

1082206889,

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सत्यमेव जयते

# INDIA NON JUDICIAL Government of Odisha

## e-Stamp

**Certificate No.** : IN-OD03751918517337U  
**Certificate Issued Date** : 02-May-2022 12:13 PM  
**Account Reference** : SHCIL (FI)/ odshcil01/ BHUBANESWAR/ OD-KRD  
**Unique Doc. Reference** : SUBIN-ODODSHCIL0105088024930204U  
**Purchased by** : MS STALWART PROJECTS PVT LTD  
**Description of Document** : Article IA-48 Power of Attorney Deed  
**Property Description** : MOUZA-PATIA  
**Consideration Price (Rs.)** : 0  
 (Zero)  
**First Party** : ABHISHEK MEHER  
**Second Party** : MS STALWART PROJECTS PVT LTD  
**Stamp Duty Paid By** : MS STALWART PROJECTS PVT LTD  
**Stamp Duty Amount(Rs.)** : 1,000  
 (One Thousand only)



-----Please write or type below this line-----

Handwritten signatures of the parties.

PU 0000454504

**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.



SIGNATURE OF PURCHASER



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0000471704

Sub  
Date  
25/12/22

1082206789

Handwritten signature

Handwritten numbers: 1100, 1100, 010, 250, 240



Abhisek Meher  
For Stalwart Projects (P) Ltd.  
Managing Director

Handwritten signature and fingerprint of Mr. Abhisek Meher

Handwritten signature and fingerprint

**IRREVOCABLE  
GENERAL POWER OF ATTORNEY**

Know all men by these present that, MR. ABHISEK MEHER aged about 31 years, S/o.- Sri Sankar Kumar Meher, resident at- Plot No.53/A, Back side of Labour Commissioner Office, Kharavela Nagar, Unit -3, Ps. Kharavela Nagar,

w1 Arinitha Raju  
w2 Sanjaya Kumar Samal

Bhubaneswar, Dist. Khorda, PIN: 751001, Odisha, by profession – Business, by caste – Bhulia, PAN- AVPPM2318P, Mob- 9937374759, (hereinafter called the “**PRINCIPAL**”) do here by constitute, nominate and appoint **M/s. STALWART PROJECTS PVT LTD**, incorporated under the Indian Companies Act 1956, vide Registration No.U450010R2011PTCO13975 and PAN No. AAQCS1757F having its Registered Office at Plot No.-1, Tulsivihar Complex, Sailashree Vihar, Chandrasekharpur, Bhubaneswar-751021, Dist.-Khurda, represented through its Managing Director Mr. Sharat Kumar Sahu aged about 55 years, S/o. Late Narahari Sahu, by Caste- Sundhi, by profession- Business, Aadhar Card No.4675-2299-2428, Mob-9040042622 (here-in-after called the “**Attorney Holder**”) as my true and lawful attorney on my behalf, in respect of my landed property more fully described, in the schedule of property below.

**WHEREAS**, the property situated in mouza-PATIA, bearing Khata No.-474/1628, Plot No.-306/1711, Area-Ac.0.160 decimals out of Ac.0.500 decimals was purchased by principal from **Sri Diptiman Das**, S/o. Late Sarat Chandra Das vide Regd. Sale Deed ID No.1081907431, Document No.-11081907017, dtd.18.06.2019 and subsequently mutated in his favour an area of Ac.0.160 decimals vide Mutation Khata No.-474/5007, Mutation Plot No.-306/1711/5556 and accordingly the present principal became the absolute owner in possession without any dispute till date.

**AND WHEREAS**, I the Principal herewith execute this General Power of Attorney in favour of **M/s. STALWART PROJECTS PVT LTD**, incorporated under the Indian Companies Act 1956, vide Registration No.U450010R2011PTCO13975 and PAN No. AAQCS1757F having its Registered Office at Plot No.-1,

For Stalwart Projects (P) Ltd.

*Sharat Kumar Sahu*  
Managing-Director

*Abhishek Deller*

W1 Anamsha Nayak

W2 Sanjaya Kumar Samal



### 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: 02/05/2022

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 **02/05/2022** by **ABHISEK MEHER** , son/daughter/wife of **SANKAR KUMAR MEHER** , of **AT- PLOT NO.53/A, KHARAVEL NAGAR, BBSR, DIST- KHORDHA** , by caste **General** , profession **Business** and finger prints affixed.

