

INDIA NON JUDICIAL

Government of Odisha

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-OD00307383642850Q

22-Sep-2018 12:13 PM

SHCIL (FI)/ odshcil01/ BERHAMPUR/ OD-GJM

SUBIN-ODODSHCIL0100351213942458Q

VIVEKANANDA LAND AND BUILDING PVT LTD MD.B.

Article IA-48 Power of Attorney Deed

MOUZA-PANAKALAPALLI

1.54,00,000

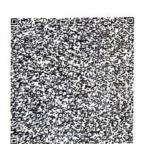
(One Crore Fifty Four Lakh only)

ANARASI TRIPATI PATRO AND OTHERS

VIVEKANANDA LAND AND BUILDING PVT LTD MD B PATNAIK

VIVEKANANDA LAND AND BUILDING PVT LTD MD B PATNAIK

(Seven Lakh Seventy Thousand only)



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

Anaso Topas Patro A. Jangga some petro A. Jagaljil Patro

Sub-Registrar Berhampur-I, Ganjam Belita lide

Q 0007066632

Statutory Alert:

The authenticity of this Stemp Certificate should be verified at ...www.shc/sstamp.com . Any discrepancy in the details on this Certificate and as available on the website renders it invalid.

The onus of checking the liquitimacy is on the users of the cartificate in case of any discrepancy please inform the Competent Authority.

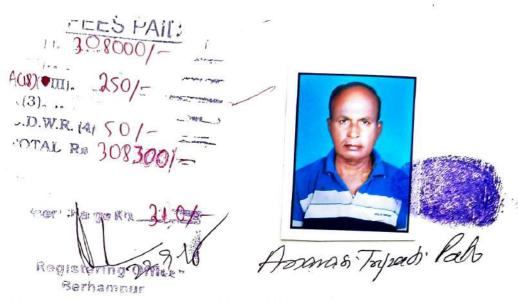
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Tanading Director
and Tand & Building (P) Ltd.
A. J. Colony, Kanapali, Berhampur-750004







GENERAL POWER OF ATTORNEY

1. NAME AND ADDRESS OF EXECUTANT'S:-

1). Mr. Anarasi Tripati Patro, aged about 68 yrs, S/o. Late Anarasi Sundarababu Patro, 2). Smt. Anarasi Jangyaseni Patro, aged about 62 yrs, W/o. Sri Anarasi Tripati Patro, both are Kalinga Vysya by Caste, Business by Profession, resident of Ankuli, Industrial Estate Square, Po: Lanjipalli, Ps.: B.N.Pur, Tahasil: Brahmapur, Dist. Ganjam. PIN No.760008, Cell No.8328981096.

Signature of Executant's

Signature of Claimant

1. Amarasi Tripudi Patro 2. A Jangya senie pertro 3. A Jagaljil Patro

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3). Sri Anarasi Jagatjit Patro, aged about 36 yrs, S/o.Anarasi Tripati Patro, Service by profession, Kalinga Vysya by caste, residing at C/o. Flat No.B-201, Shanti Kunj, Plot No.-9, Sector-19, Navi Mumbai, Landmark- Vista Corner, PO & PS:JCI Kamothe, Tahasil: Panvel, in the District of Raigarh, Maharastra. PIN No.- 410206, Cell No.9930382787.

Hereinafter referred to as the "OWNER", or the party of the First part, with present of legal heirs signed below which expression shall unless excluded by or repugnant to the subject or context would mean and include their heirs, legal representatives, executors, assigns and administrators of One part.

Under it is repugnant to the context, the expression "Owner and Developer shall include their respective heirs, executors, attorneys, legatees, administrators and all persons claiming through each of them.

All are resident of Industrial Estate Square, Ankuli Main Road, Brahmapur Town, P.S. Baidyanathpur, under Brahmapur Tahasil in the District of Ganjam, Odisha, hereinafter called the " Principal/ Executant's"

Signature of Executant's

1. Amarais. Trypad Rahi 2. A. Jangga seari partro 3. A. Jagal II Patro

Signature of Claimant

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Managing Director
Vivekananda Land & Building (P) Ltd.
V.I.P. Colony, Kamapalli, Berhampur-760004

2. NAME AND ADDRESS OF CLAIMANT:-

VIVEKANANDA Land & Building (P) Ltd. a Company incorporated with Company Act, 1956 having its registered office at V.I.P. Colony, Kamapalli of Berhampur Town, represented by its Managing Director Sri Bichitra Patnaik, aged about 55 yrs, Son of Late Jogendra Patnaik, Karan by caste, Profession by Business and resident of Godavarish Nagar-3rd lane, of Brahmapur Town, PO:Berhampur, Ps.: Baidyanathpur, under Brahmapur Tahasil in the District Ganjam, Odisha, Mobile No.9437063589 hereinafter referred to as the Developer and called the "ATTORNEY".

