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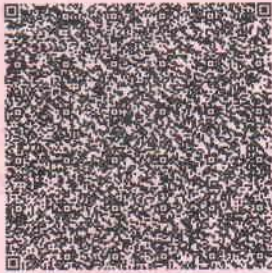


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD00320503076027Q
Certificate Issued Date : 11-Oct-2018 05:43 PM
Account Reference : SHCIL (FI)/ odshcil01/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0100367113524930Q
Purchased by : MS OM SWASTIK
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA-RUDRAPUR,KHATA-412/1069,PLOT-544/9187,A0.230
DEC,KHATA-415,PLOT-541,AC0.620 DEC
Consideration Price (Rs.) : 1,87,00,000
(One Crore Eighty Seven Lakh only)
First Party : SMT DEEPA MOHANTY
Second Party : MS OM SWASTIK
Stamp Duty Paid By : MS OM SWASTIK
Stamp Duty Amount(Rs.) : 9,35,100
(Nine Lakh Thirty Five Thousand One Hundred only)



.....Please write or type below this line.....

Deepa Mohanty
@ Matthews.

VO 0004241007

SHCIL

[Blacked out] VTIND-713

Deepa Mohanty
@ Matthews.



2.
[Signature]

Having Visited the Residence of Deepamohanty @ Matthews
at AT-1300 Guroya Nagar on the 14/11/18 at PM
I have this day examined the said Deepamohanty @ Matthews
Who have been identified to my satisfaction Advocate @ Matthews
by DAB of the same place and the said Deepa Mohanty @ Matthews
admitted execution of the document.



Registering Officer
Bhubaneswar

ଅଟୋମାଟିକ୍ ପାସ୍‌ବୁକ୍
ଉପରେ ଲେଖାଯାଇଥିବା ସମସ୍ତ
କାର୍ଯ୍ୟକୁ ସ୍ୱୀକାର କରାଯାଏ



ଅଟୋମାଟିକ୍ ପାସ୍‌ବୁକ୍
ଉପରେ ଲେଖାଯାଇଥିବା ସମସ୍ତ
କାର୍ଯ୍ୟକୁ ସ୍ୱୀକାର କରାଯାଏ
12/10/18
Deepa Mohanty @ Matthews

M SWASTIK
MANAGING PARTNER

Deepa Mohanty @ Matthews
Deepa Mohanty
Sri Milan Mohanty
Sri Milan Mohanty

1,87,00,000

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I,
SMT. DEEPA MOHANTY ^{MATHEWS} aged about 59 years, W/o Sri
Milan Mohanty by Profession : Housewife, resident
of 120/B, Surya Nagar, Po.Baramunda, Ps.Capital,
Dist.Khurda hereinafter referred to and called as the
Principal which expression shall include her legal
heirs, successors, executors, administrators and
assigns.

Smt. Deepa Mohanty
Sri Milan Mohanty
Amarendra Mohanty

WHEREAS the principal /executant is the absolute and infeasible owner of a compact piece and parcel of land covered under Mouza: Rudrapur, Tahasil: Bhubaneswar, P.S.Balianta, Khata No.: 412/1069, Plot no. 544/9187, measuring area Ac. 0.230 decimals and Khata No.415, Plot No.541 measuring area AC.0.620 decimals in total Ac.0.850 decimals demarcated in the sketch map attached

The aforesaid land flow of title written herein. Since the date of purchase, the executant was/is possessing the schedule property peacefully without any dispute having every right, title, and interest there over and also exercising various acts of ownership thereof.

AND WHEREAS there is a concluded contract between the executant and **M/S OM SWASTIK** a joint venture firm between M/s Om Nivas Nirman Private Limited and Swastik Builders And Developers Private Limited for commercial utilization of the land as per the plans which are to be sanctioned and approved by the Bhubaneswar Development Authority and as a step in that direction there is an irrevocable arrangement spelling out the essential terms and conditions. However, with a view to effectuate the objectives and for successful implementation of the scheme formulated by the principal intends to execute a General Power of Attorney in favour of M/s. OM SWASTIK

✓ Durga Mohanty @ matthews.

OM SWASTIK

Durga Mohanty
MANAGING PARTNER

✓ M/s Om Nivas Nirman
M/s Swastik Builders And Developers

✓ M/s Amardeep Mohanty



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)-374290 ,, User Charges-250 ,Total 374540

Date: 12-10-2018


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 12-10-2018 by DEEPA MOHANTY ALIAS MATHEWS , son/daughter/wife of MILAN MOHANTY , of AT- 120/B, SURYA NAGAR, BARAMUNDA, PS- CAPITAL, BBSR, DIST- KHORDHA , by caste General , profession शुद्ध and finger prints affixed.









