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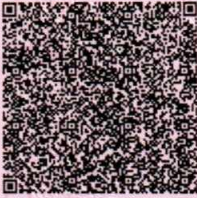


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD03288038798399U
Certificate Issued Date : 15-Feb-2022 11:09 AM
Account Reference : NONACC (IV)/ od5006203/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODOD500620304445729016756U
Purchased by : URBAN LIVING DEVELOPERS LLP
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA - NUAGAON
Consideration Price (Rs.) : 0
(Zero)
First Party : GITANJALI SAHOO
Second Party : URBAN LIVING DEVELOPERS LLP
Stamp Duty Paid By : URBAN LIVING DEVELOPERS LLP
Stamp Duty Amount(Rs.) : 1,000
(One Thousand only)



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Urban Living Developers LLP

Arjun Rawal
Designated Partner

Gitanjali sahoo

QT 0006514549

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.

Estamping Authorised Collection Centre

Sarjendra Kumar Das

Sagarika Das, Bhubaneswar

Anjan Kumar

Signature of the Purchaser

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L7106
Gitanjali
Sahoo
ADV.

L7106
Aman
Agrawal
ADV.

Gitanjali Sahoo

Gitanjali Sahoo
15/02/2022

Urban Living Developers LLP

Aman Agrawal 15/02/2022
Designated Partner

GENERAL POWER OF ATTORNEY

KNOW ALL CONCERNED BY THESE PRESENTS, **That I GITANJALI SAHOO**, aged about 48 years, wife of ~~Suresh Ranjan Sahu~~, resident of House No. L-139, Baramunda Housing Board Colony P.O.: Baramunda, P.S.: Khandagiria, Dist: Khurda (Odisha) PIN- 751003; Aadhaar No - 6774 5546 6962, Mobile No- 8658279728, referred to as the "**Land Owner / Executant**", which expression shall unless repugnant to the subject and the context shall mean and include my legal heirs, successors, administrators and assigns.

Suresh Ranjan Sahu

Aishwarya Sahoo



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DO HERE BY appoints, constitute and empower;

URBAN LIVING DEVELOPERS LLP a Limited Liability Partnership Firm having LLP Identification No. ABA - 1533 of dated 07th January 2022; PAN-AAHFU1722G; having its office at Shree Residency Apartment, Flat No.201, Second Floor, Kanan Vihar, Phase-II, PO : Patia, PS : Chandrasekharapur, Bhubaneswar-751024, Dist : Khurda (Odisha); represented by its Designated Partner **AMAN AGRAWAL** aged about 44 years, son of Prem Chand Agrawal; Aadhar No. 6530 1455 8199, Mobile No.9337526000, herein after referred to as "**BUILDER FIRM**" (which expression unless repugnant to the context shall mean and include its partners, successors, assigns and representatives), **as my true and lawful attorney** for me and on my properties mentioned in the schedule below of this deed (hereinafter referred to as the Schedule Properties);

WHEREAS, I the Land Owner/Executant, hereby declares that the land in question appertaining to previous Khata No.115, Plot No.260, Mouza: Nuagaon, stands recorded in the name of Durga Madhab Deo, son of Bibhudendra Narayan Deo as per settlement ROR prepared and published by the Asst. Settlement Authority in the year 1962.

And in the year 1983 one Batakrushna Das, vendor of present executant, have mutated an extent of area Ac.1.000 decimals from Plot No.260 in his name vide Misc. Case No.3/83 in Ceiling Case No.14/76 and accordingly the concerned Tahasildar have issued Mutation ROR in his name bearing Khata No.276/70, Plot No.260/981 which has also been reflected in the remark's column of Khata No.115 against Plot No.260.

And in the year 2006 said recorded tenant Batakrushna Das had alienated the above schedule land in my favour (Land Owner /Executant),vide RSD No-1454 on dated 24/02/2006 and after purchasing the same, I the executant has muted my purchased area vide mutation case No.7016/2011 and also converted the same from agricultural to homestead vide OLR 8(A) Case No.3482/2014 and accordingly concerned Tahasildar have issued correction ROR in my name bearing Khata No.276/408, Plot No.260/981, Area Ac.1.000 Decimals, Kisam: Gharbari.

Gitanjali Sahoo

Urban Living Developers LLP

Amn Agrawal
Designated Partner

Suresh Ranjan Sahu

Aishwarya Sahoo



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)-290 ,, User Charges-250 ,Total 540

Date: 15/02/2022

Signature of Registering officer

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 **15/02/2022** by **GITANJALI SAHOO** , son/daughter/wife of **SURESH RANJAN SAHU** , of **HOUSE NO-L-139,BARAMUNDA H B COLONY,PO-BARAMUNDA,PS-KHANDAGIRI,BBSR** , by caste **General** , profession **Others** and finger prints affixed.

Gitanjali Sahoo

Signature of Presenter / Date: 15/02/2022

Signature of Registering officer.

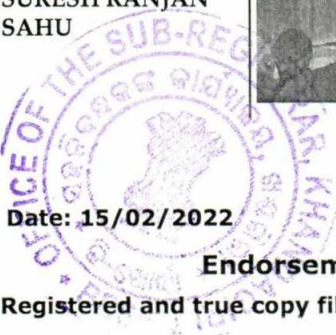
Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
GITANJALI SAHOO		 315129053	<i>Gitanjali Sahoo</i>	15-Feb-2022
AMAN AGRAWAL PARTNER URBAN LIVING DEVELOPERS LLP		 243077732	<i>Aman Agrawal</i>	15-Feb-2022

Identified by **SURESH RANJAN SAHU** Son/Wife of **N/A** of **BBSR,DIST-KHURDA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SURESH RANJAN SAHU		 42195248	<i>Suresh Ranjan Sahu</i>	15-Feb-2022



Date: 15/02/2022

Signature of Registering officer

Endorsement of certificate of registration under section 60

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

AND WHEREAS, the Land in question appertaining to Khata No.276/1263, Plot No.261/1152, Area Ac.0.100 Decimals, Kisam: Bagayat-2, of Mouza Nuagaon, Tahasil: Bhubaneswar, PS: Chandaka District: Khurda was purchased by me (Land Owner/Executant, Gitanjali Sahu) from Soudamini Nayak, W/o Bhajendra Nayak vide RSD No. 11131011242, on dated 14/09/2010 and after purchasing the same I have mutated my purchased area vide mutation case No.552/2016 and accordingly concerned Tahasildar have issued mutation ROR in my name bearing Khata No.276/1263, Plot No.261/1152, Area Ac.0.100 Decimals, Kisam: Bagayat-2, by correcting from Khata No.276/259. Since the date of the purchase, I the Executant/Land Owner was/is possessing the schedule land having every right, title and interest thereover.

