

116

1132203582



ଓଡ଼ିଶା ओडिशा ODISHA

G 283984

Handwritten green scribble or signature.

Handwritten signature: Badanta Kumar Sahoo
28/9/22

IRREVOCABLE

GENERAL POWER OF ATTORNEY

(116)

Handwritten red text:
A (8/11) 250
A (8/11) 40
A (8/1) 250
540

4856
28/3/22

113502825
10000

Basant Kumar Sahoo
Tameris
Sahoo



B.K. Rout
Stamp Vendor
SR Office, BBSR

Basant Kumar Sahoo

583384

IRREVOCALE

GENERAL POWER OF ATTORNEY

Handwritten text in Odia script, likely the name of the attorney.



Handwritten mark resembling the number 7.





LT 908
No attested
Basantu Kumar Sahoo

LT 908

Rachita Mishra
No attested

IRREVOCABLE GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT that I, SRI BASANTA KUMAR SAHOO, aged about 47 years, S/o. Late Kirtan Chandra Sahoo, by caste – Gudia, by profession – Business, resident of At./P.O. – Tamando, P.S. – Tamando, Bhubaneswar, District – Khurda (Odisha), PIN – 751028, having PAN – AQFPS4468R, Aadhaar No.9442 4867 7538, Mobile No.7978571019 (hereinafter called the “PRINCIPAL“) do hereby constitute, nominate and appoint ~~B3 CREATION PRIVATE LIMITED~~, having its office at Plot No.1191, Bimala Bhawan, Nayapalli, Bhubaneswar – 751012, District – Khurda (Odisha), having PAN - AAKCB5318F, represented by its Director RACHITA MISHRA, aged about 54 years, W/o. Tara Prasad Mishra, by caste – Brahmin, by profession – Business, Aadhaar No.9047 6976 4202, Mobile No.9692088888 (hereinafter called the Attorney Holder) as my true and lawful Attorney in my name and on my behalf.

P. Subhrendo

Basantu Kumar Sahoo

B3 CREATION PRIVATE LIMITED

Rachita Mishra
Director 28/3/22

WHEREAS, I, the above named principal, am absolute owner of the property mentioned in the schedule below, which stands recorded in my name as per Record of Rights vide Mutation Case No.10218/2014 & 31079/2018 and I have got the said property converted from agricultural status to residential (homestead) status vide O.L.R. U/s. 8 (A) Case No.5180/2015 & 54391/19 and I am in peaceful possession over the same without any dispute.

AND WHEREAS, I, am unable to look after the said property and do the following Acts, deeds and things. Hence I, execute this Irrevocable General Power of Attorney in favour of the Attorney Holder to do the same in my name and on my behalf.

1. To manage administrate landed property as scheduled below for and on my behalf.
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, Labour and for any other person or persons or any other company, companies, firm and/or firms for purpose of construction of apartment 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., Municipal Authorities, fire brigade, P.H.D., Electricity Board, Development authorities, ORERA, Police and other public institutions, 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.

Basanta Kumar Sahu

B3 CREATION PRIVATE LIM.

Rachita Mishra
Director

28/3/22

31 - P. Subbaramoorthy
Sethu



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)-290 ,, User Charges-250 ,Total 540

Date: 28/03/2022

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 **28/03/2022** by **BASANTA KUMAR SAHOO**, son/daughter/wife of **LATE KIRTAN SAHOO**, of **AT/PO/PS- TAMANDO, BBSR, KHORDHA**, by caste **General**, profession **Business** and finger prints affixed.

Basanta Kumar Sahoo

Signature of Presenter / Date: 28/03/2022

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BASANTA KUMAR SAHOO		 315235762	<i>Basanta Kumar Sahoo</i>	28-Mar-2022
B THREE CREATION PVT LTD REPRESENTED DIRECTOR RACHITA MISHRA		 243142654	<i>Rachita Mishra</i>	28-Mar-2022

Identified by **P. SUBHRANSU SEKHAR** Son/Wife of **N/A** of **BBSR, KHORDHA** by profession **Others**

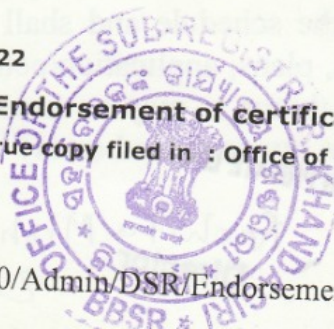
Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
P. SUBHRANSU SEKHAR		 42245397	<i>P. Subhramsu Sekhar</i>	28-Mar-2022

