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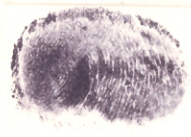
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02/11/15

Proper Officer an.  
D.S.R., Khurda, BBSR.

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Saroja Kumari Mohanty  
02/11/2015



Plot Saroja Kumari Mohanty  
This Adv.



Plot Prodipta Kumar Biswas  
This Adv.

Saroja Kumari Mohanty

Sri Jagannath Promoters & Builders (P) Ltd

Managing Director 2015

Saroja Kumari Mohanty, ———— thumb

98,93,800/-

**POWER OF ATTORNEY**

Know all men by these presents that I, **SMT SAROJA KUMARI MOHANTY**, aged about 67 years, W/o-Sri Rajani Kanta Mohanty, Karana by caste, resident of Plot No. 294 & 654(P), Jharapada, P.S-Laxmisagar, Bhubaneswar, Dist-Khurda; hereinafter referred to and called as the Principal which expression shall include her legal heirs, successors, executors, administrators and assigns.

Purnostane Baner

Premad Kumar Mallik



WHEREAS the principal / executant hereby declare that the land in question measuring **Acs 0.191** was acquired by her vide RSD No-**323/16.01.70 and 8518/8.12.1972** and subsequently got it mutated in her name, morefully described in the schedule below. And thereafter the executant had also constructed a pucca building with RCC roof, after being duly approved the plan by B.D.A, vide it's order No-BP/BA-484/83 thus, the owner has been possessing legally & also staying peacefully since then without any kind of intervention or Disputes, whatsoever.

AND WHEREAS the executant has intend to develop her land in question morefully described in schedule below for commercial exploitation and accordingly the executant had given an offer to the developer **Sri Jagannath Promoters & Builders Pvt. Ltd**, for commercial exploitation of her land as per the plans which to be sanctioned and approved by the Bhubaneswar Development Authority by demolishing the existing building and as a step in that direction there is an irrevocable arrangement spelling out the essential terms and conditions. However, with a view to effectuate the objectives and for successful implementation of the scheme formulated by the principal intend to execute an irrevocable general Power of Attorney in favour of **Sri Jagannath Promoters & Builders Pvt. Ltd** represented through its Managing Director **Pradipta Kumar Biswasroy**, aged about 58 years, S/o Late Binod Bihari Biswasroy.

As such I **SMT SOROJ KUMARI MOHANTY** the Principal/executant do hereby nominate, appoint and constitute **Sri Jagannath Promoters & Builders Pvt.Ltd** represented through its Managing Director **Pradipta Kumar Biswasroy**, aged about 58 years, S/o Late Binod Bihari Biswasroy, as my 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 get the building plans including revised plans prepared through qualified Architects and to submit the same before the Bhubaneswar Development

Saroja Karmari Mohanty  
02/11/2015

for Sri Jagannath Promoters & Builders (P) Ltd  
Pradipta Kumar  
02/11/2015  
Managing Director

Purno Hansu Barik

Pranab Kumar Mallik

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

- 2) To appear and represent me before the Bhubaneswar Development Authority 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 submit all papers, documents, statements, undertakings, applications and plans as may be required for getting the plans sanctioned, modified and/or revised by the authorities concerned for construction of the Building Complex over the said land.
- 4) To apply for and obtain electricity, water, sewerage, drainage or other connections or any other utility / facility / amenities to the said proposed 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.
- 5) To deal with and dispose of the proportionate impartible undivided share in the land in question as well as the saleable super built up/built-up area pertaining to the Builder's allocation in the proposed Housing Complex.
- 6) To enter into any agreements, with the intending purchasers regarding for transfer of Flats / Units by way of absolute sale pertaining to the Super 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.

