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INDIA NON JUDICIAL Government of Odisha

e-Stamp

Certificate No. : IN-OD02372782995551T
Certificate Issued Date : 17-Aug-2021 04:49 PM
Account Reference : SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0103193232052345T
Purchased by : MS ADISMARAN LIFESTYLES PRO P LTD SHAMBHUNATH PATI
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA-CHANDRASEKHARPUR,UNIT-41
Consideration Price (Rs.) : 2,30,00,000
 (Two Crore Thirty Lakh only)
First Party : TAPASWINI SAHU
Second Party : MS ADISMARAN LIFESTYLES PRO P LTD SHAMBHUNATH PATI
Stamp Duty Paid By : MS ADISMARAN LIFESTYLES PRO P LTD SHAMBHUNATH PATI
Stamp Duty Amount(Rs.) : 11,50,100
 (Eleven Lakh Fifty Thousand One Hundred only)



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

Tapaswini Sahu.

ADISMARAN LIFESTYLES PROPERTIES PVT. LTD.

Shambhunath Patil

DIRECTOR

QT 0002059842

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.

18/01/21

A) 460000

AUG III) 250

AUG III) 40

W, 250

460990

2,30,000/-



Wf

Tapaswini Sahu

Shambhugath Pali

Tapaswini Sahu

ADISIMARAN LIFESTYLES PROPERTIES PVT. LTD.

Shambhugath Pali

DIRECTOR

IRREVOCABLE GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL WHOM IT MAY CONCERN that I, Mrs. TAPASWINI SAHU, aged about 59 years, W/o. Mr. Tushar Kanti Sahu, by caste - Kayasth, by profession - Working Professional, resident of Paramananda Niladri Vihar, Cuttack - 753004, P.O.- Chauliaganj, P.S. - Chauliaganj,

Contd.....2

Tushar Kanti Sahu

Janu 2021

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18/01/21

District – Cuttack (Odisha), presently residing at Flat No.2236, C-2, Vasant Kunj, New Delhi-110070, having PAN – ASHPS2437A, Aadhaar No.9557 0108 6537, Mobile No.09871720022 (herein after called the “PRINCIPAL”) which expression shall, unless repugnant to the context thereof, be deemed to include her legal heirs, administrators, executors, partners, successors and permitted assigns, as the case may be do hereby irrevocably constitute, nominate and appoint **M/S. ADISMARAN LIFESTYLES PROPERTIES PVT. LTD.**, a Company incorporated under the Companies Act, 2013, having its registered office at Flat No.201, Gopal Residency, K-2, BJB Nagar, P.O. – BJB Nagar, Bhubaneswar-751014, P.S. – Badagada, District – Khurda (Odisha), having PAN – AAVCA3409M represented by its Director **SRI SHAMBHUNATH PATI**, aged about 51 years, S/o. Sri Sarat Chandra Pati, by caste – Brahmin, by profession – Business, Aadhaar No.2444 8643 0968, Mobile No.9937199010 (herein after called the Attorney Holder) as my true and lawful Attorney in my name and on my behalf.

Jaganmouli Sahu

ADISMARAN LIFESTYLES PROPERTIES PVT. LTD.

Shambhunath Pati

DIRECTOR

Sri Sarat Chandra Pati
Sri Sarat Chandra Pati

Jaganmouli Sahu



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(q) Fees Paid : A18(iii) & A(1)-460290 ,, User Charges-250 ,Total 460540

Date: 18/08/2021

Signature of Registering officer

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 **18/08/2021** by **TAPASWINI SAHU** , son/daughter/wife of **TUSHAR KANTI SAHU** , of **AT-FLAT NO 2236,C-2,VASANT KUNJ,NEW DELHI** , by caste **General** , profession **Others** and finger prints affixed.

