1081904614

INDIA NON JUDICIAL

Government of Odisha

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सत्यमेव जयते

Certificate No.	:	IN-OD00488419192841R
Certificate Issued Date	:	02-Apr-2019 11:44 AM
Account Reference	:	SHCIL (FI)/ odshcil01/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference	:	SUBIN-ODODSHCIL0100586975888878R
Purchased by	:	MS ASSOTECH SUN GROWTH ABODE LLP DIR S B MISHRA
Description of Document	:	Article IA-48 Power of Attorney Deed
Property Description	:	MOUZA-RUDRAPUR,KHATA-412/540,PLOT-280/2789,AREA-A0.040 DEC
Consideration Price (Rs.)	:	13,80,000 (Thirteen Lakh Eighty Thousand only)
First Party	:	ELLA PHANENDRA
Second Party	:	MS ASSOTECH SUN GROWTH ABODE LLP DIR S B MISHRA
Stamp Duty Paid By	:	MS ASSOTECH SUN GROWTH ABODE LLP DIR S B MISHRA
Stamp Duty Amount(Rs.)	:	69,100 (Sixty Nine Thousand One Hundred only)

Please write or type below this line

G P A

Ella Phanendra

Shashi Bhushan Mishra

TQ 0011129016

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

Stock Holding Corporation Bhubaneswar

Shashi Bhushan mishra

SIGNATURE OF PURCHASER

Seal of the District Sub-Registrar Khordha at Bhubaneswar

Irrevocable General Power of Attorney

KNOW ALL MEN BY THESE PRESENTS that I, **SHRI ELLA PHANENDRA**, aged about 38 years, S/o ElLa Parthasarathy, by Caste - Telenga, by Profession – Service, resident of 6th Lane, Alkapuri, Beside Engineering School, Berhampur – 760010, Odisha, (Mobile No. 7045350750/9937482421) (hereinafter referred to as **"Land Owner" / "Principal"** which expression shall, unless repugnant to the context thereof, be deemed to include his/her/their respective legal heirs, administrators, executors, partners, successors and permitted assigns, as the case may be) do hereby irrevocably constitute, nominate

For Assotech Sungrowth Abode LLP

Authorised Signatory

and appoint **M/s ASSOTECH SUN GROWTH ABODE LLP**, a limited liability partnership firm registered (No-AAA-8036, PAN - ACBFS8671E) under the Limited Liability Partnership Act,2008, and having its Corporate Office at H-127, Sector-63, Noida-201307, India and City office at Flat No. - 203, Soumya Enclave, F-15, BJB Nagar, Bhubaneswar - 751014 (here-in-after called the "**Attorney Holder**") acting through its Designated Authorised Signatory, **Mr SHASHI BHUSAN MISHRA**, aged about 38 years, S/o Sri Siba Prasad Mishra, authorised by Board Resolution on behalf of the Company dated 17th November, 2018 as our true and lawful attorney on our behalf and in respect of our landed property more fully described in the schedule of property below. (Mobile No. 9937894045)

AND WHEREAS the property mentioned in the schedule below is a part of the property under **Mouza - RUDRAPUR**, revenue **Khata No.412/383**, revenue **Plot No.280**, measuring an area **Ac.1.250 Decimals** and has been recorded in the name of Shri Vijay Kumar Dey, Ajay Kumar Dey and Madhu Sudan Dey jointly. The above recorded tenants sold a part of the above property to Ella Phanendra (the principal) Measuring **Ac0.040 decimals** vide regd. **Sale Deed no.1794** dated 25.01.2010. Subsequently the above principal recorded the aforesaid property in his name through mutation vide **MC no.6314/2010,** Hence, he is the absolute owner of the said property with right, title, interest and is in peaceful possession without any dispute.

Whereas, I the above named executants, is the lawful owner of the scheduled property, which I acquired as per the detail above and have been enjoying lawful right, title, interest and

For Assotech Sungrowth Abode LLP
Authorised Signatory

possession over the same without any encumbrance in any manner whatsoever. I have entered into an Agreement for Development of Property with M/s **ASSOTECH SUN GROWTH ABODE LLP** and since I am unable to manage, supervise and personally fulfill the obligations on our part to meet out the terms of the said Agreement for Development of Property qua the scheduled property due to our age and / personal engagement and as such appoint at our discretion and free will **M/s Assotech Sun Growth Abode LLP**, by executing this General Power of Attorney in favour of **M/s Assotech Sun Growth Abode LLP** to do the following acts, things and deeds in our name and on our behalf, which am as under:-

