

612301210

40612301202

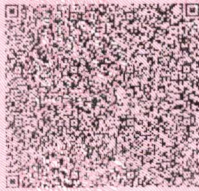


सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Odisha

e-Stamp

Certificate No. : IN-OD05636628148209V  
Certificate Issued Date : 22-Feb-2023 12:42 PM  
Account Reference : SHCIL (FI)/ odshcil01/ BERHAMPUR/ OD-GJM  
Unique Doc. Reference : SUBIN-ODODSHCIL0107828949016884V  
Purchased by : SUBHADRA RATH  
Description of Document : Article IA-48 Power of Attorney Deed  
Property Description : MOUZA-PATHARA  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : SUBHADRA RATH  
Second Party : NANDIGHOSH ESTATES PRIVATE LIMITED  
Stamp Duty Paid By : SUBHADRA RATH  
Stamp Duty Amount (Rs.) : 1,000  
(One Thousand only)



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

Subhadra Rath.

Sub-Registrar  
Berhampur-1

PU

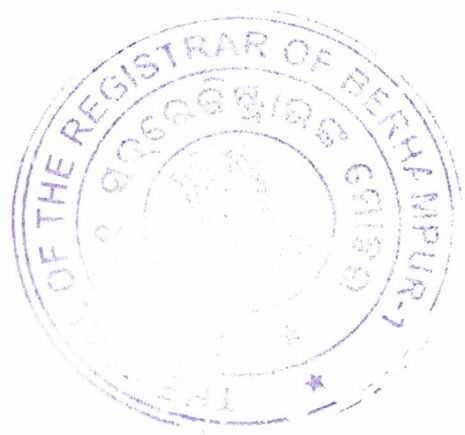
0006508820

Statutory Alert

1. The authenticity of the Stamp Certificate should be verified at [www.shcileta.com](http://www.shcileta.com) or using e-Stamp Mobile App or Stock Printing. Any discrepancy in the details on the Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the user of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



SIGNATURE OF PURCHASER

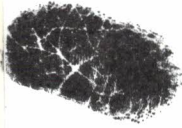


Sub-Registrar  
Berhampur-1

0000208850



Subhadra Rath.



Fees Paid  
 AG (81m) 250/-  
 U.C. 250/-  
 Stamp. 108/-  
 Fee 50/-  
 P.S. 60/-

Sub Registrar  
 Berhampur-I



Subhadra Rath

**THIS GENERAL POWER OF ATTORNEY EXECUTED ON THIS THE**  
**21<sup>ST</sup> day of February 2023**

**DR. SUBHADRA RATH**, Aged about 75 years, W/o. Sri Rama Chandra Rath, Brahmin by caste, Retired Mathematics professor from Berhampur University, Aadhar No.491197505770, Pan No.ABGPR7847H, Residing at Digmurty Street, Berhampur, Po: Berhampur, Ps: Berhampur town, in the District of Ganjam, Odisha, Pin – 760001, Ph. No.9861176555.

(Hereinafter referred to as the Owner/Principal), which term of expression shall unless excluded by or repugnant to the subject or context shall deem to mean and include her heirs, successors, legal representatives, executors, administrators and assigns do hereby known as the **EXECUTANT/PRINCIPAL**.

**And**


**Nandighosh Estates Private Limited**, a Private Limited Company incorporated under the Indian Companies Act, 1956 vide certificate of incorporation No.15-05117, Dt.01.12.1997 issued by the Registrar of Companies, Orissa, Cuttack having its Principal Office at Gandhi Nagar, Main Road, Berhampur, Dist. Ganjam (Orissa) represented by its Director – Sri Krishna Chandra Sahani, aged about 59 years, Son of Late Kamaraju Sahani, Aadhar No.532765383397, Dalua by Caste, Residing at Gangadhar Nagar, Berhampur, PO: Berhampur, PS: Bada Bazar, Dist. Ganjam, Odisha, Pin – 760001, Ph. No.9439422222.

(Hereinafter called the "Attorney/Agent"), which expression shall unless repugnant to the subject or context shall mean and include their successors, legal representatives, executors, administrators and assigns **as Attorney/Agent**.