AND WHEREAS, I the executant, for the benefit of my interest and for commercial use of my land's described in schedule below situated under Mouza :Nuagaon, has agreed of executing this specific Irrevocable General Power of Attorney in favour of the Builder firm, while executing a Development & Sharing Agreement with the builder firm for development of the said properties/lands on sharing basis on various mutual terms and conditions crystallized in the Development & Sharing Agreement of dated 25th January 2022 Vide Registration No. 1132200840 and Document No. 11132200803 and with a view to effectuate the objects of the aforesaid agreement, I have cleared and settled all the outstanding/dues under the OTS scheme of the bank along with interest and the concerned bank has executed a Deed of Reconveyance on dated 09th Feb '22 vide Deed No.11132201338 and have released all original title documents of the properties and therefore now being the sole owner of the scheduled properties, I the Land Owner/Executant hereby appoint, empower and constitute **URBAN LIVING DEVELOPERS LLP**, represented through its Designated Partner, **AMAN AGRAWAL**, as my true and lawful Attorney Holder, while handing over the physical possession of the lands for effectuating the aims, objective as well as performance of it's part of contract in the said agreement and to execute and perform all or any of the following acts, deeds and things, for and on behalf me in respect of my scheduled properties, conferring all right and authority upon the builder firm to erect and construct a residential apartment complex as per the building plan to be sanctioned and

Gitanjali Sahoo
Urban Living Developers LLP
Designated Partner

Suresh Ranjan Sahu
Aishwarya Sahoo

Book Number : 4 || Volume Number : 30

Document Number : 41132201652

For the year : 2022

Seal :

Date: 15/02/2022


Signature of Registering officer

Print



approved by BDA/BMC/Town Planning Authority or any other competent authority basing upon certain terms, conditions and covenants as spelt out in the said Development & Sharing agreement.

NOW KNOW ALL MEN by these presents that I the executant / land owner do hereby nominate/constitute and appoint the said Builder Firm **URBAN LIVING DEVELOPERS LLP** represented through its Designated Partner **AMAN AGRAWAL**, as my lawful attorney to do, perform, execute the following acts/deeds/things for me and on my behalf in terms of the covenants contained in the aforementioned agreement executed by and between the parties, within the scope of authority agreed upon to be vested and delegated in favour of such attorney holder for me and on my behalf namely:

1. To submit applications for conversion of the land into home-stead land U/s 8(A) OLR Act., before 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 appoint an Architect, Engineer, Consultants, or any person as may be necessary and to get the plans of the proposed building sanctioned by the BDA/BMC/Town Planning Authority or any other competent authority in respect of the residential apartment complex proposed to be constructed thereon.
3. To get the ~~building plans including revised plans prepared~~ through qualified Architects and to submit the same before the BDA/BMC/Town Planning Authority or any other competent authority or any other Departments or agencies for sanction of approval and subsequent modification and/or revision of such plan or plans.
4. To appear, receive, accept, sign and submit all papers, documents, statements, undertakings, applications, approval drawings and plans and represent me before BDA/BMC/Town Planning Authority, ORERA or any other competent authority and obtain approval /permission required from the concerned authorities in connection with the sanction, modification and/or alteration of the plans for construction of the residential apartment complex over the schedule land.

Gitanjali Sahoo

Urban Living Developers LLP

Amn Agrawal
Designated Partner

Suresh Ranjan Sahoo

Aishwarya Sahoo



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5. To make, sign, execute, file, submit all papers, documents, statements, undertakings, submit applications and other papers, petitions and proceedings whatsoever and matters and things that may be required to execute the work of residential apartment complex on the said properties or any part thereof.
6. To pay necessary fees and premium required for getting the plans sanctioned and to do all other acts and things as may be necessary for getting the plans of the proposed residential complex sanctioned by the BDA/BMC/Town Planning Authority or any other competent authority.
7. To nominate, appoint, engage and authorise solicitors, Income-tax and sales tax practitioners, Chartered Accountants, and other professional agents and to sign and give warrants or vakalatnamas or other necessary authorities in their favour from time to time and to revoke their appointments and pay their remuneration including special fees and charges.
8. To enter upon the land at any time, take measurement of the plot, cause survey, affix boards, put the barbed wire fencing or construct or demolish a compound wall and to raise new constructions according to the plans and specifications as may be duly sanctioned by the appropriate authority and to make all payments for getting the work done.
9. To nominate, select and appoint draftsman, Contractors, Labour contractor, masons, labour and for any other person or persons or any other company, companies, firm and/or firms for purpose of construction of buildings and after completion of the same for maintenance of the constructed building as and when the attorney shall deem necessary and shall make payment of all costs, remuneration of behalf of me and shall accept the receipts thereof.
10. To invite tenders and offer for the purpose of construction of one or more buildings or structures on the said properties, to accept such tenders or offers and such consideration and on such terms and conditions as the said attorneys may in its absolute discretion deem fit.

Gitanjali Sahoo

Urban Living Developers LLP

Gitanjali Sahoo
Designated Partner

Suresh Ranjan Sahu

Aishwarya Sahoo

11. To give the construction contract to such person(s) as our said attorneys may deem fit and proper and to get all such apartment building(s) or structures duly completed by the said contractors and to enter into such arrangements with such and other person or persons or body or bodies whether corporate or otherwise for the purpose of development of the said properties wholly, partly or in stages and for constructions of buildings or structures thereon and/or furnishing the premises therein as the said attorneys may in its absolute discretion deem fit and to pay the cost of construction and development of the said buildings or structures and furnishing of the premises to such contractors and other persons or bodies and to obtain valid receipts and discharges therefore to enter into contracts for supply of materials, labour and for all other services as may be required for development and construction of the buildings or structures on the said properties on such terms and conditions as my/our said attorneys may in his/their absolute discretion deem fit and proper.

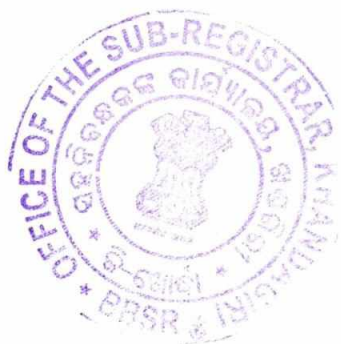
12. To negotiate with the intending buyers of flat(s)/unit(s) of the residential apartment buildings to be constructed on the land of the said premises on which the residential complex is constructed and to accept earnest money, advances, instalments from intending buyers or third parties, individuals or corporates and to sign and execute all such sale agreement of the Builder Firm's share as and when required for my schedule properties.

