



RECEIPT UNDER SECTION 52 CLAUSE (B) (Triplicate)

Registration Office : KHURDA(BBSR)

Year : 2019

Application id: 1081914815

Book No : 1

Executant Name
ADITYA PATRA

Presenter Name
ADITYA PATRA

Claimant Name
PRADEEP THACKER DIRECTOR OF MS
KHUSHI REALCON PVT. LTD.

Total Registration Fees Paid :

`779780

A18(iii) & A(1) :

`779490

Incidental Fee Details

`250

User Charges :

17-Dec-2019

Expected date of return of document :

Date: 17-Dec-2019

Date:

Signature of the Registering Officer

Signature of the Receiver

Aditya Patra

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.

Back

1081914815



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No.	: IN-OD00800346726383R
Certificate Issued Date	: 17-Dec-2019 01:13 PM
Account Reference	: SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD
Unique Doc. Reference	: SUBIN-ODODSHCIL0100996224173624R
Purchased by	: KHUSHI REALCON PVT LTD DIR PRADEEP THACKER
Description of Document	: Article IA-48 Power of Attorney Deed
Property Description	: MOUZA-GOVINDA PRASAD, KHATA-1057/2559, PLOT-622, A0.322 DEC
Consideration Price (Rs.)	: 3,89,62,000 (Three Crore Eighty Nine Lakh Sixty Two Thousand only)
First Party	: ADITYA PATRA
Second Party	: KHUSHI REALCON PVT LTD DIR PRADEEP THACKER
Stamp Duty Paid By	: KHUSHI REALCON PVT LTD DIR PRADEEP THACKER
Stamp Duty Amount(Rs.)	: 19,48,200 (Nineteen Lakh Forty Eight Thousand Two Hundred only)



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

Aditya Patra
Praadeep Thacker

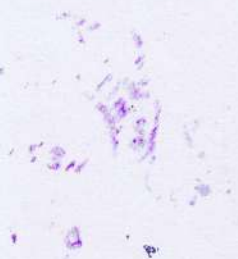
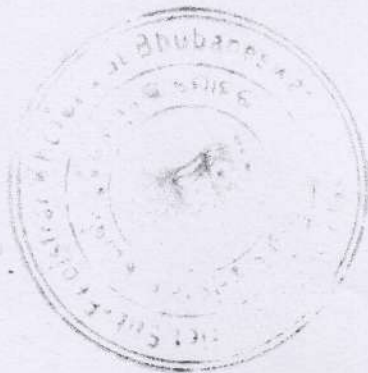
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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Deepak Thakur
SIGNATURE OF PURCHASER

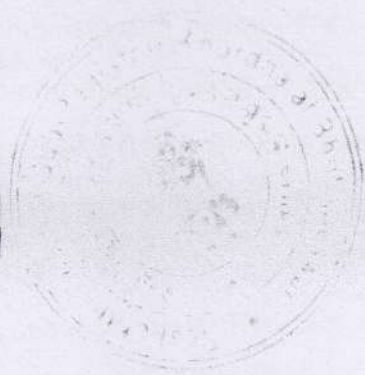


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INOD 008034626000

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17.12.19 DD
231125

APR 20 2019
779249
779780



KHUSHI REALCON PVT. LTD.
[Signature] Director

L719 Aditya Patra
Sri S.K. RATH Adv. BBSR

L773 *[Signature]* Thakur
Sri S.K. RATH Adv. BBSR

IRREVOCABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT that I Sri Aditya Patra (PAN NO - ALOPP3785E, AADHAAR No. - 233430630172) aged about 34 years S/o Sri Padma Charan Patra, by Caste- Kumuti and by Profession- Business, Resident of A-97, Saheed Nagar, P.S.-Saheed Nagar, Bhubaneswar, PIN - 751007 Dist-Khurda, Odisha (hereinafter called the "Principal")

[Signature] Aditya Patra

3,89,62,000/-

Santosh K R Rathi
Adv. BBSR
L No of 192/90
Sibansoon Choudhury

do hereby constitute, nominate and appoint **M/S KHUSHI REALCON (P)**
LTD. PAN- **AAECK82356** a private limited company having its registered office at S-2/A-42, Mancheswar Industrial Estate, Bhubaneswar, P.S. Mancheswar, Dist.Khurda (Odisha) represented by its director **SRI PRADEEP THACKER(DIN-01886198, PAN NO. - AAKPT7887L,AADHAR NO. 644810156080)** aged about 54 years. Residing at Plot No 9/C, Jaydurga Nagar, Bomikhal, Bhubaneswar-751006. S/o Late Mani Lal Thacker. By Caste-Bania, by profession - Business, (herein after called the Attorney Holder) as my true and lawful Attorney in my name and on my behalf.