- 3. NATURE OF DOCUMENT :- General Power of Attorney.
- **4. DATE OF EXECUTION:-** 19/09/2018 (Nineteenth day of September, Two Thousand Eighteen)
- DESCRIPTION OF PROPERTY:- Land measuring Ac.0.308 (Three Hundred Eight) Decimals, of Village & Mouza Panakalapalli which is more-fully described in the Scheduled Para-III below.

1. Amos Tyras Laho 2. A. Jagaljil Patro 3. A. Jagaljil Patro Signature of Claimant

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(II) WHEREAS the principal are the absolute owners of the property morefully described in the schedule below of this Deed.

WHEREAS the principal are intending to make construction i.e. multistoried residential and commercial apartment on the said site and.

WHEREAS the Attorney is the builder doing the business of construction of multistoried flats and.

WHEREAS the Principal requested the Attorney for construction of such multistoried flats on the said site morefully described in the Scheduled hereunder.

WHEREAS the attorney has agreed to undertake such construction of the multistoried residential apartment on the site of the Executant(s).

WHEREAS the Executants delivered possession of their site to the Attorney and allowed him to undertake the construction work as agreed upon in the shape of a construction Agreement on 25th February, 2018. Between the Executants and the Aftorney wherein the Attorney is allotted 50% share of the land out of the total extent of land Ac.0.308 decimals. and the construction of the multistoried residential/commercial apartment including parking space as per the approved layout plan from B.D.A. vide Lr. No.1628 dtd. 11.05.2017, Berhampur and also to set apart 50% share

Signature of Executant's

Signature of Claimant

1. Amarons Tarjero Patro 2. A. Jangga soni patro 3. A. Jagaljil Patro

of land and such construction proportionately on all sides and floors as indicated shown in plan attached hereto for the benefit of the Principals retaining their 50% share of the constructed portion of the land including stilt floor and 50% for the benefit of the attorney including stilt floor who actually invested his funds for the entire project and shall further invest towards construction for complete the project.

AND

WHEREAS the said proportion of 50% share land and construction part along with parking belonging to Executants and the 50% share land and construction part along with parking belonging to the Attorney of the constructed portions of the Building shown in the plan appended hereto on mutual consent after the approval of the layout plan by B.D.A. and

WHEREAS the Executants delivered possession of the site for immediate execution of the proposed construction work and

WHEREAS it is felt necessary to execute this power of attorney authorizing the attorney to enter into agreement with intending purchasers, prices and to arrange financial assistance to prospective purchaser and receive advance from them for the Flats allotted to the Attorney i.e. Flats of the Western side / Block vide its

Signature of Executant's

Signature of Claimant

1. Amaras Topas Relli 2. A Fongyar serie patro 3. A. Tagaljil Patro

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- Ground Floor Flat Nos. 105, 106,107 & 108. i).
- ii). 1st floor - Flat Nos. 205, 206,207 & 208.
- 2nd Floor- Flat Nos. 305, 306,307 & 308. iii).
- 3rd Floor Flat Nos. 405, 406,407 & 408. iv)

for construction of Flats on the site belonging to the Executants as the Attorney would make the proposed construction at their own cost on the site of the Executants with approved quality work regarding the nature of construction.

KNOW ALL MEN by these presents the Executants herein do hereby appoint and retain as their attorney to do or cause to do all or any of the following acts and deeds in our name and on our behalf.

- 1. To make the entire construction of the multistoried residential/commercial apartment on the same site at his own cost.
- To receive advances and sale consideration amount for his 50% of 2. share i.e. the Flats allotted to the Attorney as mentioned above made by the prospective purchasers for purchase of said /flats as per the plan and payment scheduled made by the attorney and the attorney / Developer is responsible to declare the statement of account and to pay the tax as applicable to the concerned I.T. Department in time and the Executants is no way responsible for any account and tax towards Sale proceedings made by the Attorney /Developer of his 50% share.

Signature of Executant's

1. Amoras Tropasilalio 2. A. Jangga senipatino 3. A. Jagaljil Patro

Signature of Claimant

- To do all other acts that are necessary for affecting the transfer of 3. the title of the flats sold to the intending purchasers by the attorney shall also deliver possession of their 50% share as mentioned in the Scheduled.
- To arrange, execution and registration of sale of 50% of his share 4. of land and construction of the building and set apart 50% share of the land with constructed building for the benefit of the Executants.
- The attorney is having the right to construct the residential and 5. commercial complex and complete the construction as per the approved plan. The attorney may mortgage his 50% share of property as described in the schedule and shown in the attached plan for getting finance from any Nationalized Bank or financial institutions like LIC, GIC etc. he can also secure loans from the intending purchasers under his guarantee covenanted herein.
- After due execution of sale deeds by Attorney to present the said 6. sale deed or deeds to the concerned Registering Officer for registration and to do all other acts and deeds that are required under the law of Registration.