13. To deal with and dispose of the land in question as well as the super structure on it of the Builder Firm's share, in the proposed residential apartment complex.

14. To enter into any sale agreements, with the intending purchasers regarding for transfer of flat(s)/dwelling unit(s) of the Builder Firm's share by way of absolute sale 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.

Gitanjali Sahoo
Urban Living Developers LLP
Sponsor
Designated Partner

Suresh Ranjan Sahu
Aishwarya Sahoo



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15. To sign, execute, draw, present for registration and admit registration of documents, sale agreements, sale deeds and other documents in connection to sale and transfer of the flat(s)/dwelling unit(s) of the Builder Firm's share, together with the undivided and proportionate share of land and allotted parking spaces in favour of intending owners of the flat(s)/dwelling unit(s) and deliver the possession of the said flat(s)/dwelling unit(s) in favour of the owners, those flat(s)/dwelling unit(s) allotted in the project.
16. To enter into, modify, cancel, alter, draw, approve, present for registration for all agreement of sale deed, conveyance of land in respect of the super built up area/residential space of schedule properties and sign all such modifications, cancellations, alternations, deeds/agreements of sale and admit execution of all such documents before the concerned registering authority in my name and on my behalf.
17. To appoint, consultants, marketers, brokers, supervisors and / or any employee and agents, staffs, necessary for any of the said purpose.
18. To represent and appear before any Income Tax, Wealth Tax, Sales Tax /GST or such other government or semi-government authorities and before any court of law tribunal committee and/or commissioner pertaining purchasers, labour, staff matters or otherwise and to answer and offer explanations to any question arising out of such proceeding before them and to engage counsels(s) verify and submit statements and other records and papers before them and prefer appeals or revisions and make applications or petition before any such or other authorities as may be necessary.
19. To appoint any advocate and/or legal practitioner in case of proceeding which may arise in course of execution of the construction work and such advocate shall be competent to appear before any Court/proceeding, for and on my behalf and take appropriate steps as may be required.

Gitanjali Sahoo

Urban Living Developers LLP


Designated Partner

Suresh Ranjan Sahoo

Aishwarya Sahoo



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20. To represent and appear on my behalf and in my name before the City Survey Authorities, Land Record Authorities, Collector of Land Revenue and Assessors of Municipal rates and taxes, Town Planning Authorities, Commissioner of Police and Municipal Commissioner, ORERA and any other public or Government officer(s) or any other Authorities, for the grant or renewal of the licenses or permits or for any other purpose as may be necessary under any local Act, Rules, Regulations or Bye-Laws.
21. To sign and/or to verify complaints, written statement, petition or claims and objections, memorandum of appeal and application and to file them in any courts/offices/authority in any matter arising out of the proposed construction of residential complex building or buildings upon the land covered under the said plot in terms of the agreement with any third parties and to settle any dispute/claims which may arise during the period of construction of the residential complex.
22. To receive and accept any letters, documents, sanctioned plan, amended plan and sign and resubmit the same and or tax bills and land rent, electric bills, water bills and or any other bill or challans or demand from the Govt. and or any other authority and pay the same as the case may be in my name and on my behalf.
23. To take all possible steps in any proceeding and / or litigation that may arise during the period of construction, in respect of the project plot.
24. To compound and /or to compromise and/or withdraw any case.
25. To apply to Courts and/or certified offices for copies of documents and any legal papers.
26. To apply for inspection and/or inspect judicial records.
27. To erect/construct/build and/or raise residential apartment complex upon the said plot as per the permission to be legally granted and plans to be duly approved by BDA/BMC/Town Planning Authority or any other competent authority(s).
28. To do all such works pertaining to the construction of the proposed residential apartment complex upon the said plot

Gitanjali Sahoo

Urban Living Developers LLP

Aishwarya Sahoo
Designated Partner

Suresh Ranjan Sahoo

Aishwarya Sahoo



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29. In case the said properties or any part thereof is notified for acquisition or requisition or reservation or road widening, to appear before the relevant authorities and to file applications, objections, claims for compensation or otherwise and to do all other acts, deeds, matters and things as may be necessary in that behalf and to file appeals, references, petitions against any order or orders made by such acquisition or requisitioning authorities and to accept service of any writ, summons or other legal proceedings or motion and to appear and represent us in any court and before all magistrates, judges, judicial officers and other authorities and tribunals whatsoever as by the said attorney's shall be thought advisable and to commence and continue any suit, petitions, actions or any other proceedings in any court of law and before any public officers or tribunals for receiving of compensation for acquisition, requisition, reservation and/or relief for de-acquisition or de-requisitioning or de-reservation or otherwise whatsoever.

30. The attorney holder has the right to transfer/donate any part and portion of the land to the concerned development authorities/BDA/BMC or any other competent authority as per approved plan in favour of public authority when/if it is so required.

31. 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 scheduled premises/land as our authorized representative and sign all papers for the said purpose in his own name as my constituent attorney and to represent us before all authorities for the said purpose in our name and on our behalf.

32. To apply for and/or obtain electricity, water, drainage, sewerage and telephone connection, cable TV, and/ or any other facilities that our said attorney may think fit and proper for the project.

33. To appear and represent me before the TPDOCL or any other authority for installation of Electric Transformer and connection of electric line to the residential complex.

Gitanjali Sahoo
Urban Living Developers LLP
Designated Partner

Suresh Ranjan Sahu
Aishwarya Sahoo

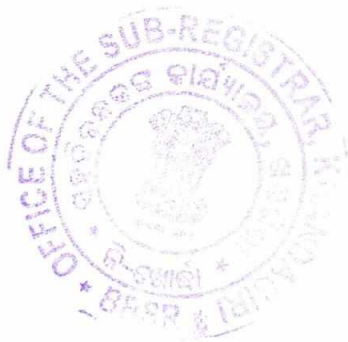


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34. That the said attorney holder shall make all payment of fees tax, rents, levy bills, challans to the Govt. and / or other authority and / or authorities or to anybody appointed by the such attorney and further if necessary, shall make objection against any demand or assessment by the Govt. and / or any authority / authorities and in such case, the said attorney shall appear before appropriate authority or authorities demand personal bearing, appear and represent me before the authorities for hearing.
35. And also for more effectually doing, executing and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as our attorney(s) may think fit as their substitute or substitutes, to do, execute and perform all or any of such matters and things as aforesaid and any such substitute or other in his or their place and I hereby agree at all times to ratify and confirm whatever my attorneys or any such substitutes or substitute shall lawfully do or cause to be done in or about the said properties and even in case of demise of any of my heirs and successors-in-title or administrators and assigns shall remain bound to reconstitute our said attorney or their nominees with such powers as per their directions.
36. To invest money for erecting the residential apartment complex according to the plan and specification as may be legally sanctioned by the appropriate authority and for the said purpose mortgage the said properties or any part thereof as earmarked, in favour of any bank(s) or other financial institutions in such a manner as the attorney think fit and proper for obtaining a loan by the attorney and also to execute necessary deeds, affidavits, indemnity bonds or other relevant documents for creation of mortgage or charge on the said properties, as the attorney think fit, PROVIDED ALWAYS; that, the builder shall bear all cost and expenses for all such documents, letter, papers memorandum etc. shall deposit requisite fees necessary and obtain refund of fees and appropriate the same without any way being answerable to the owner for the same.

