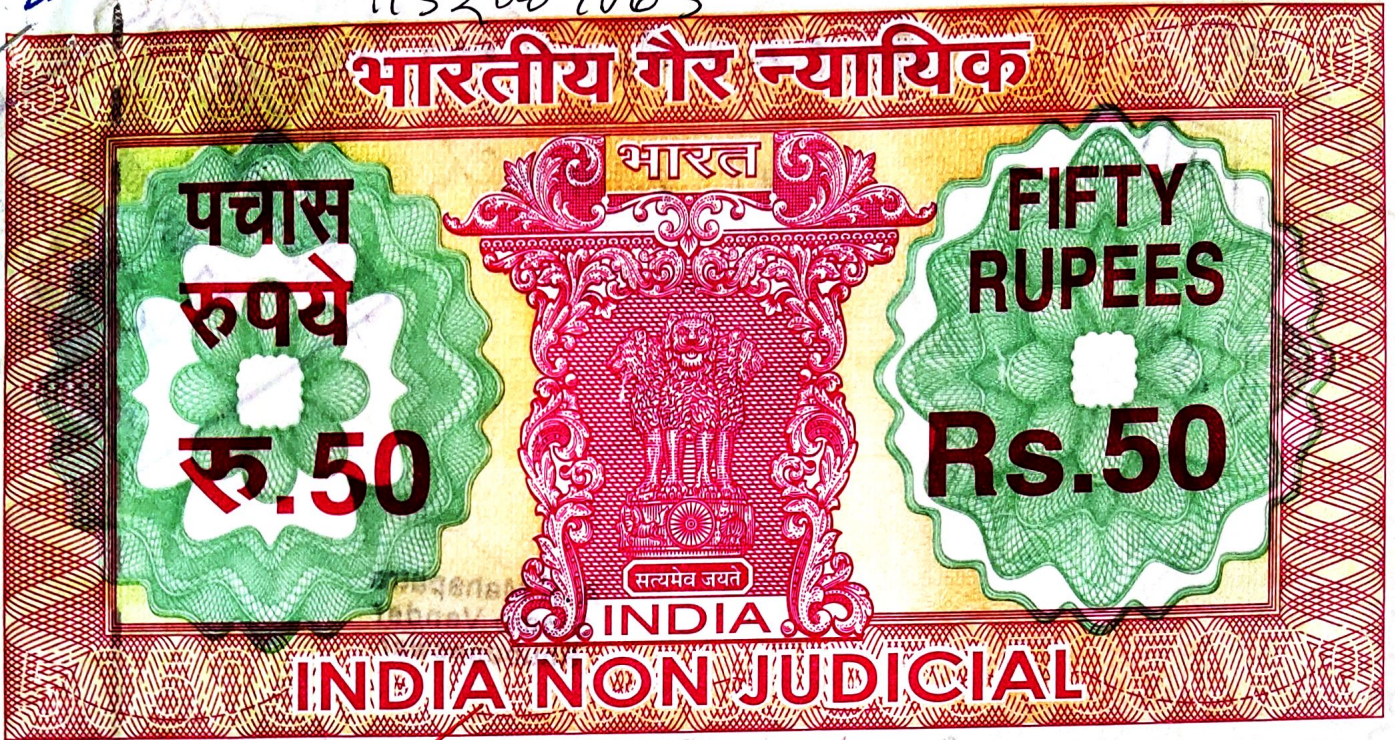


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(Handwritten signatures and scribbles in red ink)

IRREVOCABLE GENERAL

POWER OF ATTORNEY

A1) 10340
 A2) 250
 A3) 40
 250

 103940

Prashanta 18 Das framed in 5/11/2020
 Ashok 15 mcsy

26

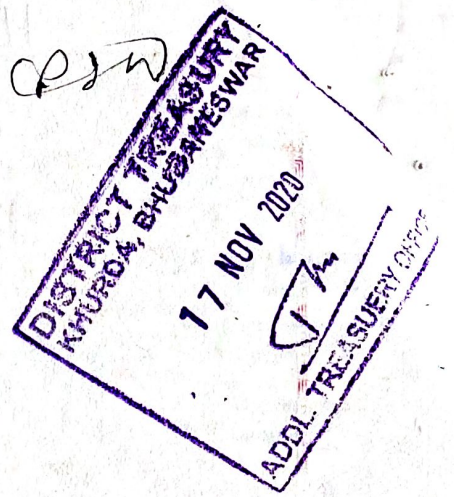
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Aschit Boudhar Das

