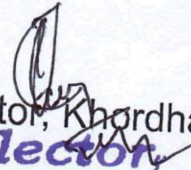


CERTIFICATE OF ADJUDICATION OF STAMP DUTY

No. 10429 /Rev., Dated. 31/07/2023

Certified that the stamp duty of Rs.1000/- (Rupees one thousand) only which is chargeable for the instrument as per Article-48 (g) of the Indian Stamp (Odisha Amendment) Act, 2021 has been collected as per section 31 and issued the certificate as per section 32 of the Indian Stamp act, 1899 and deposited into the Treasury vide Challan No.06, Dated.27.06.2023 in the State Bank of India, Branch, Khordha under the Head of Account "0030-03-800-0097-01026-000" for authentication of Irrevocable General Power of Attorney executed on 30.05.2023.


Collector, Khordha
Collector
Khordha





Sumanta Acharya



L. 1st Shree-3



28.06.2023

IRREVOCABLE GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, **Mr. Sumanta Acharya**, aged about 64 years, S/o-Sh. Prasanna Kumar Acharya (P. K. Acharya) permanent resident of 216 South Green Street, Unit 2S Chicago, IL-60607 Driveling License No-A260-7805-7218, Passport No-573908216, USA, Mob: +1(225)288-1262, resident of Vill-Artakabiraj Road, Ps/Dist-Balasore (Hereinafter called as **"Land Owner/Principal/First Party"** which expression unless excluded by or repugnant to the subject or context shall deem to mean and include their legal heirs, representatives, successors, administrators, executors, agents and assigns) Hereinafter called the owner of the **FIRST PART**, do hereby nominate, constitute and appoint **M/S UTKAL BUILDERS LIMITED (PAN:-AAACU5502C) (CIN:-U45202OR1990PLC002529)**, a company incorporated under Companies Act, 1956

For Utkal Builders Limited
Shree-3
Managing Director



W Sumanta Acharya

W Trilochan Pradhan
Adv. 28/06/2023

Paritosh Bhatnagar

(Amended by Companies Act 2013) having its registered office at 777, Saheed Nagar, Post Office: Saheed Nagar, Police Station: Saheed Nagar, Bhubaneswar-750007, Dist-Khurda, State-Odisha, represented by its Managing Director. **MR. SHARAD BAID (PAN: ADEPB3155G) (Aadhaar No.6393-3855-0025) (Mobile No-9437555111)**, son of Shri Bhanwar Lal Baid, aged about 45 years, by Occupation-Business, by Caste- Oswal, working for gain at 777, Saheed Nagar, Post Office: Saheed Nagar, Police Station: Saheed Nagar, Bhubaneswar-750007, Dist-Khurda, State-Odisha (Hereinafter referred to as **"Promoter/Developer/Second Party"** which expression unless repugnant to the context or meaning thereof shall mean and include its directors, successors, executors, administrators and assigns) of the **SECOND PART** as lawful Attorney Holder.

WHEREAS, the Land Owner (First Party) is the lawful owner of the Property under Mouza-Patia, having Mutation Khata No-474/3219 (which details, described as schedule of property and called as **property**).

WHEREAS, the below mentioned property has been duly mutated in the government records in the name of Land Owner (First Party) along with Mr. Subrat Kumar Acharya, Mr. Arvinda Acharya, & Mr. Shankar Acharya and all of them have entered into a Memorandum of Understanding amongst themselves and have agreed to develop the property jointly and for this purpose had been looking for a builder who can help them in developing the property referred above.

WHEREAS, the Developer (Second Party) has represented himself that he is a renowned Developer /builder

For Uttkal Builders Limited

Managing Director



Paribesh Bhattacharjee.

Sumanta Acharya
A. T. 10/10/2016

and they have completed number of residential /commercial projects in Odisha and therefore the Land Owner (First Party), on the representation of the Developer (Second Party) has agreed to get the property, referred above, developed by the Developer (Second Party) and for this purpose the parties have decided to enter into the agreement to develop the land.

WHEREAS, the Land Owner (First Party) has declared the said property is free from litigation, dispute, lien, attachment, changes and the Land Owner (First Party) are in peaceful possession over the said property having all right titles and interests.

WHEREAS, the Land Owner (First Party) has paid applicable land revenue (rent), tax & cess to the Govt. of Odisha as demanded through the Tahasildar, Bhubaneswar.

WHEREAS, the Developer (Second Party) is satisfied about the title of the property which vests in the Land Owner (First Party) and the Developer (Second Party) has duly verified the land records and all the relevant documents regarding the ownership of the Land Owner (First Party) from the concerned Authorities and also satisfied himself about the demarcation of the property along with the boundaries of the same as mentioned in the schedule of the property.

