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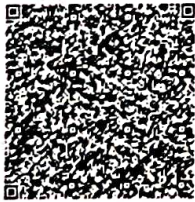
सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Odisha**

**e-Stamp**

**Certificate No.** : IN-OD03495522523661U  
**Certificate Issued Date** : 23-Mar-2022 12:12 PM  
**Account Reference** : SHCIL (FI)/ odshcil01/ PURI/ OD-PRI  
**Unique Doc. Reference** : SUBIN-ODODSHCIL0104730677196912U  
**Purchased by** : RABINDRANATH SENAPATI AND OTHERS  
**Description of Document** : Article IA-48 Power of Attorney Deed  
**Property Description** : MZ-MANGALAGHAT, KH-379, PL-81 AND OTHERS, AREA AC0.974 DEC  
**Consideration Price (Rs.)** : 0  
(Zero)  
**First Party** : RABINDRANATH SENAPATI AND OTHERS  
**Second Party** : DHARMA INFRA PROJECT PVT LTD DIR JAGAT KUMAR KAR  
**Stamp Duty Paid By** : RABINDRANATH SENAPATI AND OTHERS  
**Stamp Duty Amount (Rs.)** : 1,000  
(One Thousand only)

Admissible under rule 25: duty  
Stamped under the Indian Stamp Act  
1899 (Orissa Amendment Act, 2008)  
Schedule 1-A No. 48 (d)  
Exempted from does not require  
Stamp Duty.



Registering Officer, Puri

Please write or type below this line

Rabindra Nath Senapati



PU 0000443342

**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.



**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(q) Fees Paid : A18(III)-250 ,L4-50, User Charges-190 ,Total 790

Date: 23/03/2022

**Endorsement under section 52**

Signature of Registering officer

Presented for registration in the office of the Sub-Registrar District Sub-Registrar PURI between the hours of 10:00 AM and 1:30 PM on the 23/03/2022 by RABINDRANATHA SENAPATI, son/daughter/wife of LATE SUDARSANA SENAPATI, of AT-BASELI SAHI, ODIAMATHA, PS-PURI TOWN, PURI, by caste General, profession Cultivation and finger prints affixed.

**SIGNATURE OF PURCHASER**

*Rabindra Nath Senapati*  
 Signature of Presenter / Date: 23/03/2022



Signature of Registering officer.

**Endorsement under section 58**

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
RABINDRANATHA SENAPATI		 315223134	<i>Rabindra Nath Senapati</i>	23-Mar-2022
RENDRANATHA NAPATI		 315223148	<i>Rendranatha Napati</i>	23-Mar-2022
ANTA KUMARI APATI		 315223186	<i>Anta Kumari Senapati</i>	23-Mar-2022
THREE PATI ALIAS		 315223198	<i>Three Pati Senapati</i>	23-Mar-2022
REE TI		 315223241	<b>REGISTERING OFFICER PURI</b> <i>Rabindra Nath Senapati</i>	23-Mar-2022

₹ 1000/-

Admissible under rule 25. duty  
Stamped under the Stamp Act  
1899 (Orissa Amendment Act, 2008)  
Schedule 1-A No. 48cd).....  
Exempted from duties not require  
Stamp Duty.

23/3/22

Registering Officer, Puri 23/3/22



Rabin Nath Senapati

Surendra Nath Senapati

Rajashree Senapati

A18(III) - 250  
A18(III) - 40  
L4 - 50  
A19 - 490  
(26 pages) ₹ 830/-

**GENERAL POWER OF ATTORNEY**

THIS DEED OF GENERAL POWER OF ATTORNEY is made on this 23rd day of March, 2022 at Puri.

