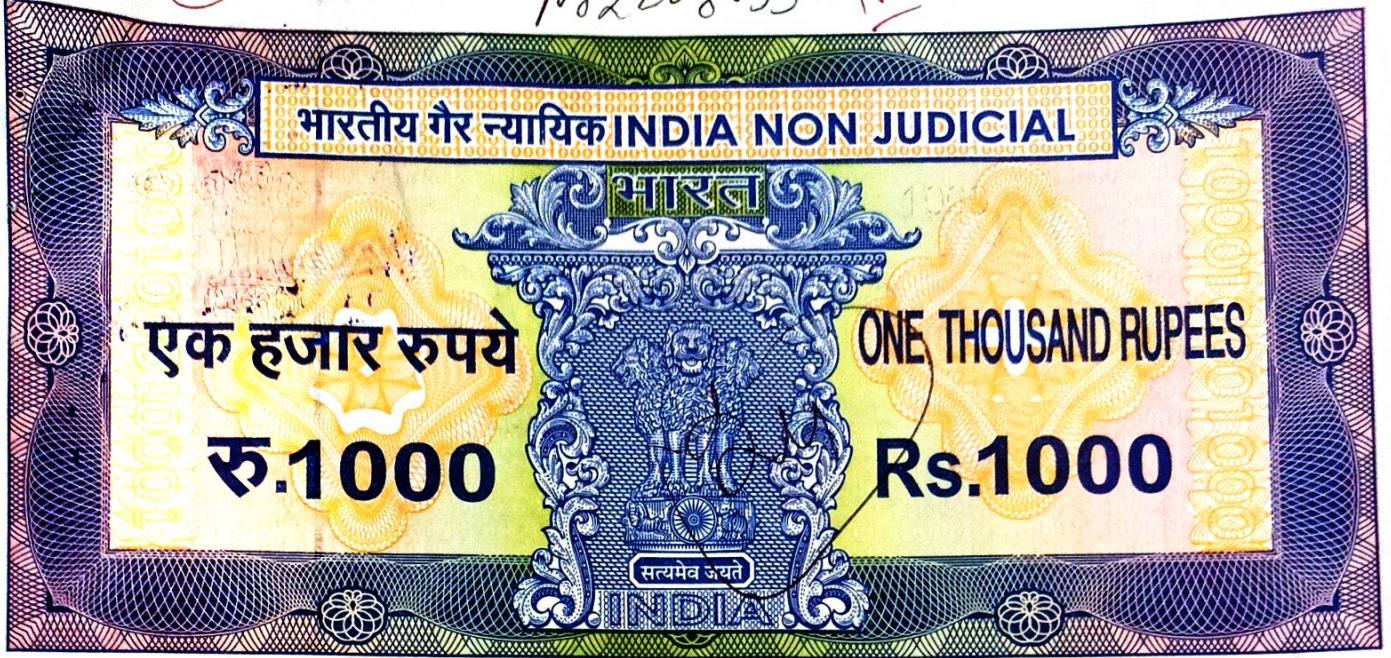


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Handwritten signatures in red ink, including a large signature and the number '140' written below it.

Tejendra Kumar Dtd.  
27.05.2022

Abhishek Kumar Panda

GENERAL POWER OF ATTORNEY

Made on this 27th Day of May 2022 .

✓ Ramakanta Panda  
att. Pravin Prigatha K. Panda

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27.5.2022

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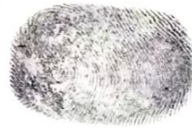
DISTRICT TREASURY  
BHUBANESWAR  
21 MAY 2022  
ADDL. TREASURY OFFICER

B.K. PANDA  
STAMP VENDER  
BHUBANESWAR

OFFICE OF THE DISTRICT SUB-REGISTRAR  
BHUBANESWAR

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8/1  
28/5



Jogendra Kumar Das

Abhaya Kumar Panda  
Managing Director

Jogendra Kumar Das  
27.05.2022  
Abhaya Kumar Panda

**GENERAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS I, SRI JOGENDRA KUMAR DAS, aged about 68 years, Son of Late Duryodhan Das, resident of At-Balikuda, P.S.-Sadar, Dist.-Cuttack at present residing at Qr. No.-L/122, Baramunda Housing Board Colony, Baramunda, P.S.-Khandagiri, Bhubaneswar-751003, Dist.-Khordha, Odisha, Aadhaar No.-7867 5702 1238 hereinafter called the "PRINCIPAL" as true and lawful owner, having right, title and interest I am in peaceful possession in the said property in my name and on my behalf over the schedule property.

Abhaya Kumar Panda  
ceef  
ce 2 - Pravin Pijranthi Ks Panda

*Faint handwritten text, possibly a name or address.*

*Faint handwritten text, possibly a date or reference number.*



*Handwritten signature in green ink.*

*Faint handwritten text on the left margin, possibly a name or address.*

AND

AND WHEREAS, the below scheduled property under Dist.-Khordha, Tahasil-Bhubaneswar, P.S.-Chandrasekharpur, under MOUZA-PATIA, Khata No.-474/509, Plot No.-550/2323, Kissam-Gharabari, Area A0.250 decs. (Full Plot) stands recorded in the name Principal and since the above named Principal has acquired valid right, title, interest and as well as physical possession over the schedule of land since long.

