भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

ଓଡ଼ିଶା ओड़िशा ODISHA

F 557427

IRREVOCABLE GENERAL POWER OF ATTORNEY

THIS POWER OF ATTORNEY is executed on this 7th day of **January 2022** at Bhubaneswar.

BETWEEN

I Smt. Jyotsnarani Sahoo aged about 62 years W/O- Baman Charan Sahoo having PAN No-DWUPS2969R

For JB Assets (P) Ltd.

Managing Director

Prakash chandra Sahoo

Bibhubusan Ranjan

7/5
6.1.22

JB ASSETS (P) LTD

N-6/128 IRC

Nayapalli

DISTRICT TREASURY
KHURDA, BHUBANESWAR
06 JAN 2022
ADDL. TREASURY OFFICER

For JB Assets (P) Ltd.
Jyoti Pal
Managing Director

J. BARAL
STAMP VENDOR
S.R. Khurda, BBSR

OFFICE OF THE SUB-REGISTRAR, KHURDA

Aadhaar No-4073 9650 1741 and Mobile No-8249388850 by Caste-General (Teli), by profession- House Wife, permanent resident of Plot No- 852, Ghatikia, Ps-Khandagiri, Bhubaneswar, Dt-Khurda, Odisha, Pin- 751003 here-in-after termed as the **FIRST PARTY/LAND OWNER** which term wherever the context so applies shall mean and include her heirs, executors, administrators, legal representatives and assigns of the **ONE PART.**

AND

M/S JB ASSETS (P) LTD A company incorporated under the Companies Act, 1956 having **CIN-U45201OR2012PTC016061** and its Regd. Office at Plot. No N-6/178, IRC Village, Nayapalli, Bhubaneswar, Odisha, Pin-751015. Pan No-AACCJ9444L represented through it's Managing Director **Er. Jyotiranjan Behuria**, aged about 40 years, son of Bharat Chandra Behuria, having Aadhaar No-9176 0750 8514, PAN NO-ALSPB7226L & Contact No-**9438671073**, hereinafter termed as the **SECOND PARTY/PROMOTER** which term wherever the context so applies shall mean and include his respective heirs, executors, administrators, legal representatives and assigns of the **OTHER PART.**

For JB Assets (P) Ltd.
Managing Director

Prakash chandra Sahoo
Bidhubhusan Ranjum

WITNESSES AS FOLLOWS :-

WHEREAS, I the 1st party executant for my benefit entered into a Joint Development Agreement for commercial exploitation

For JB Assets (P) Ltd.

Managing Director

of my above land clearly specified as the "Schedule property" in the joint development agreement (here in this document also termed as schedule property) by the construction of multi-storied building consisting of flats/units and with a view to effectuate the said object, I, the executant due to lack of experience/ technical knowledge and manpower, being unable to present personally before different authorities, or any other concerned officer/officers and to perform certain things to sale/undertake necessary development of the schedule property to nourish my desire, do hereby appoint, empower and constitute the said **M/S JB ASSETS (P) LTD** represented through its **Managing Director Er. Jyotiranjan Behuria,** to execute and perform all or any of the following acts, deeds and things for and on behalf of me in respect of my schedule of property.

1. To demarcate the schedule property for construction purpose, engage Amin, Revenue Inspectors and all the skilled personnel and after due demarcation, obtaining plans, approvals arrange contractors for construction over the schedule property for the said purpose engage laborers, contractors, procure building materials and complete the construction over the schedule property for me and on my behalf.

2. To prepare building plan for the purpose of construction engage architect, engineers, draftsmen and skilled persons and after preparation of the said plan submit before Bhubaneswar

For JB Assets (P) Ltd.
Managing Director

Prakash chandra Sahoo
Bidhubhusen Rupin

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

Signature of Registering officer

Date: 07/01/2022

Endorsement under section 52

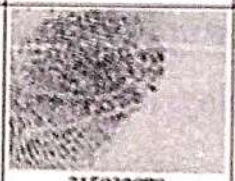
Presented for registration in the office of the Sub-Registrar **Sub-Registrar KHANDAGIRI** between the hours of 10:00 AM and 1:30 PM on the **07/01/2022** by **JYOTSNARANI SAHOO** , son/daughter/wife of **BAMAN CHARAN SAHOO** , of **PLOT NO - 852, GHATIKIA, PS - KHANDAGIRI, DIST - KHURDA** , by caste **General** , profession **Others** and finger prints affixed.

