Kumar Mishra  
30.11.24

AcreRise Realty LLP  
Subhrajit Mishra  
Designated Partner  
30.11.24

AV - Jitendra Kumar Mishra  
30.11.24  
AV - Manoj Kumar Mishra  
30.11.24

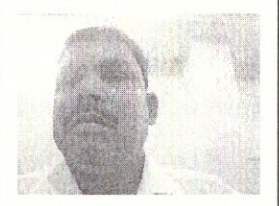

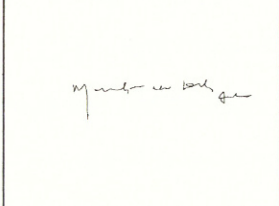


### Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BIJAYA KUMAR MISHRA		 314922178		01-Dec-2021
MS ACRERISE REALTY LLP REPRESENTED BY ITS DESIGNATED PARTNER SHEIKH MAIRAJUL HAQUE		 242952221	 Registering Officer CUTTACK	01-Dec-2021

Identified by **MANMATH KUMAR DASH** Son/Wife of **LATE LAXMAN KUMAR DASH** of **AT-PASANIA, PS-BANKI, DIST-CUTTACK** by profession **Advocate**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
MANMATH KUMAR DASH		 42098863		01-Dec-2021

Date: 01/12/2021

  
Signature of Registering officer



NOW THIS INDENTURE IS WITNESSTH, and it hereby agreed by and between the parties hereto as follows:

1. That the "Attorney" shall take the physical and actual vacant possession of the said property with unfettered right for Develop and sale Multistoried Residential/Commercial Complex comprising of independent Unit/s or Flat/s or Apartment/s (Sale on carpet area) as deem fit and necessary over the Schedule Property as described below.
2. That the "Attorney" shall evict the said property/ies in occupation of tenants, occupants, or trespassers if any in the said property/ies or any part thereof and to take all steps in that behalf such as negotiation, settlement and compromise.
3. That the "Attorney" shall pay and discharge all ground rent taxes, assessments, charges, expenses, deductions, and all other payments and outgoings which may hereafter become due and payable for or on account of said property from the date of the said present.
4. That the "Attorney" shall give notices, commence any legal proceedings, or use any other lawful means that may appear to the said "Attorney" desirable or necessary to safeguard or enforce the right of the mine.
5. To appear in any proceedings or suits in any Court of Law in respect of the schedule properties if so arises and for the purpose engage Advocates, Moharirs in such suit, proceedings in any Court of Law or in any other office of profit or any applicable authority and sign Vakalatnama and submit all such suits, plaints, counters Rejoinder, Writ Petitions, revisions in such Court of law or in any office of profit with consent from "Principal" in respect of the schedule property.

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Acetris Realty LLP  
Subhojit Kumar  
Designated Partner  
30.11.21

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aw - Jitendra Kumar  
30.11.21





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Registering Officer  
CUTTACK



6. That the possession of the Schedule of property of project shall be vested upon the "Attorney" as absolute Authority/ies with the unfettered right for Development, Sale at his own risk, cost, expenses and with own resources after obtaining the requisite permission/sanction/approvals/ of Plan/ revise Plan from the authorities concerned and thereafter to construct the proposed Multistoried Apartment Complex comprising of independent Unit/s.

Pratibha Kumar Mishra  
30.11.21

7. That the "Attorney" shall prepare the plan/s, revise Plan/s for Multistoried Apartment Complex comprising of independent Unit/s in accordance with the Rules and Regulations led down by the Competent Authority / Local Authority and shall be a first-class construction based on the specifications conforming to ISI Code of Civil Engineering practice and submit the same before the Competent Planning Authority / Local Authority for necessary approval/ sanction. On receipt of the approval/ sanction of such plan/revise Plan, the "Attorney" shall begin the Developmental work of Multistoried Apartment Complex comprising of independent Unit/s under the direct control, supervision, guidance, and liability of the "Attorney" / or its agents.