WHEREAS the Executant and the Attorney Holder have entered into a Development Agreement (herein after called DA) for the development of the schedule land owned by the executants to develop and construct of the Housing Project by the Attorney Holder.

WHEREAS I, the PRINCIPAL otherwise preoccupied and always busy for my own affairs and I am unable to look after the schedule property and do the following acts deeds and things over the same and hence we appoint and execute this General Power of Attorney in favour of SAINATH EARTH MOVERS PRIVATE LIMITED, of Plot No.-88/974, Purabi Complex, Jagannath Nagar, Road No.-8, Rasulgarh, Bhubaneswar-751010, Dist.-Khordha, Odisha represented through it's Managing Director, MR. ABHAY KUMAR PANDA, aged about 52 years, Son of Laxman Panda, resident of At-GGP Colony,

Jogendra Kumar Das

For Sainath Earth Movers Private Limited, Bhubaneswar

Managing Director

Rasarakanta Panda

For Sainath Earth Movers Private Limited, Bhubaneswar



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

Date: 27/05/2022

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 27/05/2022 by SRI JOGENDRA KUMAR DAS, son/daughter/wife of LATE DURYODHAN DAS, of AT. QR NO. L/122, BARAMUNDA H.B. COLONY, BARAMUNDA, PS. KHANDAGIRI, BHUBANESWAR - 751003, DIST. KHORDHA, by caste General, profession Others and finger prints affixed.

*Jogendra Kumar Das*

Signature of Presenter / Date: 27/05/2022

Signature of Registering officer.

### Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SRI JOGENDRA KUMAR DAS		 315430849	<i>Jogendra Kumar Das</i>	27-May-2022
SAINATH EARTH MOVERS PVT LTD ITS MANAGING DIRECTOR MR. ABHAY KUMAR PANDA		 243259244	<i>Abhay Kumar Panda</i>	27-May-2022

Identified by RAMAKANTA PANDA Son/Wife of LATE KSHETRAJASTI PANDA of AT/PO- BARIMUNDA, PS. MANCHESWAR, DIST. KHURDA - 751031 by profession Others

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
RAMAKANTA PANDA		 42338231	<i>Ramakanta Panda</i>	27-May-2022

Date: 27/05/2022

Signature of Registering officer

### Endorsement of certificate of registration under section 60

Rasulgarh, Bhubaneswar, Dist.-Khordha, Odisha,  
Adhar No.2731 6325 6646, Mobile No.-8260478555,  
hereinafter called as **ATTORNEY HOLDER** to do the  
same in my name and on my behalf.

**WHEREAS** pursuant to the said Development  
Agreement the executant is required to authorize to  
do all acts deed matters and things and to exercise  
all powers and authorities as may be necessary or  
expedient for the purpose of  
development/construction of  
Duplex/Triplex/Flat/Commercial Building and  
management of the project and other purposes in  
terms of the said Development General Power of  
Attorney.

**Approximately stamp duty of**  
Rs 1000/-

1. To manage, administrate the landed property  
as schedule below for and on my behalf.
2. The Attorney Holder may appoint, Advocate,  
Clerks to sue against any one and defend  
accordingly in any court of law/forum at any  
time as they feel necessary and receive the  
copy of the orders/judgments from any  
court/Forum and deposited received costs,  
damages etc. accordingly and shall  
compromise and compensate with disputing  
parties on my behalf. Any transfer of property  
scheduled shall be made after getting

Jogendra Kumar Das.

For Sainath Earthmovers (P) Ltd.  
Sainath Kumar Panda  
Managing Director

Ramakanta Panda  
Pranav Pitigarthi K. Panda

Registered and true copy filed in : Office of the District Sub-Registrar, KHURDA(BBSR)

Book Number : 1 || Volume Number : 164

Document Number : 11082207616

For the year : 2022

Seal :

Date: 31/05/2022

  
Signature of Registering officer

Print





permission U/s.22 OLR Act. to any General Caste Person.

3. To prepare agreement(s), letters, applications, correspondences, and sign the same with any Govt. authority, seeking permission under OLR ACT U/s. 22 , undertakings, individuals, firms, Company or any Govt. Deptt. For the development of schedule property and my behalf.
4. The said attorney shall nominate, select and appoint Draftsmans, Engineers, Architects, Contractors, Labourers, Masons, and any other person(s) technicians, experts, or any other Company(s) and Firm(s) for purpose of construction of building and after completion of the same for maintenance of the constructed building as and when the attorney shall deem necessary and shall make payment all costs, remuneration for my share etc., for and on behalf of me and shall accept the receipts thereof.
5. The said attorney shall submit and receive and accept any letters, documents, plans, sanctioned plan, amended plan, sign and resubmit the same and/or tax bills and land rent, electric bills, water bills, gas bills, and/or any other bill or challan or demand from the Government and/or any other appropriate