Abhisek Meher

Signature of Presenter / Date: 02/05/2022

Signature of Registering officer.

### Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
ABHISEK MEHER		 315345806	Abhisek Meher	02-May-2022
SHARAT KUMAR SAHU MANAGING DIRECTOR OF MS STALWART PROJECTS PVT. LTD.		 243209473		02-May-2022

Identified by **HIMANSHU NAYAK** Son/Wife of **SAMBARU NAYAK** of **AT- C.S. PUR, BBSR, DIST- KHORDHA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
HIMANSHU NAYAK		 42298619		02-May-2022

Date: 02/05/2022

Signature of Registering officer

### Endorsement of certificate of registration under section 60

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

Book Number : 1 || Volume Number : 133

Document Number : 11082206511

For the year : 2022

Seal :

Signature of Registering officer

Tulsivihar Complex, Sailashree Vihar, Chandrasekharpur, Bhubaneswar-751021, Dist.-Khurda, represented through its Managing Director Mr. Sharat Kumar Sahu aged about 55 years, S/o. Late Narahari Sahu to do the following acts in my name and on my behalf.

As such, **MR. ABHISEK MEHER**, the Principal / executant do hereby nominate, appoint and constitute **M/s. STALWART PROJECTS PVT LTD** represented through its Managing Director Mr. Sharat Kumar Sahu aged about 55 years, S/o. Late Narahari Sahu true and lawful Attorney to do, perform or cause to be done and perform the following acts deeds and things as specified below namely:

1. To apply for demarcation and measurement of the said property to the Tahasildar, Bhubaneswar, or any other authorities in our name and on our behalf.
2. To submit affidavit, indemnity bond, rent receipts etc. along with the other requirements as well as complete other formalities prescribed by the Authorities, for the purpose of approval of plan/ development of project.
3. To advertise and negotiate to sell the said property, receive advance consideration money from the intending purchasers, execute agreements for the purpose of sale to Developers share (50%) excluding identified owner's share.
4. To get the building plans including revised plans prepared through qualified Architects and to submit the same before the Bhubaneswar Development Authority/BMC/Any other

For Stalwart Projects (P) Ltd.

  
Managing Director



w1 Himanshu Nayak

w2 Sanjaya Kumar Samal

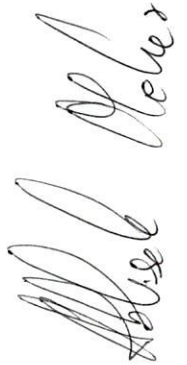
Departments or Agencies for sanction of approval and subsequent modification and/or revision of such plan or plans.

5. To appear and represent me before the Bhubaneswar Development Authority/BMC/RERA and other appropriate authorities 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 housing complex/flat/apartment.
6. To apply for and obtain electricity, water, sewerage, drainage or other connections or any other utility / facility / amenities to the said Multi Storied building complex and for that purpose to sign, execute and submit all papers / documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
7. To deal with and dispose 50% of the scheduled property as proportionate impartible undivided share in the land, as well as the saleable super built up / built-up area / carpet area pertaining to the Builder's allocation in the proposed Complex.
8. To enter into any agreements, with the intending purchasers regarding transfer of Flats / Units by way of absolute sale pertaining to the Super built up area/ Built-up area/Carpet area specified as the builders allocation except identified Owner's share 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.

For Stalwart Projects (P) Ltd.



Managing Director



w1 Anamika Kapat

w2 Sanjaya Kumar Samal

9. To take all steps in any legal proceedings and/or litigations that may arise during the period of construction including engaging any Advocate / Solicitor.
10. To apply to Courts and / or any Office for copies of any documents and papers.
11. To create a mortgage of the said property described in the Schedule hereunder written to Banks/ Financial Institution to take Project Loan for completion of Project.
12. To accept service of summons, notices to writ to be issued by any Court or authority concerning or arising out of construction of the Housing Complex on the said land.
13. To appear before any Registrar of Assurances, other Officer(s), Authority/ies having jurisdiction to entertain and receive the conveyance for registration, execute and register sale deeds, conveyances, instruments transferring Flats / Units together with proportionate impartible undivided share in the land (50%) in favour of intending purchasers of such Units (**pertaining to Builder's allocation**) of Super built up/built-up area/ carpet area together with proportionate interest in the land in question as enjoined by the law in force except the owner's share in the project.
14. To negotiate for sale and transfer, let out charge or encumber land and building for intending purchasers /owners of the Units / Flats pertaining to Builder's allocation except identified

For Stalwart Projects (P) Ltd.