Subhadra Rath.

Dr. Subhadra Rath

Presented for registration at the private  
residence of Subhadra Rath, w/o - Rama Chandra Rath  
At - Digamunty street, PO - Benhampur, PS - Benhampur  
Town, between the hours of 6:00 PM to 7:00 PM on  
22<sup>nd</sup> day of Feb - 2023, by Subhadra Rath, w/o -  
Rama Chandra Rath, retired mathematics professor  
by professional by executant.

Registering Officer  Subhadra Rath -  
(Presented)

Sub-Registrar  
Benhampur-I

Lt. at 77


Subhadra Rath.

Lt. at 78

Sandeep Kumar Patra

Execution is made by above  
Subhadra Rath  
w/o - Rama Chandra Rath  
At - Digamunty street  
PO - Benhampur, PS - Benhampur  
Town, Ganjam (Odisha)

Identified by  
Sandeep Kumar Patra  
S/o - Pratap Ch. Patra  
AT - Radha Krishna Street

(Patra)  
  
Sub-Registrar  
Benhampur-I

**Whereas**, the property morefully described in the schedule hereto is the self acquired property of the first part which she has purchased through three Nos. of registered sale deed bearing Nos.3495/1997, dtd.03.06.1997, duly recorded in book No.1, volume No.2008, from pages 1 to 28 of the office of the Sub-Registrar, Berhampur town, registered sale deed bearing No.5760/1997, dtd.02.12.1997, duly recorded in book No.1, volume No.2065, from pages 241 to 254 of the office of the Sub-Registrar, Berhampur town and registered sale deed bearing No.999/1998, dtd.04.04.1998, duly recorded in book No.1, volume No.2107, from pages 53 to 92 of the office of the Sub-Registrar, Berhampur town . The present R.O.R. stands recorded in the name of the first party which was duly mutated by the Tahasildar under khata No.849/1372 vide misc. case No.18/13 & C.R.P. No.173/12, under khata No.849/1377 vide misc. case No.23/13 & C.R.P. No.178/12, under khata No.849/1374 vide misc. case No.20/13 & C.R.P. No.175/12, under khata No.849/1373 vide misc. case No.19/13 & C.R.P. No.174/12 and under khata No.849/1378 vide misc. case No.24/13 & C.R.P. No.179/12.

**And Whereas**, the Principal has entered into a development agreement on dtd.26/01/2023 which was registered under document No. **10612300769, dtd.04/02/2023** of the office of the Sub-Registrar, Berhampur – I for development of the schedule lands by making it into sub-division of plots at a large extent with M/s. Nandighosh Estates Pvt. Ltd. (the Attorney) and thereby several terms and conditions have been mutually agreed upon by and between both the parties. The layout plan has been approved by the Berhampur Development Authority vide its permission No. 808, dtd.18/07/2022.

**And Whereas**, the aforesaid development agreement determined the proportionate share of each part and both parts have decided to share the saleable area in respect of their specified share. Both parties have clearly made allotment of the layout/Sub-plots in the proportionate sharing ratio as mutually agreed and the said allotment shall be evidenced that the approved layout plot Nos.1, 2, 3, 4, 5, 6, 7 & 8 which are approved by BeDA vide its letter No.808, dtd.18/07/2022 shall allocated towards the principal's share and the approved layout plot Nos. 9, 10, 11, 12, 13 & 14 are the share of the Attorney :

Land owner's share		
Layout plot No.	Approval letter No.	Dimension of the plots
01	808, 18/07/2022	38'.00" x 52'.6"
02	808, 18/07/2022	38'.00" x 52'.6"
03	808, 18/07/2022	38'.00" x 52'.6"
04	808, 18/07/2022	38'.00" x 52'.6"
05	808, 18/07/2022	38'.00" x 52'.6"
06	808, 18/07/2022	38'.00" x 52'.6"
07	808, 18/07/2022	38'.00" x 52'.6"
08	808, 18/07/2022	50'.00" x 52'.6"

*Subhadra Rath.*



### 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)-250 ,L4-50, User Charges-250 ,Total 550

Date: 24/02/2023

Signature of Registering officer

### Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **Sub-Registrar BERHAMPUR-I** between the hours of 10:00 AM and 1:30 PM on the **24/02/2023** by **SUBHADRA RATH**, son/daughter/wife of **RAMA CHANDRA RATH**, of **DIGMURTY STREET, BERHAMPUR, PO-BERHAMPUR, PS-BERHAMPUR TOWN**, by caste **General**, profession **Others** and finger prints affixed.

