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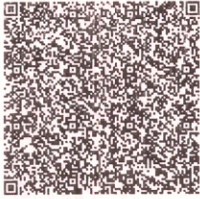


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD01661727123300T
Certificate Issued Date : 08-Feb-2021 12:47 PM
Account Reference : NONACC (IV)/ od5006203/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODOD500620302215409541552T
Purchased by : SRI JAGANNATH PROMOTERS AND BUILDERS PVT LTD
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA - PATIA
Consideration Price (Rs.) : 1,24,20,000
(One Crore Twenty Four Lakh Twenty Thousand only)
First Party : AKHYA KUMAR BAKSHI
Second Party : SRI JAGANNATH PROMOTERS AND BUILDERS PVT LTD
Stamp Duty Paid By : SRI JAGANNATH PROMOTERS AND BUILDERS PVT LTD
Stamp Duty Amount(Rs.) : 6,21,000
(Six Lakh Twenty One Thousand only)



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

18/02/21

Akshyakumar Bakshi

Pradip Kumar Biswas

Thms

LB0012832444

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.

Sagarika Das

SKILL

Estamping Authorised Collection Centre
Sagarika Das
Sagarika Das, Bhubaneswar

Sagarika Das
Bhubaneswar
Signature of the Purchaser



[Handwritten signature]

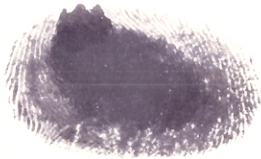
ESTD 621000

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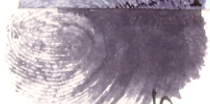
248940

Ad
B/S



Akshay Kumar Bakshi

LIT of Akhya vs. Bakshi



Pradip Kumar Banerjee

LIT of Pradip Kumar Banerjee

Akshay Kumar Bakshi - 08/02/2021

For Sri Jagannath Promoters & Builders (P) Ltd. Pradip Kumar Banerjee

1,24,20,000

GENERAL POWER OF ATTORNEY

KNOW ALL CONCERNED BY THESE PRESENTS, That I **SRI AKHYA KUMAR BAKSHI**, aged about 58 years, S/o Late. Kali Charan Bakshi, Presently residing at C2, Om Tower, Prabhakar Street, Ramaraopeta, Kakinada, 533004 (A.P) and a permanent resident of Gajapati Nagar, P.O-Medical Campus, P.S-Baidyanathpur, Berhampur, Dist-Ganjam, PAN No-ACGPB8810K & Aadhaar No-5118 7837 1241, Mobile No-9967571325, referred to as the "Owner/Executant", which expression shall unless repugnant to the subject and the context shall mean and include his legal heirs, successors, administrators and assigns.

Ashok Mallick

Pradip Kumar Banerjee

100
100
100



[Handwritten signature]

WHEREAS

The executant is the absolute owner in possession of the schedule land covered under Mutation Khata No-474/723, Mutation Plot No-378/2514 & 378/2515, situated at Mouza-Patia, measuring total an area of Acs.0.200, under Bhubaneswar Tahasil, Dist-Khurda, together with all appurtenance, privileges, advantages and appurtenance attached thereto and they are otherwise absolutely seized and possessed of the said property and have been exercising various acts of ownership and possession over the property as an exclusive owner thereof and have the unfettered right to deal with the property, in any manner whatsoever suitable & beneficial,

WHEREAS

The executant has also entered into a concluded land development agreement on dated 08/02/2021 with **SRI JAGANNATH PROMOTERS & BUILDERS PVT. LTD**, PAN No-AAGCS4290R a registered company under companies act-1956, having it's office at Plot No-370/3184, Ground Floor, Near Toyota Showroom, Sishu Vihar, Patia, Bhubaneswar, Dist-Khurda, Odisha, PIN: 751024, duly represented by it's Managing Director **SRI PRADIPTA KUMAR BISWASROY**, aged about 64 years, son of Late.Binod Behari Biswasroy, Aadhaar No-6491 5021 2917, Mobile No.9437026706, conferring all right and authority upon the builder company to erect and construct a residential apartment complex comprising of several independent floors & flats therein as per the building plan to be sanctioned and approved by Bhubaneswar Municipal Corporation basing upon certain terms, conditions and covenants as spelt out in the said agreement executed interse between the parties.