1) To represent me/us before all government, Semi government offices, municipal authority or sanctioning authority in all respect.
2) To represent me/us in all courts, civil, criminal, revenue to file plaint. Written Statement, swear affidavit, sign vakalatnama, to receive summons and other processes of law and to engage advocate and discharge or terminate their service.
3) To manage control. Supervise and look after all my right over the Property detailed above in all respects and to represent me/us before the concerned authorities in this behalf.
4) To prepare, sign all documents and apply to the Municipal Commissioner, Bhubaneswar / 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,

For Assotech Sungrowth Abode LLP
Authorised Signatory

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 municipal Commissioner, Bhubaneswar/ competent authority in our name and on our behalf.

5) To nominate, select and appoint Draftsman, Engineers, Architects, Contractors, Labour contractors, Masons, Labours, Advocates and any other person or persons, any other Company or Companies, Firm or Firms for the purpose of construction of Residential Cum Housing Complex in our name and on our behalf.

6) 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 our name and on our behalf.

7) To apply for and to obtain necessary Electric, Water, Telephone, Sewerage, Cable and other connections / facilities in or for the property mentioned in the schedule below in our name and on our behalf.

8) To construct and develop water supply including UG tank or overhead water tanks, sewerage system including STP, electrical distributions lines including sub-station, communication system including telephone exchange and any other installations which may be required for this Housing cum Residential complex. The Second Party will bear the cost for these works in our name and on our behalf.

For Assotech Sungrowth Abode LLP
Authorised Signatory

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)-27890 ,, User Charges-265 ,Total 28155

Date: 02/04/2019

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 10:30 AM and 2:30 PM on the **02/04/2019** by **ELLA PHANENDRA** , son/daughter/wife of **EILA PARTHASARATHY** , of **AT- 6TH LANE, ALKAPURI, BESIDE ENGINEERING SCHOOL, BERHAMPUR, ODISHA** , by caste **General** , profession **Service** and finger prints affixed.

Ella Phanendra

Signature of Presenter / Date: 02/04/2019

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
ELLA PHANENDRA		 313071665	Ella Phanendra	02-Apr-2019
SHASHI BHUSAN MISHRA AUTHORISED SIGNATORY OF MS				02-Apr-2019

9) To apply to the Municipal Commissioner. Bhubaneswar / Competent Authority, government / Semi government office or sanctioning authority for Cancellation / withdrawal of Deed of Undertaking, all forms, Applications, agreements, Indemnity Bond(s), Bank Guarantee(s) etc. and apply for refund of any other related charges (if any), earlier paid as scrutiny fee. Approval fee, service charges, conversion fees. etc. and to fulfill the other requirements or directions as may be desired by the Department in this regard in our name and on our behalf.

10) To receive the approval(s)/ sanction(s) with regard to this land on my/our behalf and to make sign and submit any documents, undertaking(s), Agreement(s), Affidavit(s). statement(s), etc. and to appear before the Municipal Commissioner, Bhubaneswar / other Govt. Authority Department forgetting the layout plan approval and for any other purpose mentioned above in our name and on our behalf.

11) To appear before Municipal Commissioner, Bhubaneswar / Competent Authority, government/ Semi government offices or sanctioning authority or other designated authority as may be required from time to time so as to carry out any of the purposes or powers mentioned in this present and to make. sign and submit any application reply. Affidavit, undertaking agreement, appeal, compromise, withdrawal, exchange with Municipal Commissioner. Bhubaneswar / Competent. Authority and partitioned as may be required in connection there with including the filing appropriate legal proceedings wherever necessary in our name and on our behalf.

For Assotech Sungrowth Abode LLP
Authorised Signatory

ASSOTECH SUN GROWTH ABODE LLP		 241747130	

Identified by **DURYODHAN DAKUA** Son/Wife of **LAXMAN DAKUA** of **AT- BAPUJI NAGAR, BBSR, DIST- KHORDHA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
DURYODHAN DAKUA		 41123241		02-Apr-2019

Date: 02/04/2019

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 : 87

Document Number : 11081904320

For the year : 2019

Seal :

Signature of Registering officer

Date: 02/04/2019

Print

Sub-Registrar Khordha at Bhubaneswar
Seal of the District

12) To represent me before the officers of President of India, Governor of Odisha, income tax department, Municipal bodies, Central / state Government offices or any representation and petition for the Approval required in connection with the land and for the purpose incidental thereto including for obtaining Approval, and making payment of any charges due and to take all necessary steps and to do or cause to be done all such act, matters and things for the purpose aforesaid in our name and on our behalf.