Sarojakeemari Mohanty

-of Sri Jagannath Promoters & Builders (P) Ltd

Manoj

Managing Director

Purno Hans Barua

Premaj Kumar Mallik



- 7) To insert advertisements in any local and national daily News Papers offering for sale of Flats / Units in the proposed building complex in respect of the Builder's allocation of the total Super built up areas /flats / units at his cost and expenses.
- 8) To take all steps in any legal proceedings and/or litigations that may arise during the period of construction including engaging any Advocate / Solicitor.
- 9) To apply to Courts and / or any Office for copies of any documents and papers.
- 10) To apply for inspection and / or to inspect the judicial/revenue records.
- 11) 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.
- 12) 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 in favour of intending purchasers of such Units (pertaining to Builder's allocation) of Super built up/built-up area together with proportionate interest in the land in question as enjoined by the law in force except my (owner) share in the project.
- 13) To negotiate for sale and transfer, let out charge or encumber land and building and / or Flats / Units, Parking spaces by the said Attorney at its discretion as may deemed fit and expedient.
- 14) 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

*Saroja Kumar Mohanty*

*Sri Jagannath Promoters & Builders (P) Ltd*

*Managing Director*

*Purno Hans Baner*

*Premod Kumar Mallick*



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 of those flats transferred except my (owner) share in the project.

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 my 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 exercise and accordingly I hereby delivered the physical possession of my land in favour of my 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.

#### SCHEDULE OF LAND

Dist-Khurda, PS-Laxmisagar, Tahasil-Bhubaneswar, under the jurisdiction of District Sub-Registrar Khurda at Bhubaneswar, Mouza- Bhubaneswar Sahara Unit No.33 **JHARAPADA**, Khata No. **928/54**, Sthitiban, Plot No. **294**, Kissam : Gharabari, measuring Area **Ac.0.117** decimals (full Plot) and Plot No. **654**, Kissam : Gharabari, measuring Area **Ac.0.074** decimals (full Plot), in toto one Mouza, one Khata, two Plots, total area **Ac.0.191** decimals marked in red colour sketch map attached herewith.

The valuation of schedule land as per bench mark valuation is Rs.98,93,800/- and accordingly applicable stamp duty and registration fees hereby paid.

Saroja Kumari Mohanty

Sri Jagannath Promoters & Builders (P) Ltd.

THM

Managing Director

Purusottam Banin

Premad Kumar Mallik

**BOUNDED BY:-**

- NORTH : Land and Building of S. Rath.
- SOUTH : Harapriya Apartment.
- EAST : Land of Mahendra Harichandan and others.
- WEST : Road.

IN WITNESS WHEREOF, I the Executant have executed this Power of Attorney on this the 02<sup>nd</sup> day of Nov , 2015 (Two thousand fifteen) in presence of the Witnesses named below:-

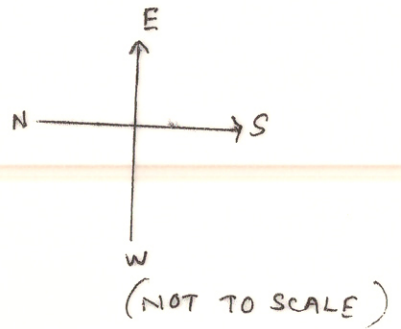
**WITNESSES:-**

1. Purusottam Barin  
S/o. Late Golankh Barin  
at House No-001, Grand Plot  
Gauri Garden, Phase-2  
Old Town, BBSR-2  
Sarojakeemare Mohanty  
02/11/2015
- SIGNATURE OF  
**EXECUTANT/PRINCIPAL**
2. Premod Kumar Malhotra  
at House No- 001, phase-11  
Gauri Garden Old town  
Bhubaneswar.  
Jagannath Promoters & Builders (P) Ltd.  
02/11/2015  
Managing Director
- SIGNATURE OF  
**ATTORNEY HOLDER**

Certified that, this Deed of General Power of Attorney is drafted and prepared by me as per the direction and information of the Principal and after being understood fully having been read over and explained the contents of this deed in his/her vernacular language, she put her signature in presence of the witnesses before me.