B. Mohanty

Das



A. K Mahapatra
Stamp Vender
Bhubaneswar



V19
957

Das

Handed over by
Boudhar Das
3822 of 94 Hel



V19

952

408 Hel under
Boudhar Das

Prasanta Das
Appo Deogarai Nagar
of town
Boudhar

Out the deed

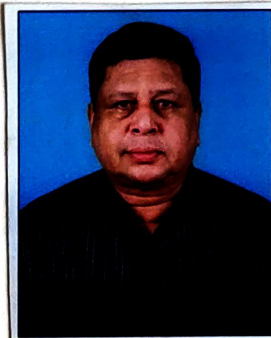
also done
with the

5+ per Mr. Das

not
24-11-2020
Boudhar



U/s 38(2) Companies (S. 38(2))
 CS agreement to West Archid
 Received for Archid
 24/11/20



Li. T. I
 attested
 Ho. A. G.



Pranmod Kumar Swain
 For Archid Builders Pvt.Ltd.
 Managing Director

IRREVOCABLE GENERAL POWER
OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT;

I, **SRI PRAMOD KUMAR SWAIN**, aged about 62 years, S/o Mahendranath Swain, by Caste – Khandayat, by Profession – Business, resident of Plot No:37/2, Jagannath Vihar, Baramunda, Dist. – Khorda, Odisha, (hereinafter called as the **Executant/Principal** which expression unless excluded by or repugnant to the context shall mean and include my heirs, successors, assignees and legal representatives),

Pranmod Kumar Swain

For Archid Builders Pvt.Ltd.
 Managing Director

24.11.2020

Prasanna 18 Das
 Ashok 48 m025

This is to certify that
Mr. Sunderanathan
S/O K. K. M. S.
at Plot No 315
District Chittoor
for the purpose
of this document the
said Sunderanathan
who has been duly
presented to us
of the Registrar by
order of the
Registrar



Sundar
24.11.2020
Sundar

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

WHEREAS, I, the Principal/Executant hereby declare that, the property which is morefully described in the below schedule stands recorded in my name as per the Mutation R.O.R. (Patta) obtained from Office of the Tahasildar, Bhubaneswar vide OLR U/S 8 (A) Case No.1954/18 and I am in peaceful possession over the same without any dispute and paying rent to the Govt. By obtaining up-to-date rent receipts thereof.

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

AND WHEREAS, I the Principal/Executant desire to develop the scheduled property and make apartment/s on sharing basis , that, out of the total B.D.A approved area 45% of the area will be for Land Owners and 55% of area

Premio of kumar Secain

For Archid Builders Pvt.Ltd.

Bandan Mohanty
Managing Director

24.11.2020

Prasanna Das

Arjun Das

For the above
report I am
submitting herewith
the findings by
me & Mr. Achy
Acharya & Mr.

Mr. ...
24-11-2022
Mr. ...



will be Developer's share. In toto, the Ratio of the approved B.D.A area will be **For Land Owners 45% And 55% For Attorney Holder** i.e. after construction of complex, Attorney Holder can sell 55% of land to prospective purchasers.

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

1. **My Attorney Holder**, is empowered to manage, administer the landed property as scheduled below for and on my behalf.
2. **My Attorney Holder**, is authorized to present agreement/agreements, letters, applications, correspondences and sign the same with/or any Govt. authority, undertakings, individuals, firms, company, or any Govt. department for the development of the scheduled property in my name and in my behalf.
3. **My Attorney Holder**, is authorized to prepare the plan of the complex by any Architecture to it's choice and can produce the same before competent authorities of the Govt. Such as BDA/BMC, Bhubaneswar and make the same plan approved for construction.
4. **My Attorney Holder**, shall nominate, select and appoint draftsman, engineers, architects, contractors, labour contractors, masons, labourers and/or any other person/persons or any other company/companies, firm/firms for the purpose of construction of building and after completion of the same, for the maintenance of the constructed building as and when the Attorney shall deem necessary and shall make payment of all costs, remunerations on my behalf and shall accept all receipts thereof.

