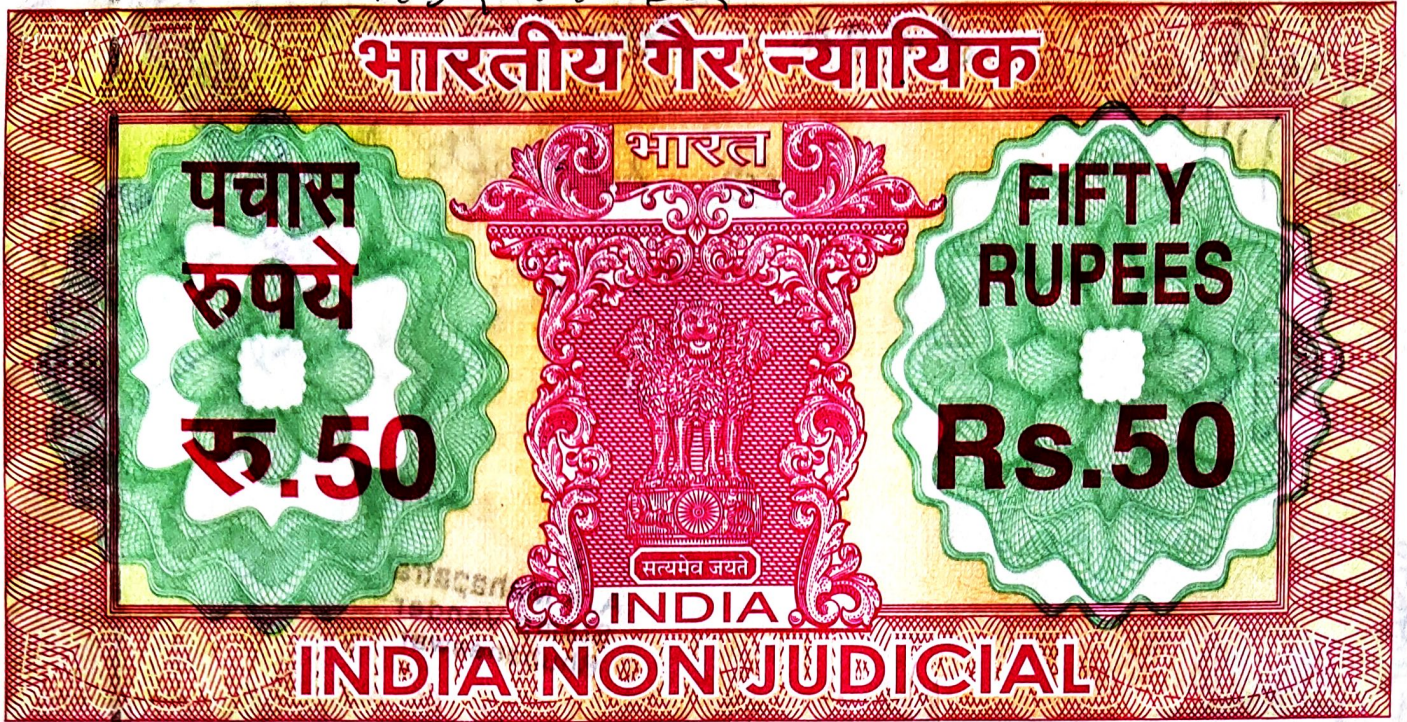


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Bismillah Mohanty
24.11.2020

IRREVOCABLE GENERAL

POWER OF ATTORNEY

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Prasanna B Das
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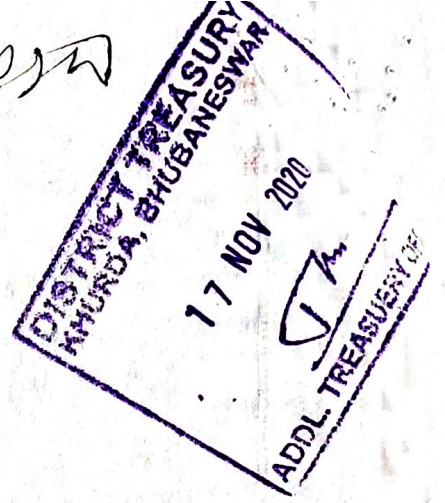
B Mohanty

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[Signature]

A. K Mahapatra
Stamp Vender
Bhubaneswar



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VTS
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[Signature]

A Comm. of the ...
hereby ...
Section 38 (2)

of 9th Act 1908

of XIV of 1908

to ...
in ... the

of the deed

adultery ...

