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A/B(U) = 250/-
U/C = 250/-



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SHASHI BHUSAN MISHRA
27/5/20
Authorised Signatory

500/-

LT 9 of
Sehkar Raut

27/5/20

LT 9 of

Shashi Bhusan Mishra
is attested
27/5/20



is attested
27/5/20

Irrevocable General Power of Attorney

KNOW ALL MEN BY THESE PRESENTS that **M/s ASSOTECH BEBL INFRASTRUCTURE PVT LTD.**, a company incorporated under companies Act, 1956, vide Regd. Certification of Incorporation No. U45101DL2006PTC163831, dated 28.04.2006 and having its registered office at 105, Pankaj Tower, 1st Floor, LSC - VI, Supreme Enclave Society, Mayur Vihar, Phase - 1, Delhi - 110091 and local office at Flat no 203, Soumya Enclave, F-15, BJB Nagar, Bhubaneswar - 751014, District - Khurda, Odisha, having Pan - AAFCA7315J, duly authorized by Board of Directors of the company and represented by the authorized signatory of the company Shri Shashi Bhusan Mishra by Board Resolution on behalf of the Company dated 10th February 2019, as our true and lawful attorney on our behalf and in respect of our landed property more fully

W₁ Rohit K. Pandey
W₂ - Prasan K. Das
Assotech Sun Growth Abode LLP
Shashi Bhusan Mishra
Sehkar Raut
Authorised Signatory
27/5/20

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27/5/20

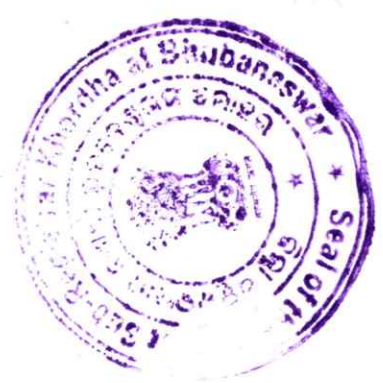
M/S Associated Babi Dham
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TREASURY
Bhubaneswar
19 MAY 2020
ADL. TREASURY OFFICER

J. BARAL
STAMP VENDOR
S.R. Khandagiri, BBSR



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described in the schedule of property below (hereinafter referred to as "**Land Owner(s)**"/ "**Principal(s)**") which expression shall, unless repugnant to the context thereof, be deemed to include his/her/their respective legal heirs, administrators, executors, partners, successors and permitted assigns, as the case may be), do hereby irrevocably constitute, nominate and appoint as per the resolution passed, approved and recorded in the meeting of board of directors of the company held on 10th February 2019, **M/s. ASSOTECH SUN GROWTH ABODE LLP**, a limited liability partnership firm registered (No-AAA-8036, PAN No.- ACBFS8671E) under the Limited Liability Partnership Act, 2008, and having its Corporate Office at H-127 Sector-63, Noida-201307, India and City office at Flat No. - 203, Soumya Enclave, F-15, BJB Nagar, Bhubaneswar - 751014 (here-in-after called the "**Attorney Holder**") acting through its Designated Authorised Signatory Mr. Sashanka Sekhar Rout, aged about 54 years, S/o Late Bauri Charan Rout authorised by Board Resolution on behalf of the Company vide dated 10th February 2019 of Assotech Sun Growth Abode LLP, as our true and lawful attorney on our behalf and in respect of all our landed properties more fully described in the schedule of properties as per schedule mentioned below.

AND WHEREAS, ASSOTECH BEBL Infrastructure Pvt. Ltd had purchased a number of properties under revenue village Rudrapur by executing several registered sale deeds for respective plots in its favour and recorded all those properties through mutation in its name. Hence the company is the absolute owner of those properties with right title interest and is in peaceful possession without any dispute.