Acrerise Realty LLP  
S. Maitrajul  
Designated Partner  
30.11.21

8. It shall be the responsibility of the "Attorney" to submit, pursue and follow up the Approval Plan / Revise Plan to be sanctioned by the Competent Authority / Local Authority.

i. All expenses/charges incurred in respect of approval/sanction or modification and/or alteration of the sanctioned plan and for any revised plan to be submitted for approval/sanction shall be on account of "Attorney" along with other expenses.

ii. To expedite sanction of such plans or revise plans shall be the responsibility of the "Attorney" including any amendment, modification or variation or alteration to the

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30.11.21





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Registering Officer  
CUTTACK



said plans and specification which may be made by the "Attorney".

- 9. That the "Attorney" shall not violate or contravene any statutory provisions, rules, regulations, etc. applicable for construction and sale of the said Apartment Complex.
- 10. That the "Attorney" shall arrange architect, engineers, draftsmen, and skilled persons to make and prepare and /or cause to be made and prepared all such lay-out, sub-division, Plan/s or revise Plan/s or specifications and designs and /or any alternations and for the said purpose sign and submit all the affidavits, indemnity bonds, application forms and also deposit required fees before such Planning Authority or Office and or fire brigade, Power Distribution Companies or Electrical Department, Airport Authority /ies, State Environment Office, RERA, CGWA etc or any such office /authority as and when required and obtain approval / NOC for and to pay obligatory fees and premium required for getting such acts and completion of all other acts and things as may be necessary.
- 11. That the "Attorney" shall be at liberty to appoint contractors, staffs, supervisors, managers, architects, engineers, any labour or workmen to carry out the construction works, and "Principal" shall not have any objections for the same at the Attorney's liability and risk.
- 12. That the "Attorney" shall carry on correspondence with all concerned authorities and bodies including Cuttack Development Authority/ Municipal Corporation / City Survey Officer / Police Authorities/ ORERA or any applicable authority/ies for the time being in connection with the sanction Plan / NOC in connection with the property/ies including all its Departments of officers or any other officers or Authorities in connection with or relating to apply for and obtain, sanction,

Pradyumn Kumar Mishra  
30.11.21

Acerise Realty LLP  
Sanjay Kumar Mishra  
Designated Partner  
30.11.21

W - Jitendra Kumar Mishra  
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an - Yashwantrao Mishra  
30.11.21





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Registering Officer  
CUTTACK



revalidation with further alternation or addition or modifications as our said Attorney may require.

13. To appear/Apply/Submit all documents before the Competent Authority, government/ semi-government office/ Body of Corporate/ sanctioning authority, for cancellation/withdrawal/ exchange of Deeds/ Documents / Applications of the undertaking, all forms, Applications, agreements, Indemnity Bond(s), bank guarantee(s) etc. and apply for a refund of any other related charges (if any), earlier paid scrutiny fees, approval fees, service charges, conversion fees etc. and as may be required in connection therewith including the filing appropriate legal proceedings etc. whenever/ whatever / wherever necessary in "Principal" name and on "Principal" behalf.
14. To obtain refund of all securities, amounts and other deposits made with the concerned departments in the name of the landowner or in the name of their nominee and to give receipt thereof in our name and on our behalf
15. To take and file compromise or to refer such suit or claim to arbitration in "Principal" name and on "Principal" behalf.
16. To file application for execution of a decree or order passed in any suit or proceedings as the case may be and to sign and verify such application in "Principal" name and on "Principal" behalf.
17. To apply for inspection and inspect documents and records of any court.
18. To obtain copies of documents and papers in our name and on our behalf.
19. To file an application for review and/ or revision and/ or appeal against any order or judgment passed in such suit, petition, application, inquiry or proceeding or in review or revision

-Pradyum Kumar Mishra  
30.11.21

Acrerise Realty LLP  
Sulavraj Mishra  
Designated Partner  
30.11.21

W- Titidra Kumar Mishra  
30.11.21  
AW - Mishra - a  
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Registering Officer  
CUTTACK

*h/w*



therefore or in appeal there form as the case may be and to sign, seal and execute all papers and documents and writings and to do and execute all act, deed, and things as mentioned hereinbefore or as their said attorneys may be deemed for connection with such applications or appeal; and in our name and on our behalf.

Pratim Kumar Mishra  
30.11.21

20. That the "Attorney" shall represent before the Land Record Authorities, Authorities of land Revenue or any Authorities or Officers for grant of the licenses or permits or for any other purpose or renewal thereof as may be necessary under local Act, Rules, Regulations or Bye-Laws.