NOW ALL MEN BY THIS POWER OF ATTORNEY 1) **RABINDRANATH SENAPATI**, aged about 65 years, Aadhaar No.- 5037 5258 3206, 2) **SURENDRANATH SENAPATI**, aged about 61 years, Aadhaar No. 6052 8548 6876, 3) **BASANTA KUMARI SENAPATI**, aged about 72 years, Aadhaar No.- 3879 1391 9321, 4) **JAYASHREE SENAPATI/SAHOO**, aged about 58 years, Aadhaar No.- 7778 6533 1023, 5) **RAJASHREE SENAPATI**, aged about 55 years, Aadhaar No.- 3146 1394 7451 all are

Rabin Nath Senapati  
Surendra Nath Senapati

Basanta Kumari Senapati

W. Banabasa Danet  
W. Delip Saha

\* Jayashree Sahoo  
\* Rajashree Senapati  
Bilasini Patra

Managing Director  
Sangaf Bi. Kera  
Dharma Infraprojects Pvt. Ltd.



**REGISTERING OFFICER  
PURi**



Rajashree Senapati



Bilasini Patra



Sri Jagat Kumar Kar

Sons and Daughters of Late SUDARSHAN SENAPATI <sup>(6)</sup> **BILASINI PATRA**, aged about 56 years, W/o- Late Debendranath Senapati (S/o- Late Sudarshan Senapati), Aadhaar No.- 2706 2282 7410, all are by Caste: Patara, by Profession: Business and Housewife respectively, Residing At: Baselisahi, Odia Matha, P.S: Puri Town, P.O/Dist: Puri, Pin-752001, Odisha, Mob.- 9437031726 ((herein after called the "Principals/The Land Owners/First Parties") do hereby appoint and constitute and empower "DHARMA INFRAPROJECTS PVT. LTD.", represented through its Managing Director <sup>(1)</sup> **SRI JAGAT KUMAR KAR**, aged about 43 years, Son of Sri Achyuta Kumar Kar, by Caste: Brahmin, by Profession: Business, having its office at : Office No- 5, 2<sup>nd</sup> Floor, Block-2, BMC Bhabani Mall, P.O/P.S- Saheed Nagar, Bhubaneswar- 751007, Dist.: Khurda, Odisha (hereinafter called as the Attorney Holder) as our true and law-full attorney on our behalf, in respect of our landed property, more fully described in the schedule below.

Managing Director  
*Sri Jagat Kumar Kar*  
Dharma Infraprojects Pvt. Ltd.

*Rabintra Nath Senapati*  
*Surendra Nath Senapati*

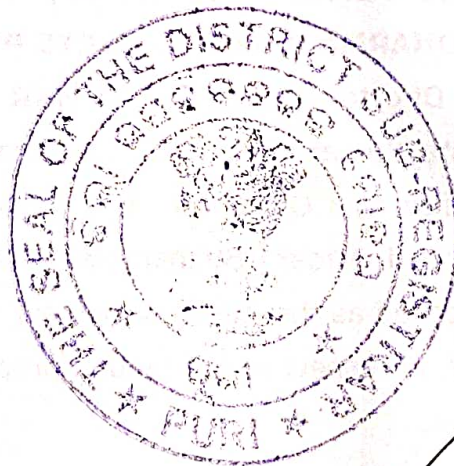
*Basanta Kumari Senapati*

W. Banabasa Banerjee

W. Dilip Kumar

\* *Rajashree Senapati*

\* *Bilasini Patra*



REGISTERING OFFICER  
PURI

WHEREAS, the schedule property situated in Mouza: Puri Sahar  
Unit No.3 Mangalaghat, Khata No. 379, Plot No. 81, Kisam: Bagayat  
Two, Area Ac0.575decs., Plot No. 79, Kisam: Patita, Area  
Ac0.211decs., Plot No. 82, Kisam: Jalsaya One, Area Ac0.178 decs.  
and Plot No. 80, Kisam: Gharabari Two , Area Ac0.010decs. Total  
One mouza, One Khata, 4 (Four) Plots and Total Area Ac0.974 decs.  
which is more fully described in the schedule below stands recorded in the  
name of the said Principals/The Land Owners and they have the absolute  
ownership and in peaceful possession over the said property without any  
dispute having all right title and interest.

AND WHEREAS, being the absolute legal heirs of the said property,  
We have appointed the said DHARMA INFRAPROJECTS PVT. LTD. for the  
purpose of development of our said property by making construction of new  
multi-storied building consisting of several independent flats/units with  
common service facilities as per the sanctioned plan approved by PKDA  
Authority.