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24-11-2020
[Signature]

VTS
952



Prasanna Das

7/10 Lingaraj Nayak

old town
BBSR



1/5 38(2) committee (S. Sarangi) is entrusted to verify & report the 2nd party Archid builder for plot. 27/11/2020



L.T. / attached: Ali A.Y



Bismita Mohanty

For Archid Builders Pvt.Ltd.

Prasantha Das
Managing Director

Bismite mohanty

For Archid Builders Pvt.Ltd.

Prasantha Das
Managing Director

24.11.2020

IRREVOCABLE GENERAL POWER
OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT;

I, **SMT. BISMITA MOHANTY**, aged about 46 years, W/o, Sudhansu Kumar Mohanty, by Caste – Karan, by Profession – Service, resident of Plot No:3021/3741, Rabi Talkies Road, Dist. – Khurda, Odisha, (hereinafter called as the **Executant/Principal** which expression unless excluded by or repugnant to the context shall mean and include my heirs, successors, assignees and legal representatives),

Prasantha Das
Ashok Das

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for the school
m/s w/o
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302 / 374, Rabi
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DO HEREBY appoint, constitute and empower; ARCHID BUILDERS (P) LTD., a company registered under the Companies Act, 1956 and having its registered office at 4th Floor, Archid Central, Plot No: 315, District Center, P.O./P.S. : Chandrashekherpur, Bhubaneswar, Dist.: Khurda, Odisha, represented through its authorised representative **Sri Bandan Mohanty**, aged about 45 years, S/o Late K.K. Mohanty, by Caste : Karan, by Profession : Business, (hereinafter called as the **Our Attorney Holder**), as our true and lawful Attorney on our behalf to do, execute and perform all or any of the following acts, deeds and things in respect of our landed property, more fully described in the schedule below;

WHEREAS, I, the Principal/Executant hereby declare that, the property which is morefully described in the below schedule stands recorded in my name as per the Mutation R.O.R. (Patta) obtained from Office of the Tahasildar, Bhubaneswar vide Case No. 2329/16 and I am in peaceful possession ~~over the same without any dispute and paying rent to the Govt. By obtaining up-to-date rent receipts thereof.~~

AND WHEREAS, my attorney holder, is engaged in the business of developing, promoting construction of apartments from its own financial resource, to carry out any development schemes, including construction of residential apartments by engaging engineers, masons and labourers and also put resource for apartments and supervise completing the ~~construction of the proposed residential apartments and to procure prospective buyers for the residential apartments and other spaces to be built as per the sanctioned plan in my land.~~

AND WHEREAS, ~~I the Principal/Executant desire to develop the scheduled property and make apartment/s on sharing basis , that, out of the total B.D.A approved area 45% of the area will be for Land Owners and 55% of area will be Developer's share. In toto, the Ratio of the approved B.D.A area will be For Land Owners 45% And 55% For Attorney Holder i.e. after construction of complex, Attorney Holder can sell 55% of land to prospective purchasers.~~

X Bisanita Mohanty.

Archid Builders Pvt.Ltd.

Bandan Mohanty
Managing Director

24.11.2020

Prasanta is Das
Ashok Das

For the above
report I am
satisfied that
the incidents
admitted in the
report of 27 Achy
Aster to be
true.
24.11.2020
Aster Sr.



Now this deed of General Power of Attorney witnessed as follows:

1. My Attorney Holder, is empowered to manage, administer the landed property as scheduled below for and on my behalf.

2. My Attorney Holder, is authorized to present agreement/agreements, letters, applications, correspondences and sign the same with/or any Govt. authority, undertakings, individuals, firms, company, or any Govt. department for the development of the scheduled property in my name and in my behalf.