Signature of Presenter / Date: 07/01/2022

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
JYOTSNARANI SAHOO		 315032070		07-Jan-2022
JYOTIRANJAN BEHURIA MANAGIGING DIRECTOR MS JB ASSETS PVT LTD		 243017652		07-Jan-2022

Identified by **PRAKASH CHANDRA SAHOO** Son/Wife of **N/A** of **BBSR, DIST - KHURDA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
PRAKASH CHANDRA SAHOO		 42149486	Prakash chandra Sahoo	07-Jan-2022

Date: 07/01/2022

Signature of Registering officer

Endorsement of certificate of registration under section 60

Development Authority/ Bhubaneswar Muncipal Corporation or any other authority and for the said purpose sign and submit all the affidavits, indemnity bonds and all such application forms and also deposit the required fees before such Development Authority or Municipal Corporation also sign and submit the said plan before the fire brigade or any such office or authority as and when required and obtain approval of the said plan in respect of the residential apartment building on the schedule property for me and on my behalf.

3. To obtain no objection certificate (N.O.C.) or completion certificate from different authorities such as Airport, Ground water, P.W.D., Irrigation, Drainage, municipality or any other authorities for development purpose of construction of apartment building over the schedule property for me and on my behalf.

4. To appear before any semi-Govt. or Govt. offices, Govt. undertakings and also in the GRIDCO, CESU, TPCODL or any other electrical department and file necessary applications and obtain electrical connections to the proposed residential apartment on the schedule property and also appear before PHD/any other concerned department for the water and sewerage connections and sign and submit all such documents to take such connections over the schedule property and for the purpose sign and submit all such documents before any such authority for such construction of building and construction materials for the proposed residential

For JB Assets (P) Ltd.
Managing Director

Prakash chandra Sahoo
Bidhubhusan Rath

Print Endorsement

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

Book Number : 1 || Volume Number : 5

Document Number : 11132200282

For the year : 2022

Seal :

Date: 07/01/2022

Print

Signature of Registering officer

building/apartment over the schedule property for me and on my behalf

5. To make construction work of the proposed residential apartment building over the schedule of property as per plan approved by the Bhubaneswar Development authority (BDA) or Bhubaneswar municipal corporation (BMC) and for the purpose engage engineers, contractors, architects and appoint skilled and unskilled laborers and do all other things, acts, documents, applications, deposits to complete the construction work of the proposed residential apartment/ building over the schedule property for me and on my behalf.

6. To advertise and make publicity for the sale of proposed residential flat/building over the schedule property and for that purpose give advertisement in the electronic media, network, daily newspapers or any other communication of advertisement for sale of proposed unit/flats of the builder/Developer over the schedule property at their cost.

7. To receive advance, booking amount from the intending buyers of the flats over the schedule property and for that purpose issue them receipts, allotment letters and enter into agreement for sale of residential apartment building over the schedule property with such intending buyers for me and on my behalf.

For JB Assets (P) Ltd.
Managing Director

Prakash chandra Sahoo
Bidhubhusan Singh

8. To sign and submit all such documents with intending buyers in order to obtain housing finance in favour of the intending buyers, authorize execute necessary documents with such financial institution in favour of the intending buyers of such flat and apartment at their cost and liability in respect of the schedule property for me and on my behalf.

9. To sale all the flats along with un-divided land area (**58%** supper Constructed Area under the base FAR-2 (Two) and **98%** supper Constructed Area above the base FAR-2 (Two) fallen in to the share of **Second Party/Promoter** and execute registered sale deed before the competent authority and appropriate the sale consideration amount in which the first party shall not have any claim over the proposed residential apartment/building over the schedule property in favour of the intending buyers and handover the physical possession for me and on my behalf in respect of the schedule property and for that purpose purchase stamp papers, prepare, sign, and submit all such deed of conveyance, deed of transfer and sale deed in the concerned Sub-registrar, office and admit execution thereof in respect of the constructed area/land of the schedule property and give deliver of the possession of the same to the intending buyers of such flats of the proposed residential apartment/building of the schedule property for me and on my behalf.