Whereas we, the above named executant, are the lawful owner of the properties mentioned in the schedule, which we acquired by complying all legal means and have been enjoying lawful right, title, interest and possession over the same without any encumbrance in any manner whatsoever. We have entered into an Agreement for Development of Property with **M/s. ASSOTECH SUN GROWTH ABODE LLP** and since we are unable to manage, supervise and personally fulfill the obligations on our part to meet out the terms of the said Agreement for Development of Property qua the scheduled properties as mentioned above due to our other engagement and as such appoint at our discretion and free will **M/s Assotech Sun Growth Abode LLP**, by executing this General Power of Attorney in favour of **M/s. Assotech Sun Growth Abode LLP** to do the following acts, things and deeds in our name and on our behalf, which are as under:-

ASSOTECH BEBL INFRASTRUCTURE PVT. LTD

Shashi Sushan Mishra

Authorised Signatory

27/5/20

Assotech Sun Growth Abode LLP

Sashanka Sekhar Rout

Authorised Signatory

27/5/20

Mr. - Rohit Kumar Pandey

Mr. - Prashant Kumar Das



Handwritten signature in green ink.

- 1) To represent me/us before all government, Semi government offices, municipal authority or sanctioning authority in all respect.
- 2) To represent me/us in all courts, civil. Criminal, revenue to file plaint. Written Statement, swear affidavit, sign vakalatnama, to receive summons and other processes of law and to engage advocate and discharge or terminate their service.
- 3) To manage control. Supervise and look after all my right over the Property detailed above in all respects and to represent me/us before the concerned authorities in this behalf
- 4) To prepare, sign all documents and apply to the Municipal commissioner, Bhubaneswar / Competent Authority. Government /semi government offices or Sanctioning Authority for obtaining approval either by itself or in part or in conjunction with ~~other land parcels as~~ may be required, submit relevant ~~documents deed of undertaking, schedule of land, all forms, applications, agreements or to give undertaking(s). Affidavit (s). Statements, Bank guarantee(s) etc. to pay scrutiny fee, approval fee. Service charges, conversion fees or other such fee etc. and to fulfill the other requirements of directions as may be desired by the Department in this regard necessary for obtaining sanction/approval from municipal Commissioner, Bhubaneswar/ competent authority in our name and on our behalf.~~
- 5) To nominate, select and appoint Draftsman, Engineers, Architects, Contractors, Labour contractors, Masons, Labours, Advocates and any other person or persons, any other Company or Companies, Firm or Firms for the purpose of construction of Residential Cum Housing Complex in our name and on our behalf.
- 6) To prepare ~~agreement/agreements, letters, applications, correspondences and sign the same with/or any Govt. authority, Undertaking Individuals, Firms, Company or any Govt. Deptt. for the development of schedule property in our name and on our behalf.~~
- 7) To apply for and to obtain necessary Electric, Water, Telephone, Sewerage, Cable and other connections / facilities in or for the property mentioned in the schedule below in our name and on our behalf.
- 8) To apply to the Municipal Commissioner. Bhubaneswar / Competent Authority, government / Semi government office or sanctioning authority for Cancellation / withdrawal of. Deed of Undertaking, all forms, Applications, agreements, Indemnity Bond(s), Bank Guarantee(s) etc. and apply for refund of any other related charges (if any), earlier paid as scrutiny fee. Approval fee, service charges, conversion fees. etc. and to fulfill the other

ASSOCIATED CH. E&FBL INFRASTRUCTURE PVT. LTD

Shashi Kishan Mishra

Authorised Signatory
29/5/20

Assotech Sun Growth Abode LLP

Sankha Senwar Royt

Authorised Signatory
27/5/20

M. - Rohit Kumar Das
M2 - Prabha & Das



Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 189, Schedule 1-A No. Fees Paid : A18(iii)-290 ,, User Charges-250 ,Total 540

Date: 27/05/2020

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 10:00 AM and 1:30 PM on the 27/05/2020 by SHASHI BHUSAN MISHRA AUTHORIZED SIGNATORY OF MS ASSOTECH BEBL INFRASTRUCTURE PVT. LTD. , son/daughter/wife of , of AT- FLAT NO.203, SOUMYA ENCLAE, F-15, BJB NAGAR, BBSR, DIST- KHORDHA , by caste , profession and finger prints affixed.