13) To obtain refund of all securities, amounts and other deposits made with the concerned departments in the name of the Land Owner or in the name of their nominee and to give receipt thereof in our name and on our behalf.

14) To deposit all types of fee, charges, security deposits, demands, dues and taxes with regard to Project Land with any Authority to obtain the receipts to obtain No Objection Certificate(s) from the concerned Income Tax Department, to make appeal and contest the same against any demand or assessment etc. and to compromise the same before any court of Law

15) To do all the act, deed any things necessary to be done in connection with the release of the Project Land, under the provision of the Land Acquisition Act including filing a Writ(s)/Suit(s) in any Court including High Court / Supreme Court in our name and on our behalf.

16) To engage or appoint a legal practitioner(s) to conduct the same and to sign power(s) attorney / vakalatnama in our name and on our behalf.

17) To sign. Verify and file any suits, plaint, complaints, written statements, petition, and application. Affidavit

For Assotech Sungrowth Abode LLP

Authorised Signatory

etc. in proper courts of law and offices and to proceed in all the proceeding filed in their name and on their behalf;

18) To appear before the court, tribunal, authority, department or body in the proceedings in connection therewith in our name and on our behalf.

19) To produce or summon or receive back any documentary evidence in our name and on our behalf.

20) To make and present to the court, tribunal, authority department or body any application in our name and on our behalf.

21) To take and file compromise or to refer such suit or claim to arbitration in our name and on our behalf.

22) To deposit and withdraw any money(s) in connection with suit related to the land details above in our name and on our behalf.

23) To file application for execution of a decree or order passed in any suit or Proceedings as the case may be and to sign and verify such application in our name and on our behalf.

24) To apply for inspection and inspect documents and records of any court;

25) To obtain copies of documents and papers in our name and on our behalf.

26) To file application for review and /or revision and /or appeal against any order or judgment passed in such suit, petition, applications, inquiry or proceeding or in review or revision therefore or in appeal there from as the case may be and to sign, seal and execute all papers and documents and writings and to do and execute all act, deed and things as mentioned hereinbefore or as their said attorneys may deem fit connection with such

For Assotech Sungrowth Abode LLP
Authorised Signatory

application or appeal; and in our name and on our behalf.

27) To appoint arbitrators, to proceed in arbitration proceedings and to take every step necessary for the same. To erect and /or to raise a multi-storied building comprising of independent flats /shops view parking spaces and /or to multi-storied building over the said plot as per the permission to be approved by BDA/BMC or any revised plan to be sanctioned /approved by BDA/BMC/Sanctioning Authority in our name and on our behalf.

28) To arrange finance from any Bank or Financial institution for raising Home Loan for the flat/independent houses/commercial unit purchasers on the Schedule property in our name and on our behalf.

29) To mortgage the Schedule property including the total built up area, for raising project development and construction finances, however before completion of the Project the Developer shall liquidate the loan amount to the bank/ financial institutions/ individuals in our name and on our behalf.

30) To enter into any agreement with any person for booking and /or construction for flats /shops parking space of built up area in the proposed new building complex to be constructed and in respect thereof to receive any payment in the part or in full or such installments dues as your said attorney may fix and settle in our name and on our behalf.

31) That my/our attorney is entitled to sell only their share of the super built up area of the proposed Residential Cum Housing Complex along with their share of land and also sell the proportionate numbers of the open

For Assotech Sungrowth Abode LLP
Authorised Signatory
2/4/19

surface parking on the schedule property to potential purchasers of flat/independent houses/commercial units, in terms of the above referred Agreement for Development of Property in our name and on our behalf.

32) To purchase stamp papers, sign and execute sale deed or any other deed of conveyance, agreements etc., as required and present the same before the registering authority for registration and admit the execution thereof in our name and on our behalf.

33) To advertise for sale of proportionate Land and the built-up area except the portion allotted to us/land owner in our name and on our behalf.

I, hereby agree to ratify and confirm all and whatever other act or acts my said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the schedule property for carrying out the necessary development by virtue of this deed.