Primo of kumbh Saevih
For Archid Builders Pvt.Ltd.
(Prasanna Das)
Managing Director

Prasanna Das
Ashan 18 May

24.11.2020



Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 48(g) Fees Paid : A18(III) & A(1)-103690 ,, User Charges-250 ,Total 103940

Signature of Registering officer

Date: 24/11/2020

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **Sub-Registrar KHANDAGIRI** between the hours of 10:00 AM and 1:30 PM on the **24/11/2020** by **PRAMOD KUMAR SWAIN** , son/daughter/wife of **MAHENDRANATH SWAIN** , of **PLOT NO-37/2,JAGANNATH VIHAR,BARAMUNDA,BBSR** , by caste **General** , profession **Business** and finger prints affixed.

Pranod Kumar Swain

Signature of Presenter / Date: 24/11/2020

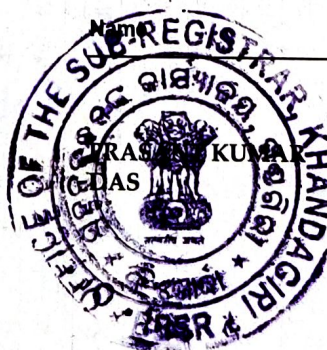
Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
PRAMOD KUMAR SWAIN		 314069222	<i>Pranod Kumar Swain</i>	24-Nov-2020
BANDAN MOHANTY AUTHORISED REPRESENTATIVE ARCHID BUILDERS P LTD	—	—	—	—

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



Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
PRASANT KUMAR DAS		 41665617	<i>Prasant Kumar Das</i>	24-Nov-2020

Date: 24/11/2020

Signature of Registering officer

Endorsement of certificate of registration under section 60

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

Book Number : 1 || Volume Number : 146

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

6. **My Attorney Holder**, shall represent me before the development authorities, Municipal authorities, fire brigade, PHD, electricity board, , police and other public institutions, Govt. departments and semi-govt. departments/undertakings in connection with the development and construction upon the said land stated in the schedule and shall prepare, execute, sign, register and/or file all papers, plans applications/petitions and amalgamation deeds for the said purpose and do all acts, deeds and things as may be necessary for the said purpose and in said connection, in my name and on my behalf.

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

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

Pranod Kumar Swain

For Archid Builders Pvt.Ltd.

[Signature]
Managing Director

24.11.2020

Prasanna 18 Das
Ashok 18 Das

Print Endorsement

Document Number : 11132007200

For the year : 2020

Seal :

Date: 10/12/2020

Page 2

Signature of Registering officer



papers for the said purpose in their own name as all authorities, for the said purpose in my name and on my behalf.

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

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

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

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

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

Pramod Kumar Sahoo

For Archid Builders Pvt.Ltd.

Pramod Kumar Sahoo

Managing Director

24.11.2020

Prasanna B Das

Ashok Kumar Das

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

SCHEDULE OF THE PROPERTY

Dist. - Khurda, Tahasil - Bhubaneswar , under the jurisdiction of Sub-Registrar Office Khandagiri, Bhubaneswar, P.S. - Bhubaneswar No.55, Dist: Khurda, Mouza – SHANKARPUR, Khata No.921 (Nine Hundred Twenty One), ~~STHITIBAN (1)~~. Plot No.3030 (Three Thousand Thirty), Area Ac.0.050 decs. (Fifty decimals) (Full Plot), Annual Rent – Rs.0.20 paise. (2). Plot No. 3035 (Three Thousand Thirty Five), Area Ac.0.085 decs. (Eighty Five decimals) (Full Plot), Annual Rent – Rs.0.20 paise. (3). Plot No.3029 (Three Thousand Twenty Nine), Area Ac.0.111 decs. (One Hundred Eleven decimals) (Full Plot), Annual Rent – Rs.0.20 paise. (4). Plot No. 3028(Three Thousand Twenty Eight, Area Ac.0.130 decs. (One Hundred Thirty decimals) (Full Plot), Annual Rent – Rs.0.20 paise. All 4 (Four)plots **Kissam:** Gharabari, Total One Mouza, One Khata, 4 (Four) Plots & **Total Area: Ac.0.376decs** (Three Hundred Seventy Six decimals)

BOUNDED BY :

NORTH : PLOT NO:3027

SOUTH : PLOT NO: 312 (PATRAPADA MOUZA)

EAST : PLOT NO: 3031, 3034 & 3036

WEST : PLOT NO: 2975

Pramod Kumar Sahoo's

For Archid Builders Pvt.Ltd.