shashi bhusan mishra



Signature of Presenter / Date: 27/05/2020

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SHASHI BHUSAN MISHRA AUTHORIZED SIGNATORY OF MS ASSOTECH BEBL INFRASTRUCTURE PVT. LTD.		 313743208	shashi bhusan mishra	27-May-2020
SASHANKA SEKHAR ROUT AUTHORIZED SIGNATORY OF MS ASSOTECH SUN GROWTH ABODE LLP		 242177179	Sashanka Sekhar Rout.	27-May-2020

- requirements or directions as may be desired by the Department in this regard in our name and on our behalf.
- 9) To receive the approval(s)/ sanction(s) with regard to this land on my/our behalf and to make sign and submit any documents, undertaking(s), Agreement(s), Affidavit(s), statement(s), etc. and to appear before the Municipal Commissioner, Bhubaneswar / other Gov. authority Department forgetting the layout plan approval and for any other purpose mentioned above in our name and on our behalf.
 - 10) To appear before Municipal Commissioner, Bhubaneswar / Competent Authority, government/ Semi government offices or sanctioning authority or other designated authority as may be required from time to time so as to carry out any of the purposes or powers mentioned in this present and to make. sign and submit any application reply. Affidavit, undertaking agreement, appeal, compromise, withdrawal, exchange with Municipal Commissioner. Bhubaneswar / Competent. Authority and partitioned as may be required in connection there with including the filing appropriate legal proceedings wherever necessary in our name and on our behalf.
 - 11) To represent me before the officers of President of India, Governor of Odisha, income tax department, Municipal bodies, Central / state Government offices or any representation and petition for the Approval required in connection with the land and for the purpose incidental thereto including for obtaining Approval, and making payment of any charges due and to take all necessary steps and to do or cause to be done all such act, matters and things for the purpose aforesaid in our name and on our behalf.
 - 12) To obtain refund of all securities, amounts and other deposits made with the concerned departments in the name of the Land Owner or in the name of their nominee and to give receipt thereof in our name and on our behalf.
 - 13) To deposit all types of fee, charges, security deposits, demands, dues and taxes with regard to Project Land with any Authority to obtain the receipts to obtain No Objection Certificate(s) from the concerned Income Tax Department, to make appeal and contest the same against any demand or assessment etc. and to compromise the same before any court of Law
 - 14) To do all the act ,deed any things necessary to be done in connection with the release of the Project Land, under the provision of the Land Acquisition Act including filing a Writ(s)/Suit(s) in any Court including High Court / Supreme Court in our name and on our behalf.
 - 15) To engage or appoint a legal practitioner(s) to conduct the same and to sign power(s) attorney / vakalatnama in our name and on our behalf.

ASSOCIATED CH. REBEL INFRASTRUCTURE PVT. LTD

Shashi Suban Mishra 27/5/20

Authorised Signatory

Assotech Sun Growth Abode LLP

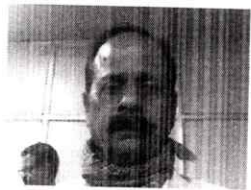

Sachadea Senker Raut 27/5/20

Authorised Signatory

W1 - Rohit Das Pandey

W2 - Prasanna K Das

KHORDHA by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
PRASANTA KUMAR DAS		 41491162	Prasant Kumar Das	27-May-2020

Date: 27/05/2020


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 : 4 || Volume Number : 76

Document Number : 41082003787

For the year : 2020

Seal :