Signature of Presenter / Date: 24/02/2023

Signature of Registering officer.

### Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SUBHADRA RATH				
NANDIGHOSH ESTATES PRIVATE LIMITED REPRESENTED BY ITS DIRECTOR KRUSHNA CHANDRA SAHANI		 243715491		24-Feb-2023

Identified by **SANDEEP KUMAR PATNAIK** Son/Wife of **PRATAP CH. PATNAIK** of **AT-RADKAKRUSHNA STREET, BERHAMPUR GANJAM** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SANDEEP KUMAR PATNAIK		 42689493		24-Feb-2023

Date: 24/02/2023

### Endorsement of certificate of registration under section 60

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

Book Number : 4 || Volume Number : 25

Document Number : 40612301202

For the year : 2023

Seal :

Date: 24/02/2023

Sub-Registrar  
Berhampur-I

Signature of Registering officer

<b>Promoter's share</b>		
Layout plot No.	Approval letter No.	Dimension of the plots
09	808, 18/07/2022	41'.6" x 52'.6"
10	808, 18/07/2022	38'.00" x 52'.6"
11	808, 18/07/2022	38'.00" x 52'.6"
12	808, 18/07/2022	38'.00" x 52'.6"
13	808, 18/07/2022	38'.00" x 52'.6"
14	808, 18/07/2022	58'.6" x 52'.6"

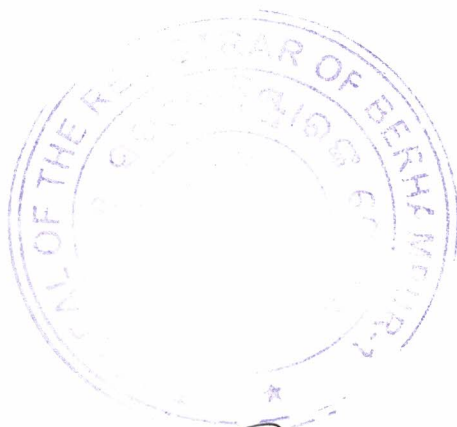
**And Whereas,** the Executant/Principal decided to execute this General Power of Attorney in favour of the promoter M/s. Nandighosh Estates Pvt. Ltd. represented by its Director Sri Krushna Chandra Sahani to enable it to undertake the management, to arrange for development activities and all other relevant jobs for construction over the approved layout plots and to execute necessary sale agreement or sale deeds in favour of the prospective purchasers for the promoter's share only as agreed upon in the agreement signed on 26/01/2023 which was registered under document No. **10612300769, dtd.04/02/2023** of the office of the Sub-Registrar, Berhampur – I between both the parties.

**KNOWN ALL MEN** by theses presents that the Executant/Principal do hereby appoint and retains **M/s. Nandighosh Estates Pvt. Ltd** represented by its Director, Sri Krushna Chandra Sahani as her Attorney to do or cause to be done all or any of the following acts and deeds in her name and her behalf.

- I. To make, sign, execute, file, do or perform all acts, submit applications and other papers, petitions and proceedings whatsoever and matters and things whatsoever with Govt. or other authority as shall or may be required from time to time so as to enable the construction activities upon the schedule property or any part thereof.
- II. To sign, make, file, re-file, amend, withdraw, commence, prosecute and/or settle with or before the Berhampur Development Authority/Berhampur Municipal Corporation and/or any competent authority, ORERA, Tahasil, Block etc or any other body(ies) concerned, any and all applications, affidavits and other papers, documents, and proceedings, whatsoever for or in connection with the assessment of the said property for the construction of the building.
- III. To make all payments and deposits whatsoever as may be necessary for or in connection with any of the purposes aforesaid and to do, make, sign and/or execute all other acts, deeds, documents, matters and things, whatsoever as may be required for the purposes and demands, sue for, collect and receive and give a valid receipt and discharge in respect of any and all refunds or returns or repayments of such payments or deposits or any of them related for construction of the residential building over the schedule property.