Date: 28/03/2022

Signature of Registering officer

Endorsement of certificate of registration under section 60

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



6. 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 scheduled premises/land as our 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.
7. To negotiate with the intending buyers over 60% in the said apartment to be constructed on the land mentioned in the schedule below (except my 40% 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.
8. To raise project loan by way of mortgaging 60% of the scheduled property /super built up area (except my 40% share).
9. To sign, execute and register sale deed, or sale deeds, agreement or agreements of sale conveyance or conveyances of 60% of the total super built up area of the apartment along with proportionate impartible undivided share in the land (except my 40% share) in event of proposed apartment is erected on schedule property and receive consideration in respect of such agreement / sale and represent me before the concerned registering authority and sign and verify all such agreements of sale, sale deed, conveyance of the land in respect of the super built up area / residential space of the schedule property and admit the executions before the concerned registering authority in my name and on my behalf.
10. To enter into, modify, cancel, alter, draw, approve, present for registration for all agreement of sale deed, conveyance of land in respect of the super built up area / residential space of schedule property and sign all such modifications, cancellations, alterations, deeds / agreements of sale and admit execution of all such documents before concerned registering authority in my name and on my behalf.
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.
12. That the said attorney holder shall make all payment of fees tax, 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

Basant Kumar Saha

B3 CREATION PRIVATE LIMITED

Rachita Mishra 28/3/22

Director

P. Subhansu Saha

3

Print Endorsement

Book Number : 4 || Volume Number : 63

Document Number : 41132203322

For the year : 2022

Seal :

Date: 28/03/2022

Print

Signature of Registering officer



appropriate authority or authorities demand personal hearing , appear and represent me before authorities for hearing.

13. To apply for demarcation and mutation of the said property to the Tahasildar, Bhubaneswar, or any other authorities in my name and on my behalf.
14. To take electric, water and telephone connections to the said premises, execute agreements for the purpose.
15. To appoint Advocate, Moharir, Agents etc. sign Vakalatnama, Petitions, written statements, give oral and written evidence, file suits, revisions and appeal in all courts and offices .
16. To defend, withdraw and compromise any litigation and dispute if found and arises over the said property.
17. To apply for and obtain certified copies, non encumbrance certificate or any other certificate and documents.
18. To apply for approval of lay-out and building Plan to B.D.A./B.M.C., swear affidavits for the purpose and obtained approved plan.
19. As regard to execution of any documents or applications as per this authorisation the power of attorney holder can execute the same on behalf of me.

I hereby further agree and declare that all acts, things deeds done law-fully by the said attorney shall be constructed 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 Regd. Agreement bearing I.D. No.

dated _____ registered in the office of Sub-Registrar, Khandagiri, Bhubaneswar.

That, the principal/executant has delivered the physical possession of the schedule property to the attorney holder vide Regd. Agreement bearing I.D. No. _____ dated _____ registered in the office of Sub-Registrar, Khandagiri, Bhubaneswar and the applicable stamp duty and registration fees has already been paid by the attorney holder.

IN WITNESS WHEREOF I, the above named Principal signed this the _____ day of March, 2022 (two thousand twenty two) in presence of following witnesses.

Basant Kumar Saha

BS CREATION PRIVATE LIMITED

Rachita Mishra
Director

31/22
28)

301 - P. Subhrajit Saha
302 -

SCHEDULE OF PROPERTY

District – Khurda, P.S. – Tamando, P.S. No.14, Tahasil – Bhubaneswar, under the Jurisdiction of Sub-Registrar, Khandagiri, Bhubaneswar. Mouza – TAMANDO, Khata No.132/583 (one hundred thirty two / five hundred eighty three), Sthitiban, Plot No.343/536 (three hundred forty three / three hundred fifty six), Kisam – Gharabari, area ac.0.099 (ninety nine) decimals, full plot and Khata No.132/402 (one hundred thirty two / four hundred two), Sthitiban, Plot No.343/536/821 (three hundred forty three / five hundred thirty six / eight hundred twenty one), Kisam – Gharabari, area Ac.0.099 (ninety nine) decimals, full plot. Total one Mouza, two Khatas, two Plots and total area Ac.0.198 (one hundred ninety eight) decimals.

BOUNDED BY :-

- North – Plot No.343
- South – Plot No.343 (part) Santosh Behera
- East - Road
- West - Plot No.342

WITNESSES

1. P. Subhrajansu Sekhara
s/o - Surendra Nath Pradhan
Address :- Plot No - 1191
Nayapalli, Bhubaneswar
Basant Kumar Sahoo
EXECUTANT/PRINCIPAL

2.