Date: 27/05/2020


Signature of Registering officer

Print





- 16) To sign. Verify and file any suits, plaint, complaints, written statements, petition, and application. Affidavit etc. in proper courts of law and offices and to proceed in all the proceeding filed in their name and on their behalf;
- 17) To appear before the court, tribunal, authority, department or body in the proceedings in connection therewith in our name and on our behalf.
- 18) To produce or summon or receive back any documentary evidence in our name and on our behalf.
- 19) To make and present to the court, tribunal, authority department or body any application in our name and on our behalf.
- 20) To take and file compromise or to refer such suit or claim to arbitration in our name and on our behalf.
- 21) To deposit and withdraw any money(s) in connection with suit related to the land details above in our name and on our behalf.
- 22) 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 our name and on our behalf.
- 23) To apply for inspection and inspect documents and records of any court;
- 24) To obtain copies of documents and papers in our name and on our behalf.
- 25) To file application for review and /or revision and /or appeal against any order or judgment passed in such suit, petition, applications, inquiry or proceeding or in review or revision therefore or in appeal there from 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 deem fit connection with such application or appeal; and in our name and on our behalf.
- 26) To appoint arbitrators, to proceed in arbitration proceedings and to take every step necessary for the same. To erect and /or to raise a multi-storied building comprising of independent flats /shops view parking spaces and /or to multi-storied building over the said plot as per the permission to be approved by BDA/BMC or any revised plan to be sanctioned /approved by BDA/BMC/Sanctioning Authority in our name and on our behalf.
- 27) To arrange finance from any Bank or Financial institution for raising Home Loan for the flat/independent house/commercial unit purchasers on the Schedule property in our name and on our behalf.
- 28) To mortgage the Schedule property including the total built up area, for raising project development and construction finances, however before completion of the Project the Developer/Attorney

ASSOCI : CH PFBL INFRASTRUCTURE PVT. LTD

Shashi Sudhan Mishra

27/5/20 Authorised Signatory

Assotech Sun Growth Abode LLP

Sashanka Sudhan Rout

27/5/20 Authorised Signatory

W1 - Rohit Prasad Pandey

W2 - Prasanika B Das



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holder shall liquidate the loan amount to the bank/ financial institutions/ individuals in our name and on our behalf.

- 29) To enter into any agreement with any person for booking and /or construction for flats /shops parking space of built up area in the proposed new building complex to be constructed and in respect thereof to receive any payment in the part or in full or such installments dues as your said attorney may fix and settle in our name and on our behalf.
- 30) That my/our attorney is entitled to sell the apartments / flats constructed in the proposed Residential Cum Housing Complex along with their proportionate undivided share of land and also sell the proportionate numbers of the open surface parking on the schedule property to potential purchasers of flat/independent houses/commercial units, in terms of the above referred Agreement for Development of Property in our name and on our behalf without making liable to us.
- 31) To purchase stamp papers, sign and execute sale deed/s or any other deed/s of conveyance, agreements etc., and present the same before the registering authority for registration and admit the execution thereof in our name and on our behalf.
- 32) To advertise for sale of the apartment/flats in the proposed residential cum housing project in our name on our behalf.

We, hereby agree to ratify and confirm all and whatever other act or acts my said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the schedule property for carrying out the necessary development by virtue of this deed.

ASSOTECH EFBL INFRASTRUCTURE PVT. LTD

Shahi Sudan Mishra

Authorised Signatory

29/11/20

Assotech Sun Growth Abode LLP

Sushama Senwar

Authorised Signatory

29/11/20

M1 - Rohit Par Pandey

M2 - Prasantan & Das



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SCHEDULE OF PROPERTIES

District : Khurdha, Tehsil - Bhubaneswar, Dist. Sub-Registrar
Khurda at Bhubaneswar, P.S.- Baliana, P.S. No.-13