*Subhadra Rath.*

Dr. Subhadra Rath



*[Handwritten Signature]*  
Sub-Registrar  
Berhampore



- IV. To appoint Architects, Building Contractors, Advocates and/or other specialist and to make, to sign and/or perform all other acts, deeds, documents, matters and things as shall or may be necessary or required.
- V. To negotiate and agree to and/or enter into Agreement(s) for sale of the property i.e. the land or land & building thereon and to undertake construction of the Building(s) on the said demarcated approved layout plots or any portion thereof with such person(s) or body(ies) and for such consideration and upon such terms and conditions as the constitutes Attorney deem fit and proper for the proposed residential buildings.
- VI. To apply to the TPSODL or any other electricity authority(ies) for the time being concerned therewith for the permanent or temporary connection of power, light and to the concern authorities for water, sewerage, gas and/or any part thereof and in connection therewith to make all deposits that shall or may be necessary and to do all acts, deeds, matters, things, which the owners can do, as fully and effectually as we could do, if personally present.
- VII. To engage advocate or advocates, sign vakalatanama, written statements show causes to defend me and to safeguard my interest with regard to development of the schedule land in civil, criminal or revenue courts of lower, appellate and apex in nature if situation warrants.
- VIII. To negotiate for sale or transfer, let-out, change or encumber the approved layout plots and/or units, commercial spaces comprising in the said property described in the schedule written hereunder or any part or portion thereof and/or interest therein on the said property and to such persons or with any financial institutions as my constituted Lawful Attorney at their sole discretion may deem fit and expedient to the extent of the promoter's share only.
- IX. To present for registration, all papers, documents, deeds, contracts agreements, applications, declarations, undertakings and other documents in connection with sale and transfer of the promoter's share constructed by the promoter upon the schedule lands or on the total built up area or any part thereof or any interest therein.
- X. To enter into, modify, rectify, cancel, alter, draw, approve, present for registration, all papers, documents, deeds, contracts agreements, applications, declarations, undertakings, agreement for sale and other documents in connection with sale and transfer of the builder/developers share of the land and or building constructed by the Developer upon the said lands or any part thereof or any interest therein and/or any building(s) that may in future be constructed thereon or any part or portion thereof in pursuance of the permission legally granted.
- XI. That, my Attorney is also competent and authorized to invest money out of its own fund or funds collected from the prospective purchasers for the aforesaid proposed construction of the building on floor space basis.

*Subhadra Rath.*



  
Sut Registrar  
Berhampur-1

- XII. To appear before any Notary Public, Registrar of Assurances, District Registrar and Sub-Registrars of Assurances, Magistrate and other Officer(s), Authority(ies) having jurisdiction and to acknowledge and present for registration before the Registrar or Sub-Registrar, have registered and do and present all deeds, documents, instruments and writings executed, sign by virtue of these Registered Powers herein conferred to the extent of the promoter's share only.
- XIII. That, my constituted Attorney is quite competent and empowered to make all types of negotiations with the intending purchasers for the promoter's share for and on my behalf and give effectual receipts and discharge for all money(ies) received by our Registered Power of Attorney as payment for the promoter's share and by virtue hereof which receipts and/or discharge shall fully exonerate the person so paying.
- XIV. That, my constituted Attorney is also competent and empowered to fix the price or prices of the units that would be raised over the plots as enumerated in the schedule property and is also empowered to sell the promoter's share of those units to different purchasers desiring to purchase the proposed units thereof and in that case my Attorney will be quite competent to execute agreement for sale or Sale Deed and receive the consideration money in respect of the same from its purchasers and my Attorney is quite competent and empowered to make all types of negotiations with the intending purchasers for the promoter's share for and on my behalf.
- XV. To sign all documents for mortgage of the land/units of the promoter's share to be constructed over the said property with any Nationalised Bank or Financial Institutions or any organisations for obtaining loan by the prospective purchasers.
- XVI. To do and carry out all the acts and activities to complete the project work in all respect as envisaged under the development agreement dtd.26/01/2023 which was registered under document No. **10612300769, dtd.04/02/2023** of the office of the Sub-Registrar, Berhampur – I
- XVII. It is hereby specifically stated that the Attorney shall do acts as aforesaid lawfully and such other acts and deeds that are deemed necessary lawfully to effectuate authority in my behalf and to do other acts, deeds, matters and things whatsoever as my said Registered Power of Attorney shall deem fit and incidental and lawful to the exercise of any of the above powers or incidental to the said property and/or construction of the building thereof or the affairs relating thereto. I do hereby ratify and agree to ratify the acts and deeds done lawfully by the Attorney and the deeds and acts done shall be construed as the acts and deeds done by me personally. It may be stated that all expenses met by the Attorney Holder shall be at their cost and acts done shall be at the risk and responsibility of the Attorney and the Principal shall have no responsibility or liability in any manner whatsoever, done by the Attorney Holder for such acts, deeds, covenants etc.