SCHEDULE OF PROPERTY

District - Khurdha, Tahsil - Bhubaneswar, Dist. Sub-Registrar : Khurda at Bhubaneswar, P.S.- Balianta, P.S. No.-13, **Mouza – RUDRAPUR, Khata No.412/540**, (Four Hundred Twelve by Five Hundred Forty), **revenue Plot No.-280/2789** (Two hundred eighty by two thousand Seven hundred eighty nine), admeasuring Area **Ac.0.040 decimals**, Full Plot (Forty decimals as per one thousand decmil, one acre) decimals, Kissam- Gharabari, Satwa-sthitiban, Annual Rent- Rs. 21.00.

For Assotech Sungrowth Abode LLP
Authorised Signatory

That, the stamp duty in this General Power of Attorney is paid on **Rs.13,80,000-** (Rupees thirteen lac eighty thousand) as per Govt. Bench Mark Valuation.

In witnesses whereof, I, the above named principals have signed this on 2nd day of April 2019 in presence of following witnesses.

Witnesses:-

1. Dhyodhan Dakua
S/o Late Jademan Dakua
At/Po Bapujinagar
B.B.S.R.

2.

Ella Phanindra 2/4/19

Signature of Principals

For Assotech Sungrowth Abode LLP
Shashi Bhushan Mishra
Authorised Signatory 2/4/19.

Signature of Attorney Holder

CERTIFICATE

Certified that this deed of General Power of Attorney is drafted and typed by me as per the direction of the Principals and after understanding fully the contents of this deed, they have put their signature in presence of the witnesses.

2/4/19.

(P.K. Sahoo)
Advocate, Bhubaneswar

Seal of the District Sub-Registrar Khordha at Bhubaneswar

Seal of the District Sub-Registrar Khordha at Bhubaneswar

REGISTERED & TRUE COPY
FILED IN
BOOK NO. .....
Volume No. .....
Pages.....to.....
Being No .....
For the year 2019
1081904614

Registering Officer
Bhubaneswar
02.4.19

Rs 040
3,45,00,000/-
34500/-
per dec

VALIDATION CORRECT

CHECK LIST OF DOCUMENTS

(PART-I)

D.S.R., BHUBANESWAR

1. Name of the Office :
2. Date of presentation : 2/4/19
3. Date of admission :
4. Document number :
5. Date of execution :
6. Date on which 4 (four) month expired :
7. Classification of document :
   (a) According to checking clerk : 1. GPA
   (b) According to R.O. :
8. Consideration money / valuation set forth : 13,80,000
9. Stamp duty payable :
10. Stamp duty paid :
11. Fee payable :
12. Fee paid :
13. Name & dated Signature of the Checking Clerk :
14. (a) Name & dated signature of the Registering Officer :
    (b) Name & dated signature of the Registering Officer who registered the document :

DIST. SUB-REGISTRAR, BHUBANESWAR

(PART-II)

(FOR SALE, EXCHANGE, GIFT, SETTLEMENT & PARTITION)

DOCUMENT NO._____

1. **DESCRIPTION OF PROPERTY**

Name of the Village	Khata No.	Plot No.	Area	Classification
Rudrapur	4121 / 540	280 / 2785	0.040	Ag

2. **PRECEDING THREE SALE INSTANCES OF SAME KISAM OF LAND**

Village	Khata No.	Plot No.	Area	Consideration Money
				12,80,000

2(A) Whether entered Valuation Register.....Yes
Page No. .....

3. Average market value for Acre per Sqft. : 3,45,000

4. Market value of land, structure & trees etc. :

5. Whether the property mentioned in document is undervalued ? : No

6. Letter No. & Date of reference to the stamp collector. :

7. Name & designation of clerk who examined the document & worked out the market value : —

8. Name & dated signature of the Registering officer supervising referebility. :

Date :

Registering Officer

ଖତିୟାନ

ପରିଶିଷ୍ଟ - କ	ମୌଜା : ରୁଦ୍ରପୁର	ତହସିଲ : ଭୁବନେଶ୍ୱର
ଫର୍ମ ନଂ - 99	ଥାନା : ବାଲିଅନ୍ତା	ତହସିଲ ନମ୍ବର : 292
ପରିଚ୍ଛେଦ - 402	ଥାନା ନମ୍ବର : 13	ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