SCHEDULE OF LAND					
S.No.	Revenue Village	Revenue Khata No.	Revenue Plot No.	Area in Acres	Remarks
1	RUDRAPUR	412/1079	274/9190	0.205	Full Plot
2	RUDRAPUR	412/1349	276	0.680	Full Plot
3	RUDRAPUR	412/660	277/856	0.030	Full Plot
4	RUDRAPUR	412/662	277/8893	0.348	Full Plot
5	RUDRAPUR	412/1357	279/10152	0.070	Full Plot
6	RUDRAPUR	412/1613	279	0.223	Full Plot
7	RUDRAPUR	412/1102	280/2188	0.040	Full Plot
8	RUDRAPUR	412/659	280/8891	0.648	Full Plot
9	RUDRAPUR	175 (Sabak) 412/1990 (Hal)	282 (Sabak) 282/10925 (Hal)	0.443	Full Plot
10	RUDRAPUR	412/661	282/8892	0.580	Full Plot
11	RUDRAPUR	412/1677	730/10825	0.041	Full Plot
12	RUDRAPUR	175 (Sabak) 412/1777 (Hal)	730	0.075	Full Plot
13	RUDRAPUR	412/1612	283/10771	0.280	Full Plot
14	RUDRAPUR	412/1145	285	0.200	Full Plot
15	RUDRAPUR	412/1614	286	0.280	Full Plot
16	RUDRAPUR	412/632	287	0.140	Full Plot
17	RUDRAPUR	412/1086	289	0.260	Full Plot
18	RUDRAPUR	412/1419	290	0.760	Full Plot
19	RUDRAPUR	412/1087	308	0.240	Full Plot
20	RUDRAPUR	412/1823	309	0.050	Full Plot
21	RUDRAPUR	412/1797	327/10929	2.547	Full Plot
22	RUDRAPUR	412/1794	327/10927	0.206	Full Plot

ASSOTECH REBL INFRASTRUCTURE PVT. LTD.
Shashi Sujan Mishra

Authorised Signatory

Assotech Sun Growth Abode LLP
Sushanta Sekhar Rout
Authorised Signatory



In witnesses whereof, we, the above named executants have signed this on 27th day of May, 2020 in presence of following witnesses.

Witnesses:-

1. Rohit Kumar Pandey. **ASSOTECH REBL INFRASTRUCTURE PVT. LTD**
Shashi Kumar Mishra 27/5/20
Authorized Signatory

B5B Nagar, Back side - **Signature of Principals**
of Soumya enclave 2nd -
floor, 201

ssotech Sun Growth Abode LLP

Sachanka Sewan Rayt
Authorized Signatory 27/5/20

2. ~~Prasanna Das~~

~~Mr. Vinayak Nayan~~
~~at town BBSR~~

Signature of Attorney Holder

CERTIFICATE

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


27/5/20

(P.K. Sahoo)
Advocate, Bhubaneswar.

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A handwritten signature or mark in green ink, located in the bottom right corner of the page.

ASSOTECH BEBL Infrastructure Pvt. Ltd.

MINUTES OF MEETING OF BOARD OF DIRECTORS OF ASSOTECH BEBL INFRASTRUCTURE PVT. LTD. HELD ON 10th FEBRUARY 2019 AT FLAT NO 203, 2ND FLOOR, SOUMYA ENCLAVE, F-15, BJB NAGAR, BHUBANESWAR, AT P.M. 1.30

Resolution

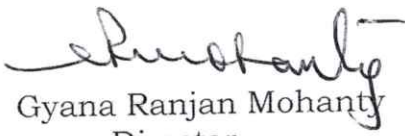
It is resolved unanimously that the land parcel purchased by our company i.e. M/s Assotech BEBL Infrastructure Pvt. Ltd. bearing the revenue khata and revenue plot no. as mentioned in Annexure-1 under revenue village Rudrapur, PS- Baliana, Dist. – Khurda, Odisha will be developed by our sister concern i.r. M/s Assotech Sun Growth Abode LLP, more fully our company M/s Assotech BEBL Infrastructure Pvt. Ltd. being the land owner at our discretion and free will appoint our sister concern M/s Assotech Sun Growth Abode LLP as developer to do all the following acts, things and deed in our name on our behalf. The said project will be developed by M/s Assotech Sun Growth Abode LLP in the name and style of “**ASSOTECH PRIDE**”


The proposal has been put to discussion and been unanimously and irrevocably accepted in the larger interest of the company and for this following resolution is passed in the meeting:

“RESOLVED FURTHER THAT **Sri Shashi Bhusan Mishra**, authorized person of the company be and is hereby authorized on behalf of the company to sign and execute sharing agreements, General power of Attorney, and any other documents of the land parcels for the aforesaid purpose and do all such acts, deed, things incidental or ancillary thereto ”

Certified true copy.

For Assotech BEBL Infrastructure Pvt. Ltd.