*Subhadra Rath*  
Dr. Subhadra Rath



  
Sub Registrar  
Berhampur

XVIII. This power will be enforce till completion of the project work in all respect and handover of possession by registration of the units in favour of the prospective purchaser.

### **SCHEDULE OF THE PROPERTY**

As per present ROR stands in the name of the 1<sup>st</sup> party :

- i. Land measuring **Ac.0.228 dec (Gharabari)** out of Ac.0.343 dec. covered by Revenue plot No.170/4372 of khata No.849/1372.
- ii. Land measuring **Ac.0.142 dec (Gharabari)** out of Ac.0.167 dec covered by Revenue plot No.173 (Gharabari) of khata No.849/1377.
- iii. Land measuring **Ac.0.050 dec (Gharabari)** out of Ac.0.088 dec covered by Revenue plot No.171/4373/5795 (Gharabari) of khata No.849/1374.
- iv. Land measuring **Ac.0.140 dec (Gharabari)** out of Ac.0.214 dec covered by Revenue plot No.169/5807 (Gharabari) of khata No.849/1373. And
- v. Land measuring **Ac.0.125 dec (Gharabari)** out of Ac.0.172 dec. covered by Revenue plot No.177/5808 (Gharabari) of khata No.849/1378.

**Total Ac.0.685 dec. (Gharabari)** of mouza - Pathara, under Kanishi Tahasil, Gopalpur Police Station within the registration of the Sub-Registrar, Berhampur -I, Dist. Ganjam.

IN WITNESS WHEREOF, we the above named Principal have signed on this General Power of Attorney after read over and explain the same by my scribe in Oriya language which is known to me on this the 21<sup>st</sup> day of February 2023.

For NANDIGHOSH ESTATES PVT.LTD

*[Handwritten Signature]*

Director.

**EXECUTANT/PRINCIPAL**

**ATTORNEY**

WITNESSES

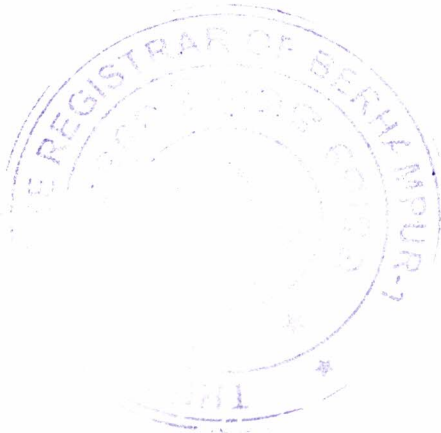
1. Sandeep Kumar Pethu, s/o Sri Pratap Chandra Pethu  
Kedhauishna Street Berhampur. 8763581144  
Achar. 612579191135
2. Jagannath Mohan s/o Krishna Chandra Mohan  
Tulasi Nagar, Berhampur.

Drafted by :

Somantra Saniprati, s/o. late Premananda Saniprati  
Siddhant Nagar - 3rd lane, Berhampur, Ganjam  
9437186455.