Gitanjali Sahoo
Urban Living Developers LLP
Designated Partner

Suresh Ranjan Sahoo
Aishwarya Sahoo



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37. To obtain occupation and completion certificate from the BDA/BMC/Town Planning Authority or any competent authorities after the residential complex is completed in all respects, if so required.
38. Generally, to act as my attorney or agent in relation to the matters aforesaid and of other incidental or ancillary matters for on my behalf and to execute and sign all deeds documents and writings and do all such acts, or things fully and effectually in all respects. And to do everything whatever which may be at the sole discretion of my said Attorney(s) deemed fit, or expedient for sale and/or enjoyment and/or development of the said properties and which me myself could do if personally present and as if this power had not been executed.
39. To do all such acts and or things as my said attorney shall deem fit and proper and fulfil the purpose of Power of Attorney without making me liable for any loss on that account and not detrimental in any way to my interest.

I the executant hereby agrees that this power of attorney shall not be revoked by me for the reasons or on the grounds whatsoever and it shall remain irrevocable till the said constituted attorneys complete the development work and put the third party or parties in possession of the said building duly constructed by them and until the conveyance(s) of the said properties is executed in favour of my said attorney(s), their nominee/nominees, assignee including co-operative society or societies.

Upon the death or incapacity of the Executant hereof, this power of attorney shall not become inoperative. In such an eventuality, it shall be the responsibility of the legal heirs of the deceased executant, to execute a fresh power of attorney in favour of the Builder Firm with the same terms and conditions as mentioned in this POA and in the development agreement.

Gitanjali Sahoo
Urban Living Developers LLP
Amar Abawal
Designated Partner

Suresh Ranjan Sahoo
Aishwarya Sahoo



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I the Executant, hereby further agrees that all acts, deeds and things, whatsoever my said attorney shall lawfully do to fulfil the purpose of Power of Attorney and the Sharing & Development Agreement and is not detrimental in any way to my interest shall be construed as acts, deeds and things lawfully done by me and I undertake to ratify and confirm all whatsoever my said attorney shall lawfully do or cause to be done and on my behalf by virtue of powers hereby conferred. I am giving this power to my aforesaid attorney holder with my free will and sound mind, without being influenced by any person and without any coercion from any quarter.

LAND SCHEDULE

Dist-Khurda, Tahasil-Bhubaneswar, P.S-Chandaka, under Sub-Registrar Khandagiri, Mouza: **NUAGAON**, Khata No.**276/408**, Plot No.**260/981**, Kisam: Gharbari, Area: **Ac.1.000** decimals. Which corresponding to previous Mutation Khata No.276/70 and settlement Khata No.115.

Bounded By

North - Plot No. 262 & 263
South - Part of Plot No.260
East - Part of Plot No.260
West - Plot No.261 & Road

Mouza: **NUAGAON** Khata No.**276/1263**, Plot No.**261/1152**, Kisam: Bagayat-2, Area: **Ac.0.100** Decimals. Which Corresponding to previous Mutation Khata No.276/259.

Bounded By

North - Part of Plot No.261
South - Part of Plot No.12
East - Plot No. 260/981
West - Road

In toto one Mouza, two Khata, two Plots, total area Ac. 01.100 Decimals marked in RED colour sketch map attached herewith.

Gitanjali Sahoo

Urban Living Developers LLP

Ashwarya Sahoo
Designated Partner

Suresh Ranjan Sahu

Aishwarya Sahoo



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IN WITNESS WHEREOF, the above-named Executant, after reading and understanding all the clauses of this Deed of General Power of Attorney, signed and executed this on this 15th day of February, 2022 in presence of the following witnesses.

WITNESSES: -

1) Suresh Ranjan Sahu
L-139, Baramunda Colony
Bhubaneswar - 751003
Dist - Khurda.

Gitanjali Sahoo
Signature of the
Executant/Principal
15/02/2022

2) Aishwarya Sahoo
L-139, Baramunda
Colony Bhubaneswar -
751003
Dist - Khurda.

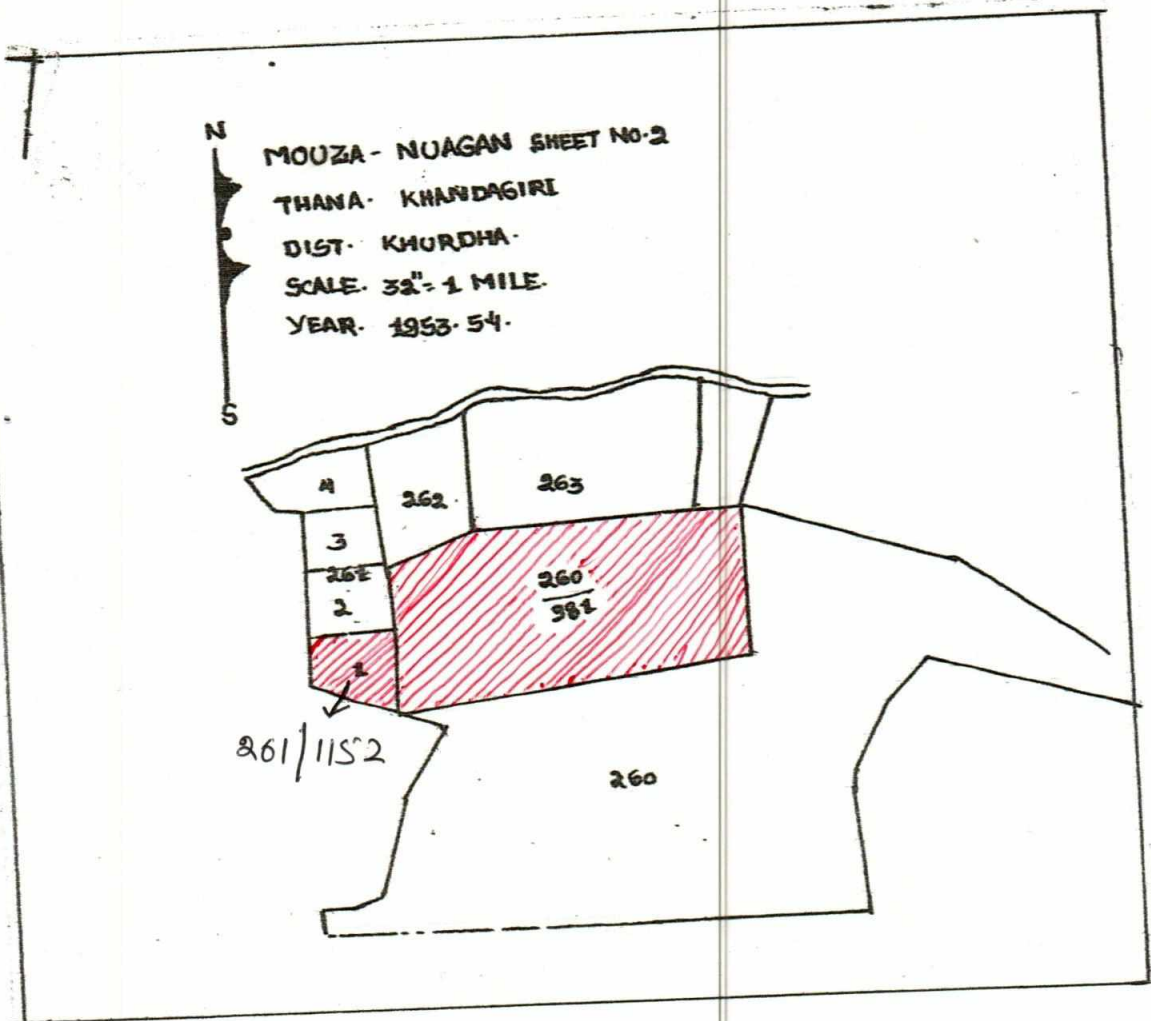
Urban Living Developers LLP
Anon Agarwal
Designated Partner
Signature of
Attorney Holder
15/02/2022