୧) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	୨)ଜମିଦାରଙ୍କ ନାମ ଓ ଖେୱାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର					୩) ଜମିଦାରଙ୍କ ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ
412/540	ଓଡିଶା ସରକାର ଖେୱାଟ ନମ୍ବର 1					ଇଲା ଫର୍ଣ୍ଣେନ୍ଦ୍ରା ପି:ଇଲା ପାର୍ଥସାରଥୀ ଜା - ତେଲଗୁ (କାପୁ) ବା: ଭିମରାଓ ପେଟା ଥା - ବ୍ରହ୍ମପୁର ଜି - ଗଞ୍ଜାମ
୪) ସ୍ୱତ୍ୱ	୫) ଦେୟ					୬) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
ସ୍ଥିତିବାନ	ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	
		12.00	9.00	0.00	21.00	
୭) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ	ଦାଖା କେଶ ନଂ 6314/2010 ହୁମୁ ଖା 412/383 ତାରୁ ।					

BLANK SPACE FOR STAMPING

ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ :
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ :

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 02/04/2019 11:17:18 IP :10.172.0.71

ଖତିୟାନର କ୍ରମିକ ନଂ : 412/540			ମୌଜା : ରୁଦ୍ରପୁର				ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ଚକର ନମ୍ବର	ଚକ ଭୁକ୍ତ ହୋଇ ଥିବା ପ୍ଲଟ	ଚକ ଭୁକ୍ତ ହୋଇ ନଥିବା ପ୍ଲଟ	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦ୍ଦି	ରକବା			ଚକ ଭୁକ୍ତ ହୋଇ ନଥିବା ଜମିର କିସମ	ମନ୍ତବ୍ୟ
				ଏକର	ଡି.	ହେକ୍ଟର		
8	9	10	11	12		13	14	15
		280/2789		0	040	0.0162	ଘରବାରି	
		1 plot		**0**	**040**	**0.0162**		

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 02/04/2019 11:17:28 IP :10.172.0.71

ଖତିୟାନ

ପରିଶିଷ୍ଟ - କ
ଫର୍ମ ନଂ - ୯୯
ପରିଚ୍ଛେଦ - ୪୦୨

ମୌଜା : ରୁଦ୍ରପୁର
ଥାନା : ବାଲିଅନ୍ତା
ଥାନା ନମ୍ବର : 13

ତହସିଲ : ଭୁବନେଶ୍ୱର
ତହସିଲ ନମ୍ବର : 292
ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

2017

୧) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	୨) ଜମିଦାରଙ୍କ ନାମ ଓ ଖେବାଟ ବା ଖତିୟାନର ନମ୍ବର	୩) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ
412/540	ଓଡିଶା ସରକାର ଖେବାଟ ନମ୍ବର 1	ଇଲା ଫର୍ଣ୍ଣେଣ୍ଡ ପି.ଇଲା ପାର୍ଥସାରଥୀ ଜା - ତେଲଗୁ (କାପୁ) ବା ଭିମରାଓ ପେଟା ଥା - ବ୍ରହ୍ମପୁର ଜି - ଗଞ୍ଜାମ

୪) ସ୍ୱତ୍ୱ	୫) ଦେୟ					୬) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
ସ୍ଥିତିବାନ	ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟ ନଂ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	
		12.00	9.00		21.00	

୭) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ	ଦାଖା କେଶ ନଂ 6314/2010 ହୁମ୍ମ ଖା 412/383 ତାରୁ ।

ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ :
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ

BLANK SPACE FOR STAMPING

ଖତିୟାନର କ୍ରମିକ ନଂ 412/540 ମୌଜା ରୁଦ୍ରପୁର ଜିଲ୍ଲା ଖୋର୍ଦ୍ଧା

ଚକ ନମ୍ବର	ଚକଭୁକ୍ତ ହୋଇଥିବା ପ୍ଲଟ	ଚକଭୁକ୍ତ ହୋଇନଥିବା ପ୍ଲଟ	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା ଏ. ଡି.	ରକବା ହେକ୍ଟର	ଚକଭୁକ୍ତ ହୋଇନଥିବା ଜମିର କିସମ	ମନ୍ତବ୍ୟ (ଅନ୍ୟ ବିବରଣୀ ସହ ଯେ ବା ବ୍ୟକ୍ତିଙ୍କର ସ୍ୱାର୍ଥ ବା ତାହା ଏଠାରେ ଉଲ୍ଲେ
୮	୯	୧୦	୧୧	୧୨	୧୩	୧୪	୧୫
		280/2789		0 040	0.0162	ଘରବାରି	
		1 ପ୍ଲଟ		0 040	0.0162		

18.3.11
Amin

G.K. Samantaray 18.3.11
Computer
Assistant
DDSR, Tahasil.