Tapaswini Sahu

Signature of Presenter / Date: 18/08/2021

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
TAPASWINI SAHU		 314658819	<i>Tapaswini Sahu</i>	18-Aug-2021
MS ADISMARAN LIFESTYLES PROPERTIES PVT LTD REPRESNETED BY DIRECTOR SHAMBHUNATH PATI		 242789309	<i>Shambhunath Pati</i>	18-Aug-2021

Identified by **TUSHAR KANTI SAHU** Son/Wife of **SATCHIDANANDA SAHOO** of **SAME PLACE** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
TUSHAR KANTI SAHU		 41971369	<i>Tushar Kanti Sahu</i>	18-Aug-2021



Signature of Registering officer

Date: 18/08/2021

Endorsement of certificate of registration under section 60

WHEREAS, the property mentioned in the schedule below, was in the name of Mrs. Nalini Sharma as per Record of Rights finally published in the 1988-89 settlement operation and the said Mrs. Nalini Sharma sold the said property to me (the principal hereto) in two Regd. Sale Deeds, vide Regd. Sale Deed Serial No.5049 and Deed No.4344, dated 03.11.1998 and Sale Deed Serial No.5050 and Deed No.4345, dated 03.11.1998 both the deeds are registered in the office of Sub-Registrar, Khandagiri, Bhubaneswar and since then I am in peaceful possession over the same as absolute owner without any dispute.

Saparnini Sahu

ADISARAN LIFESTYLES PROPERTIES PVT. LTD.
Shambhujyothi Sahu
DIRECTOR

AND WHEREAS, I, the above named principal, have got the said property mutated/recorded in my name in the Govt. Records (Tahasildar, Bhubaneswar) vide Mutation Case No.813/2000 extracting from Khata No.611/163 and obtained "PATTA" (Record of Rights) thereof.

Sushant Kanti Sahu

Jarun

AND WHEREAS, I, the above named principal, have been paying land revenue (rent) to the Govt. of Odisha through the Tahasildar, Bhubaneswar and obtained receipts thereof.

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

Book Number : 1 || Volume Number : 143

Document Number : 11132107073

For the year : 2021

Seal :

Date: 18/08/2021

Signature of Registering officer

Print



AND WHEREAS, I, am the lawful owner of the scheduled property, which I have acquired as per the detail above and have been enjoying lawful right, title, interest and possession over the same without any encumbrance in any manner whatsoever. I, have entered into an Agreement for Development of Property with **M/S. ADISMARAN LIFESTYLES PROPERTIES PVT. LTD.**, on dated Vide Registered Agreement ID No. , registered in the office of Sub-Registrar, Khandagiri, Bhubaneswar and since I am unable to manage, supervise and personally fulfill the obligations on my part to meet out the terms and conditions of the said Agreement for Development of Property qua the scheduled property due to personal engagement and as such appoint at my discretion and free will by executing this Irrevocable General Power of Attorney in favour of **M/S. ADISMARAN LIFESTYLES PROPERTIES PVT. LTD.**, to do the following acts, things and deeds in my name and on my behalf, which are as under:-

1. To manage administrate landed property as scheduled below for and on my behalf.

Contd.....5

Laxmipati Sahu

ADISMARAN LIFESTYLES PROPERTIES PVT. LTD.
Shambhuresh Sahu
DIRECTOR

Laxmipati Sahu

Jamun

2. To prepare agreement/agreements, letters, applications, correspondences and sign the same with/or any Govt. authority, Undertaking Individuals, Firms, Company or any Govt. Deptt. for the development of schedule property in my name and on my behalf.
3. The said attorney holder shall nominate, select and appoint draftsman, engineers, Architects, Contractors, Labour Contractors, masons, Labours and to any other person or persons or any other company, companies, firm and/or firms for the purpose of construction of Residential Apartment 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 on behalf of me and shall accept the receipts thereof.
4. The said attorney holder shall receive and accept any letters, documents, sanctioned plan, amended plan and sign and resubmit the same and or tax bills and land rent, electric bills, water bills and or any other bill or challan or demand from the Govt. and or any other authority and pay the same as the case may be in my name and on my behalf.
5. That the said attorney holder shall represent on my behalf before B.D.A/B.M.C Authorities, Odisha Fire Service Department, P.H.D., Electricity Board, Development authorities, ORERA, Police and other Public Institutions,

Heparwisi Sahu

ADISIMARAN LIFESTYLES PROPERTIES PVT. LTD.
Shambhugath Sahu
DIRECTOR

Hoshwar Karthi Sahu

Jarman Sahu

Govt. Deptts. And Semi-Govt. Deptts./Undertakings in connection with development and construction upon the said land stated in the schedule and shall prepare, execute, sign register and / or file all papers, plans, application/petitions for the said purpose and do all acts, deeds and things as may be necessary for the said purpose and in the said connection in my name and on my behalf.