AND WHEREAS

Under the scheme as well terms and condition of **the aforesaid land development agreement**, the executant has agreed of executing this specific irrevocable power of attorney in favour of the Builder Company **while handing over the physical possession of the project plot** for effectuating the aims, objective as well as performance of it's part of contract in the said agreement and the Builder Company having represented by it's Managing Director Shri Pradipta Kumar Biswasroy, shall be the Attorney holder, thus this Power of Attorney is being executed in favour of **SRI JAGANNATH PROMOTERS & BUILDERS PVT. LTD**, being represented by it's Managing Director, Pradipta Kumar Biswasroy.

Ashok Kumar Mallick

For Sri Jagannath Promoters & Builders (P) Ltd

Pradipta Kumar Biswasroy

Ashok Mallick

Pradipta Kumar Biswasroy



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NOW KNOW ALL MEN by these presents that I the executant / land owner do hereby nominate/constitute and appoint the said Pradipta Kumar Biswasroy, Managing Director of the Builder Company (Supra) as my lawful attorney to do, perform, execute the following acts/deeds/things for me and on my behalf in terms of the covenants contained in the agreement executed on by and between the parties, within the scope of authority agreed upon to be vested and delegated in favour of such attorney holder for me and on my behalf namely :-

1. To get the building plans including revised plans prepared through qualified Architects and to submit the same before the Bhubaneswar Municipal Corporation any other Departments or agencies for sanction of approval and subsequent modification and/or revision of such plan or plans.
2. To appear and represent me before the Bhubaneswar Municipal Corporation 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 over the schedule land.
3. To sign and/or to verify plaints, written statement, petition or claims and objections, memorandum of appeal and application and to file them in any courts/offices/authority in any matter arising out of the proposed construction of building or buildings upon the land covered under the said plot in terms of the agreement with any third parties and to settle any dispute/claims which may arise during the period of construction of the apartment building.
4. To deal with and dispose of the proportionate impartible undivided share in the land in question as well as the super structure on it pertaining to the Builder's allocation of built-up spaces i.e 54% in the proposed Housing Complex.
5. To enter into any sale agreements, with the intending purchasers regarding for transfer of Flats / Units by way of absolute sale pertaining to the share of built up area specified as the builders allocation 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.

Atsnykumar Babu
per

For Sri Jagannath Promoters & Builders (P) Ltd.
Pradipta Kumar Biswasroy
Managing Director 08/02/2021

Ashok Mallick

Primal Kishore Mahapatra



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)-248690 ,, User Charges-250 ,Total 248940

Date: 08/02/2021

[Signature]
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 **08/02/2021** by **AKHYA KUMAR BAKSHI** , son/daughter/wife of **LATE KALI CHARAN BAKSHI** , of **AT-C2,OM TOWER,PRABHAKAR STREET,RAMARAOPETA,KAKINADA** , by caste **General** , profession **Others** and finger prints affixed.