18/3/11
Additional Tahasildar
Bhubaneswar

Form No.26

Certificate Of Encumbrance On Property

Certificate / Application No. EC10812000217 of 2012

Applicant Name : ELLA PHANENDRA

Owner Name(as per application) : ELLA PHANENDRA

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

Serial Number	Village	Khata Number	Plot Number	Area
1	RUDRAPUR	412/383	280	1750 Sq Feet
2	RUDRAPUR	412/107	280	1750 Sq Feet

I hereby certify that a search has been made in book and in the indexes relating thereto for years from 25-May-2010 to 31-Dec-2011 for acts and encumbrances affecting the said property,and that on such search the following acts and encumbrances as detailed on the reverse appear.

I also certify that save the aforesaid acts and encumbrances no other acts and encumbrances effecting the said property have been found.

Search made and certificate prepared by

Signature & Designation

Search verified and certificate examined by

Signature & Designation

Office : KHURDA(BBSR)

Date : 06-Jan-2012

Signature of Registering Officer

Property Transaction Details

Registration Details

Serial No.	Description Of Property(Village/Khata Number/Plot Number/Area/Boundary)	Registration Number	Execution Date	Sub-Deed Type	Consideration Amount	First Party	Second Party
1	RUDRAPUR 412/383 280 880Decimal PLOT NO-282 AND 281 ROAD PLOT NO-279 PLOT NO-306 POWER AREA AC 0.880 DCS OUT OF AC 1.025 DCS ,ANNUAL RENT RS 2.00 PS	11081117941	23/07/2011	POA WITH POSSESSION	1000	1 BIJAY KUMAR DEY 2 AJAY KUMAR DEY 3 MADHUSUDAN DEY	1 RAM CHANDRA SAHOO
2	RUDRAPUR 412/383 280 880Decimal PLOT NO-282 AND 281 ROAD PLOT NO-279 PLOT NO-306 POWER AREA AC 0.880 DCS OUT OF AC 1.025 DCS ,ANNUAL RENT RS 2.00 PS	11081118887	29/07/2011	CANCELLATION OF POA	1000	1 BIJAY KUMAR DEY 2 AJAY KUMAR DEY 3 MADHUSUDAN DEY	1 RAM CHANDRA SAHOO
3	RUDRAPUR 412/383 280 357Decimal [illegible] POWER AREA AC 0.357DC OUT OF AC 1.250DC, RENT RS 5.00P, SABAK KHATA 412/107	11081118903	30/07/2011	CANCELLATION OF POA	1000	1 BIJAY KUMAR DEY	1 AJAY KUMAR DEY
4	RUDRAPUR 412/383 280 648.33Decimal PLOTNO 281 AND 280 CHHAKA ROAD PLOT NO 279 PLOT NO 306 SOLD AREA AC 0.648.33 DESC ANNUAL RENT RS 2.00	11081118888	30/07/2011	SALE IMMOVABLE	45000	1 BIJAYA KUMAR DEY 2 MADHUSUDAN DEY	1 AS VENUGOPAL
5	RUDRAPUR 412/383 280 46Decimal REST PART OF THIS ROAD SUB PLOT NO 1 ROAD CHAKA ROAD AND REST PART OF GIFT AREA AC 0.046DC OUT OF AC 1.250DC, RENT RS	11081127842	04/11/2011	GIFT IMMOVABLE	460000	1 AJAY KUMAR DEY	1 JAYASHREE DEY

							THIS PLOT	1.00P, SUB PLOT NO 2						

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(i), persons desiring to inspect entries in the registers and indexes or requiring copies thereof or requiring 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 office; but the department will not on any account hold itself responsible for any errors in the results of the search embodied in this certificate.

b) And as in the present case,the applicant has made the requisite search himself and as the acts and encumbrances discovered by him are shown in the certificate,after verification,the department will not,on any account,hold itself responsible for the omission in it of any other acts and encumbrances affecting the said properties not discovered by the applicant.

This is a Computer Generated Certificate

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE DESIGNATED PARTNERS OF ASSOTECH SUN GROWTH ABODE LLP HELD ON NOVEMBER 17, 2018 AT 1.00 P.M. AT H-127, SECTOR-63, NOIDA-201301.

"**RESOLVED THAT** Mr. Shashi Bhusan Mishra, aged about 38 years, S/o.- Sri Siba Prasad Mishra, an official of the Company, be and is hereby authorized to represent the Company before Registrar, Bhubaneswar, Distt. Khurda, Odisha and to sign and execute Sharing Agreement, General Power of Attorney and any others relevant documents with the land owners, as may be required, on behalf of the Company.