Jogendra Kumar D.D.  
Abhaya Kumar Danda

Ramesh Chandra Danda  
Pravin P. Prasadhi Ky Pandit

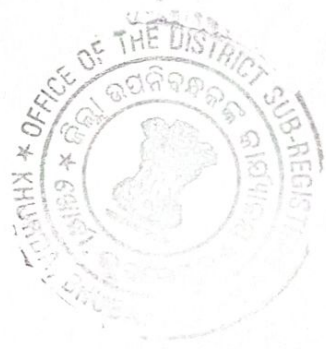


*[Handwritten signature]*

- authority and pay the same as the case may be for me and on my behalf.
6. That the said attorney shall represent me/us before the Block Office, B.D.A., Municipal Authorities, Fire Brigade, P.H.D., Electricity Department, Any Development Authorities, police station and other Public Institutions, Govt. Deptts, and Semi-Govt. Deptts./undertaking in connection with development and construction upon the said land stated in the schedule and shall prepare, plans, application(s) /petition(s), documents and amalgamation deed for the said purpose and to do all acts, deeds and things as may be necessary for the said purpose and in the said connection for me and on my behalf.
7. 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 time to time as my authorized representative and sign all papers for said purpose in my own name as my constituent attorney and to represent me before all authorities for the said purpose for and on my behalf.
8. To negotiate with the intending buyers in the said building to be constructed on the land of

Tajendra Kumar Das  
Managing Director

Ramesh Chandra Panda  
Pravin Piyathiraj K. Panda



*Handwritten signature in green ink.*

- said premises and to accept earnest money, advances, installments from intending buyers or third parties, individuals and to sign and execute all such formal agreements as and when required, in his name on my behalf.
9. To the Principal allocation will be Rs.2,30,00,000/- (Rupees Two Crore Thirty Lakhs Only) i.e. valuation of cost of 2 units 3 BHK and 2 units of 2 BHK, totaling 4 units constructed the said land.
  10. To sign execute and register sale deed, or sale deeds, agreements or agreements of sale conveyance of the super built-up area/ residential space of the schedule property in the event of proposed construction is erected on schedule property and receive consideration in respect of such agreement/sale and represent me before the registering authority, Bhubaneswar and sign and verify all such agreements of sale, sale deed, conveyance of the residential building of the schedule property and admit the execution before the registering authority, Bhubaneswar for me/us and on my behalf.
  11. To enter into, modify, cancel, draw, approve, present for registration for all agreements/sale deeds, conveyances of the land proportionate to residential space of schedule property in

Jogendra Kumar Das,  
Abraja Nanda Das

Ramakanta Panda  
Pranabjitranthi K. Panthi



*[Handwritten signature]*

event of proposed construction is erected on the schedule property and sign all such modifications, cancellations, alternations, deed/agreements of sale and admit executions of all such documents before the registering authority, Bhubaneswar for me/us and on my behalf.

12. To do all acts, deeds, which may be required to carry out the construction work over the scheduled landed property according to the plan approved by Block, B.D.A. and to do all such acts and deeds to transfer the apartment units.
13. That the said attorney shall make all payment of fees tax. Rents levy bills, challans to the Govt. and/or other authority and/or authorities or to any body 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 hearing, appear and represent me/us before authorities for such hearing.

We hereby further agree and declare that all acts, things deeds done lawfully by the said attorney shall be constructed as acts,

Jogendra Kumar Dm.  
Attorney at Law

Ramesh Chandra Panda  
Pravin Pitiyathi K. Panda



*Je*



things and deeds, done, by me/us and we undertakes to ratify and confirm all and whatsoever that my/our said attorney shall lawfully do or cause to be done for me/us and virtue of the said power hereby given.

**THE SCHEDULE ABOVE REFERRED TO**

Dist.-Khordha, Tahasil-Bhubaneswar, P.S.- Chandrasekharpur, under MOUZA-PATIA, Khata No.-474/509, Plot No.-550/2323, Kissam-Gharabari, Area A0.250 decs. (Full Plot).

**IN WITNESSES WHERE OF**, the parties have hereunto put, set and subscribe their respective hands and seals on the day of April'2022.

**WITNESSES**

1. *Ramakanta Panda*  
*S/o. H. Kshetrambasi Panda*  
*At/Po Barimvad*  
*Vla- Patia,*  
*Dist.-Khordha-751031*
- Jogendra Kumar Das.*  
**SIGNATURE OF PRINCIPAL** 27.05.2022
- For Sainath Earthmovers (P) Ltd.*  
*Abheya Kumar Panda*  
**Managing Director** 27/5/22
2. *Pranay Pitrayanthi Kuy Panda*  
*S/o- Raghu Nath Panda*  
*At/Po/ps. Amandapur.*  
*Dist Keonjhar 758021*
- SIGNATURE OF ATTORNEY HOLDER**

Certified that the terms and conditions of this General Power of Attorney all the averments of this GPA have been scribed through computer process on the instructions of both parties.

*Prabhu Sawai*  
**Advocate**  
*3/12/22*



REGISTERED & TRUE  
FILED IN  
BOOK NO. ....  
Volume No. ....  
Pages ..... to .....  
Page No. ....  
for the year 2022  
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