6. To prepare, sign all documents and apply to the Competent Authority, Government/Semi Government offices or Sanctioning Authority for obtaining approval either by itself or in part or in conjunction with other land parcels as may be required, submit relevant documents deed of undertaking, schedule of land, all forms, applications, agreements or to give undertaking(s). Affidavit(s). Statements, Bank guarantee(s) etc. to pay scrutiny fee, approval fee, Service charges, conversion fees or other such fee etc. and to fulfill the other requirements of directions as may be desired by the Department in this regard necessary for obtaining sanction/approval from B.D.A./B.M.C, Bhubaneswar or any other competent authority in my name 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 Residential Apartment Building over the scheduled premises/land as my

Jaganmuni Sahu

ADISARAN LIFESTYLES PROPERTIES PVT. LTD.

Shambhujyoti Sahu

DIRECTOR

Subhan Kanti Sahu

Jaganmuni Sahu

authorised representative and sign all papers for the said purpose in his own name as my constituent attorney and to represent me before all authorities for the said purpose in my name and on my behalf.

8. To negotiate with the intending buyers over 55% of the total carpet area/ built up area/ super built up area/ parking space in the said Residential Apartment Building to be constructed on the land mentioned in the schedule below (except my 45% share) and to accept earnest money, advances, installments from intending buyers or third parties, individuals and to sign and execute all such formal agreement as and when required for my schedule property in my name and on my behalf.

Sapawini Sahu.

ADISMARAN LIFESTYLES PROPERTIES PVT. LTD.
Shambhugath Sahu

DIRECTOR

9. To mortgage the Schedule property with prior permission of the Land Owner including the 55% of the total carpet area/built up area/ super built up area/ parking space (except my 45% share), for raising project development and construction finances, however before completion of the Project the Attorney Holder shall liquidate the loan amount to the bank/ financial institutions/ individuals in my name and on my behalf. In case the builder fails to liquidate any loan, the Land Owner shall not be liable for the same in any manner.

Sohan Kanti Sahu

Jannu Sahu

10. To sign, execute and register sale deed, or sale deeds, agreement or agreements of sale conveyance or conveyances of 55% of the total carpet area/ built up area/ super built up area/parking space of the apartment to be constructed along with proportionate impartible undivided share in the land (except my 45% share) mentioned in the schedule below in event of proposed building is erected on schedule property and receive consideration in respect of such agreement / sale and represent us before the concerned registering authority and sign and verify all such agreements of sale, sale deed, conveyance of the land in respect of the carpet area/ built up area/ super built up area / residential space/ parking space of the schedule property and admit the executions before the concerned registering authority in my name and on my behalf.

Sapanwari Sahu

ADISMARAN LIFESTYLES PROPERTIES PVT. LTD.

Shambhunath Sahu
DIRECTOR

11. To do all acts, deeds, which may be required to implement the ~~said respective~~ agreement with a view to implement the cause of development of the said premises stated and described in the schedule for construction of the building with self contained independent flats in each floor, in my name and on my behalf.

Sahu

Suhra Kantilal Sahu

Jayaram Sahu

12. That the said attorney holder shall make all payment of fees taxes, rents, levy bills, challans to the Govt. and / or other authority and / or authorities or to anybody 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 before authorities for hearing.

13. To apply for demarcation, mutation of the said property to the Concerned Tahasildar or any other authorities in my name and on my behalf.
14. To defend, withdraw and compromise any litigation and dispute if found and arises over the said property in my name and on my behalf.
15. To apply for and obtain certified copies, non encumbrance certificate or any other certificate and documents in my name and on my behalf.
16. As regard to execution of any documents or applications as per this authorisation the power of attorney holder can execute the same on my behalf.
17. This Irrevocable General Power of Attorney shall always be treated and construed as part and parcel of the Development Agreement executed between us on dated 18-08-2021 Vide — Registered Agreement ID No. 1132107467 — and it shall be valid till completion of the Residential Apartment Building in all respect and it shall remain in force till the Attorney Holder transfer his share of the total carpet area/ built up area/ super built up area/ parking space of the said Building to be constructed over the said Land along with proportionate impartible undivided share in the land to the intending purchasers.

Sapawani Salmu

ADISIMARAN LIFESTYLES PROPERTIES PVT. LTD.
Shambhushanath Pahi
DIRECTOR

Harsh
Harsh Kaurishah

Jarun

I, hereby further agree and declare that all acts, things deeds done law-fully by the said attorney shall be construed as acts, things and deeds, done by me and I undertake to ratify and confirm all and whatsoever that my said attorney holder hereby given, in pursuant to the above mentioned agreement.