For **Assotech Sun Growth Abode LLP**

Shivani

Shivani Priyam
Designated Partner

Enakshi

Enakshi Priyam
Designated Partner

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

ASSOTECH SUN GROWTH ABODE LLP

17/02/2012

Permanent Account Number

ACBFS8671E

09092014

आयकर विभाग, पैन सर्विस यूनिट, एनएसडीएल

5वां मंजिल, मंत्री स्टर्लिंग प्लॉट सं. 341, सर्वे सं. 997/8

मॉडल कॉलोनी, डीप बंगलो चौक के पास,

पुणे – 411 016.

If this card is lost / someone's lost card is found,

Please inform / return to :

Income Tax PAN Services Unit, NSDL

5th floor, Mantri Sterling

Plot No. 341 Survey No. 997/8

Model Colony, Near Deep Bungalow Chowk

Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081

e-mail: tinpan@nsdl.co.in

For Assotech Sungrowth Abode LLP

Shivani Prakash

Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHASHI BHUSAN MISHRA

SIBA PRASAD MISHRA

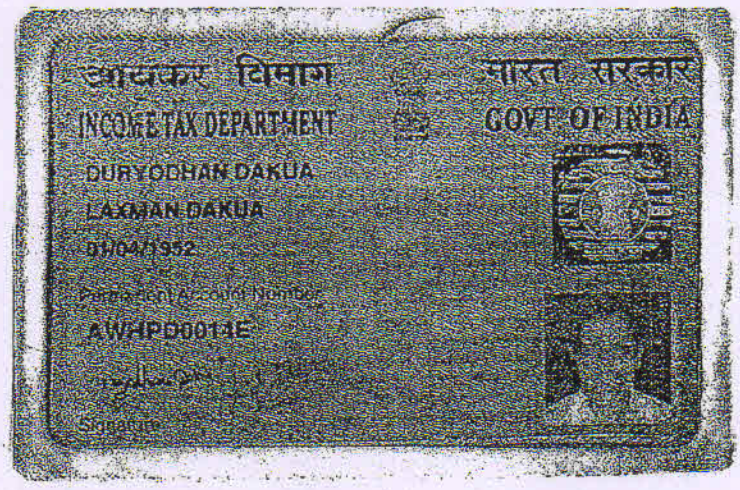
10/10/1979

Permanent Account Number

AWSPM6596M

Signature

shashi bhusan mishra



9777450263

Duryodhan Dakua

Valuation Report

Application No- **1081904614** Registration Office- **KHURDA(BBSR)**

DEED DETAILS

Application Type- **POA WITH POSSESSION** Status- **Pending for Fee collection**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1081904614	02-APR-19	02-APR-19	1	11		

FEE DETAILS (In '.)

Stamp Duty : 69000
Consideration Amount : 1380000
Benchmark Value : 0

☐ STAMP ☐ E-STAMP ☐ FRANKING

☐ CASH ☐ CHEQUE ☐ DD ☐ POS
☐ NEFT ☐ RTGS ☐ IMPS ☐ IFMS

Registration Fee : 0
A18(iii) & A(1): 27850
Incidental Fee Details
User Charges : 265

☐ 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
ELLA PHANENDRA	FATHER	EILA PARTHASARATHY	MALE	38	Service	General	PRINCIPAL/SELF	YES	YES	AT- 6TH LANE, ALKAPURI, BESIDE ENGINEERING SCHOOL, BERHAMPUR, ODISHA

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
SHASHI BHUSAN MISHRA AUTHORISED SIGNATORY OF MS ASSOTECH SUN GROWTH ABODE LLP				38		GENERAL	ATTORNEY/INSTITUTION			AT- FLAT NO-203, SOUMYA ENCLAVE, F-15, BJB NAGAR, BBSR

Representative Name	Institution Name	Representative Address	Representative Designation
SHASHI BHUSAN MISHRA AUTHORISED SIGNATORY OF MS ASSOTECH SUN GROWTH ABODE LLP	MS ASSOTECH SUN GROWTH ABODE LLP	AT- FLAT NO-203, SOUMYA ENCLAVE, F-15, BJB NAGAR, BBSR	AUTHORIZED SIGNATORY

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
DURYODHAN DAKUA	LAXMAN DAKUA	AT- BAPUJI NAGAR, BBSR, DIST-KHORDHA	MALE	0	Others	P

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	MarketValue	Sabak Khata No.	Sabak Plot No.
KHURDA	RUDRAPUR-13	412/540	280/2789	0.04 Acre (40Decimal)	GHARA BARI	0	Not Available	Not Available

East	West	North	South	Property Transaction Details
NA	NA	NA	NA	POWER AREA AC.0.040DEC, ANNUAL RENT RS.21/-

The total transacted area is:0.04 acre(s).