[Signature]



Signature of Presenter / Date: 08/02/2021

[Signature]
Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
AKHYA KUMAR BAKSHI		 314254004	<i>[Signature]</i>	08-Feb-2021
SRI JAGANNATH PROMOTERS AND BULDERS PVT LTD REPRESENTED BY MANAGINGDIRECTOR PRADIPTA KUMAR BISWASROY		 242526611	<i>[Signature]</i>	08-Feb-2021

Identified by **ASHOK MALLICK** Son/Wife of **BENU MALLICK** of **HOUSE NO 1,GOURI GARDEN,PHASE-II,BBSR,KHORDHA** by profession **Others**

6. To sign, execute, draw, present for registration and admit registration of documents, sale deeds and other documents in connection to sale and transfer of the Flats / Units, together with proportionate impartible undivided share in the land in favour of intending owners of the Units / Flats and deliver the possession of the said flat in favour of the owners, those flats allotted appertaining to the Builder's 54% (fifty four) share extent except my owner's 46% (forty six) share in the project.
7. To appoint any advocate and/or legal practitioner in case of proceeding which may arise in course of execution of the construction work and such advocate shall be competent to appear before any Court/proceeding, for and on my behalf and take appropriate steps as may be required.
8. To compound and /or to compromise and/or withdraw any case.
9. To enter upon the land for the purpose of commencing construction work on the said property and to supervise the construction work and appoint architects, contractors, workmen for carrying out construction of the building.
10. To erect and/or raise apartment building complex upon my said plot as per the permission to be legally granted and plans to be duly approved by B.M.C.
11. To do all such works pertaining to the construction of the proposed apartment building complex upon my said plot, bearing No-378/2514 & 378/2515, Patia, Bhubaneswar.
12. To take measurement of the plot, cause survey and to raise new constructions according to the plans and specifications as may be duly sanctioned by the appropriate authority.
13. To apply for and/or obtain electricity, water, drainage, sewerage and telephone connection, cable TV, and/ or any other facilities that our said attorney may think fit and proper for the project.
14. To take all possible steps in any proceeding and / or litigation that may arise during the period of construction, in respect of the project plot.

Asst. Manager Builders

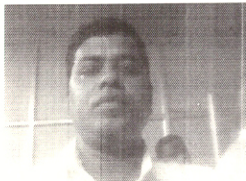

For Sri Jagannath Promoters & Builders (P) Ltd.

Roadside Khar Baniya
Managing Director

08/01/2018

Asst. Manager

Paimal Kishore Mohanti

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
ASHOK MALLICK		 41762668	Ashok Mallick	08-Feb-2021

Date: 08/02/2021

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 : 38

Document Number : 11082102069

For the year : 2021

Seal :

Date: 09/02/2021

Signature of Registering officer



15. To invest money for erecting the apartment building according to the plan and specification as may be legally sanctioned by the appropriate authority.
16. To apply to Courts and/or certified offices for copies of documents and any legal papers.
17. To apply for inspection and/or inspect judicial records.
18. To appoint architects, and /or engineers, contractors, consultants, marketers, brokers, supervisors and / or any employee and agents, staffs, necessary for any of the said purpose.
19. To make advertisement in any paper offering for construction / sale of flats and/or parking space of the proposed building upon the said plot mentioned in the schedule written hereunder.
20. To enter into sale agreement with any person regarding sale of flats/units limited to only the allotted built-up area share of the Builder Company as determined and duly agreed by both the parties in terms of the agreement as executed between the land owner of the property and the Builder Company and to receive any amount by way of advance booking from any intended purchase (s) at it's sole responsibility.
21. Generally to act as my attorney or agent in relation to the matters aforesaid and of other incidental or ancillary matters for on my behalf and to execute and sign all deeds documents and writings and do all such acts, or things fully and effectually in all respects.

AND

I hereby agree that all acts, deeds and things lawfully done and in accordance with concluded contract by my said attorney shall be construed as acts, deeds and things lawfully done by me and I undertake to ratify and confirm all whatsoever my said attorney shall lawfully do or cause to be done and on my behalf by virtue of powers hereby conferred.

Hemant Kumar Borker

For Sri Jagannath Promoters & Builders (P) Ltd.