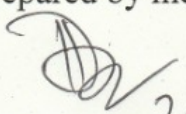
BS CREATION PRIVATE LIMITED


Director
ATTORNEY HOLDER

Rachita Mishra

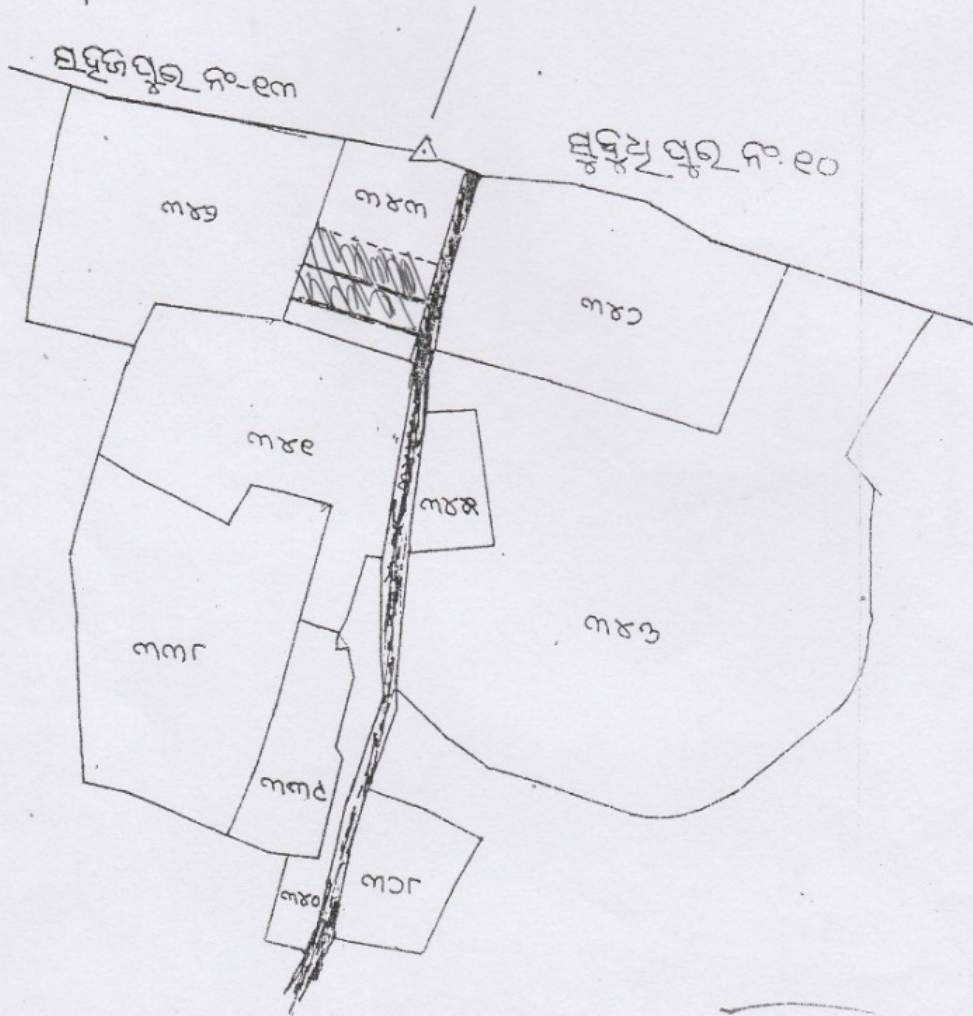
28/3/22

Prepared by me.

(PrK-Sahoo)

28/3/22

Scanned
Date: 28/3/22

ମୋଜା-ଦମାଣ୍ଡେ ସିନ-୨
 ଥାନା - ଭୁବନେଶ୍ୱର ନ-୧୪
 ଜିଲ୍ଲା - ପୁରୀ ଜି - ଖୋର୍ଦ୍ଧା
 ସ୍ତୋକ - ଉତ୍ତରୀ - ନା ୧୭୭
 ସିନ - ୧୧୫୩-୪୪



Basanta Kumar Sahoo
 28.03.2022

Rama chandra prusty
 Basanta Kumar Sahoo
 05/10/18

CHECK LIST OF DOCUMENTS

PART - I

1. Name of the Office : Sub-Registrar Khandagiri

2. Date of Execution	: 28.3.22		
3. Date on which 04 Months Expires	:		
4. Date of Presentation	: 28.3.22		
5. Date of Admission	: 28.3.22		
6. Document Application Id No	:		
6. Nature of Document	: General power of Attorney		
a. According to the Checking Clerk:	:		

b. According to the Registering Officer :