AND WHEREAS, in order to effectuate development of our said  
property in terms of said development we execute a Registered Power of  
Attorney in favour of the said DHARMA INFRAPROJECTS PVT. LTD.

AND WHEREAS, we, hereby nominate, constitute and appoint  
DHARMA INFRAPROJECTS PVT. LTD. having its corporate office at Office  
No- 5, 2<sup>nd</sup> Floor, Block-2, BMC Bhabani Mall, P.O/P.S- Saheed Nagar,  
Bhubaneswar- 751007, Dist.: Khurda, Odisha as our true and lawful  
Attorney, to do and perform or cause to be done or performed the following  
acts/deeds for and on our behalf.

Rabindra Nath Senapati  
Suranara Nath Senapati

W. Banabasa Banerjee  
W. Deby Saha

Basanta Kumari Senapati

Jayashree School  
Rajashree Senapati  
Bilagini Patra

Managing Director  
Dharma Infraprojects Pvt. Ltd.

BILASINI PATRA



315223293

Bilasini Patra

23-Mar-2022

JAGAT KUMAR KAR  
ON BE HALF OF  
DHARMA  
INFRAPROJECTS PVT  
LTD



243135060

Jagat Kumar Kar

23-Mar-2022

Identified by **BANAMBAR BARAL** Son/Wife of **GANGADHAR BARAL** of **OF THE SAME PLACE** by profession **Business**

Name	Photo	Thump Impression	Signature	Date of Admission of Execution
BANAMBAR BARAL			Banambar Baral	23-Mar-2022

42239410

Date: 23/03/2022

Signature of Registering officer

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

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

Book Number : 4 || Volume Number : 39

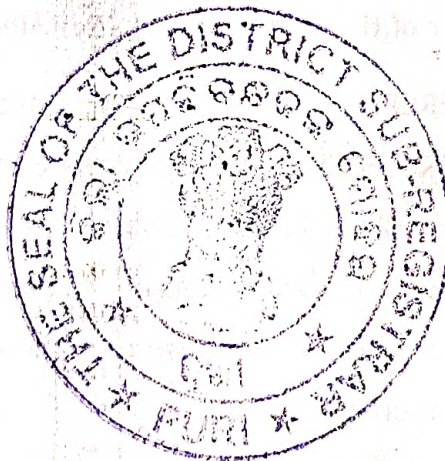
Document Number : 41482201912

For the year : 2022

Seal :

Signature of Registering officer

Date: 25/03/2022



REGISTERING OFFICER  
PURI



- (1) To make, sign, execute, file do perform all acts, submit applications and other papers, petitions and proceedings whatsoever and matters and things whatsoever as shall or may be required from time to time to enable the construction of residential buildings or other buildings whatsoever upon the said property or any part thereof.
- (2) To work, manage and supervise the development and construction work of the residential complex including our shares 40% residential area of the schedule property as per terms of agreement and in accordance with the plans sanctioned by PKDA Officer.
- (3) To comply with the requirement and requisitions of the PKDA/ Tahasildar, Puri/ Jagannath Temple Administration/ Puri Municipal Authority and such other local authorities relating to this construction of the said residential complex in the schedule property and shall obtain the necessary approvals from the authorities concerned as and when required.
- (4) To apply to the Gridco / TPCODL or any other electricity authority (ies), the PKDA/ PHED/ WATCO/ Puri Municipal Authority and any other Body (ies) and Authority (ies) for the time being concerned therewith for the permanent / temporary connection or power, light, water, sewerage, gas and / any part thereof and in connection therewith to make all deposits and shall or may be necessary and to do all acts, deeds, matters, things, which the Executants can do, as fully and effectually as I could do, if personally present.
- (5) For or in connection with or for the purpose of any of the above to sign, file and/or execute any and all papers, deeds, applications,

Rohindra Nath Senapati  
Rohindra Nath Senapati

W. Banabasa Banat

W. Delep Asha

Prasanta Kumari Senapati

Jayashree Senapati  
Rajashree Senapati  
Bilasini Patra

Managing Director

Purushottam Puri  
Dharma Infraprojects Pvt. Ltd.