21. To appear before Electrical Department / Power Distribution Company and obtain electrical connections and also appear before the PHED Department for the water and sewerage connections and sign and submit all such documents in connection with the schedule property. To apply for and to obtain necessary Telephone, Cable and other connections/ facilities in or for the property mentioned in the schedule below in our name and on our behalf.

Acrise Realty LLP  
Suhaaraj Mishra  
Designated Partner  
30.11.21

22. That the "Attorney" shall apply for and obtain the occupation and /or completion certificate(s) of Multistoried Apartment Complex comprising of independent Unit/s from concerned Authority /ies in connection with the property.

23. That the "Attorney" shall apply for refund of deposits made or to be made with the Concerned Authorities and receive the said refunds.

24. That the "Attorney" shall apply for mutation and demarcation (if any) of the schedule of properties, shall appear before Revenue Authorities concerned or any other Authority/ies as require from time to time and engage Amino, Revenue Inspectors and all the skilled personnel etc.

W - Jitendra Kumar Yadav  
30.11.21  
an - Yashwanth - a  
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Registering Officer  
CUTTACK



25. To sign and submit all such documents before any such authority to purchase the materials in connection with the Multistoried Apartment Complex over the schedule of property.
26. To enter upon property at any time, affix board and to make all payments for getting the work done and other expenses.
27. That the "Attorney" shall sign and submit all such documents before any such authority/ies to purchase the materials in connection with respect of the Project.
28. To sale/allot/assign/mortgage the schedule land, Residential and commercial Unit/s, "Attorney" shall purchase stamp papers, sign and execute sale deed or any other deed of conveyance, agreements etc. in favour of any person/s, Company/ies and any Institution/s and present the same and appear before the registering authority for registration and admit execution thereof before the registering Authority/ies.

The Attorney shall be allowed to Sell and collect applicable consideration money on behalf of "Principal" for the share of units allocated to "Principal" and for such purpose the "Attorney" shall need to obtain a separate written consent from the "Principal" which shall be duly notarized by Notary Public.

29. To do advertisement and publicity for sale of Flats, Residential and Commercial unit /s and for the aforesaid purpose, give advertisement in any network, hoarding, daily newspapers, any online medium or any other communication of advertisement.
30. To receive advance booking amount as well as final sales consideration from the intending buyer/s and for that purpose issue them receipts, allotment letters and enter into an agreement for sale, and collect cost for proportionate cost of common area,

Pratibha Kumar Mishra  
30.11.21

Acetise Realty LLP  
Subhojit Singh  
Designated Partner  
30.11.21

W - Jitendra Kumar  
30.11.21  
M - Manish Kumar  
30.11.21



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Registering Officer  
CUTTACK



car parking space, electrical development charges and all other charges as may be deemed fit along with proportionate undivided share of land with such intending buyers.

31. To appear or authorize their representative to appear before Sub registrar and other authorities for execution of Agreements to sale, Sale deeds and other documents on behalf of "Principal".

32. To mortgage the independent Unit/s and its proportionate undivided share of Land with any Bank or financial institution for obtaining loan for authorizing the prospective purchasers to obtain loan and sign, execute, and register any documents for that purpose without refereeing the same to "Principal". The "Principal" grants permission to the purchasers of flats / units in the complex to avail any finance from any bank or other housing finance institutions, for payment of the consideration amount in respect of the flats / units as fixed and settled.

33. To sign and submit all such documents with intending buyers in respect of Flat/s or unit/s in order to obtain housing finance in favour of the intending buyers as well as such financial institutions in favour of the intending buyer/s of such Unit/s at their cost and liability in respect of the schedule property. To Do such acts for the share belong to "Principal" the "Attorney shall required a separate written consent duly notarized by Notary Public.