Signature of Executant's

1. Anaras Topus Boto 2. A. Jagaljil Patro 3. A. Jagaljil Patro

Signature of Claimant

melita lahr -Viveliananda Lana S. Roil - 5 (* - 12 V.I.P. Colony, Kamapalil, Escheropa - 3004

- 7. To allow the Attorney to do registration or any other deed or deeds such as rectification and agreements etc. for his 50% share and also can present them for registration, if so required and receive the consideration money of Attorney's share in respect of such documents or documents as a the case may be and also to appear in all the courts either civil or criminal and in all officials of Government in case of any dispute that may arise in respect of the said property indicated in the Scheduled and do all the needful in our beneficial interest.
- The owner shall remain duty bound to execute the title document or any necessary document in favour of the Developer or his Nominee in respect of the 50% portion from the Western side of Superstructure falling in the share of the Developer. Undivided share in the project land and enjoined in the Odisha Apartment Ownership Act, 1982 and the Rules framed there under without demanding for any money with respect to the Builder's share in the constructed building.
- To do generally all the lawful acts that are necessary for the compliance to the terms and conditions of the earlier agreement that was entered into by the Executants(s) with the attorney referred to as the builders, developers in the said agreement and the Executants(s) undertake to ratify and confirm all and whatsoever that our said attorney lawful'do or cause to be done for us executed or performed in connection with the sale of the flats of the building by virtue of this power hereby given.

Signature of Executant's

1. Anarasi Tripuds Rahv 2. A. Jagaljil Patro 3. A. Jagaljil Patro

Signature of Claimant

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- 10. To allow the Executants to a proportionate 50% of their share land and construction part along with parking and the sale proceeds of the building portions set apart of the Executants, on usual consent will go to Executants.
- 11. To allow the attorney to a proportionate 50% of share land and construction part along with parking for sale proceeds of the building set apart for attorney.
- 12. A Xerox copy of each of the Sale Deed made by the Attorney in favour of the purchasers soon after registration to be given to Executants for their official references.
- 13. That the Executants and the Attorney mutually agreed to appoint their Arbitrator in case of any dispute arose in future. Accordingly the Executants hereby appointed Sri Nanda Kishore Tripathy, Advocate, as their Arbitrator and the Attorney hereby appointed Sri Lalatendu Panigrahy as his Arbitrator.
- It is also abided that necessary Registration as per ORERA shall be 14. made by both the owner and the Builder.

SCHEDULE OF THE PROPORTIONATE SHARE

Total No. of Flat -2 BHK 32 Nos. In each floor Eight numbers of 2 BHK.

Signature of Executant's

Signature of Claimant

1. Assaras Togad Reho 2. A. Janger stoni patro 3. A. Jagal Jit Patro

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OWNER'S PORTION (EASTERN BLOCK):

- Ground Floor Two No. of flats measuring 967 Sq.ft. each and 2 i). Nos. of flat measuring 1137 Sq.ft. each of the Building vide Flat Nos. 101, 102, 103 & 104.
- ii). 1st Floor - Two No. of 2 flats measuring 967 Sq.ft. each and 2 Nos. of flat measuring 1137 Sq.ft. each of the Building vide Flat Nos. 201, 202, 203 & 204.
- 2nd Floor Two No. of 2 flats measuring 967 Sq.ft. each and 2 iii). Nos. of flat measuring 1137 Sq.ft. each of the Building vide Flat Nos. 301, 302, 303 & 304.
- iv). 3rd Floor - Two No. of 2 flats measuring 967 Sq.ft. each and 2 Nos. of flat measuring 1137 Sq.ft. each of the Building vide Flat Nos. 401, 402, 403 & 404. AND

50% of the Parking space in the stilt area. (Eastern side preferable)

BUILDERS PORTION (WESTERN BLOCK):

- Ground Floor Two No. of flats measuring 967 Sq.ft. each and 2 i). Nos. of flat measuring 1137 Sq.ft. each of the Building vide Flat Nos. 105, 106, 107 & 108.
- 1st Floor Two No. of flats measuring 967 Sq.ft. each and 2 ii). Nos. of flat measuring 1137 Sq.ft. each of the Building vide Flat Nos. 205, 206, 207 & 208.
- 2nd Floor Two No. of flats measuring 967 Sq.ft. each and 2 iii). Nos. of flat measuring 1137 Sq.ft. each of the Building vide Flat Nos. 305, 306, 307 & 308.
- 3rd Floor Two No. of flats measuring 967 Sq.ft. each and 2 iv). Nos. of flat measuring 1137 Sq.ft. each of the Building vide Flat Nos. 405, 406, 407 & 408 . AND