**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)-250 ,14-50, User Charges-490 ,Total 790

Date: 23/03/2022

Signature of Registering officer

**Endorsement under section 52**

Presented for registration in the office of the Sub-Registrar **District Sub-Registrar PURI** between the hours of 10:00 AM and 1:30 PM on the **23/03/2022** by **RABINDRANATHA SENAPATI**, son/daughter/wife of **LATE SUDARSANA SENAPATI**, of **AT-BASELI SAHI,ODIAMATHA ,PS-PURI TOWN,PURI**, by caste **General**, profession **Cultivation** and finger prints affixed.

*Rabindranath Senapati*

*[Signature]*

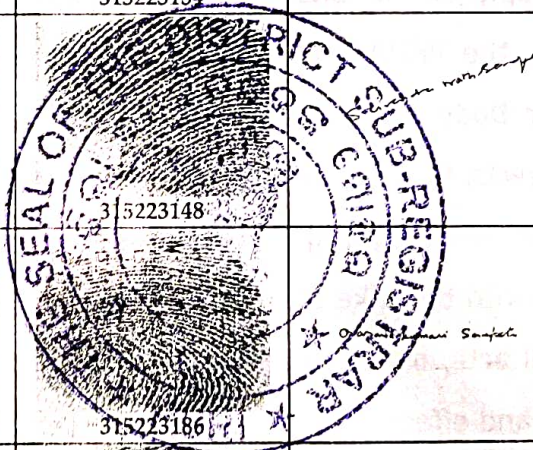
Signature of Presenter / Date: 23/03/2022

Signature of Registering officer.

**Endorsement under section 58**

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
RABINDRANATHA SENAPATI		 315223134	<i>Rabindranath Senapati</i>	23-Mar-2022
SURENDRANATHA SENAPATI		 315223148	<i>[Signature]</i>	23-Mar-2022
BASANTA KUMARI SENAPATI		 315223186	<i>[Signature]</i>	23-Mar-2022
AYASHREE SENAPATI ALIAS SAHOO		 315223198	<i>Ayashree Senapati, son</i>	23-Mar-2022
RAJASHREE SENAPATI		 315223241	<i>Rajashree Senapati</i>	23-Mar-2022



REGISTERING OFFICER  
PURI

revisions, appeals, declarations, affidavits and other things whatsoever as may be required.

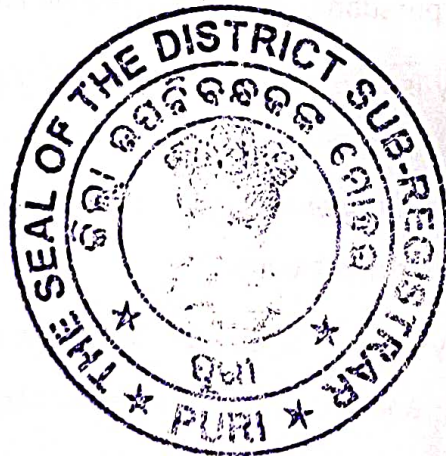
- (6) To appear before any Notary Public, District Registrar and Sub-Registrars of Assurances, Magistrate and other officer (s), authority (ies) having jurisdiction and to acknowledge and present for registrations before the Registrar or have registered and do and perfect all deeds, documents, instruments and writings executed, signed by virtue of these Registered Powers herein conferred upon.
- (7) To enter into, modify, cancel, alter, draw, approve, present for registration all papers, documents, deeds, contracts, agreements, applications, declarations, undertakings and other documents in connection with sale, transfer, mortgage of the building and /or flats / units,, commercial spaces, parking lots, constructed by the Developer upon its 60% of share on the lands or on the super built up area or any part thereof or any interest therein and /or any building (s) may in future be constructed thereon or any part or portion thereof in pursuance of the permission legally granted.
- (8) That, our Attorney is also competent and authorized to invest money out of its own fund or funds collected from the prospective purchasers for the previously mentioned proposed construction of the buildings on apartment basis.
- (9) That, our Attorney is also competent and empowered to fix the price or prices of the apartments **of their share only** i.e. 60% of residential saleable built up area that would be raised over the site of the schedule property and is also **empowered to sell** those apartments to the different purchasers desiring to purchase the

Managing Director  
*Jayashree W. Patra*  
 Dharm Infraprojects Pvt. Ltd.

