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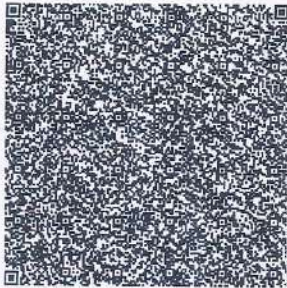


सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Odisha**

**e-Stamp**

Certificate No. : IN-OD00219103732402Q  
Certificate Issued Date : 15-May-2018 11:57 AM  
Account Reference : SHCIL (FI)/ odshcil01/ BHUBANESWAR/ OD-KRD  
Unique Doc. Reference : SUBIN-ODODSHCIL0100239483694747Q  
Purchased by : HARSHPRIYA CONSTRUCTIONS PVT LTD  
Description of Document : Article IA-48 Power of Attorney Deed  
Property Description : MOUZA-BARAMUNDA, KHATA-813/1718, PLOT-1148, AREA AC.0.188 DEC  
Consideration Price (Rs.) : 1,73,71,200  
(One Crore Seventy Three Lakh Seventy One Thousand Two Hundred only)  
First Party : RAMESH CHANDRA KHUNTIA AND OTHERS  
Second Party : HARSHPRIYA CONSTRUCTIONS PVT LTD  
Stamp Duty Paid By : HARSHPRIYA CONSTRUCTIONS PVT LTD  
Stamp Duty Amount (Rs.) : 8,68,660  
(Eight Lakh Sixty Eight Thousand Six Hundred And Sixty only)



Please write or type below this line

chetan kumar bisainah

Ramesh ch khuntia  
ରାମେଶ ଚନ୍ଦ୍ର ଖୁନ୍ତୀଆ  
Ramesh chandra khuntia  
Subrae khuntia  
Renukala khuntia  
Deepak M. Khuntia  
Purnabinda khuntia

UP 0003901391













S/Os  
Remulbala  
Khuntia



S/Os  
Deepak Kumar  
Khuntia

Remulbala Khuntia Deepak Ky. Khuntia.

- 1 Remesh Ch. Khuntia
- 2 691018 03 07/21
- 3-Rahasa Chandra Khuntia
- 4 Subhas Khuntia
- 5 Remulbala Khuntia
- 6 Deepak Ky. Khuntia
- 7 Pranabinda Khuntia

Khuntia (daughter) inherited the share of said deceased Ullash Chandra Khuntia by way of inheritance. And thereafter, the concerned Tahasildar have issued correction ROR bearing Khata No.813/1718, Plot No-1148 , Kisam- Gharabari in the names of the above named executants (excluding executants No.7) vide OLR 8(A) Case No-6882/08.

Subsequently, one of the above said co-share holder namely Sri Rahasa Chandra Khuntia (**Executant No.3**), S/O-Late Apari Khuntia filed a compromise petition as a Plaintiff, leaving behind the other co-share holders (**Executant No.1,2,4,5 & 6**) including **Executants No.7** as defendants in the court of Honorable Civil Judge Senior Division, Bhubaneswar bearing Civil Suit No-2841/2016. The honorable Court have accepted the compromise petition and ordered for decree of the suit in terms of compromise petition vide court order dt.04.03.2017. And as per the said compromise petition, decreed by the Hon'ble Court, the above land i.e Plot No-1148, area Ac0.188 decimals was declared as a common property of the party of the executants, having 1/5<sup>th</sup> share each, in favour of executant No.1 to 4 and jointly 1/5<sup>th</sup> share in favour of executant No.5 to 7. It is pertinent to mentioned here that two

For Harshniya Constructions Pvt. Ltd.