IN WITNESS WHEREOF I, the above named Principal signed this the 18th day of August, 2021 (two thousand twenty one) in presence of following witnesses.

SCHEDULE OF PROPERTY

District – Khurda, P.S. – New Capital, Hal P.S.
– Chandrasekharpur, P.S. No.23, Tahasil – Bhubaneswar, under the Jurisdiction of Sub-Registrar, ~~Khandagiri, Bhubaneswar.~~ Mouza – BHUBANESWAR SAHAR, UNIT NO.41, CHANDRASEKHARPUR, Khata No.611/163 (six hundred eleven / one hundred sixty three) corresponding to Mutation Khata No.611/1272 (six hundred eleven / one thousand two hundred seventy two), Sthitiban, Plot No.665/2190 (six hundred sixty five / two thousand one hundred ninety), Kisam – Gharabari-2, area Ac.0.453 (four hundred fifty three) decimals, full plot. Rent Rs.198.19 paisa.

Jaganmuni Sahu

ADISARAN LIFESTYLES PROPERTIES PVT. LTD.
Shambhugath Sahu
DIRECTOR

Shobhan Kanti Sahu


Jaganmuni Sahu

BOUNDED BY :-

North – Revenue Plot No.688
South – 30' wide Road
East – Part of Revenue Plot No.665
West - Part of Revenue Plot No.665


That, the stamp duty in this G.P.A. paid on Rs.2,30,00,000/-
(Rupees two crores and thirty lakhs) only as per Govt. Bench Mark
Valuation.

WITNESSES

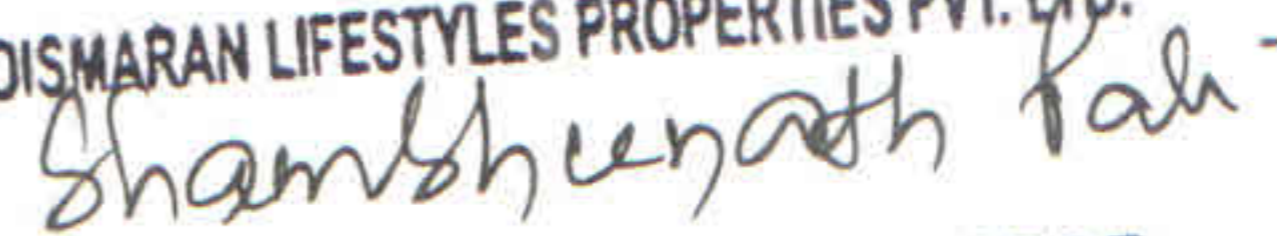
1. 
Jagan Kanti Sahu
Flat no. 223b, C-2,
Vasant Kunj,
New Delhi - 110070

Jaganmuni Sahu .

EXECUTANT/PRINCIPAL

2. 
C/Block 223

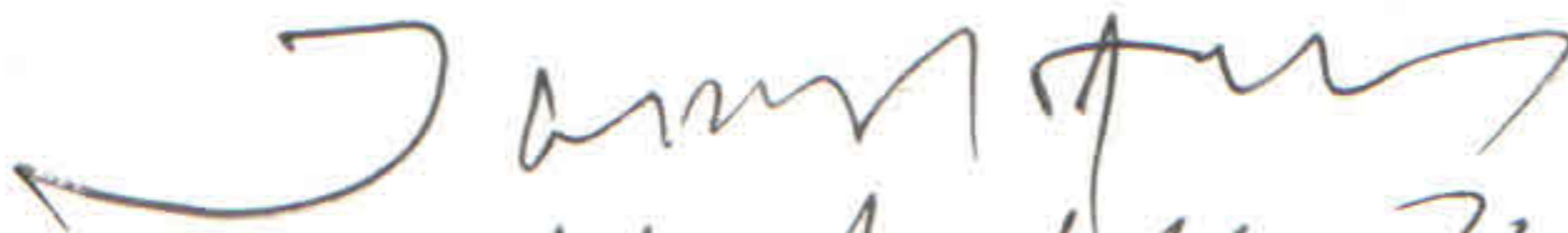
ADISMARAN LIFESTYLES PROPERTIES PVT. LTD.


Shambhuenath Kati

DIRECTOR

ATTORNEY HOLDER

Prepared by me.


C/Block 44
09/11/19