*Rabindra Nath Senapati*  
*Susanta Nath Senapati*

*Basanta Kumari Senapati*  
*Jayashree Shoo*  
*Rajashree Senapati*  
*Bilasini Patra*

W. *Banabasa Banat*  
 W. *Delepa Patra*



REGISTERING OFFICER  
PURI

proposed apartments or any unit (s)/Flat (s) thereof and in that case our Attorney will be quite competent to execute Sale Deeds and receive the consideration money in respect of the same from its purchasers and our Attorney is quite competent and empowered to make all types of negotiations with the intending purchasers of the apartments for and on our behalf.

- (10) To sell, transfer, assign and mortgage the various built up spaces in the constructed area of the said complex except our share area, i.e. 40% of residential saleable built up area out of total built up area of the total agreed share in all the floors towards owner's allocation of entire complex on the said property together with proportionate interest in the land comprised in the said property at such rates as deemed proper and/or enter into agreement or contract for sale or transfer of the entire and or various proportionate units including the proportionate interest in the said land (except owner's obligation) and conditions as our attorney in his absolute discretion shall think fit and proper without making us liable for any loss on that account.
- (11) To receive from the intending buyers any earnest money, advance or advances and also the balance of the consideration money and to grant the receipt for the same in his own name at his own risk without making us (the land owner) liable for any loss on that account, except our share out of the total built up area of the entire complex.
- (12) To sign, execute, deliver and conveyance or conveyances for sale/mortgage of any unit/s in the said residential complex except the total built up area/saleable area allotted in our favour as per the

Rajendra Nath Senapati

Susendra Nath Senapati

W. Banabasa Banar

W. Deependra

Basanta Kumari Senapati

Jayashree Senapati

Rajashree Senapati

Bikasini Patra

Managing Director

Durgam Chari 1002  
Dharma Infraprojects Pvt. Ltd.



REGISTERING OFFICER

1946

contract (as land Owner's share of 40%) and to execute all other deeds agreements, Instruments and assurances which shall be considered necessary and to present such conveyances for registration before appropriate authorities to admit execution and receipt of consideration before the said authorities.

- (13) To engage contractors, supervisors, managers, engineers, architects, to carry out of the construction work at his own risk and responsibility. Without any compromise of quality construction as per the agreement.
- (14) To appear before any Income Tax, Wealth Tax, Sale Tax or such other authorities and before any Court of Law, Tribunal, Committee and / or Commission pertaining to labour or staff matters or otherwise and to answer and offer explanations to any questions arising out of such proceedings before them and to engage counsel (s) verify and submit statements and other records and papers before them and prefer appeals or revisions and make applications or petitions before any such or other authorities as may be necessary.
- (15) To appear before Civil Court, Criminal Court and Revenue Court in respect of the schedule property, in respect of any suit and criminal litigation if initiated in future and as such to sign Vakalatnama, engage advocate, file plaint, sign written statement, and file appeal and revision etc. in appropriate court of law.
- (16) It is hereby specifically stated that the Attorney shall do acts as aforesaid and such other acts and deeds that are deemed necessary to effectuate their authority under their signature in our name and to do other acts, deeds, matters and things whatsoever as our said

Rajendra Nath Senapati ✓

Susendra Nath, Senapati ✓

W. Banabasa Banal ✓

W. Dilip Sharma ✓

Basanta Kumari Senapati ✓

→ Jayashree Shree  
→ Bishwanath Senapati  
Bisini Patra

Managing Director

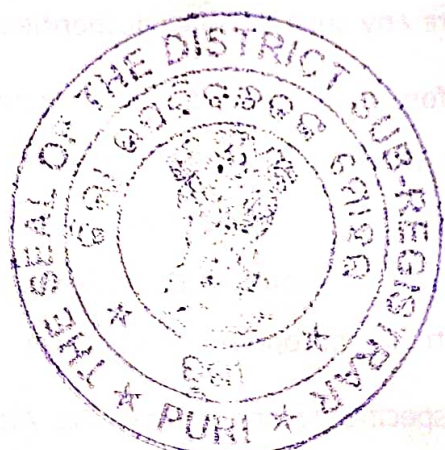
Jayashree Senapati  
Sharma Infrastructure Pvt. Ltd.