50% of the Parking space in the stilt area. (Western side preferable)

Signature	of	Execu	tan	t's	į
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Signature of Claimant

1. Assaras Tajas Rehi 2. A. Jangger somi fection 3. A. Jageljild Patro

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SCHEDULE OF PROPERTY

- 1. That land measuring of an area of Ac.0.308 decimal vide Khata No. 384/740, 384/762, 384/283, 384/284, 384/2654, 384/2080, Plot No.230/1807, 231, 232, 233, 230/1825, 231/1284, 231/1285, 233/1286, 235/1287, 231/2048, 230/2047 and 235/1811 of village & Mouza: Panakalapalli, Thana: Baidyanathpur, Dist: Ganjam.
- That the detail land schedule of these aforementioned Khata Nos. & Plot. Nos. Has been delineated below:

Mouza	Mouza Khata No.		Kissam	Area in Dec.	
l	2	3	4	5	
	384/740	230/1807 231 232	Gharabari Gharabari Gharabari	Ac.0.004 Ac.0.081 Ac.0.030	
	2011-1-	233	Gharabari	Ac.0.011	
	384/762	230/1825	Gharabari	Ac.0.029	
Panakalapalli	384/283	231/1284	Gharabari	Ac.0.041	
	384/284	231/1285 233/1286 235/1287	Gharabari Gharabari Gharabari	Ac.0.038 Ac.0.023 Ac.0.013	
	384/2654	231/2048 230/2047	Gharabari Gharabari	Ac.0.008 Ac.0.025	
	384/2080	235/1811	Gharabari	Ac.0.005	
			All total	Ac.0.308	

Signature of Executant's

1. Amaras Tropas Remo 2. A. Tagaljil Patro 3. A. Jagaljil Patro

Signature of Claimant

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Bounded by:-

East:

Land of Smt. Anusuya Mahapatra

West:

Land of Smt. Anjali Tripathy

South:

Road and Land of Smt. Snehalata Mishra & Others.

North:

Main Road.

IN WITNESSES WHEREOF we hereby execute this Deed of General Power of Attorney out of our own free will after understanding the contents thereof being read over and explained the same in our Vernacular language on this 19th day of September, 2018.

Signature of Executant's

Signature of Claimant

1. Amaras Tayand Pacho 2. A. Famara Seni poetro 3. A. Jagaljil Pato

Achtal Managing Director Vitolenanda Land & Dol Linu (P. Ltd. VIII. Ovleny, Kamapalli, Bakhampur-76004

Witnesses:-

Arasasi Psemotit Patro Slo: A. Tripati Patro Main Road Industrial Estate Beshamps - 760008.

2. Heijanka Panda Dlo-Simanchala Panda Ashdi Ngur-Ust, Kamapalli, Berhanpur, 760004

Mab: 9338015707

Drafted By: Luna Kuman Muhan mu, Ankuli, 12 mm 2/20/19/9/18

RECEIPT UNDER SECTION 52 CLAUSE (B) (Triplicate)

Registration Office; BERHAMPUR-1 Year, 2018 50 Executant Name Presenter Name ANARASITELIPATIPATRO ANARASI TRIPATI PATRO

Application id: 611805793

Book No: 1

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22-Sep-2018

Claimant Name VIVEKANANDA LAND AND BUILDING P.LTD REPRESENTED BY ITS MANAGING DIERCTOR BICHITRA PATNAIK

Total Registration Fees Paid:

A18(iii) & A(1):

Incidental Fee Details

L4

User Charges:

Expected date of return of document: Date: 22-Sep-2018

Signature of the Registering Officer

Terms & Conditions :

The Presenter should deposit this receipt duly signed by him.

Documents other than WILL will be destroyed if not received within 2 years. If the document refused for registration, the registration fee shall be returned.

Date:

Signature of the Receiver

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3	GANJAM	PANAKALA 78	PALLI-	384/2080	235/1811	5Decimal	GHARABARI	0	Not Available	Not Available		
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10	GANJAM	PANAKALA 78	PALLI-	384/2654	230/2047	25Decimal	GHARABARI	0	Not Available	Not Available		
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5	GANJAM	PANAKALA 78	PALLI-	384/2654	231/2048	8Decimal	GHARABAR	0	Not Available	Not Available		
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	Name Father's / Husban					's Nan	ne		Identifier	Address	Pr	ofession
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Name Photo ARASI PREMJIT PATRO					-	Thumb Impression Signature						