APPLICATION ID CREATED BY : PRAKASH RANJAN ACHARYA
DOCUMENT ENTERED BY : MITHILESH MARTHA

Sub-Registrar Khordha at Bhubaneswar

Schedule XIV—Form No. 176

ଫାରମ ସଂ. XII ରସିଦ ପୁସ୍ତକ
(ନିୟମ ୬୬)

ଖଜଣା ପାଉତି

.....ଜିଲ୍ଲା
.....ମୌଜା
.....ସର୍କଲ.....ଥାନା.....
.....ବର୍ଷ AAM 2705977

୧ । ପ୍ରଜାର ନାମ.....
୨ । ଜମାବନ୍ଦି ନମ୍ବର.....ଜମିର ପରିମାଣ.....
୩ । ବାର୍ଷିକ ପାଉଣା, ଚଳିତ ବର୍ଷର ବକେୟା ଓ ହାଲ ପାଉଣାର ବିବରଣ (ଟଙ୍କା ଓ ପଇସାରେ) :—

ଯେଉଁ ବାବଦ ପାଉଣା	ବାର୍ଷିକ	ବକେୟା					
		୩ ବର୍ଷରୁ ଊର୍ଦ୍ଧ୍ୱ	ତୃତୀୟ ବର୍ଷ	ଦ୍ୱିତୀୟ ବର୍ଷ	ଗତ ବର୍ଷ		
ଭୂମି କର . .	୧୨.୦୦						
ଜଳ କର . .							
ବନ କର . .							
ଅନ୍ୟାନ୍ୟ କର (ସେସ୍)							
ବିବିଧ . .							
*ସୁଧ . .							
ଗାଏ ମୋଟ୍							

COLLECTOR OF TAHASILDAR BHUBANESWAR
WITHOUT PREJUDICE

ଦ୍ୱିତୀୟ ଖଜଣା ବାବଦ ବିବରଣୀ

ଯେଉଁ ବାବଦ ପାଉଣା	ବାର୍ଷିକ	ବକେୟା				ମୋଟ	ଅସୁଲ
		୩ ବର୍ଷରୁ ଊର୍ଦ୍ଧ୍ୱ	ତୃତୀୟ ବର୍ଷ	ଦ୍ୱିତୀୟ ବର୍ଷ	ଗତ ବର୍ଷ		
ଭୂମି କର . .	୧୨.୦୦	୧୨.୦୦	୧୨.୦୦	୧୨.୦୦	୧୨.୦୦		୮୪.୦୦
ଜଳ କର . .							
ବନ କର . .							
ଅନ୍ୟାନ୍ୟ କର (ସେସ୍)							୩୮.୦୦
ବିବିଧ . .							
*ସୁଧ . .	୩୮.୦୦						
ଗାଏ ମୋଟ୍	୧୨୪.୦୦	୧୨.୦୦	୧୨.୦୦	୧୨.୦୦	୧୨.୦୦		୧୨୨.୦୦

୫ । ସର୍ବମୋଟ୍ ଦାଖଲ ଟଙ୍କା (ଅକ୍ଷରରେ).....
୬ । ଯାହାଦ୍ୱାରା ଦାଖଲ ହେଲା.....
୭ । ମୋଟ୍ କେତେ ବକେୟା ରହିଲା.....
ତାରିଖ.....
ଅସୁଲକାରୀଙ୍କ ସାକ୍ଷର

*ଅସୁଲି ବର୍ଷ ମଧ୍ୟରେ ଆଦାୟ ନ ହୋଇ ବର୍ଷକୟା ଥିବା ଖଜଣା ଉପରେ ଶତକଡ଼ା ବାର୍ଷିକ ୧୨ ହାରରେ ଓ ବକେୟା ଜଳକର ବାବଦରେ ଶତକଡ଼ା ବାର୍ଷିକ ୬ ହାରରେ ସୁଧ ଲାଗିବ ।

OGP-FORMS-CTP–236-2,00,000 Bks.-07-06-2017