Gyana Ranjan Mohanty
Director


Sanjeev Srivastva
Director

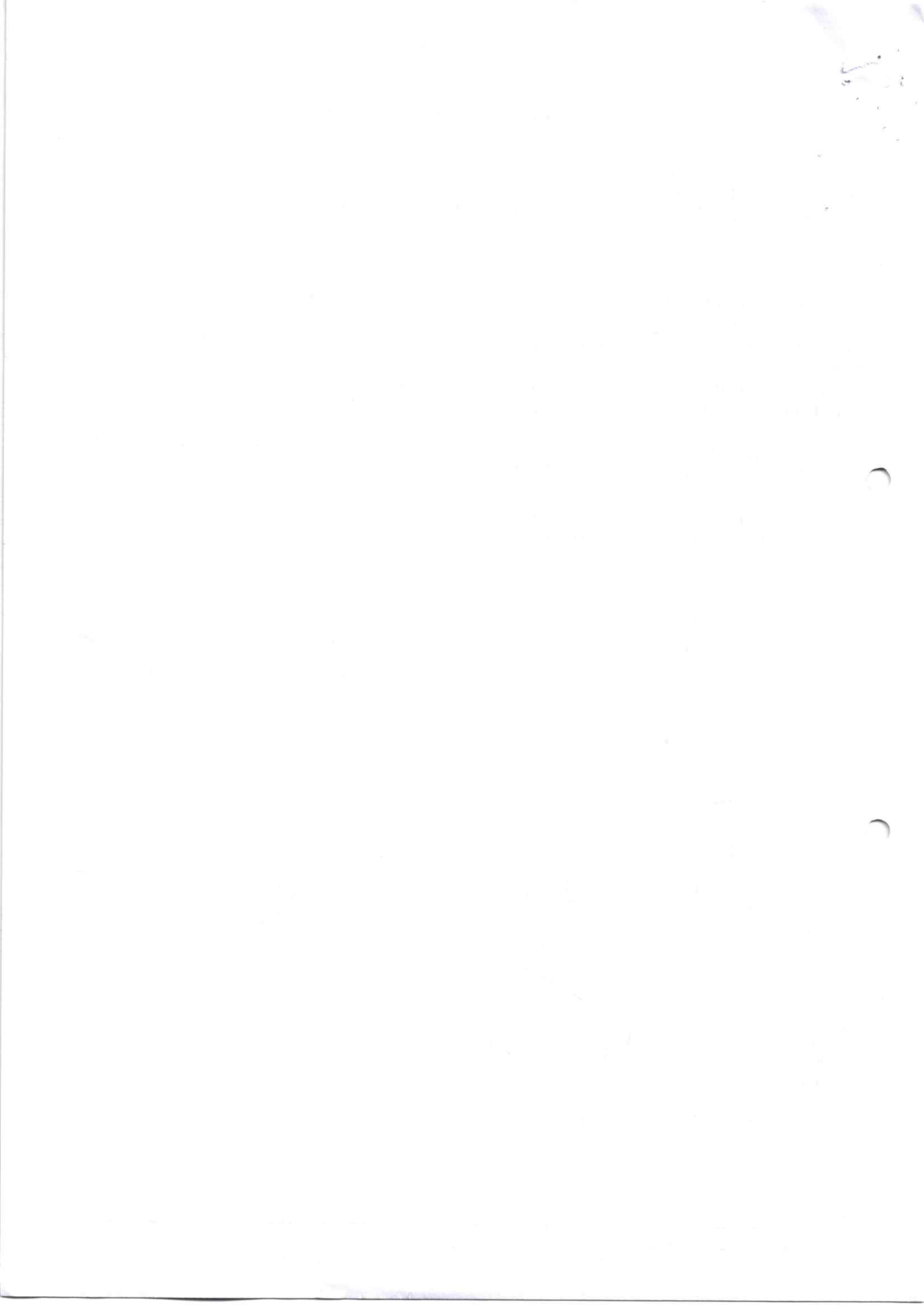

Mukul Kumar
Director



Special Invitee :