Certified that the executants are my clients and the terms and conditions of this General Power of Attorney is drafted & typed to my dictation in my office.

(Pranav Kumar Mallick)
Advocate, Bhubaneswar
15.2.2022

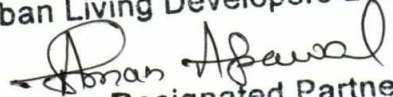


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Gitanjali sahoo

Urban Living Developers LLP


 Designated Partner

Suresh Ranjan Sahoo

Aishwarya Sahoo



ଖତିୟାନ

ମୌଜା : **କୁଆରୀ**
 ଥାନା : **ଭଦରା**
 ଥାନା ନମ୍ବର : **51**

ତହସିଲ : **ଭୁବନେଶ୍ୱର**
 ତହସିଲ ନମ୍ବର : ..
 ଜିଲ୍ଲା : **ଖୋର୍ଦ୍ଧା**

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତ୍ରର ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡ଼ିଶା ସରକାର ଖେତ୍ର ନମ୍ବର 1				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		276/408				
2) ପ୍ରକାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ଗିଡ଼ାଖଳୀ ସାହୁ ସ୍ୱା:ପୁରୋଗ ଉଠାନ ସାହୁ ଜା: ଚେଲି ବା: ଏଲ୍ 139 ବରମୁଣ୍ଡା ହାଇସିଂ ବୋର୍ଡ କଲୋନୀ ଥା - ଖଣ୍ଡଗିରି				
3) ସ୍ୱତ୍ୱ	ସ୍ଥିତିବାନ					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେୟ	ନିସ୍ତାର ସେୟ ଓ ଅନ୍ୟାନ୍ୟ ସେୟ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		40.00	30.00		70.00	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		ଦା ଖା କେସ ନଂ - 7016/11 ହୁମୁଣା 276/70 ଚାରୁ । OLR u/s 8(A) କେସ ନଂ- 3482/14 ହୁମୁ ପୁଟ 260/981 ର ବିସମ ରରବାର କରାଗଲା ଓ ଜମା ସଂଶୋଧନ କରାଗଲା ।				
BLANK SPACE FOR STAMPING						
ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ -						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						

ଖତିୟାନର କ୍ରମିକ ନଂ : 276/408		ମୌଜା : ରୁଆଗାଁ			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପୁର ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପୁରର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମନୁବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10	11	12	
260/981	ଘରବାରି		1	0000	0.4047	
1 plot			1	0000	0.4047	

Schedule I Form No.39-A

ଖତିୟାନ

ମୌଜା : ଦୁଆରୀ
 ଥାନା : ଭଦ୍ରକ
 ଥାନା ନମ୍ବର : 51

ତହସିଲ : ଭୁବନେଶ୍ୱର
 ତହସିଲ ନମ୍ବର : -
 ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖୋଖାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡ଼ିଶା ସରକାର ଖୋଖାଟ ନମ୍ବର 1				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		276/1263				
2) ପ୍ରକାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ଗୀତାଞ୍ଜନୀ ସାହୁ ସ୍ତ୍ରୀ:ପୁରୁଣ ରଞ୍ଜନ ସାହୁ ଜା: ଚେଲି ବା: ଏମ୍ ର 20 ମୋହନ ଦାସ ଇନ୍ଦ୍ରାଜ, ଥା - ଖଣ୍ଡଗିରି, ଜି - ଖୋର୍ଦ୍ଧା				
3) ସୂତ୍ର	ସ୍ଥିତିବାନ					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ତ୍ତନଶୀଳ ଖଜଣାର ବିବରଣୀ
		21.00	16.00		37.00	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		ବା ଖା କେ ନଂ 552/16 ହୁ ମୁ ଖା ନଂ 276/259 ଚାଲୁ ।				
BLANK SPACE FOR STAMPING						
ଅନୁମତ ପ୍ରକାଶନ ତାରିଖ -						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						

ଖତିୟାନର କ୍ରମିକ ନଂ : 276/1263		ମୌଜା : ନୁଆଗାଁ			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପ୍ଲଟର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମନୁବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10	11	12	
261/1152	ବଗାୟତ ବୁଇ		0	1000	0.0405	
1 plot			0	1000	0.0405	



Form No.26

Certificate of Encumbrance on Property

Application No : 2022113004593

Applicant Name : TAPAS RANJAN DAS

Owner Name(as per application) : GITANJALI SAHU

Certificate No. : EC1132022003526

Having applied to me for a certificate giving particulars of registered acts and encumbrances,if any in respect of undermentioned property :-

Sr. No.	Village	Khata No.	Plot No.	Area	North Boundary	West Boundary	East Boundary	South Boundary
1	NUAGAN-51	276/408	260/981	1 Acre				

I hereby certify that a search has been made in book and in the indexes relating thereto for 2 years from 01-DEC-2021 to 15-FEB-2022 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances as detailed on the reverse appear.