AND WHEREAS, I the executant do hereby appoint, empower and constitute said **M/S KHUSHI REALCON (P) LTD.** represented by its Director Sri Pradeep Thacker, to execute and perform all or any of the following acts, deed, and things for and on my behalf in respect of below mentioned scheduled property.

WHEREAS, I the Principal is the absolute owner and in peaceful possession over the scheduled property without any dispute and paying rent to the Govt. Authority.

KHUSHI REALCON PVT. LTD.

Pradeep Thacker
Director

Abhy-Prater

Santosh Kr Nath

Sbararam Choudhury



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)-779530 ,, User Charges-250 ,Total 779780

Date: 17-12-2019

[Signature]
Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **District Sub-Registrar KHURDA(BBSR)** between the hours of 10:30 AM and 2:30 PM on the **17-12-2019** by **ADITYA PATRA** , son/daughter/wife of **PADMA CHARAN PATRA** , of **AT- A-97, SAHEED NAGAR, PS- SAHEED NAGAR, BBSR, DIST- KHORDHA** , by caste **General** , profession **...** and finger prints affixed.

[Signature]
Signature of Presenter / Date: 17-12-2019

[Signature]
Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
ADITYA PATRA		 313525218	<i>[Signature]</i>	17-Dec-2019
PRADEEP THACKER DIRECTOR OF MS				17-Dec-2019

AND WHEREAS, to develop the said property and do the following Acts, deeds and things an agreement no. 2011 was made on dtd 16th December 2019 by me with M/s. KHUSHI REALCON (P) LTD., represented by its director Sri Pradeep Thacker. That agreement, amongst other things, contained that M/s. KHUSHI REALCON (P) LTD will develop the scheduled property and construct a commercial building, after getting it approved from BDA / BMC on my behalf. And as required by the agreement, I execute this Power of Attorney in favour of the Attorney Holder to do the following in my / my name and on my / my behalf.

AND WHEREAS, I hereby appoint, empower and constitute said M/s KHUSHI REALCON (P) LTD. represented by its director SRI PRADEEP THACKER, to execute and perform all or any of the following acts, deeds and things for and on my behalf in respect of my share of below mentioned schedule property.

1. To hereby take and maintain possession and manage administer landed property as scheduled below for and on my behalf.
2. To hereby 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 shall nominate, select and appoint draftsman, engineers, Architects, Contractors, Labour Contractors, masons and any other person or persons or any other company companies, firm and/or firms for purpose of construction of building and after completion of the same for maintenance of the constructed building as and when the attorney shall deem

KHUSHI REALCON PVT. LTD.

Pradeep Thacker
Director

Pradeep

Aditya Patil

Santosh K. Patil

Subeem Choudhury



**KHUSHI REALCON
PVT. LTD.**



242033288

Santosh Kumar Rath

Identified by **SANTOSH KUMAR RATH** Son/Wife of **N/A** of **ADV., BBSR** by profession **Advocate**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SANTOSH KUMAR RATH			<i>Santosh Kumar Rath</i>	17-Dec-2019

41374178

Date: 17-12-2019

Santosh Kumar Rath
Signature of Registering officer

Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the District Sub-Registrar, KHURDA(BBSR)

Book Number : 1 || Volume Number : 279

Document Number : 11081914031

For the year : 2019

Seal :

Date: 18-12-2019

Santosh Kumar Rath
Signature of Registering officer

Print



necessary and shall make payment all costs, remuneration on my behalf.