34. The property including the land over which construction of the cluster of multistoried buildings undertaken can be mortgaged, by the "Attorney" in favour of any Bank or financial institution for availing construction finance / Project Finance by way of loan. The "Attorney" as the constituted attorney of the "Principal" may sign and execute the relevant documents, deeds,

Mishra  
30.11.21

Kumar

Bojraj

Acreise Realty LLP

Sulavraj Mishra  
Designated Partner

30.11.21

W. Jethendra Kumar Mishra

30.11.21

Dr. N. S. Chandra Prasad

30.11.21



*h/n*  
Registering Officer  
CUTTACK



memorandum of deposit of title deeds for creation of equitable mortgage.

35. That "The Real Estate (Regulation And Development) Act, 2016' and Odisha Real Estate (Regulation & Development) Rules, 2017 shall be applicable to the project.
36. That "Principal" shall not cause any interference or hindrance in the Development of Multistoried Apartment Complex over the said property/ies by the "Attorney" unless when act in the manner violating (a) the terms of this instrument, (b) the sanctioned and approved plan of Concerned Planning Authority
37. That "Principal" shall not prevent the "Attorney" from negotiating with intending purchasers of units for assigning, disposing or letting out shares of independent Units along with impartible undivided land shares of Units, all common facilities and usable right over the common areas from the Multistoried Apartment Complex/ Project over the schedule of property.
38. That the "Attorney" shall do and perform all other acts, which has not been specifically mentioned in this deed of Power of Attorney that the "Attorney" shall think deemed fit and proper.
39. Besides above, the "Attorney" shall do other works as deem to have been done by "Principal" and same shall be binding on us with full force and effect on "Principal" hereby agree to ratify and confirmed all and whatever other act of acts shall lawfully do execute or person or cause to be done executed or performed in connection with the sale and said property under and by virtue of this deed notwithstanding and express power in that behalf is hereunder provided.

Pratibha Kumari Mishra  
30.11.21

Poojary Kuman Mishra  
30.11.21

Subhojit Kumar Mishra  
30.11.21

Subhojit Kumar Mishra  
Designated Partner  
30.11.21

W - Pratibha Kumari Mishra  
30.11.21

W - Poojary Kuman Mishra  
30.11.21



*[Handwritten signature]*

Registering Officer  
CUTTACK



40. Upon death or incapacity hereof, this Power of Attorney shall not become in-operative in respect of "Principal". In such an eventuality, it shall be the responsibility of the "Attorney" to obtain additional power of Attorney from "Principal" legal heir/s or family members. All the legal heir/s of the deceased shall be bound to execute additional power of Attorney or any such other required documents without making any hindrance. In future "Principal" or their legal heir/s shall not claim any more money to the "Attorney" on the execution of additional Developments Agreements or additional Power of Attorney or any other required documents in favour of "Attorney" if so then same shall not be entertained by any Court of Law.

Poojary Kumar Mishra  
30.11.21

41. This Power of Attorney shall be construed as the original power and the clauses of this deed shall have override effect on any or all agreement/s. The parties are at liberty to enter into any agreement in different issues in respect of allocated shares, but this presents shall have the determining effect on other agreement. Other agreement shall not override the clauses of this presents.

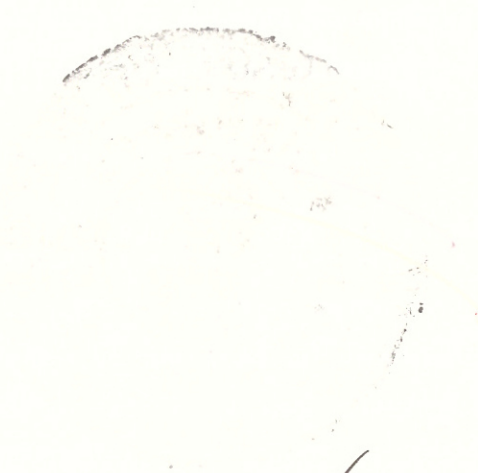
Acereise Realty LLP  
Subhrajit Majhi  
Designated Partner  
30.11.21

42. All liabilities including costs, charges and expenses in respect thereof shall be paid and discharged by the "Attorney" or the intending parties.