8. Consideration Money			
Valuation Set Forth	:		
9. Stamp Duty Paid	:		

11. Fees Payable : 250

12. Fees Paid : 540

13. Name & dated Signature of

The Checking Clerk :

14. Name & Signature of the Registering Officer :

a. Who admitted the document :

b. Who registered the Document :

Date

Registering Officer
Sub-Registrar Khandagiri

CHECK LIST OF DOCUMENTS
PART -II
(For SALE / GIFT / PARTITION / EXCHANGE / SETTLEMENT DEEDS)

Document Id No...../2017 Total Value.....

1. Description of Property

Village / Thana No.	Plot No.	Area	Value Stated	Category / Kism

2. BENCHMARK GUIDELINE VALUATION FOR THE CATEGORY OF THE PLOT

Category of the Plot	Plot No.	Value / Acre

2. A. Volume No & Page. No. of Bench Mark Valuation Register :
2. B. Value / Acre of the Plot if transacted earlier (From EC) :
3. Market Value of Land : $\text{Category Area} \times \text{Value} = \text{Bench Mark Value}$

Per Acre
Value as Stated

4. Market value of the land (Higher of the two)
4. Market Value of the Structure (if any)
5. Market Value of the Land & Structure
 Total Value of the Property
6. Whether the Document is suspected
 To be undervalue
7. Name & Signature of the Clerk who worked
 Out the Market Value
8. Name & Signature of the Head Clerk
 Supervising the referability

Registering Officer
 Date.....

Name & Signature of the Registering Officer
 Sub-Registrar Khandagiri

ଖତିୟାନ

ମୌଜା : ଚମାଣ୍ଡୋ
ଆନା : ଭୁବନେଶ୍ୱର
ଆନା ନମ୍ବର : 14

ତହସିଲ : ଭୁବନେଶ୍ୱର
ତହସିଲ ନମ୍ବର : ..
ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡ଼ିଶା ସରକାର ଖେତାଟ ନମ୍ବର 1				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		132/583				
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ବସନ୍ତ କୁମାର ସାହୁ ପି:କିର୍ତ୍ତନ ସାହୁ ବା: ଚମାଣ୍ଡୋ, ଜି-ଖୋର୍ଦ୍ଧା				
3) ସ୍ୱତ୍ୱ	ଶ୍ରେଣୀ					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ତ୍ତନଶୀଳ ଖଜଣାର ବିବରଣୀ
		30.00	22.50		52.50	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		ବାଖଲ ଖାରଜ କେଶ ନଂ 31079/2018 ହୁକୁମ ମୁତାବକ ପ୍ଲଟ ନଂ 343/536 ରକବା ଏ 0.099 ହିଁ କୁ ପୁରାତନ ଖାତା ନଂ 132/59 ରୁ OLR U/S 8 (A) Case No - 5453/19 ହୁ ମୁ ଉକ୍ତ ଖାତାରେ ପ୍ଲଟ ନଂ 343/536 କିସମ ଘରବାରୀ କରାଗଲା ଓ ଜମା ସଂଶୋଧନ କରାଗଲା				
BLANK SPACE FOR STAMPING						
ଅକ୍ତିମ ପ୍ରକାଶନ ତାରିଖ -						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						

ଖତିୟାନର କ୍ରମିକ ନଂ : 132/583		ମୌଜା : ଚମାଣ୍ଡୋ			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପ୍ଲଟର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମତ୍ରବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10	11	12	
343/536	ଘରବାରି		0	0990	0.0401	
1 plot			0	0990	0.0401	