4. The said attorney 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, gas bills and or any other bills or challans 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 shall represent before Bhubaneswar Development Authorities, Municipal Authorities, Fire Brigade, P.H.D., Electricity Board, Development Authorities, Police and other public institutions, Govt. Depts. And Semi-Govt. Depts. /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, gift deed of any portion of land being acquired/affected by development plan/required to be gifted to any government authority and amalgamation deed for the said purpose and do all acts, deeds and things as may be necessary for the said purpose and as well as before ORERA in the said connection for sale of shops/offices in my name and on my behalf.
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 my authorized representative and sign all papers for the said purpose in his own name as my constituent attorney and to represent before all authorities for the said purpose in my name and on my behalf without creating any financial liability on my name.

KHUSHI REALCON PVT. LTD.

Pradip Thakur
Director

Aditya Patra

Santosh Kr Rana

Sibanam Choudhury

7. To negotiate with the intending buyers (**for 50% of the super built up area only**) the builder's share which is as per the agreement no. 2011 dated 16-12-2019, in the said building to be constructed on the land of the said premises 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 on my scheduled property. This will be done at the own risk of the power of attorney holder and without affecting the interest of the principals.
8. To sign, execute and register sale deed, or sale deeds agreement or agreements of sale conveyances or conveyances of the land in respect of the total area less **50% of super built up area/commercial space** of the schedule property and to receive consideration in respect of such agreement/sale and represent me before the registering authority, Bhubaneswar and sign and verify all such agreements of sale, sale deed, conveyance of the land in respect of the Shops / Offices built out of the land on the schedule property and admit the executions before the registering authority Bhubaneswar in my name and on my behalf. This will be done without making us liable for any acts of omission or illegal acts.
9. To enter into, modify, cancel, alter, draw, approve, present for registration all agreement of sale, sale deeds, gift deeds, conveyance of land in respect of the developer's share i.e. 50% of the total super built up area/commercial space of schedule property and sign all such modifications, cancellations, alterations, deeds/agreements of sale and admit execution of all such documents before any and all appropriate registering authority, in my name and on my behalf.
10. 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

KHUSHI REALCON PVT. LTD.

Thakur
Director

Radheep

Aditya Patra

Sankar K. Nath

Sibansam Choudhury

schedule for construction of the building with self contained independent flats / shops / offices in each floor. in my name and on my behalf.

11. That the said attorney 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 appropriate authority or authorities demand personal hearing, appear and represent me before authorities for hearing
12. That this Power of Attorney is Irrevocable in nature.

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 us and I undertake to ratify and confirm all and whatsoever that my said attorney does, done in pursuant to construction agreement, dt-16-12-2019

SCHEDULE OF PROPERTY

Dist: Khurda, Tahasil – Bhubaneswar P.S.- Saheed Nagar, Mouza – Gobindaprasad(Bhubaneswar Sahar Unit No. 32) under the Jurisdiction of District Sub Registrar Khurda at Bhubaneswar, Khata No. 1057/2559(One Thousand and Fifty Seven Over Two Thousand Five hundred and Fifty Nine), Plot No – 622(Six Hundred and Twenty Two) area Ac 0.322 decimals (Three Hundred and Twenty Two Decimals) total area of One Khata One Plot area Ac 0.322decimals (Three Hundred and Twenty Two Decimals) Kisam – Gharabari.

KHUSHI REALCON PVT. LTD.

Deepak Thakur
Director

Achya Pat-

Santosh Kumar Nath
Sibanam Choudhury

Amount of consideration of Rs.3,89,62,000/-(Rupees Three Crore Eighty Nine Lakh and Sixty Two thousand)only, as per Govt. bench mark value for purpose of registration.

IN WITNESS WHEREOF I the above named Principals and Attorney Holder signed this deed on the 17th day of December 2019 (Two Thousand Nineteen) in presence of following witnesses.

WITNESSES

1 Santokh Kr. Raw
Advocate, BBSR

Aditya Patra

EXECUTANT/PRINCIPAL

2 Sibaram Choudhury
S/o Bheskar Choudhury
Charaistan
BBSR

Madhup Thacker
KHUSHI REALCON PVT. LTD.
ATTORNEY HOLDER Director

Drafted & Typed by me.

S. Raw
Advocate, BBSR