3. My Attorney Holder, is authorized to prepare the plan of the complex by any Architecture to it's choice and can produce the same before competent authorities of the Govt. Such as BDA/BMC, Bhubaneswar and make the same plan approved for construction.

4. My Attorney Holder, shall nominate, select and appoint draftsman, engineers, architects, contractors, labour contractors, masons, labourers and/or any other person/persons or any other company/companies, firm/firms for the purpose of construction of building and after completion of the same, for the maintenance of the constructed building as and when the Attorney shall deem necessary and shall make payment of all costs, remunerations on my behalf and shall accept all receipts thereof.

5. My Attorney Holder, shall receive and accept any letters, documents, sanctioned plan, amended plan and sign resubmit the same and/or tax bill and land rents, electric bills, water bills, gas bills and/or any other bills or challans or demands, from the Govt. and/or any other authority and pay the same, as the case may be, in my name and on my behalf.

6. My Attorney Holder, shall represent me before the development authorities, Municipal authorities, fire brigade, PHD, electricity board, , police and other public institutions, Govt. departments and semi-govt. departments/undertakings in

→ Bismita Mohanty.

For Archid Builders Pvt.Ltd.


Managing Director

24.11.2020

Prasanta 18 Does
Ashok to Mrs



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)-20695 ,, User Charges-250 , Total 20945

Signature of Registering officer

Date: 24/11/2020

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **Sub-Registrar KHANDAGIRI** between the hours of 10:00 AM and 1:30 PM on the **24/11/2020** by **BISMITA MOHANTY**, son/daughter/wife of **SUDHANSU KUMAR MOHANTY**, of **PLOT NO-3021/3741,RABI TALKIES ROAD,BBSR**, by caste **General**, profession **Service** and finger prints affixed.

Bismita Mohanty

Signature of Presenter / Date: 24/11/2020

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BISMITA MOHANTY		 314069190	<i>Bismita Mohanty</i>	24-Nov-2020
BANDAN MOHANTY AUTHORISED REPRESENTATIVE ARCHID BUILDERS P LTD	—	—	—	—

Identified by **PRASANT KUMAR DAS** Son/Wife of **N/A** of **BBSR, DIST-KHURDA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
PRASANT KUMAR DAS		 41665590	<i>Prasant k das</i>	24-Nov-2020



Signature of Registering officer

Endorsement of certificate of registration under section 60

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

Book Number : 1 || Volume Number : 146

connection with the development and construction upon the said land stated in the schedule and shall prepare, execute, sign, register and/or file all papers, plans applications/petitions and amalgamation deeds for the said purpose and do all acts, deeds and things as may be necessary for the said purpose and in said connection, in my name and on my behalf.

7. In case of purchase of F.A.R. from B.D.A./B.M.C. our attorney holder is authorized to do all the needful paper works before the competent authorities and in that effect also our attorney holder will pay 55% of the price as demand from B.D.A./B.M.C. and the rest 45% of demand amount will be paid by us (Principals/Executants) and from the purchased F.A.R. the ratio will remain same as 45% of Landlords and 55% of Developer and the Developer i.e. my attorney holder will sale his share of 55% of extended/purchased F.A.Rs to its potential customers after execution of sharing agreement.

8. **My Attorney Holder**, is further ~~authorized to apply for~~ and obtain quotas and to procure cement, steel, bricks and other building materials, which may be required for development and construction of the said schedule premises/land as my authorized representative and sign all papers for the said purpose in their own name as all authorities, for ~~the said purpose in my name and~~ on my behalf.

9. **My Attorney Holder**, is hereby empowered to raise loan for their customers, by way of mortgaging their part i.e. 55% of construction area for and on my behalf, without imposing any liability to the principal/executant.

10. **My Attorney Holder**, is further nominated to enter into, modify, alter, draw, ~~approve, present for registration~~ for all agreements or Sale Deed(s)/conveyance(s) of land, in respect of the construction area/residential space of schedule property and sign all such modifications, alterations Deeds, agreements of sale and admit execution of all such documents before the registering authority, Bhubaneswar in my name and on my behalf in a reasonable and rational manner.