43. That no written permission from "Principal" shall be required by the "Attorney" if during the course of construction of the project building any alteration, changes, deviation from the sanctioned plans become necessary, desirable or advisable, the said alternation/change/deviations may be made in conformity after obtaining modified plan approved from Concerned Planning Authority / Local Authority and the municipal Bye-laws and Zonal Regulations and that as a consequence of such alteration/changes/deviations, if any, compounding fees is levied by such Authority /ies, the said liability shall be borne by

W. Jitendra Kumar  
30.11.21

W. Jitendra Kumar  
30.11.21



*him*  
Registering Officer  
CUTTACK



the "Attorney". The "Principal" can obtain the copy of such documents by giving written request to the "Attorney" and the same shall be provided to "Principal" within 15 days from the date of receipt of such written request by "Attorney" and "Principal" shall not raise any objection to such changes / modification.

Pooja Kumar Mishra  
30-11-21

44. That "Principal" shall handover original documents of said property when and where require without any hindrance/delay/charging any costs related to the aforesaid project to the "Attorney" at the time of verification and execution documents before the concerned Authority/ies.

45. All accounts between the parties hereto shall be settled at the Attorney's place and /or at any other place, as may be mutually agreed upon. The Courts at Cuttack only having jurisdiction to entertain the disputes and differences between the parties.

Acresize Realty LLP  
Sanjay Mishra  
Designated Partner  
30-11-21

46. That in case any dispute or claim arising out of or in connection with or relating to this deed or the breach (where such breach has not been cured by the party in breach within 30 days of written notice thereof), termination or invalidity or hereof, the parties shall attempt to first resolve such dispute or claim through mutual discussion amongst themselves.

47. That such dispute or claim is not resolved through such discussions within 30 days from the date of serving of notice then such dispute shall be referred for arbitration in accordance with the provisions of Arbitration and Conciliation Act 1996, as amended from time to time. For the purpose of such arbitration, each party shall appoint one arbitrator or appoint jointly whose decisions shall be final and binding upon each other. That no Party shall be entitled to rush to the court of law and put hindrance by way of injunction prior to referring the dispute for Arbitration. If the Arbitration fails, then the parties are liberty to take recourse in proper court of law.

W - Jitendra Kumar Mishra  
30-11-21  
W - Jitendra Kumar Mishra  
30-11-21



Registering Officer  
CUTTACK



SCHEDULE OF PROPERTY

(Under the Jurisdiction of D.S.R.O. Cuttack)

Mouza: Patapur, P.S: Cuttack Sadar, P.S. No.17, Tahasil: Barang, Tahasil No.199, Dist. Cuttack. Khata No.225/553, Plot No.921/1327 an Area Ac.0.400dec. Corresponding to Previous Khata No.225/442. (1000dec. = 1 Acre) Status: Sthitiban, Kissam-Gharabari.

Rent. Rs.5.60Paisa.

Bounded By : North: Road and Part Plot 921, South: Plot No.925, East: Plot No 924,924/1247 & 925, West: Road.

CERTIFICATE

It is certified that, the Principal/Executant and the "Attorney" are not member of any schedule caste or schedule tribe Community.

It is certified that the land is not a ceiling surplus land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 which stands repealed or Orissa Land Reforms Act, 1965. The land is neither lease hold in nature nor belongs to Schedule Caste/Schedule Tribe Community.

It is further certified that the land in question is not within the purview of consolidation proceeding undertaken under the Orissa Consolidation of Holdings and Prevention of Fragmentation of Land Act, 1972.

It is further certified that, the land in question is not a species of public Endowment property, within the meaning of Orissa Hindu Religious Endowment Act 1951.

Mushin  
30.11.21

Pragati kumar

Acresise Realty LLP  
Su. Hattaraj  
Designated Partner  
30.11.21

W. Jitendra Kumar  
30.11.21

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30.11.21



Registering Officer  
CUTTACK



IN WITNESS WHERE OF, we the "Principal/Executant" and "Attorney" hereby set our signatures on this 30th day of November 2021 after going through the contents of this deed of Irrevocable General Power of Attorney in the presence of witnesses.