AND WHEREAS, we the Principal (owner of the scheduled property) has entered into an **AGREEMENT FOR DEVELOPMENT OF PROPERTY (LAND)** with **M/S UTKAL BUILDERS LIMITED (PAN:-AAACU5502C) (CIN:-U45202OR1990PLC002529)**, a company incorporated under Companies Act, 1956 (Amended by Companies Act

For Utkal Builders Limited

Managing Director



Sumantra Acharya
Trilochan Behera

Paritosh Bhattacharjee .

2013) having its registered office at 777, Saheed Nagar, Post Office: Saheed Nagar, Police Station: Saheed Nagar, Bhubaneswar-750007, Dist-Khurda, State-Odisha, represented by its Managing Director. **MR. SHARAD BAID (PAN: ADEPB3155G) (Aadhaar No.6393-3855-0025) (Mobile No-9437555111)**, son of Shri Bhanwar Lal Baid, aged about 45 years, by Occupation-Business, by Caste-Oswal, working for gain at 777, Saheed Nagar, Post Office: Saheed Nagar, Police Station: Saheed Nagar, Bhubaneswar-750007, Dist-Khurda, State-Odisha as our lawful attorney holder to do and perform the following acts, deeds & things on our behalf and on our name.

1. TO PREPARE & FILE BUILDING PLANS:-

To prepare agreement(s), letters, applications, correspondences, building plan and its amendments, modify the building Plans, drawings, sketches, specifications etc. and to nominate, appoint Architects & Engineers, Draftsman, Contractors, and any other person(s), company/companies, firm(s) for purpose of construction of new building i.e. residential multi storied buildings on my demarcated schedule property mentioned below.

To sign such building plans, drawings, sketches, specifications etc. on my behalf & submit in my name to the appropriate authorities such as Bhubaneswar Development Authority (BDA), Bhubaneswar Municipal Corporation (BMC), Odisha Real Estate Regulatory Authority (ORERA) along with applications, declarations, bonds & represent myself before such authorities for the

For Utkal Builders Limited
Sharad Baid
Managing Director



Sunanda Acharya
Trishla Das Pradhan

Paritosh Bhattacharjee.

purpose of obtaining sanctions and/or permissions, approvals thereof and in general to do all such acts, deeds and things that may be required from time to time for obtaining permission from the competent authorities for construction of new building on the below schedule property.

2. TO FILE DECLARATIONS:-

To sign, declare, affirm and file declarations, statements, applications and/or returns & all other documents & writings & papers in any way connected with the said property before any appropriate authority having jurisdiction as may be required under any law(s) now prevailing or in future may become applicable & to do, exercise, execute and perform any or all necessary acts, deeds, things as may be required to be done as our said attorney may deem fit necessary and expedient for obtaining sanction of building plan & necessary permission/clearance for construction of multi storied building.

3. TO APPEAR BEFORE ANY AUTHORITY OR AUTHORITIES:-

To apply and represent before Bhubaneswar Development Authority, Municipal Authorities, ORERA, Block authorities, Fire brigade, Environmental Authorities, P.H.D. Electricity Board, Development Authorities, Court of law, Police and other Public Institutions, Government departments to apply for sanction plan / permission or

For Uttkal Builders Limited
Shree C. B.
Managing Director

Sungate Acharya
V. Vinod Chandra



Paritosh Bhattacharya.

clearance under any law relating to land / building for the time being in force.

4. TO APPEAR BEFORE REGISTRAR, NOTARY PUBLIC, AND MAGISTRATE ETC:-

To appear before any Notary Public, Register of Deeds & Assurances. District Registrar of Deeds & Assurances, Sub-Registrar, magistrates & other authorities having jurisdiction and to acknowledge and present admit for Registration or have registered and perfected all deeds, documents, writings executed, signed or made by our said attorney by virtue of this power conferred unto.

5. TO APPLY FOR AND OBTAIN FACILITIES:-

To apply for & obtain from concerned authorities electrical, drawings, sewerage, telephone connection, cable and other civil facilities may be generally required for such Apartment or building

6. TO BUILD AND UNDERTAKE CONSTRUCTION :-

To make constructions of Multi-Storey Residential Apartments & Multi-storey Commercial Complex along-with associated common infrastructure like vehicle parking, lifts, wash rooms, club house, open area, roof top, basement etc. at their own risk and cost and for the purpose to acquire raw material and engage and/or depute and/or discharge, Engineers, Architects, Supervisors, Masons, Carpenters, Plumbers, Electricians etc by entering work agreement as per law by proper verification of identity with their license from competent authority.