I also certify that save the aforesaid acts and encumbrances no other acts and encumbrances effecting the said property have been found.

Office : KONDAGIRI

Date : 13-FEB-2022



Digitally signed by MANOJ
KUMAR SINAPATI
Date: 2022.02.16 11:49:51
+05'30

Signature of Registering Officer


Sr. No.	Registration Office.	Property Description(Village/Khata Number/ Plot Number/Area/Boundary(East/West/North/South)/ Chaka Number/Flat Number)	Registration Number	Execution Date	Deed Type	Consideration Amount	First Party	Second Party
1	KHANDAGIRI	NUAGAN-51 276/408 260/981 1Acre NA NA NA NA [LEASE AREA AC. 1,000 DEC.]	11132200781	24-Jan-2022	CANCELLATION OF LEASE	0.00	1-GITANJALI SAHOO	1-AISHWARYA SAHU PARTNER MS SAI COLD STORAGE 2-GITANJALI SAHOO MANAGING PARTNER MS SAI COLD STORAGE 3-BURESH RANJAN SAHU PARTNER MS SAI COLD STORAGE
2	KHANDAGIRI	NUAGAN-51 276/408 260/981 1 Acre PART OF PLOT NO- 260 PLOT NO- 261 AND ROAD PLOT NO - 262 AND 263 PART OF PLOT NO - 260 [AGREEMENT AREA AC. 1,000 DEC.]	11132200803	25-Jan-2022	AGREEMENT OF SALE WITH POSSESSION	18,680,000.00	1-GITANJALI SAHOO	1-AMAN AGRAWAL DESIGNATED PARTNER URBAN LIVING DEVELOPERS LLP
3	KHANDAGIRI	NUAGAN-51 276/408 260/981 0.1 Acre PART OF PLOT NO- 260 PLOT NO- 261 AND ROAD PLOT NO- 262 AND 263 PART OF PLOT NO- 260 [AREA AC.0.100 PS.]	11132201338	09-Feb-2022	RECONVEYANCE OF MORTGAGE	54,460,000.00	1-BANK OF BARODA REPRESENTED CHIEF MANAGER CHITTA SRINIVASA RAO	1-MS SAI COLD STORAGE REPRESENTED PARTNER PARTNER GITANJALI SAHOO

Note :

- (1) The acts and encumbrances shown in the certificate are those discovered with reference to the description of properties furnished by the applicant. If the same properties have been described in registered documents in a manner different from the way in which the applicant has described them transactions evidenced by such documents will not be included in the certificate.
- (2) Under Section 57 of the Registration Act and Rule 137(i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof or requiring certificates of encumbrances on specified properties should make the search themselves, when the registers and indexes will be placed before them on payment of the prescribed fees.
- a) But as in the present case, the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office, but the department will not on any account hold itself responsible for any errors in the results of the search embodied in this certificate.

Office : **KHANDAGIRI**

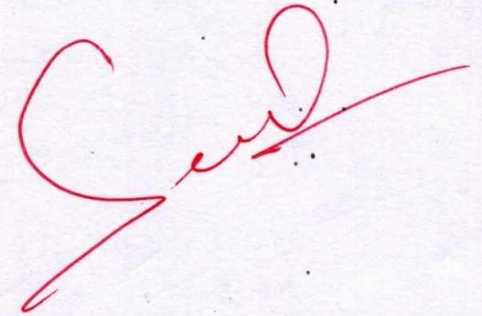
Date **15-FEB-2022**


 Digitally signed by MANOJU KUMAR SAINAPATI
Date: 2022.02.15 11:49:52
+05:30

Signature of Registering Officer

CHECK LIST OF DOCUMENTS PART - I

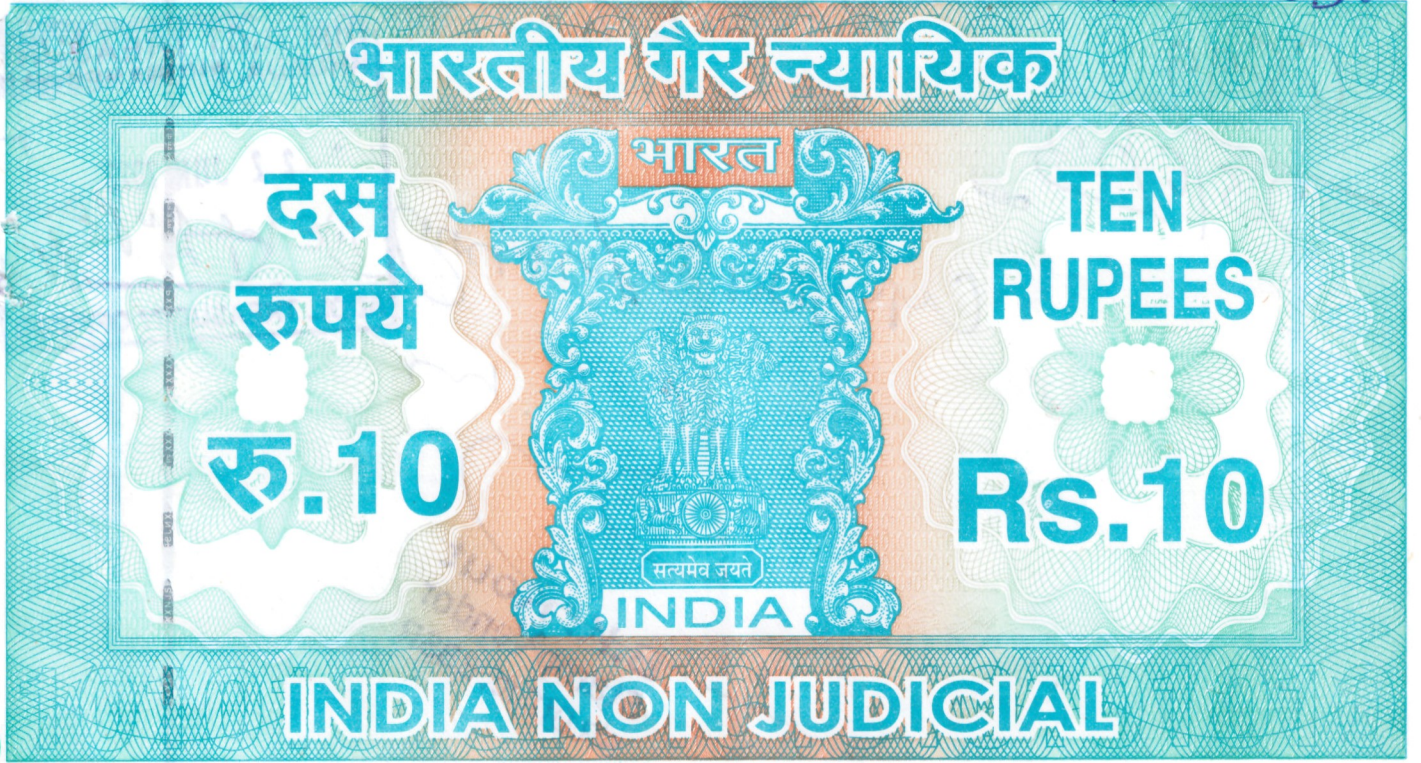
1. Name of the Office : Sub-Registrar Khandagiri
2. Date of Execution : 15.2.22
3. Date on which 04 Months Expires :
4. Date of Presentation : 15.2.22
5. Date of Admission : 15.2.22
6. Document Application Id No : 1132261737
6. Nature of Document : Power of Attorney Deed
- a. According to the Checking Clerk: :
- b. According to the Registering Officer: :
8. Consideration Money : 0
- Valuation Set Forth :
9. Stamp Duty Paid : 1000
11. Fees Payable : 250
12. Fees Paid : 540
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
Sub-Registrar Khandagiri