Pradeep Kumar Panwar
Managing Director
08/02/2021

Aashok Mallick

Pradeep Kumar Panwar



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SCHEDULE OF PROPERTY

Dist-Khurda, Tahasil-Bhubaneswar, P.S-Infosys, under District Sub-Registrar, Bhubaneswar, Mouza : Patia, Mutation Hal Khata No.474/723, Plot No.378/2514 Acs.0.100 & 378/2515 Acs.0.100, Kissam : Gharabari-II, Total Area : **Ac.0.200** decimals (Two Plots), which is corresponding to Sabak Plot No-378 & Sabak Khata No-403, Annual Rent Rs. 60/-,

Valuation of the property is Rs.1,24,20,000/-
(Rupees one Crore twenty four lakh twenty thousand) only. as per Govt. Bench Mark Valuation.

BOUNDED BY

- North : Private premises
- South : Private premises
- East : Private premises
- West : Govt. Road

IN WITNESS WHEREOF, 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 day of 08th day of February' 2021 in presence of the following witness.

WITNESSES

1. Ashok Mallick
Siddhanta Mallick
Neha Mallick
Pradyumn Mallick
B.S.A

2. Bimal Kishore Mohar
Adv, Bhubaneswar

Ashyalkumar Bakshi

Signature of the Executant / Principal

08/02/2021

For Sri Jagannath Promoters & Builders (P) Ltd.

Pradeep Kumar Panigrahy

Signature of the Attorney Holder

Managing Director

08/02/2021

Prepared by me


Bimal Kishore Mohar
Adv. Bhubaneswar

12/20/21
P



A0-200 54.7
11.50.00.000
115000 ✓
↑ 15000 ✓

REGISTERED & TRUE
FILED IN
BOOK NO.
Volume No.
Pages to
Serial No.
of the year 2021
1082102219 ✓
Registering Officer
Dated 22/12/21

ଖତିୟାନ

ମୌଜା : ପଟ୍ଟ...
 ଥାନା : ନିଉକ୍ୟାପିଟାଲ
 ଥାନା ନମ୍ବର : 22

ତହସିଲ : ଭୁବନେଶ୍ୱର
 ତହସିଲ ନମ୍ବର : 260
 ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡ଼ିଶା ସରକାର ଖେତାଟ ନମ୍ବର 1				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		474/723				
2) ପ୍ରକାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ଅକ୍ଷୟ କୁମାର ବକ୍ସି ପି:କାଳି ଚରଣ ବକ୍ସି ଜା: ବ୍ରାହ୍ମଣ ବା: ଗଜପତି ନଗର ବ୍ରହ୍ମପୁର ପୋଷ୍ଟ- ମେଡ଼ିକାଲ କ୍ୟାମ୍ପସ ଥାନା- ବୈଦ୍ୟନାଥ ପୁର ଜିଲ୍ଲା- ଗଞ୍ଜାମ				
3) ସ୍ୱତ୍ୱ	ଭିତ୍ତିବାନ					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		60.00	45.00		105.00	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		OLR u/s 8(A) Case No - 6740/08 ହୁ ମୁ ଉକ୍ତ ଖାତାର ପ୍ଲଟନଂ 378/2514, 378/2515 ର କିସମ ବିଆଳି ପରିବର୍ତ୍ତେ ଘରବାରି କରାଗଲା ଓ ଜମା ସଂଶୋଧନ କରାଗଲା ।				
BLANK SPACE FOR STAMPING						
ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ -						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						

ଖତିୟାନର କ୍ରମିକ ନଂ : 474/723		ମୌଜା : ପଟିଆ			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପ୍ଲଟର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମତ୍ତବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10	11	12	
378/2514	ଘରବାରି		0	100		ଦାଖଲ ଖାରଜ କେସ୍ ନମ୍ବର, 9238/94 ହୁକୁମ୍ ମୁତାବକ, ଖା 474/685 ଏ ନମ୍ବର, 474/686 ତାରୁ ।
378/2515	ଘରବାରି		0	100		
2 plots			0	200		