Witnesses:

1. ~~Pratidra km gauri~~ ~~Signature of Principal/Executant~~ ~~30.11.21~~  
8/o late Narendra gauri gauri  
Flat no - 301/302 floor  
City Shelter Building  
Puri - ex - 75302

2. ~~Pratidra km gauri~~ ~~Signature of Attorney~~ ~~30.11.21~~  
Acrerise Realty LLP  
Designated Partner  
Pratidra km gauri  
Puri - ex - 75302

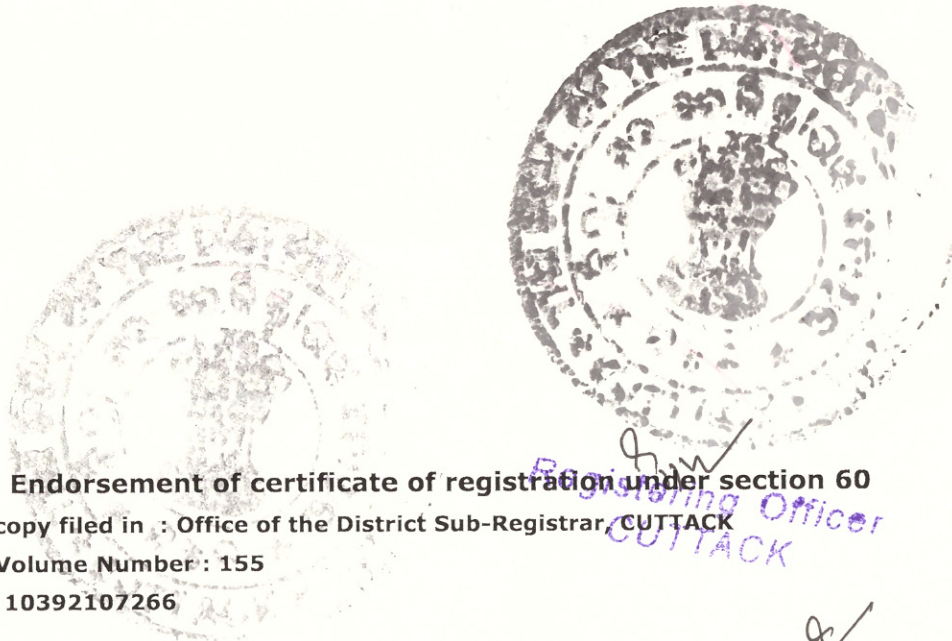
### CERTIFICATE

Certified that the Principal/Executant and Attorney of this deed are my clients and the deed has been drafted and typed by me in my office as per the instruction of both Parties.

Drafted and Typed by me.

~~P. Roy~~  
Advocate at Cuttack.

Bar Association Regn No: ~~773/09~~



**Endorsement of certificate of registration under section 60**

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

Book Number : 1 || Volume Number : 155

Document Number : 10392107266

For the year : 2021

Seal :

Date: 03/12/2021

  
Signature of Registering officer






## Registered PoA with Possession Deed


Nature of the Document : POA WITH POSSESSION  
 Date of Execution : 30/11/2021  
 Document Number : 10392107266

Volume Number : 155  
 Place of Execution : CUTTACK  
 Registration Date : 03/12/2021

## FIRST PARTY DETAILS

Name	Photo	Thumb Impression	Signature
BIJAYA KUMAR MISHRA			

## SECOND PARTY DETAILS



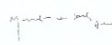
Name	Photo	Thumb Impression	Signature
MS ACRERISE REALTY LLP REPRESENTED BY ITS DESIGNATED PARTNER SHEIKH MAIRAJUL HAQUE			

## PROPERTY DETAILS

Sl.No.	District	Village/Thana	Khata	Plot	Property Area	Kisam	MarketValue	Sabak Khata No.	Sabak Plot No.
1	CUTTACK	PATPUR-17	225/553	921/1327	400Decimal	GHARABARI	3300000	Not Available	Not Available

East	West	North	South	Property Transaction Details
PLOT NO.924, 924/1247 & 925	ROAD	ROAD AND PART PLOT NO.921	PLOT NO.925	PREVIOUS KHATA NO.225/442, RENT RS. 5.60

## IDENTIFIER DETAILS

Name	Father's / Husband's Name	Identifier Address	Profession
MANMATH KUMAR DASH	LATE LAXMAN KUMAR DASH	AT-PASANIA, PS-BANKI, DIST- CUTTACK	Advocate
Name	Photo	Thumb Impression	Signature
MANMATH KUMAR DASH			

## REMARK DETAILS

Remark  
ok