DUPLICATE

11323089056



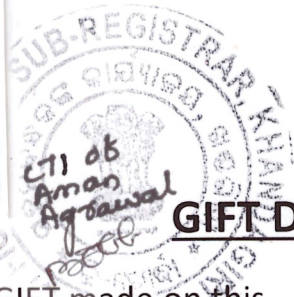
13/7/23

ଓଡ଼ିଶା ओडिशा ODISHA

60AA 540640



A15-100
or 200
300



GIFT DEED

THIS DEED OF GIFT made on this 11th day of July, 2023

BETWEEN

I/We **Aman Agrawal** represented as Designated Partner and Attorney Holder of "Urban Living Developers LLP" on behalf of Gitanjali Sahoo (Land Owner/Executant), S/o Prem Chand Agrawal aged about 46 years having its registered office at Flat-201, 2nd Floor, Shree Residency, Kanan Vihar, Phase-II, Patia, P.S-Chandrasekherpur, Bhubaneswar Dist-Khordha, Pin-751024

Urban Living Developers LLP
Aman Agrawal
Designated Partner

STATE

sw

6899

23/6/23

anwar living Development

DISTRICT TREASURY
KHURDA, BHUBANESWAR
22 JUN 2023
ADDL. TREASURY OFFICER

e.s.m

g

B.K. Rout
Stamp Vendor
SR Office, BSR

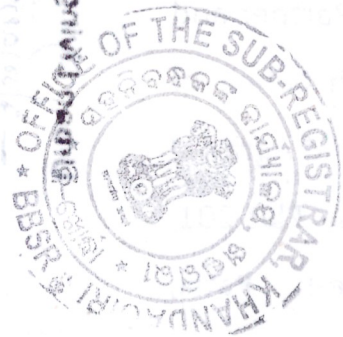
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23/6/23
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23/6/23

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vide document I.D (Aadhaar) No.6530 1455 8199 do hereby solemnly affirm and indemnify BDA the following:- (hereinafter called the **First Parties/ "Donor"** which expression shall mean and include her heirs, successors, executors, administrators, assignees and representative) of **ONE PART**.

AND

Bhubaneswar Development Authority represented by its **Secretary** at Akash Sova Building, Pandit Jawaharlal Nehru Marg, Bhubaneswar (hereinafter called the "Donee" which expression shall man and include its official successors, assignees, and representatives, administrators) of the OTHER PART.

WHEREAS, the Donor' is the absolute owner of the property mentioned in the schedule below and is in peaceful and exclusive possession over the same without any dispute and to the knowledge of all concerned.

AND WHEREAS, the Donor' is desirous to make a gift of the said schedule property in favour of the Donee for the purpose of CDP road affected area in the CDP 2010 and lay out plans for the

Urban Living Developers LLP
X
Donor Abana
Designated Partner

Handwritten text in a non-Latin script, possibly Kannada or Telugu, located on the left side of the page.



Handwritten signature or initials in blue ink, located in the lower right quadrant of the page.

development , planned growth of the Urban Area for the interest of general public.

HENCE, THIS DEED OF GIFT WITNESSETH AS UNDER;

- 1). The Donor' is hereby conveys, grants, transfers and assigns by way of this GIFT the said property scheduled below here under in favour of the 'Donee' for use of Public purpose as per convenience of Donee.
- 2). The Donor' is hereby delivers possession of the developed road, with other infrastructures as per CDP'2010 lay out plan to the Donee over the schedule property for free access of general public.
- 3). The 'Donee' shall mutate the land in its name and all other records and shall pay rent & taxes to which the 'Donor's or any of their successors, executors, administrators, assignees and representatives will have no objection whatsoever.
- 4). Neither the 'Donor' nor any of their successors, executors, administrators, assignees and representatives will have right to claim or demand the gifted property more fully described in the schedule at any point of time and in case any such claim is raised shall be invalid and will stand extinguished, in view of operation of

Urban Living Developers LLP
[Signature]
Designated Partner

Office of the Sub-Registrar
Khandagiri, Bhubaneswar
Odisha

Blank area for stamp or signature

[Handwritten signature]



this clause of the deed. The done shall exercise right, title interest and possession over the scheduled property and the gift deed acts upon on and from the time and movement of execution of deed before Registering Authority.

- 5). The 'Donor' be fully satisfied with the contents of the deed executes this gift deed in favour of the Donee in free will and without practice of any fraud or coercion.

SCHEDULE OF PROPERTY

Dist-Khordha, Tahasil-Bhubaneswar Government of Odisha, SRO- Khandagiri, Bhubaneswar, P.S-Chandaka, Thana No.51, **Mouza-Nuagaon**, Khata **No.276/1263** (Two hundred seventy six by One thousand two hundred sixty three) **Plot no.261/1152** (Two hundred sixty one by One thousand one hundred fifty two)-**For CDP Road Affected Area** an area **A0.021 decs**, out of total area of A0.100 decs (i.e **Total Gift Area=A0.021 decs**) and Status-Sthitiban Kisam-Gharabari (Vacant Land). For better appreciation of schedule land a sketch map of road (developed) area shown in coloured form is attached herewith. It forms part of the deed, Rent Rs. _____, approximate valuation Rs. _____.