Form No.25

Nil Certificate Of Encumbrance On Property

40022
12192119

Application No : 2019108028596

Applicant Name : TAPAS RANJAN DAS

Owner Name(as per application) : RAMA ROUT

Certificate No. : EC10820190222759

Having applied to me for a certificate giving particulars of registered acts and encumbrances, if any in respect of undermentioned property :-

Sr. No.	Village	Khata No.	Plot No.	Area	North Boundary	West Boundary	East Boundary	South Boundary
1	PATIA-22	403	378	870 Decimal/1000D =1Acre				

I hereby certify that a search has been made in Book 1 and in the indexes relating thereto for 25 years from 01-JAN-95 to 12-DEC-19 for acts and encumbrances affecting the said property and that on such search no acts or encumbrance affecting and said property has been found.

Note :

(1) If the properties have been described in registered documents in a manner different from the way in which the applicant has described them in the application the transactions evidenced by such documents will not be included in the certificate.

(2) Under Section 57 of the Registration Act and Rule 137(i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof, or certificates of encumbrances on specified properties should make the search themselves, when the registers and indexes will be placed before them on payment of the prescribed fees.

a) But as in the present case the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the Offices but the department will not, on any account, hold itself responsible for any errors in the results of the search embodied in this certificate.



KHURDA(BBSR)

Digitally signed by ARUNA
KUMAR DAS
Date: 2019.12.12 15:41:12
+05:30

Signature of Registering Officer

FORM NO. 26

Certificate of Encumbrance on Property

Certificate No. 25380 of 20 19
Application No. 62915 of 20 19

40380
17/12/19

Name :- Tapes Ranjan Das,
Address :- Advocat 2, BBSR.

Having applied to me for a Certificate given particulars of registered acts & encumbrances if any in respect of undermentioned property :-

Mouza-Patia, Khata No. 403, Plot No. 378,
Area. 40.870 Decs.

D/O. Rama Rout

I hereby certify that a search has been made in book I and in the indexes relating thereto for 20 1st. day of Jan. 201975 to the 31st day of Dec. 20 1994 for acts and encumbrances affecting the said property and on such search on acts or encumbrances affecting the said property has been found

Search made and certificate Prepared by

Search verified and certificate examined by

Signature

Designation

Signature

Designation

17/12/19

OFFICE

20

Date :-

Signature of registering Officer

Note (1) the acts and encumbrances shown in the certificate are those discovered with reference to the description of properties furnished by the applicant if the same properties have been described in registered documents in a manner different from the way in which the applicant has described them transactions evidenced by such documents will not be included in the certificate.

(2) Under Section 57 of the Registration Act and Rule 137 (1) persons desiring to inspect entries in the registers and indexes or requiring copies thereof or certificate of encumbrances on specified Properties should make the search themselves when the registers and indexes will be placed before them on payment of the described fees.

(a) But as in the present case the applicant has not undertaken the search himself the requisite search has been made as far as possible by the office but the department will search embodied in this certificate.

(b) And as in the present case the applicant has made the requisite search himself and as its results is shown in the certificate after the necessary verifications the department will not on any account held itself responsible for the commissions in it of any other acts and encumbrances affecting the said property not discovered by the applicant.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACGPB8810K


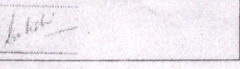

नाम /NAME
AKSHYA KUMAR BAKSHI

पिता का नाम /FATHER'S NAME
KALICHARAN BAKSHI

जन्म तिथि /DATE OF BIRTH
01-07-1962

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, बड़ौदा
COMMISSIONER OF INCOME-TAX, BARODA



इस कार्ड खो / मिल जाने पर कृपया जारी कीरकेरने
वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त,
आयकर भवन,
रेसरेकोर्स,
बड़ौदा - 390 007.

In case this card is lost/found, kindly inform/return to
the Issuing authority :
Commissioner of Income-tax,
Ayakar Bhavan,
Rae Course,
Baroda - 390 007.