Signature of Presenter / Date: 12-10-2018


Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
DEEPA MOHANTY ALIAS MATHEWS	---	---	---	---
DEEPAK TRIPATHY MANAGING PARTNER OF OM SWASTIK		 241561952		12-Oct-2018
Identified by BISWAMBAR DASH Son/Wife of N/A of ADV. BBSR by profession Advocate				
Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BISWAMBAR DASH		 40962204		12-Oct-2018

Date: 12-10-2018


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 : 226

Document Number : 11081811295

For the year : 2018

Seal :

Date: 12-10-2018


Signature of Registering officer

As such I **Smt Deepa Mohanty** the Principal/executant do hereby nominate, appoint and constitute M/s. Om Swastik, having its office at Om Ville, Po. Patia Ps. Chandrasekharpur Dist.Khurda, represented by its Managing Partner Shri. Deepak Tripathy aged about 55 years, Son of Late H.K Tripathy, as my true and lawful Attorney to do, perform or cause to be done and perform the following acts deeds and things as specified below namely:

Ph no ~~9437021405~~

1. To submit applications and arrange for conversion of the land into home-stead land by the competent Authority and 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 the building plans including revised plans prepared through qualified Architects and to submit the same before the Bhubaneswar Development Authority / ORERA / BMC / Any other Departments or Agencies for sanction approval and subsequent modification and/or revision of such plan or plans.
3. To appear and represent me before the Odisha Real Estate Regulatory Authority, Bhubaneswar Municipal Corporation, Bhubaneswar Development Authority and other appropriate

Deepa Mohanty @mathews.

OM SWASTIK

Deepak Tripathy
MANAGING PARTNER

Deepa Mohanty
w1 H.K. Tripathy Mohanty.

w2 Anand Mohanty

authorities and obtain approval/permission required from the concerned authorities in connection with the registration, sanction, modification and/or alteration of the plans for construction of the housing and commercial complex.

4. 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 Residential Building and Commercial Complex over the said land.

5. To apply for and obtain electricity, water, sewerage, drainage or other connections or any other utility / facility / amenities to the said Multi Storied 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.

6. To deal with and dispose of the proportionate impartible undivided share in the land in question as well as the saleable carpet/built-up/super built up area pertaining to the Builder's allocation in the proposed Residential -cum- Commercial Complex.

7. To enter into any agreements, with the intending purchasers regarding transfer of Flats / Units by way of absolute sale pertaining to the carpet/built-up/super built up area specified by the

Deepa Mohanty @ Matthews

OM SWASTIA
D. Mohanty
MANAGING PARTNER

Mohanty
Mitaa Kumar Mohanty,

Amrdeep Mohanty

builders 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.

8. To insert advertisements in any local and national daily News Papers offering for sale of Flats / Units in the proposed building complex in respect of the Builder's allocation of the total carpet/built-up/super built up areas /flats / units at his cost and expenses.

9. To take all steps in any legal proceedings and/or litigations that may arise during the period of construction including engaging any Advocate / Solicitor.

10. To apply to Courts and/or any Office for copies of any documents and papers.

11. To apply for inspection and/or to inspect the judicial/revenue records.

12. To accept service of summons, notices to writ to be issued by any Court or authority concerning or arising out of construction of the Residential -cum- Commercial Complex on the said land.

13. 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 / Units

Deepa Mohanty @ Matthews

OM SWASTIA
MANAGING PARTNER

w/ P. Mohanty
P. K. Mohanty

w/ Amardeep Mohanty

together with proportionate impartible undivided share in the land in favour of intending owners of such Units (pertaining to Builder's allocation) of carpet/built-up/super built up area together with proportionate interest in the land in question as enjoined by the law in force except owner's share in the project.

14. To negotiate for and sale /transfer, let out Flats / Units/ Commercial space, Parking spaces by the said Attorney at his discretion as may be deemed fit

15. To sign, execute, draw, present for registration and admit registration of documents, sale deeds transferring proportionate impartible undivided share in the land in favour of the intending owners of the Flats / Units, and other documents in connection with 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 except owner's share in the project.

AND GENERALLY to do all acts, deeds, and things by virtue of the delegation and conferment of authority hereunder, as may be required, for and on my 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.