Urban Living Developers LLP
Anon Agawa
Designated Partner



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. 33 Fees Paid : -100 ,, User Charges-250 ,Total 350

Date: 13/07/2023

Signature of Registering officer

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 **13/07/2023** by **URBAN LIVING DEVELOPERS LLP REPRESENTED PARTNER AMAN AGARWAL** , son/daughter/wife of , of **AT- FLAT NO- 201, 2ND FLOOR, SHREE RESIDENCY, KANAN VIHAR, PH- II, PATIA, C S PUR, BBSR, KHORDHA- 751024** , by caste , profession and finger prints affixed.

Signature of Presenter / Date: 13/07/2023

Signature of Registering officer.

Endorsement under section 58

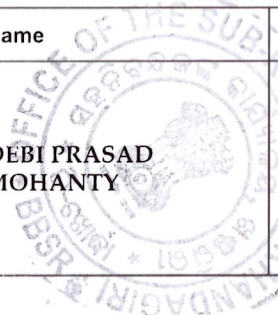
Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
URBAN LIVING DEVELOPERS LLP REPRESENTED PARTNER AMAN AGARWAL		 316597869		13-Jul-2023

BHUBANESWAR DEVELOPMENT AUTHORITY(GOVT)	Execution By BHUBANESWAR DEVELOPMENT AUTHORITY(GOVT) Who is Exempt from personal Appearance in this office U/S 88 Act XVI of 1908 approved by	Execution By BHUBANESWAR DEVELOPMENT AUTHORITY(GOVT) Who is Exempt from personal Appearance in this office U/S 88 Act XVI of 1908 approved by	Execution By BHUBANESWAR DEVELOPMENT AUTHORITY(GOVT) Who is Exempt from personal Appearance in this office U/S 88 Act XVI of 1908 approved by	-----
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Identified by **DEBI PRASAD MOHANTY** Son/Wife of **N/A** of **BBSR, KHORDHA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
DEBI PRASAD MOHANTY		 42880257		13-Jul-2023



The land is not lease hold and it is not within the consolidate operation. The land is situated within Tahasil-Bhubaneswar area. It is not an endowment land.

IN WITNESS HEREOF THE Donor' signed this 11th day of July, 2023 first above written in presence of following witnesses.

K.K. Sami
Secretary
Bhubaneswar Development Authority
Bhubaneswar
4/7/23

Urban Living Developers LLP
Anand Anand
Designated Partner
Doner

WITNESSES:

1. *Tapan Kumar Das*
BDA

2.

Prepared by
Pooja

Pooja Kishore Mohanty
Advocate, Bhubaneswar.

WITNESSES:

1. *Debi Prasad Mohanty*
Plot No - 1415/3536
Lane No - 07
Tagamath Nagar,
Bhubaneswar,
Odisha.
S/o - Ganeswar Mohanty.

2. *Rakesh Roshan Balibarsingh*
At/PO - Mayureshalla
PS - Chandapur
Dist - Nayagarh, Odisha
(752025)
S/o - Haribandhu Balibarsingh

Date: 13/07/2023


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 : 161

Document Number : 11132308175

For the year : 2023

Seal :

Date: 14/07/2023

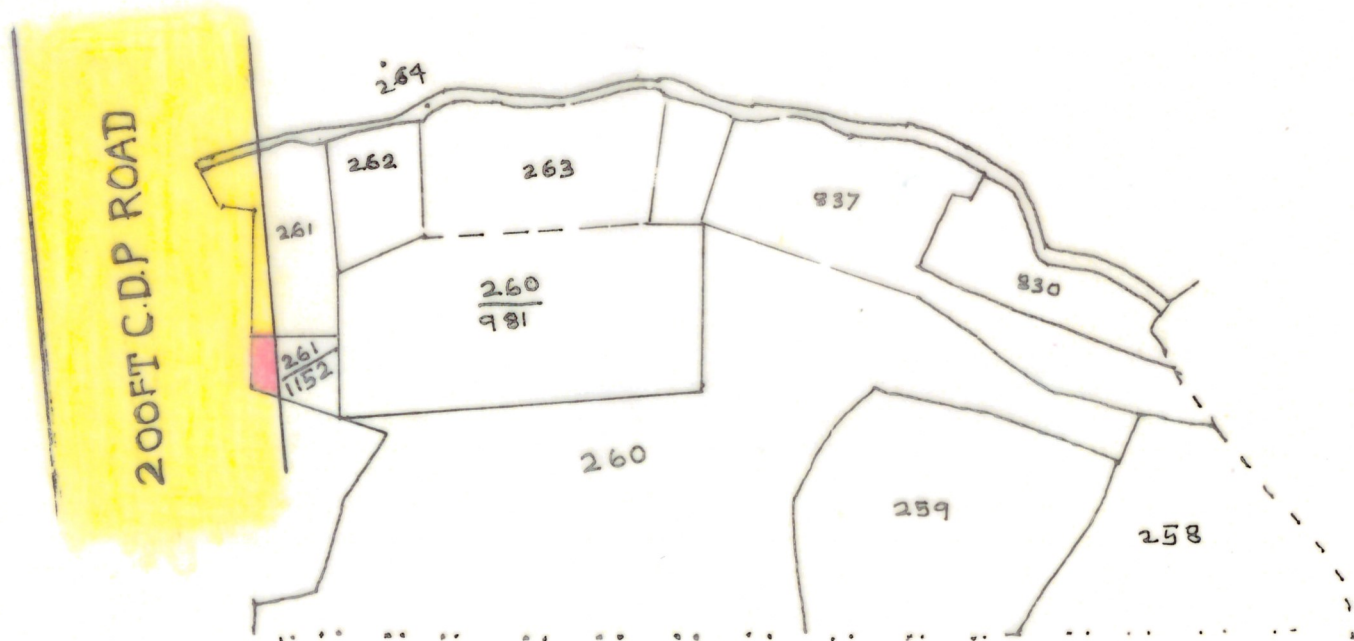

Signature of Registering officer

Print





VILL - NUAGAN SHEET NO - 2
 P.S. CHANDAKA
 P.S. NO - 51
 TAHASIL - BHUBANESWAR
 DIST - KHORDHA
 SCALE - 32" = 1 MILE
 YEAR - 1953 - 54



MILLAN SHEET NO 3

SCHEDULE OF LAND

Khata NO	Plot NO	Kisam	Total area	Gift area in favour of - B.D.A	purpose
1	2	3	4	5	6
276 1263	261 1152	Gharabari	A0.100	A0.021	C.D.P Road affected area
			TOTAL	A0.021	

REFERENCE

 C.D.P. AFFECTED AREA

Urban Living Developers LLP

Designated Partner

Swain
1-7-23
R.1

K.K. Sharma
Secretary
Bhubaneswar Development Authority
Bhubaneswar
11/7/23