+ Bismita Mohanty

For Archid Builders Pvt.Ltd.
(Signature)
Managing Director

24.11.2020

Prasanna & Das
Share to my

Print Endorsement

Document Number : 11132007199

For the year : 2020

Seal :

Date: 10/12/2020

Page 2 of

Signature of Registering officer



11. **My Attorney Holder**, is hereby empowered to sale his share of 55% of construction area as allotted flats to potential customers, negotiate rates with them, execute agreement(s), receive advance(s) as well as full and final consideration money and do an discharge all such activities as may be required for the purpose from time to time after execution of sharing agreement.

12. As regards the execution of any documents or applications as per the authorization, given by my Power of Attorney Holder herein, can execute the same for and on my behalf.

And generally to do, execute, perform all other acts, deeds, things and matters as may be required from time to time in respect of the said property fully and effectually in all respects, as I could do the same myself, if personally present and doing the same.

I, do hereby further agree and declare, that all acts, deeds, things and matters do, ~~execute~~, perform and caused to be done, executed or performed by the said Attorney shall be constructed as acts, deeds, things done by me and I undertake to ratify and confirm all and whatsoever that my said Attorney hereby done, executed or performed.

Bismita Mahanta

For Archid Builders Pvt.Ltd.

Bismita Mahanta
Managing Director

24.11.2020

SCHEDULE OF THE PROPERTY

Dist. - Khurda, Tahasil - Bhubaneswar, under the jurisdiction of Sub-Registrar Office ~~Khandagiri, Bhubaneswar~~, P.S. - Bhubaneswar No.8, Dist: Khurda, **Mouza -PATRAPADA**, Khata No.703/2593 (Seven Hundred Three by Two Thousand Five Hundred Ninety Three), **STHITIBAN, KISSAM:** Gharabari, Plot No.311/2386 Area: **Ac.0.053decs** (Fifty Three decimals)

BOUNDED BY :

NORTH : PLOT NO:311/2386/3692

SOUTH : PLOT NO: 311

EAST : PLOT NO: 312

WEST : PLOT NO:309

Prasanta & Das
Share to Mrs

**GOVT. BENCHMARK VALUATION
OF THE PROPERTY**

: RS.10,20,250/-

IN WITNESS WHEREOF, I, the above named principal, after reading and understanding all the clauses of this Deed of General Power of Attorney, signed and executed this on this 24th day of November, 2020.

WITNESSES:

1.

Prasanna K Das
Apo Lingaraj Nagar
Old town
POBSP

Bismita Mohanta

Signature of
Executant/Principal

2.

Jehan K Mishra
Apo Hatasahi
Old town
POBSP

Pranid Builders Pvt. Ltd.

Pranid Builders
Managing Director

24.11.2020

Signature of
Attorney Holder

~~Certified that, this deed of General Power of Attorney is drafted and typed by me as per the direction and dictation of the Principal and after understanding fully the contents of this deed, they put their signature in presence of the witnesses.~~

Shi Anu L

Advocate. Bhubaneswar

Ashok



Prasanna K Das

Valuation ReportApplication No- **1132007062**Registration Office- **KHANDAGIRI**

Application Type- POA WITH POSSESSION							DEED DETAILS		Status- Pending for Fee collection
Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date			
1132007062	24-NOV-20	24-NOV-20	1	10					

FEE DETAILS (In `.)													
Stamp Duty :		51013								Registration Fee :		0	
Consideration Amount :		1020250								A18(iii) & A(1):		20655	
Benchmark Value :		1109449								Incidental Fee Details			
<input type="checkbox"/> STAMP		<input type="checkbox"/> E-STAMP		<input type="checkbox"/> FRANKING						User Charges :		250	
				<input type="checkbox"/> CASH		<input type="checkbox"/> CHEQUE		<input type="checkbox"/> DD		<input type="checkbox"/> CHALLAN		<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
BISMITA MOHANTY	HUSBAND	SUDHANSU KUMAR MOHANTY	FEMALE	46	Service	General	PRINCIPAL/SELF	YES	YES	PLOT NO-3021/3741,RABI TALKIES ROAD,BBSR