Deepa Mohanty @ Mathews

OM SWASTIKA

MANAGING PARTNER

H. Tan Kumar Mohanty

Amardeep Mohanty

AND, I hereby agree and undertake that all acts, deeds and things lawfully done by my said Attorney shall be construed as acts, deeds and things lawfully done by me and I undertake to ratify and confirm all what-so-ever my said Attorney shall lawfully do or cause to be done for and on my behalf by virtue of the powers, rights and authorities delegated, and hereby vested.

Dr. Anurup Mohanty @ Matthews.

OM SWASTIK
MANAGING PARTNER

SCHEDULE OF LAND

Mouza: Rudrapur, Tahasil: Bhubaneswar, P.S.Balianta, Khata No.: 412/1069, Plot no. 544/9187, measuring area Ac. 0.230 decimals.

Kisam - Bagayat - 1.

BOUNDED BY:

- NORTH : Plot No. 544
- SOUTH : Plot No. 544/1970
- EAST : Plot No. 543
- WEST : National Highway 16

Mouza: Rudrapur, Tahasil: Bhubaneswar, P.S.Balianta, Khata No.415, Plot No.541 measuring area AC.0.620 decimals *Kisam - Patita*

BOUNDED BY:

- NORTH : Road
- SOUTH : Plot No.542
- EAST : Plot No.541
- WEST : Plot No. 543

Dr. Anurup Mohanty
Hitan Kumar Mohanty

Anurup Mohanty

Valuation of the Property : ₹.1,87,00,000/-
(Rupees One crore eighty seven lakhs) only and
accordingly the Stamp Duty has been paid herewith.

IN WITNESS WHEREOF, I the Executant have
executed this Power of Attorney on this the day
of October, 2018 (Two thousand eighteen) in
presence of the Witnesses named below:-

WITNESSES:-

~~W. Ghoshy~~

~~1. Mitakumar Mohanty,
S/o Lt. G. K. MOHANTY,
Plot No 120/B, Surya Nagar,
Unit-7, Bhubaneswar.~~

~~Deepa Mohanty @ Matthews.~~

SIGNATURE OF
EXECUTANT/PRINCIPAL

~~2. Anand Mohanty~~

~~S/o M. K. Mohanty
Plot No. 120B,
Surya Nagar,
Unit-7, Bhubaneswar~~

~~OM SWASTI K~~

~~Deepa Mohanty
MANAGING PARTNER~~

SIGNATURE OF
ATTORNEY HOLDER

~~for and by
Anand Mohanty
Do~~



REGISTERED & TRUE COPY
FILED IN

BOOK NO.

Volume No.

Pages.....to.....

Being No

For the year 2018

1081811642

Registering Officer
Bhubaneswar

12.10.18

Rs. 850
2,20,00,000
22,000/-
[Signature]

CHECK LIST OF DOCUMENTS PART - I

1. Name of the Office	:	24
2. Date of Execution	:	12/10/18
3. Date on which 04 Months Expires	:	
4. Date of Presentation	:	
5. Date of Admission	:	
6. Document Application Id No	:	
6. Nature of Document	:	
a. According to the Checking Clerk:	:	1,88,00,000
b. According to the Registering Officer	:	
8. Consideration Money	:	
Valuation Set Forth	:	
9. Stamp Duty Paid	:	
11. Fees Payable	:	
12. Fees Paid	:	
13. Name & dated Signature of The Checking Clerk	:	
14. Name & Signature of the Registering Officer :	:	
a. Who admitted the document	:	
b. Who registered the Document	:	
Date	:	
		Registering Officer

PART -II

(For SALE / GIFT / PARTITION / EXCHANGE / SETTLEMENT DEEDS)

Document Id No...../2017 Total Value.....1,82,00,000

1. Description of Property

Village / Thana No.	Plot No.	Area	Value Stated	Category / Kisam
Radwagan	541	0.620	1,82,00,000	PC:17K
	544/9182	0.230		Agri-1

2. BENCHMARK GUIDELINE VALUATION FOR THE CATEGORY OF THE PLOT

Category of the Plot	Plot No.	Value / Acre
Arable		2,20,00,000

2. A. Volume No & Page. No. of Bench Mark Valuation Register :

2. B. Value / Acre of the Plot if transacted earlier (From EC) :

3. Market Value of Land : Category Area X Value = Bench Mark Value

0.852

Per Acre

Value as Stated

4. Market value of the land (Higher of the two)

220000

1,82,00,000

4. Market Value of the Structure (if any) :

0

5. Market Value of the Land & Structure :

Total Value of the Property :

6. Whether the Document is suspected

To be undervalue :

0

7. Name & Signature of the Clerk who worked

Out the Market Value :

8. Name & Signature of the Head Clerk

Supervising the referability :

Date.....

Name & Signature of the Registering Officer