For JB Assets (P) Ltd.

Managing Director

Prakash chandra Sahoo

Bidhubhushan Pradhan

OFFICE OF THE SUB-REGISTRAR, KHANDAGIRI

10. To mortgage **except the 42%** supper Constructed Area under the base FAR Two and **2%** supper Constructed Area above the base FAR-2 (Two) of the **First party/Land owner** over the schedule property with any bank or financial institution for obtaining project loan or for authorizing the prospective purchasers to obtain loan and sign, execute and register any documents for that purpose without referring the same to me.

11. To appear in proceedings or suits in any court of law in respect of the schedule property if arises and for the purpose engage advocates, moharirs in such suit, proceedings in an court of law or in any other office of profit and sign vakalatnama, affidavits and submit all such suits, plaints, counters, rejoinder, writ petitions, revisions, compromise petition in such court of law or in any office or court without my consent in respect of the schedule property.

12. To do/perform all other acts, applications and document in respect of the schedule property starting from the present position till the complication of the building over it and sale the flats to the intending customers and give delivery of possession under the joint development agreement or Modified joint development agreement with share allocation which has not been specifically mentioned in this deed of Power of Attorney shall be deemed to have been done by me and same shall be binding on me with full force and effect.

For JB Assets (P) Ltd.
Managing Director

Prakash chandra Sahoo
Bidhubhushan Rujha

OFFICE OF THE SUB-REGISTRAR, KHANDAGIRI

13. To deposit any tax such as GST or other tax to the authorities for me or on my behalf in respect of the schedule property.

14. That, all the above mentioned acts, deeds and things to be done by my Attorney or caused to be done by my attorney holder shall be deemed to have been done/accepted and shall be binding on me with full force and effect.

15. And I hereby agree to ratify and confirm all and whatever other act or acts of my said attorney who shall lawfully do, execute or perform in connection with the development and sale of said property under and by virtue of this deed notwithstanding any express power hereunder provided.

For JB Assets (P) Ltd.
Managing Director

Schedule of property

District-Khurda, Tahasil-Bhubaneswar, Thana- Bhubaneswar, Thana No-15, **Mouza-Bijipur, Khata No-238/89** (Two Hundred Thirty Eighty by Eighty Nine) **Plot No-404/972** (Four Hundred Four by Nine Hundred Seventy Two) **Land area A0.290 decimal** (Two Hundred Ninety decimal), Full Plot, Kisam- Biali Do Fasali.

Boundary of the Plot:-

North;- 40' wide rood.

South:-Sita Behera & Another

East;-Government.

West;-Brajamohan Nayak

Prakash chandra Sahoo

Bidhubhushan Ranjan

OF THE SUB-REGISTRAR, KHANDAGIRI

IN WITNESSES WHEREOF, I, the executant with my free consent and sound mind without any pressure in whatsoever hereby execute this Power of Attorney in favour of my attorney holder on this 07th day of January 2022 at Bhubaneswar.

WITNESSES :

1. Prakash chandra Sahoo
S/o - Baman charan Sahoo
AT/PO - Ghatikia
dist - Khurda
PIN - 751003

Signature of Executant.

2. Bidhubhushan Rujna
S/o - V Ramanath Rujna
Plot-No - XI-6/178
IRC Vihar, BBSR-15

I, Er. Jyotiranjan Behuria, Managing Director of M/S-JB ASSETS (P) LTD accept this Power of Attorney.

Signature of the Attorney Holder.
For JB Assets (P) Ltd.
Managing Director

Drafted and typed to my dictations as per the instructions of my above named client who after being read over and explained, understood the contents of the same and signed this document in my presence.

07.01.22

Advocate, Bhubaneswar.

SCAN COMPLETE

12/10/22