SECOND PARTY DETAILS										
Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
BANDAN MOHANTY AUTHORIZED REPRESENTATIVE ARCHID BUILDERS P LTD				45		GENERAL	ATTORNEY/INSTITUTION			4TH FLOOR,ARCHID CANTRAL,PLOT NO-315,DISTRICT CENTER,PO/PS-C S PUR,BBSR
Representative Name			Institution Name			Representative Address			Representative Designation	
BANDAN MOHANTY AUTHORIZED REPRESENTATIVE ARCHID BUILDERS P LTD			ARCHID BUILDERS P LTD			4TH FLOOR,ARCHID CANTRAL,PLOT NO-315,DISTRICT CENTER,PO/PS-C S PUR,BBSR			AUTHORIZED REPRESENTATIVE	

IDENTIFIER DETAILS						
Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
PRASANT KUMAR DAS		BBSR,DIST-KHURDA	MALE	0	Others	0

PROPERTY DETAILS								
District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	PATRA PADA-8	703/2593	311/2386	0.053 Acre (53Decimal)	GHARA BARI	1109449	Not Available	Not Available
East		West		North		South		Property Transaction Details
PLOT NO-312		PLOT NO-309		PLOT NO-311/2386/3692		PLOT NO-311		POWER AREA AC.0.053DEC

The total transacted area is:0.053 acre(s).

APPLICATION ID CREATED BY : basudeba nayak

DOCUMENT ENTERED BY : JYOSHNA NAYAK

Valuation Report

Application No- **1132007062**

Registration Office- **KHANDAGIRI**

Application Type- **POA WITH POSSESSION**

DEED DETAILS

Status- **Fee Collected**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1132007062	24-NOV-20	24-NOV-20	1	10		

FEE DETAILS (In ₹.)

Stamp Duty :	51013	Registration Fee :	20945
Consideration Amount :	1020250	A18(iii) & A(1):	20655
Benchmark Value :	1109449	Incidental Fee Details	
<input type="checkbox"/> STAMP <input type="checkbox"/> E-STAMP <input type="checkbox"/> FRANKING		User Charges :	250
<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"/> CHALLAN <input type="checkbox"/> POS <input type="checkbox"/> NEFT <input type="checkbox"/> RTGS <input type="checkbox"/> IMPS <input type="checkbox"/> IFMS	

FIRST PARTY DETAILS

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BISMITA MOHANTY	HUSBAND	SUDHANSU KUMAR MOHANTY	FEMALE	46	Service	General	PRINCIPAL/SELF	YES	YES	PLOT NO-3021/3741,RABI TALKIES ROAD,BBSR

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
BANDAN MOHANTY AUTHORISED REPRESENTATIVE ARCHID BUILDERS P LTD				45		GENERAL	ATTORNEY/INSTITUTION			4TH FLOOR,ARCHID CANTRAL,PLOT NO-315,DISTRICT CENTER,PO/PS-C S PUR,BBSR
Representative Name		Institution Name			Representative Address			Representative Designation		
BANDAN MOHANTY AUTHORISED REPRESENTATIVE ARCHID BUILDERS P LTD		ARCHID BUILDERS P LTD			4TH FLOOR,ARCHID CANTRAL,PLOT NO-315,DISTRICT CENTER,PO/PS-C S PUR,BBSR			AUTHORISED REPRESENTATIVE		

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
PRASANT KUMAR DAS		BBSR,DIST-KHURDA	MALE	0	Others	0

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	MarketValue	Sabak Khata No.	Sabak Plot No.
KHURDA	PATRA PADA-8	703/2593	311/2386	0.053 Acre (53Decimal)	GHARA BARI	1109449	Not Available	Not Available
East		West		North		South		Property Transaction Details
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The total transacted area is:0.053 acre(s).

APPLICATION ID CREATED BY : basudeba nayak
DOCUMENT ENTERED BY : JYOSHNA NAYAK