Chetan Kumar Torainwal

Director

Premoj Kumar Mallik

Premwollano Baner





L7106  
Purnabinda  
Khuntia

L7106  
Chetan  
Kumar  
Tiraiwalah

- 1. Purnabinda Khuntia
- 2. Chetan Kumar Tiraiwalah
- 3. Rakasa Chandra Khuntia
- 4. Sushas Khuntia
- 5. Remu Lala Khuntia
- 6. Deepak K. Khuntia
- 7. Purnabinda Khuntia

Purnabinda Khuntia

married daughters of the deceased recorded tenant Apari Khuntia and Sundari Khuntia, namely Smt. Bilasini Khuntia @ Sahoo and Smt. Harasa Khuntia @ Sahoo have relinquished their right, title and interest over the above schedule land.

**AND WHEREAS** from the above recitals, it is clear that the flow of title and decreed order of the Hon'ble Court, in respect of the land set out in the above said paragraphs manifests that the ~~Party of the executants~~ are having every right, title and interest over an area of Ac.0.188 decimals (full Plot). Since then the executants were/are possessing the schedule property and having every right, title and interest thereover and also exercising various acts of ownership over the same.

**AND WHEREAS** there is a concluded contract between the executants and **M/S. HARSHPRIYA CONSTRUCTIONS PVT. LTD.**, for commercial exploitation of the land in question 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 developer, the executants intend to execute an irrevocable general Power of

For Harshpriya Constructions Pvt. Ltd.  
Chetan Kumar Tiraiwalah

Director

Promod Kumar Mallik  
Purnodhano Baner



Attorney in favour of **M/s. HARSHPRIYA CONSTRUCTIONS PVT. LTD., REPRESENTED THROUGH ITS DIRECTOR SRI CHETAN KUMAR TEKARIWAL**, aged about 61 years, son of Late Mannal Tekariwal,

Hence, the executants do hereby nominate, appoint and constitute **M/s. HARSHPRIYA CONSTRUCTIONS PVT. LTD.**, a company incorporated under the Companies Act., 1956, having its regd. office at 542, Saheed Nagar, Bhubaneswar, Dist.-Khurda (Odisha), represented by its Director, **SRI CHETAN KUMAR TEKARIWAL**, aged about 61 years, son of Late Mannal Tekariwal, as our 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 submit applications affidavit, indemnity bond, rent receipts etc. along with the other requirements as well as complete other formalities prescribed by the Authorities, in this regard.
- 2) To amalgamate and/or join/include/merge our share along with our co-sharer's share in the land to other adjoining plots/land to make it a larger project and/or to make it a part of a larger project and to get the building plans including revised plans prepared through qualified Architects and to submit the same before the Bhubaneswar Development Authority/BMC/Any other Departments or Agencies for sanction approval and subsequent modification and/or revision of such plan or plans.
- 3) To appear and represent us 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/commercial complex.

- 1 Remesh Ch Khuntia
- 2 ଶ୍ରୀମତୀ ସୁମିତ୍ରା କୁମ୍ଭିଆ
- 3 Rakasa Chandra Khuntia
- 4 Sumit Khuntia
- 5 Remu Beala Khuntia
- 6 Deepan K. Khuntia
- 7 Purnabinda Khuntia

For Harshpriya Constructions Pvt. Ltd.  
 ✓ Chetan Kumar Tekariwal  
 Director

Premod Kumar Mallik  
 Purnabinda Khuntia



**Endorsement of the certificate of admissibility**

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1399, Schedule I-A No. 43(g) Fees Paid : A18(iii) & A(1)-347714 ,, User Charges-265 /Total 347979

Date: 15-05-2018

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 10:30 AM and 2:30 PM on the **15-05-2018** by **RAMESH CHANDRA KHUNTIA**, son/wife of **LATE APARYI KHUNTIA**, of **AT - BARAMUNDA, PO - BARAMUNDA, PS - KHANDAGIR, BBSR, DIST -KHURDA** . by caste **General** . profession **2%** and finger prints affixed



Signature of Presenter Date: 15-05-2018

Signature of Registering officer

**Endorsement under section 58**

	Photo	Thumb Impression	Signature	Date of Admission of Execution
RAMESH CHANDRA KHUNTIA		 312506690		15-May-2018
KAILASH CHANDRA KHUNTIA				15-May-2018