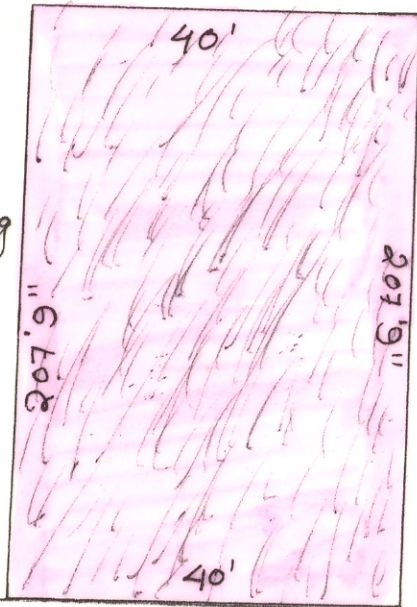
  
Advocate, BBSR



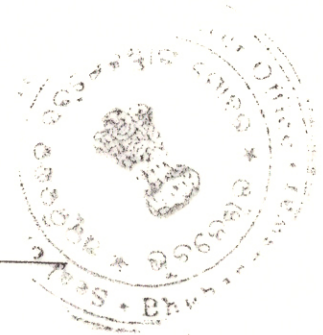


Land and Building  
of Mahendra Harichandan

Land and Building  
of Subhash Rath



Harapriya Apartment



ROAD

MOUZA. Bhubaneswar Sahara Unit No. 33, JHARPADA

KHATA No. 928/54

Plot No. 294 & 654

EXTENT. Ac. 0.117 dec + Ac. 0.074 dec.

TOTAL EXTENT. Ac. 0.191 dec i.e. 8320 Sq. Ft.

~~Sanjaya K. Mohanty~~ (P) Ltd.

*Sanjaya K. Mohanty*  
Marketing Director

Sanjaya K. Mohanty

Registered PoA with Possession Deed

Signature of the Document : POA WITH POSSESSION  
 Date of Execution : 02/11/2015  
 Document Number : 11081509616

Volume Number : 194  
 Place of Execution : KHURDA(BBSR)  
 Registration Date : 02/11/2015

**FIRST PARTY DETAILS**

Name	Photo	Thumb Impression	Signature
SOROJA KUMARI MOHANTY			

**SECOND PARTY DETAILS**

Name	Photo	Thumb Impression	Signature
PRADIPTA KUMAR BISWASROY MANATGING DIRECTOR OF SRI JAGANNATH PROMOTERS AND BUILDERS PVT. LTD.			

**PROPERTY DETAILS**

Sl.No.	District	Village/Thana	Khata	Plot	Property Area	Kisam	MarketValue	Sabak Khata No.	Sabak Plot No.
2	KHURDA	JHARPADA-33	928/54	654	74Decimal	GHARABARI	3833200	Not Available	Not Available
East		West		North		South		Property Transaction Details	
LAND OF MAHENDRA HARICHANDAN AND OTHERS		ROAD		LAND AND BUILDING OF S. RATH		HARAPRIYA APARTMENT		POWER AREA AC.0.074DEC.(FULL PLOT), TOTAL ONE MOUZA, ONE KHATA, TWO PLOTS, TOTAL POWER AREA AC.0.191DEC.	
1	KHURDA	JHARPADA-33	928/54	294	117Decimal	GHARABARI	6060600	Not Available	Not Available
East		West		North		South		Property Transaction Details	
LAND OF MAHENDRA HARICHANDAN AND OTHERS		ROAD		LAND AND BUILDING OF S. RATH		HARAPRIYA APARTMENT		POWER AREA AC.0.117DEC. (FULL PLOT)	

**IDENTIFIER DETAILS**

Name	Father's / Husband's Name	Identifier Address	Profession
PURUSOTTAMA BARIK	LATE GOLAKHA BARIK	AT- HOUSE NO.001, GROUND FLOOR, GOURI GARDEN, PHASE-2, OLD TOWN, BBSR, DIST- KHURDA	Others
Name	Photo	Thumb Impression	Signature
PURUSOTTAMA BARIK			

**REMARK DETAILS**

Remark
ok



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