Ashok Basa
Director
(B.Enginers & Builders Limited)


P Sankarnarayana
Director





CERTIFIED / TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF DESIGNATED PARTNERS OF ASSOTECH SUN GROWTH ABODE LLP HELD ON 10th FEBRUARY, 2019 AT 11.00 A.M. IN H-127, SECTOR-63 NOIDA

RESOLUTION, It is resolved unanimously that M/s ASSOTECH BEBL Infrastructure Pvt. Ltd will execute a registered General Power Attorney for the properties owned by them in Revenue Village Rudrapur of Bhubaneswar Tahshil in favour of our concern. i.e. M/s Assotech Sun Growth Abode LLP at their own discretion and free will. M/s Assotech Sun Growth Abode LLP will develop a Multistoried residential cum Housing Complex over the aforesaid properties of M/s ASSOTECH BEBL Infrastructure Pvt. Ltd. in the name and style of "Assotech Pride".

"RESOLVED FURTHER THAT Shri Sashanka Sekhar Rout, aged about 54 years. S/o Late Bauri Charan Rout is hereby authorized on behalf of the LLP by the Designated Partners to sign and execute sharing agreements, General Power of Attorney and any other relevant revenue documents for the aforesaid purpose and do all such act, deeds, things incidental or ancillary thereto".

For and on Behalf of the Board

Assotech Sun Growth Abode LLP

Shivani

**Shivani Priyam
Designated Partner**

Enakshi

**Enakshi Priyam
Designated Partner**

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Valuation ReportApplication No- **1082003993**Registration Office- **KHURDA(BBSR)****DEED DETAILS**Application Type- **GENERAL POA WITHOUT PROPERTY**Status- **Pending for Fee collection**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1082003993	27-MAY-20	27-MAY-20	4	10		

FEE DETAILS (In ₹.)

Stamp Duty : 100
 Consideration Amount : 0
 Benchmark Value : 0

Registration Fee : 0
 A18(iii): 250
 Incidental Fee Details
 User Charges : 250

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FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
SHASHI BHUSAN MISHRA AUTHORIZED SIGNATORY OF MS ASSOTECH BEBL INFRASTRUCTURE PVT. LTD.				41			PRINCIPAL/INSTITUTION			AT- FLAT NO.203, SOUMYA ENCLAE, F-15, BJB NAGAR, BBSR, DIST- KHORDHA
Representative Name			Institution Name			Representative Address		Representation Designation		
SHASHI BHUSAN MISHRA AUTHORIZED SIGNATORY OF MS ASSOTECH BEBL INFRASTRUCTURE PVT. LTD.			MS ASSOTECH BEBL INFRASTRUCTURE PVT. LTD.			AT- FLAT NO.203, SOUMYA ENCLAE, F-15, BJB NAGAR, BBSR, DIST- KHORDHA		AUTHORISED SIGNATORY		

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
SASHANKA SEKHAR ROUT AUTHORIZED SIGNATORY OF MS ASSOTECH SUN GROWTH ABODE LLP				54			GENERAL ATTORNEY/INSTITUTION			AT- FLAT NO.203, SOUMYA ENCLAE, F-15, BJB NAGAR, BBSR, DIST- KHORDHA
Representative Name			Institution Name			Representative Address		Representation Designation		
SASHANKA SEKHAR ROUT AUTHORIZED SIGNATORY OF MS ASSOTECH SUN GROWTH ABODE LLP			MS ASSOTECH SUN GROWTH ABODE LLP			AT- FLAT NO.203, SOUMYA ENCLAE, F-15, BJB NAGAR, BBSR, DIST- KHORDHA		AUTHORISED SIGNATORY		

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	Proo
PRASANTA KUMAR DAS		AT/PO- LINGARAJ NAGAR, OLD TOWN, BBSR, DIST- KHORDHA	MALE	0	Others	V

REMARK DETAILS

AS MENTIONED IN DEED.

APPLICATION ID CREATED BY : SUKANTA KUMAR SINGH**DOCUMENT ENTERED BY :** SUSANTA KUMAR DAS