- 4) 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.
- 5) To apply for and obtain electricity, water, sewerage, drainage or other connections or any other utility / facility / amenities to the said 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.
- 6) To receive from the intending buyers any earnest money advance or advances and also the balance of the consideration money and to grant the receipt for the same in their own name at their own risk.
- 7) To deal with and dispose of the proportionate impartible undivided share in the land in question as well as the saleable super built up area in the proposed Housing Complex or vacant land to any intending purchaser.
- 8) To enter into any agreements, with the intending purchasers regarding transfer of Flats / Units by way of absolute sale 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.
- 9) To appear before any income Tax, Wealth Tax, Sales Tax /GST or such other authorities and before any court of law tribunal committee and/or commissioner pertaining labour of staff matters or otherwise and to answer and offer explanations to any question arising out of such proceeding before them and to engage counsels(s) verify and submit statements and other records and papers before them and prefer appeals or revisions and make applications or petition before any such or other authorities as may be necessary.

- 1 Ramen Ch Khuntia
- 2 6/1/19 88 2/2/21
- 3 - Rakasa Chandra Khuntia
- 4 Bussas Khuntia
- 5 Remu leela Khuntia
- 6 Deepak Kh. Khuntia
- 7 Pranabinda Khuntia

For Harshpriya Constructions Pvt. Ltd.

Chetan Kumar Jainwal

Director

Pranod Kumar Mallik  
 pernodkumarbanerjee



				
		312506694		
RAHASA CHANDRA KHUNTIA			Rahasa Chandra Khuntia	15-May-2018
		312506696		
SUBHAS KHUNTIA ALIAS SUBASH CHANDRA KHUNTIA			Subhas Khuntia Alias Subash Chandra Khuntia	15-May-2018
		312506697		
			Subhas Khuntia	15-May-2018
		312506698		
			Subhas Khuntia	15-May-2018
		312506699		
PURNABINDA KHUNTIA			Purnabinda Khuntia	15-May-2018
		312506704		
CHITAN KUMAR KHUNTIA				15-May-2018





- 10) To insert advertisements in any local and national daily News Papers offering for sale of Flats / Units in the proposed building complex of the total Super built up areas / flats / commercial units at its cost and expenses.
- 11) To take all steps in any legal proceedings and/or litigations that may arise during the period of construction including engaging any Advocate / Solicitor.
- 12) To apply to Courts and / or any Office for copies of any documents and papers.
- 13) To apply for inspection and / or to inspect the judicial/revenue records.
- 14) 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.
- 15) To appear before any Registrar of Assurances, other Officer(s), Authority/ies having jurisdiction to entertain and receive the conveyance for registration and execute and register sale deeds, conveyances, instruments transferring Flats / Units together with proportionate impartible undivided share in the land in favour of intending owners of such Units of carpet/Super built up area together with proportionate interest in the land in question as enjoined by the law in force.
- 16) 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.
- 17) 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 Flats / Units, together with proportionate impartible undivided share in the land in favour of intending owners of the Units / Flats in the project and deliver the possession of the said flat/commercial units in favour of the owners of those transferred.

- 1 Ramakrishna Khuntia
- 2 G. Prasad Singh
- 3 Rohasa Chandra Khuntia
- 4 Subhas Khuntia
- 5 Remu Koda Khuntia
- 6 Deepak Kh. Khuntia
- 7 Purnabinda Khuntia

For Harshniya Constructions Pvt. Ltd.  
 Chetan Kumar Faraiwal  
 Director

Premod Kumar Mallick  
 Purnottaro Barin



HARSHPRIYA  
CONSTRUCTIONS  
PVT LTD



241385930

*Pranav Kumar*

Identified by **PRAMOD KUMAR MALICK** Son/Wife of **N/A** of **BBSR, DIST - KHURDA** by profession **Advocate**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
PRAMOD KUMAR MALICK			<i>Pranav Kumar Mallick</i>	15-May-2018