*[Signature]*

Managing Director

*[Signature]*

*[Signature]*

*[Signature]*



Owner's share in the project by the said Attorney at their discretion as may deemed fit and expedient.

15. To sign, execute, draw, present for registration and admit registration of documents, sale deeds and other documents in connection with sale and transfer of the Flats / Units, together with proportionate impartible undivided share in the land pertaining to Builder's allocation in favour of intending purchaser of the Units / Flats except the owner's share in the project and deliver the possession of the said flat in favour of the owners of those flats transferred.

AND GENERALLY to do all acts, deeds, and things by virtue of the delegation and conferment of authority hereunder, as may be required, for and on our behalf and to execute and to sign all deeds, acts and things for complete and effectual implementation of the scheme formulated and for successful completion of the project and accordingly we hereby delivered the possession of our land in favour of our attorney holder on the day of execution of this deed.

AND, I hereby agree and undertake that all acts, deeds and things lawfully done by my said Attorney shall be construed as acts, deeds and things lawfully done by me and I undertake to ratify and confirm all what-so-ever my said Attorney shall lawfully do or cause to be done for and on my behalf by virtue of the powers, rights and authorities delegated, and hereby vested.

For Stalwart Projects (P) Ltd.



Managing Director



w/1 Himanshu K. Singh

w/2 Sanjaya Kumar Samal

## SCHEDULE OF PROPERTY

Dist. Khurda, Tahasil. Bhubaneswar, P.S. New Capital, Thana No.22, Hal P.S. Chandrasekharapur, under the jurisdiction of District Sub-Registrar, Khurda, Bhubaneswar.

**Mouza– PATIA**, Khata No.-474/1628 and Plot No.306/1711 corresponding to Mutation Khata No.-474/5007, Mutation Plot No.-306/1711/5556, Area Ac.0.160 dcml, Kisam- Gharabari.

### **BOUNDED BY:**

North – Abhilash Meher  
South – Plot No.306/1712  
East – Meher's Handloom Pvt Ltd  
West – 200ft wide Nandankanan Road

The valuation of schedule land as per bench mark valuation is Rs...../- and accordingly applicable stamp duty and registration fees hereby paid. *in AGREEMENT*

**IN WITNESS WHEREOF WE**, the above named Principals do hereby execute this deed of GENERAL POWER OF ATTORNEY on this the 02<sup>nd</sup> day of May, 2022 at Bhubaneswar after understanding its contents and well explained to us in our vernacular language to which we have admitted to be true and correct in all respect.

For Stalwart Projects (P) Ltd.

*Asad*  
Managing Director

*Abhishek Meher*

*w1 Anamshu A Tripathi*  
*w2 Sanjaya Kumar Samal*

WITNESSES

1. Himanshu Nayak  
S/o Sambare Nayak  
C.S. Plea. Bhubaneswar  
751021



PRINCIPALS

2. Sanjaya Kumar Samal  
Saileshree nichor  
Bhubaneswar  
751021

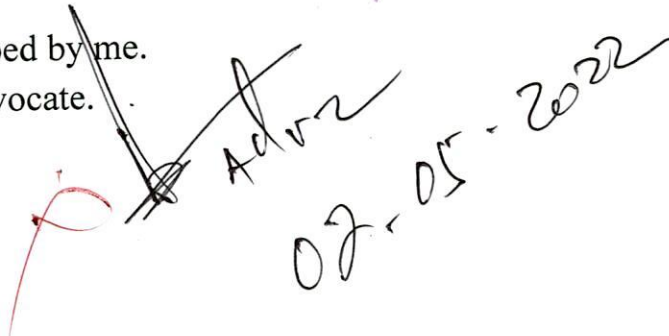
For Stalwart Projects (P) Ltd.