Schedule I Form No.39-A

ଖତିୟାନ

ମୌଜା : ଚମାଣ୍ଡୋ
ଥାନା : ଭୁବନେଶ୍ୱର
ଥାନା ନମ୍ବର : 14

ତହସିଲ : ଭୁବନେଶ୍ୱର
ତହସିଲ ନମ୍ବର : ..
ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେଡ଼ାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡ଼ିଶା ସରକାର ଖେଡ଼ାଟ ନମ୍ବର ।				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		132/402				
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ବସନ୍ତ କୁମାର ସାହୁ ପି:କିର୍ତ୍ତନ ଚନ୍ଦ୍ର ସାହୁ ଜା: ଗୁଡ଼ିଆ ବା: ଚମାଣ୍ଡୋ, ଥା - ଚମାଣ୍ଡୋ, ଜି - ଖୋର୍ଦ୍ଧା				
3) ସ୍ୱତ୍ୱ	ସ୍ଥିତିବଦନ					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		4.00	3.00		7.00	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		ଦାଖା କେସ୍ ନଂ- 10218/14 ହୁମୁ ଖା 132/59 ତାରୁ । OLR U/S 8(A) Case No - 5180/15 ହୁମୁ ସ୍କଟନଂ 343/536/821 କିସମ ଘରବାରି କରାଗଲା ଓ ଜମା ଶଂସୋଧନ କରାଗଲା ।				
BLANK SPACE FOR STAMPING						
ଅନ୍ତ୍ରୀମ ପ୍ରକାଶନ ତାରିଖ -						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						

ଖତିୟାନର କ୍ରମିକ ନଂ : 132/402		ମୌଜା : ଚମାଣ୍ଡୋ			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପ୍ଲଟର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମତ୍ରବ୍ୟ
			ଏ.	ଫି.	ହେକ୍ଟର	
7	8	9	10	11	12	
343/536/821	ଘରବାରି		0	0990	0.0401	
1 plot			0	0990	0.0401	

Valuation Report

Application No- **1132203582**

Registration Office- **KHANDAGIRI**

DEED DETAILS						
Application Type- POA WITHOUT POSSESSION				Status- Pending for Fee collection		
Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1132203582	28-MAR-22	28-MAR-22	4	10		

FEE DETAILS (In `.)	
Stamp Duty : 100	Registration Fee : 0
Consideration Amount : 0	A18(iii): 250
Benchmark Value : 2178000	Incidental Fee Details
	User Charges : 250
<input type="checkbox"/> STAMP <input type="checkbox"/> E-STAMP <input type="checkbox"/> FRANKING	<input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE <input type="checkbox"/> DD <input type="checkbox"/> CHALLAN <input type="checkbox"/> POS
<input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE <input type="checkbox"/> DD <input type="checkbox"/> POS <input type="checkbox"/> NEFT <input type="checkbox"/> RTGS <input type="checkbox"/> IMPS <input type="checkbox"/> IFMS	<input type="checkbox"/> NEFT <input type="checkbox"/> RTGS <input type="checkbox"/> IMPS <input type="checkbox"/> IFMS

FIRST PARTY DETAILS										
Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
BASANTA KUMAR SAHOO	FATHER	LATE KIRTAN SAHOO	MALE	47	Business	General	FIRST PARTY/SELF	YES	YES	AT/PO/PS-TAMANDO, BBSR, KHORDHA

SECOND PARTY DETAILS										
Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
B THREE CREATION PVT LTD REPRESENTED DIRECTOR RACHITA MISHRA				54		GENERAL	ATTORNEY/INSTITUTION			AT- PLOT NO- 1191, NAYAPALLI, BBSR, KHORDHA
Representative Name			Institution Name				Representative Address		Representative Designation	
B THREE CREATION PVT LTD REPRESENTED DIRECTOR RACHITA MISHRA			B THREE CREATION PVT LTD				AT- PLOT NO- 1191, NAYAPALLI, BBSR, KHORDHA		DIRECTOR	

IDENTIFIER DETAILS							
Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof	
P. SUBHRANSU SEKHAR		BBSR, KHORDHA	MALE	0	Others	0	

PROPERTY DETAILS									
District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	MarketValue	Sabak Khata No.	Sabak Plot No.	
KHURDA	TAMANDO-14	132/583	343/536	0.099 Acre (99Decimal)	GHARABARI	2178000	Not Available	Not Available	
East	West	North	South	Property Transaction Details					
REV ROAD	REV PLOT NO- 342	REV PLOT NO- 343 P	REV PLOT NO- 343 P	AREA AC.0.099 DEC, TOTAL ONE MOUZA, TWO KHATA, TWO PLOTS, TOTAL AREA AC.0.0198 DEC					
KHURDA	TAMANDO-14	132/402	343/536/821	0.099 Acre (99Decimal)	GHARABARI	0	Not Available	Not Available	
East	West	North	South	Property Transaction Details					
REV ROAD	REV PLOT NO- 342	REV PLOT NO- 343 P	REV PLTO NO- 343 P	AERA AC.0.099 DEC					

The total transacted area is:0.198 acre(s).

REMARK DETAILS

APPLICATION ID CREATED BY : DILLIP KAR
 DOCUMENT ENTERED BY : Avash Dakua