40808370

Date: 15-05-2018

Signature of Registering officer

Endorsement of certificate of registration under section 60

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

Book Number : 11 | Volume Number : 82

Document Number : 1131804105

For the year : 2018



Signature of Registering officer



- 18) To mortgage commercial/residential built up space together with proportionate impartible undivided interest on the land in the project before any bank or financial institution to avail finance except 45% of our share allotted in the project.
- 19) To offer on lease/rent built up commercial/residential units/spaces including proportionate undivided interest on the said land in the project except our 45% share of built up/carpet space allotted in the project.
- 20) To purchase additional FAR i.e above 2 FAR on payment of cost on our behalf from BDA/BMC.

- 1 Ramenah ch Khuntia
- 2 6 ଅମିତା ଓ ଅମିତା
- 3 - Rabasa Chandra Khuntia
- 4 Bussas Khuntia
- 5 Remu Bala Khuntia
- 6 Deepak Kh. Khuntia
- 7 Puernabinda Khuntia

AND GENERALLY to do all acts, deeds, and things by virtue of the delegation and conferment of authority hereunder, as may be required, for Pand on our 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 We hereby delivered the possession of our land in favour of our attorney holder on the day of execution of this deed.

For Harshpriya Constructions Pvt. Ltd.  
Chetan Kumar Mishra  
Director

AND, We hereby agree and undertake that all acts, deeds and things lawfully done by our said Attorney shall be construed as acts, deeds and things lawfully done by us and we undertake to ratify and confirm all what-so-ever our said Attorney shall lawfully do or cause to be done for and on our behalf by virtue of the powers, rights and authorities delegated, and hereby vested.

Promod Kumar Mishra  
Purnabinda Khuntia

**SCHEDULE OF LAND**

Dist.-Khurda, Tahasil : Bhubaneswar, under the Jurisdiction of Sub Registrar Khandagiri, Mouza- **BARAMUNDA**, Khata No-**813/1718** and Plot No-**1148** consisting an area of **Ac.0.188 decimals** (full Plot) Kisam- Gharabari, marked in red colour sketch map attached herewith.



**Bounded by**

- North** : Plot No-1147 & 2198
- South** : Plot No-1132 & 1131
- East** : Plot No-1149 & 1151
- West** : Plot No-1137

The valuation of schedule land as per bench mark valuation is Rs.1,73,71,200/- (Rupees one crore seventy three lakhs seventy one thousand two hundred) only and accordingly applicable stamp duty and registration fees hereby paid.

**IN WITNESS WHEREOF**, We the Executants have executed this Power of Attorney on this the 15<sup>th</sup> day of May, 2018 (Two thousand eighteen) in presence of the Witnesses named below:-

**WITNESSES:-**

1. Pramod Kumar Malhotra  
Adv BBSR.

- 1 Ramesh Ch Khuntia 15/05/18
- 2 सुविमल शर्मा 15/05/18
- 3 - Rakasa Chandra Khuntia 15/05/18
- 4 Subhas Khuntia 15/05/18
- 5 Renu Beala Khuntia 15/05/18
- 6 Deepak Kh. Khuntia 15/05/18
- 7 Purnabinda Khuntia 15/05/18

2. Purusottam Banerjee  
ed House No.001, Gauri Garden  
Phase-2, Old Town,  
BBSR-2

SIGNATURE OF  
EXECUTANTS/PRINCIPALS

For Harshpriya Constructions Pvt. Ltd.  
Chetan Kumar Furcivala 15/05/18  
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/their vernacular language, they put their signature in presence of the witnesses before me.

15.5.18  
Advocate, BBSR





Registered & True Copy filed  
n..... Book No. 1.....  
Volume No. 82.....  
Pages from..... to.....  
Being No. 1113/854/95  
Year.. 2018

Registering Officer, Khondair