Managing Director

ATTORNEY HOLDER

Typed by me.  
Advocate.



Advocate  
07.05.2022



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

1082280789

2022/05/12



भारत सरकार  
GOVERNMENT OF INDIA



ଅଭିଷେକ ମେହେର

Abhisek Meher

DOB: 11-05-1990

Gender: Male



2004 6261 9324

आधार - आम आदमी का अधिकार

*Abhisek Meher*



**भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

S/O शंकर कुमार मेहर, प्लॉट-  
५३/अ, खारवेल नगर, यूनित-३,  
भुवनेश्वर, खोर्धा, ओरिस्सा, ७५१००१


**Address:**


S/o Shankar Kumar Meher, Plot  
No-53/a, Kharvela Nagar, Unit-3,  
Bhubaneswar, Khordha, Orissa,  
751001



  
1947  
1800 300 1947

  
help@uidai.gov.in

  
www.uidai.gov.in

  
P.O. Box No.1947,  
Bengaluru-560 001



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ABHISEK MEHER  
SANKAR KUMAR MEHER

11/05/1990  
Permanent Account Number  
AVRPM2318P

*Abhishek Meher*  
Signature



*Abhishek Meher*

**Valuation Report**Application No- **1082206789**Registration Office- **KHURDA(BBSR)****DEED DETAILS**Application Type- **POA WITH POSSESSION**Status- **Fee Collected**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1082206789	02-MAY-22	02-MAY-22	1	10		

**FEE DETAILS (In ₹.)**

Stamp Duty : 0  
 Consideration Amount : 0  
 Benchmark Value : 20240000

Registration Fee : 540  
 A18(iii) & A(1): 250  
 Incidental Fee Details  
 User Charges : 250

 STAMP  E-STAMP  FRANKING

 CASH  CHEQUE  DD  POS

 NEFT  RTGS  IMPS  IFMS

 CASH  CHEQUE  DD  CHALLAN  POS

 NEFT  RTGS  IMPS  IFMS
**FIRST PARTY DETAILS**

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
ABHISEK MEHER	FATHER	SANKAR KUMAR MEHER	MALE	36	Business	General	PRINCIPAL/SELF	YES	YES	AT- PLOT NO.53/A, KHARAVEL NAGAR, BBSR, DIST- KHORDHA

**SECOND PARTY DETAILS**

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
SHARAT KUMAR SAHU MANAGING DIRECTOR OF MS STALWART PROJECTS PVT. LTD.				55	GENERAL	ATTORNEY/INSTITUTION				AT- PLOT NO.1, TULASI VIHAR COMPLEX, SAILASHREE VIHAR, PO- SAILASHREE VIHAR, PS- CHANDRASEKHARPUR, BBSR, DIST- KHORDHA
Representative Name			Institution Name			Representative Address			Representative Designation	
SHARAT KUMAR SAHU MANAGING DIRECTOR OF MS STALWART PROJECTS PVT. LTD.			MS STALWART PROJECTS PVT. LTD.			AT- PLOT NO.1, TULASI VIHAR COMPLEX, SAILASHREE VIHAR, PO- SAILASHREE VIHAR, PS- CHANDRASEKHARPUR, BBSR, DIST- KHORDHA			MANAGING DIRECTOR	

**IDENTIFIER DETAILS**

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
HIMANSHU NAYAK	SAMBARU NAYAK	AT- C.S. PUR, BBSR, DIST- KHORDHA	MALE	0	Others	A

**PROPERTY DETAILS**

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	PATIA-22	474/5007	306/1711/5556	0.16 Acre ( 160Decimal )	GHRABARI	20240000	Not Available	Not Available
East		West		North	South	Property Transaction Details		
MEHER'S HANDLOOM PVT. LTD.		200FT. WIDE NANDANKANAN ROAD		ABHILASH MEHER	PLOT NO.306/1712	POWER AREA AC.0.160DEC.(FULL PLOT), PREVIOUS KHATA NO.474/1628, PLOT NO.306/1711		

The total transacted area is:0.16 acre(s).

APPLICATION ID CREATED BY : NARESH PRATAP Singh RAJKUMAR

DOCUMENT ENTERED BY : SUSANTA KUMAR DAS