Contract for each State of India and to exercise all other  
powers, authorities, functions and jurisdiction which shall be  
vested in the Registrar and to exercise such powers and  
functions as may be required for the purpose of the Act and  
to do all such things as may be necessary for the purpose of the Act.

(13) To engage contractors, supervisors, managers, engineers, architects,  
to carry out of the construction work at his own risk and  
responsibility, without any compromise of quality construction as per  
the agreement.

(14) To appear before any Income Tax, Wealth Tax, Gift Tax or any  
other authorities and before any Court of Law, Tribunal, Commission  
and / or Commission pertaining to labour or staff matters or  
otherwise and to answer and offer explanations to any questions  
arising out of such proceedings and to engage counsel  
(a) verify and submit statements and other records and papers  
before them and enter into any revisions and make applications for  
correction which may be necessary.

(15) To ensure before the Registrar and before any Court of Law  
and before any Tribunal, Commission and / or Commission  
pertaining to labour or staff matters or otherwise and to answer  
and offer explanations to any questions arising out of such  
proceedings and to engage counsel (a) verify and submit  
statements and other records and papers before them and enter  
into any revisions and make applications for correction which  
may be necessary.



पूरी जिले के उप-निर्वाहक न्यायाधीश  
पूरी

(16) If it is found that the Registrar has not exercised his  
powers and duties in accordance with the provisions of the Act  
and the rules made thereunder, the Registrar shall be liable  
to be removed from office by the Government.

REGISTERING OFFICER  
PURI

*[Handwritten signature]*



Registered Power of Attorney shall deem fit and incidental to the exercise of any of the above powers of incidental to the said premises/ property and/or construction of the buildings thereof or the affairs relating thereto. And I do hereby ratify and agree to ratify the acts and deeds done by the attorney and deeds and acts done shall be constructed as the acts and deeds done by us personally.

AND we hereby agree to ratify and confirm all and whatever other act or acts our said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the development and sale of said property under and by virtue of this Deed not withstanding no express power in that behalf is here under provided.

**SCHEDULE OF PROPERTY**

Dist.: Puri, Tahasil : Puri, Tahasil No. 643, D.S.R.O. : Puri, P.S. : Puri Town, P.S. No. 03, Odisha, Mouza : Puri sahara unit no-3, Mangalaghat, Stitiban,

1. Khata No. 379, Plot No. 81 Area **Ac 0.575 decimals,**  
**Kisam:Bagayata two**
2. Khata No. 379, Plot No. 79 Area **Ac 0.211 decimals, Kisam:Patita**
3. Khata No. 379, Plot No. 82 Area **Ac 0.178decimals,**  
**Kisam:Jalasaya One**
4. Khata No. 379, Plot No. 80 Area **Ac 0.010 decimals,**  
**Kisam:Gharabari Two**

**Total 1 Mouza, 1 Khata, 4 Plots, Total Area Ac0.974 decimals.**

Rakendra Nath Senapati ✓  
Surentra Nath Senapati ✓

W. Banabasa Banal ✓

W. Deep Anan ✓

Aswanta Kumari Senapati ✓

→ Jagadmei Senoo  
\* Radashree Senapati  
Bikasini patra

Managing Director

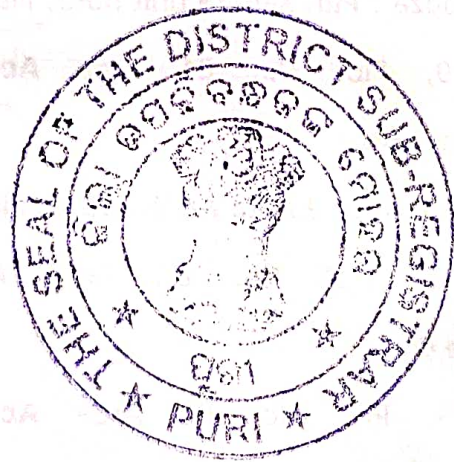
*Pooja Devi Ray*  
Dharma Infraprojects Pvt. Ltd.