*Subhadra Rath.*

Dr. Subhadra Rath



  
Sub Registrar  
Berhampur-1

**RECEIPT UNDER SECTION 52 CLAUSE (B) (TriPLICATE)**

Registration Office : BERHAMPUR-I

Year : 2023

Application id: 612301210

Book No : 4

Executant Name

SUBHADRA RATH

Presenter Name

SUBHADRA RATH

Claimant Name

NANDIGHOSH ESTATES PRIVATE LIMITED  
REPRESENTED BY ITS DIRECTOR KRUSHNA  
CHANDRA SAHANI

Total Registration Fees Paid :

A18(iii) :

Incidental Fee Details

L4

User Charges :

Expected date of return of document :

Date: 24-Feb-2023

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.

550

250

50

250

24-Feb-2023

Date:

Signature of the Receiver

*Debra Chandra Sahani*

Back



## Registered Deed Postal Fee Receipt

### Duplicate Receipt

**Date** : 24-Feb-2023  
**Name** : NANDIGHOSH ESTATES PRIVATE LIMITED  
REPRESENTED BY ITS DIRECTOR KRUSHNA CHANDRA SAHANI  
**Application Id.** : 612301210  
**Head of item** : Postal Fee For Delivery of Registered Deed  
**Registered Deed Delivery Fee** : 60 ( Sixty rupees only )  
**Registered Deed Postal Address** : S/O-LATE KAMARAJU SAHANI,AT-GANGADHAR NAGAR BERHAMPUR,PO-BERHAMPUR,PS-BADA BAZAR

**Date** :24-02-2023

  
Signature and Stamp of Registering Officer






## Registered PoA without Possession Deed

Nature of the Document : POA WITHOUT POSSESSION Volume Number : 25  
 Date of Execution : 24/02/2023 Place of Execution : BERHAMPUR-I  
 Document Number : 40612301202 Registration Date : 24/02/2023

## FIRST PARTY DETAILS

Name	Photo	Thumb Impression	Signature
SUBHADRA RATH	—	—	—




## SECOND PARTY DETAILS

Name	Photo	Thumb Impression	Signature
NANDIGHOSH ESTATES PRIVATE LIMITED REPRESENTED BY ITS DIRECTOR KRUSHNA CHANDRA SAHANI			

## PROPERTY DETAILS

Sl.No.	District	Village/Thana	Khata	Plot	Property Area	Kisam	MarketValue	Sabak Khata No.	Sabak Plot No.				
2	GANJAM	PATHARA-98	849/1378	177/5808	125Decimal	GHARABARI	1875000	Not Available	Not Available				
				East		West		North		South		Property Transaction Details	
				NA		NA		NA		NA		AC 0.125 DEC OUT OF AC 0.172 DEC,	
1	GANJAM	PATHARA-98	849/1373	169/5807	140Decimal	GHARABARI	2100000	Not Available	Not Available				
				East		West		North		South		Property Transaction Details	
				NA		NA		NA		NA		AC 0.140 DEC OUT OF AC 0.214 DEC	
4	GANJAM	PATHARA-98	849/1374	171/4373/5795	50Decimal	GHARABARI	750000	Not Available	Not Available				
				East		West		North		South		Property Transaction Details	
				NA		NA		NA		NA		AC 0.050 DEC OUT OF AC 0.088 DEC	
3	GANJAM	PATHARA-98	849/1377	173	142Decimal	GHARABARI	1846000	Not Available	Not Available				
				East		West		North		South		Property Transaction Details	
				NA		NA		NA		NA		AC 0.142 DEC OUT OF AC 0.167 DEC	
5	GANJAM	PATHARA-98	849/1372	170/4372	228Decimal	GHARABARI	2964000	Not Available	Not Available				
				East		West		North		South		Property Transaction Details	
				NA		NA		NA		NA		AC 0.228 DEC OUT OF AC 0.343 DEC,	

## IDENTIFIER DETAILS

Name	Father's / Husband's Name	Identifier Address	Profession
SANDEEP KUMAR PATNAIK	PRATAP CH. PATNAIK	AT-RADKAKRUSHNA STREET, BERHAMPUR	Others
Name	Photo	Thumb Impression	Signature
SANDEEP KUMAR PATNAIK			

## REMARK DETAILS

Remark

REGD