Pramod Kumar Sahoo
Managing Director

24.11.2020

Prasanna K Das

Ashok K Das

**GOVT. BENCHMARK VALUATION
OF THE PROPERTY**

: RS.51,70,000/-

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

WITNESSES:

1.
Prasanna B Das
Apo Lingana Das
Apo town
POBSR

Prasanna Kumar Das
Signature of
Executant/Principal

2.
Ashok Kumar Das
Apo Hatasari
Apo town
POBSR

For Archid Builders Pvt.Ltd.
Bandeep Kumar
Managing Director

Signature of
Attorney Holder

24.11.2020

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

Advocate, Bhubaneswar

Prasanna B Das

Valuation Report

Application No- **1132007063**

Registration Office- **KHANDAGIRI**

DEED DETAILS

Status- Pending for Fee collection

Application Type- **POA WITH POSSESSION**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1132007063	24-NOV-20	24-NOV-20	1	10		

FEE DETAILS (In ₹.)

Stamp Duty : 258500
 Consideration Amount : 5170000
 Benchmark Value : 9024000

Registration Fee : 0
 A18(iii) & A(1): 103650
 Incidental Fee Details
 User Charges : 250

<input type="checkbox"/> STAMP	<input type="checkbox"/> E-STAMP	<input type="checkbox"/> FRANKING
<input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE <input type="checkbox"/> DD <input type="checkbox"/> POS <input type="checkbox"/> NEFT <input type="checkbox"/> RTGS <input type="checkbox"/> IMPS <input type="checkbox"/> IFMS		

FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
PRAMOD KUMAR SWAIN	FATHER	MAHENDRANATH SWAIN	MALE	62	Business	General	PRINCIPAL/SELF	YES	YES	PLOT NO-37/2, JAGANNATH VIHAR, BARAMUNDA, BBSR

SECOND PARTY DETAILS

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

Representative Name	Institution Name	Representative Address	Representative Designation
BANDAN MOHANTY AUTHORISED REPRESENTATIVE ARCHID BUILDERS P LTD	ARCHID BUILDERS P LTD	4TH FLOOR, ARCHID CANTRAL, PLOT NO-315, DISTRICT CENTER, PO/PS-C S PUR, BBSR	AUTHORISED REPRESENTATIVE

IDENTIFIER DETAILS

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

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	SANKAR PUR-55	921	3028	0.13 Acre (130Decimal)	GHARA BARI	3120000	Not Available	Not Available
East		West		North		South		Property Transaction Details
PLOT NO-3031,3034 AND 3036		PLOT NO-2975		PLOT NO-3027		PLOT NO-312(PATRAPADA MOUZA)		POWER AREA AC.0.130DEC
KHURDA	SANKAR PUR-55	921	3029	0.111 Acre (111Decimal)	GHARA BARI	2664000	Not Available	Not Available
East		West		North		South		Property Transaction Details
PLOT NO-3031,3034 AND 3036		PLOT NO-2975		PLOT NO-3027		PLOT NO-312(PATRAPADA MOUZA)		POWER AREA AC.0.111DEC
KHURDA	SANKAR PUR-55	921	3035	0.085 Acre (85Decimal)	GHARA BARI	2040000	Not Available	Not Available
East		West		North		South		Property Transaction Details
PLOT NO-3031,3034 AND 3036		PLOT NO-2975		PLOT NO-3027		PLOT NO-312(PATRAPADA MOUZA)		POWER AREA AC.0.085DEC
KHURDA	SANKAR PUR-55	921	3030	0.05 Acre (50Decimal)	GHARA BARI	1200000	Not Available	Not Available
East		West		North		South		Property Transaction Details
PLOT NO-3031,3034 AND 3036		PLOT NO-2975		PLOT NO-3027		PLOT NO-312(PATRAPADA MOUZA)		POWER AREA AC.0.050DEC

The total transacted area is: 0.376 acre(s).

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