... of the ...  
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... of the ...  
... of the ...  
... of the ...

AND we hereby agree to ratify and confirm all and whatsoever  
one or more said Attorney shall lawfully do, execute or perform or cause  
to be done, executed or performed in connection with the development and  
sale of said property under and by virtue of this Deed not withstanding no  
express power in that behalf is here under provided.

SCHEDULE OF PROPERTY

- 1. Plot No. 1, Chhatra, P.O. Chhatra, Taluk, Dist. Puri, Orissa.
  - 2. Plot No. 2, Chhatra, P.O. Chhatra, Taluk, Dist. Puri, Orissa.
  - 3. Plot No. 3, Chhatra, P.O. Chhatra, Taluk, Dist. Puri, Orissa.
  - 4. Plot No. 4, Chhatra, P.O. Chhatra, Taluk, Dist. Puri, Orissa.
  - 5. Plot No. 5, Chhatra, P.O. Chhatra, Taluk, Dist. Puri, Orissa.
- Total 5 Plots, 1 Khat, 4 Khat, 4 Khat, 4 Khat, 4 Khat



*[Handwritten signature]*

**REGISTERING OFFICER**  
PURI

IN WITNESSES WHEREOF, We the above named executants, after reading and understanding all the clauses of this Deed of General Power of Attorney, signed and executed this on this the 23<sup>rd</sup> day of March, 2022.

**WITNESSES :**

1. Banabasa Banal  
40 - Orangadhar Banal  
At/PO - Sasan Damodan Pun  
P. S - Puni Sadan  
Dist - Puri

2. Delep Saha  
P Dhulaban Saha  
At: mangalohat  
H: Boleli Saha  
Puri

Rakendra Nath Senapati  
Surendra Nath Senapati  
Basanta Kumari Senapati

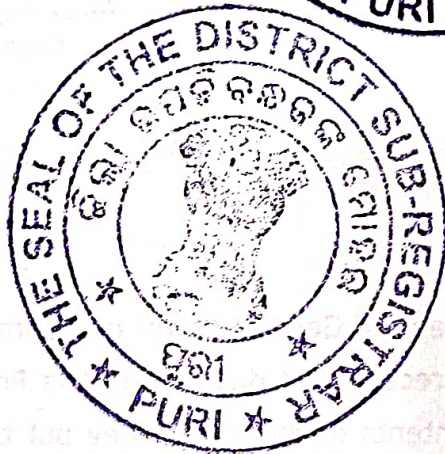
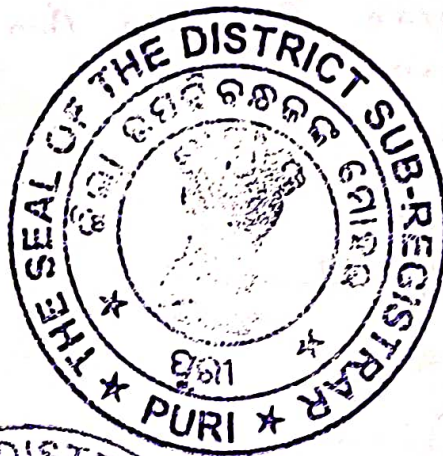
\* Jayeswar Senoo  
\* Rajashree Senapati  
Bilasini patra

**Signature of  
Executant/Principal**

Managing Director  
Dharma Infraprojects Pvt. Ltd.  
**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 Principals and after understanding fully the contents of this deed, they put their signatures in presence of the witnesses.

Ashok K. Mishra  
Adv. Puri  
**Advocate, Puri**



*[Handwritten signature]*

REGISTERING OFFICER  
PURI

Registered and True copy filed in DSRO PURI  
Book No. 17 ID. No. 1885  
Document No. 41482201918  
for the year 2020

*[Handwritten signature]*  
20/3/22

Registering Officer, Puri