Panitosh Bhattacharyya

For Global Builders Limited

Managing Director



Sumanta Khanday
Mr. T. S. Choudhary

7. TO SELL AND TRANSFER:-

To negotiate, advertise, for sale of flats/commercial units with undivided proportionate interest of the schedule property in respect of the Developer's share that is 55% in respect of the residential portion & 50% in respect of the commercial portion in respect of schedule property in favour of the intending purchasers and shall enter into agreements of sale and construct buildings to create charges in respect of the Developer's share/allotment of the flats/commercial units.

8. TO EXECUTE DEEDS:-

To sign, execute, purchase stamp papers, enter into agreements(s), modify, cancel, approve the deeds/conveyance and to present the same for registration, admit registration of the deeds, documents, sale deeds, contracts, agreements, applications drawings, declarations, undertakings, and other documents in connection with sale of buildings and Flats/Units, Parking spaces, constructed by the Attorney holder in the schedule properties in respect of their share allotment and receive consideration money in respect of such agreements/sale deeds etc, and to endorse the ticket in favour of the respective purchasers and others for receiving sale deed/deeds in respect of the Developers allotment/share of the flats with proportionate undivided right, title and interest on the scheduled properties.

For Lkal Builders Limited
Shree 13
Managing Director

Sumanta Acharya
Trilokan Reddy



Panitosh Bhattacharjee.

9. TO RECEIVE MONEY AND GIVE RECEIPTS :-

To demand, collect and receive money from all person(s) including individuals, public and private organizations in the shape of advances, rent, fees, duties, interest, profits, deposits, compensations for the sale of flats from the allotted Developers share and to give receipts thereof.

AND GENERALLY TO DO ALL such things, acts, deeds and things which may be required to develop the property as the said Attorney may deem fit and necessary as per mutual discussion.

To invest money out of its own funds or funds collected from the prospective purchasers for the aforesaid proposed construction of the buildings on apartment basis.

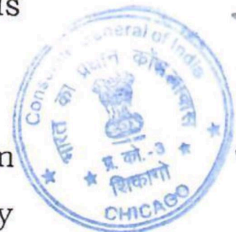
To insert advertisements in any local and national daily news papers offering for sale of flats / units in the proposed building complex in respect of the builders allocation of the total built up areas/flats / units at his cost and expenses.

AND WE, do hereby undertake to ratify and confirm all such acts, deeds and things done by my Attorney by virtue of this presents as we have done.

Paritosh Bhattacharya

For Utikal Builders Limited

Managing Director



Sumantra Acharya
w Tnilocan Pruthi

SCHEDULE OF PROPERTY

Dist-Khurda, Tahasil-Bhubaneswar, Ps-New Capital, Ps No-22, Mouza-Patia, Status-Stitiban, Kisam-Gharabari, Khata No-474/3219,

- i. Plot No-369/1940/4892, Area-Ac.0.0900,
 - ii. plot no-369/1940/4891, Area-Ac.0.1080 decimals
- in total One Khata, Two Plots, Area- Ac.0.1980 decimals sketch map relating to the schedule property marked in red colour attached to this document.

IN WITNESS WHEREOF the parties hereto having been agreed with the terms and conditions stated in this IGPA are set and subscribe their hand and seal as token of free consent/will on this 30th day of May 2023, at Bhubaneswar.

Witnesses:-

1. Paritosh Bhattacharjee,
Parash Bahar Bhattacharjee,
Bidyadharpr. Nuabara,
Cuttack.

2. Trilochan Pradhan
Date 30
07.10.2023

भारत का प्रधान कंसलावास
CONSULATE GENERAL OF INDIA
शिकागो (यु. एस. ए.)
CHICAGO (U.S.A.)
दिनांक
No. CHIC/AT/2398/2023/ Date
भारतके प्रधान कंसलवास, शिकागो में देखा
गया।
Seen in the Consulate General of
India, Chicago.
No responsibility is accepted by this
Consulate General for the contents
of this document.

No responsibility is accepted by this Consulate General
for the contents of this document

Suwantra Acharya
May 30, 2023

Signature of Executants

For Utkal Builders Limited

Shankar Chandra
Managing Director

Signature of Attorney Holder

Manendra Kumar
Assistant Consular Officer
Consulate General of India
Chicago, Illinois, U.S.A.
Signature Attested



CERTIFICATE

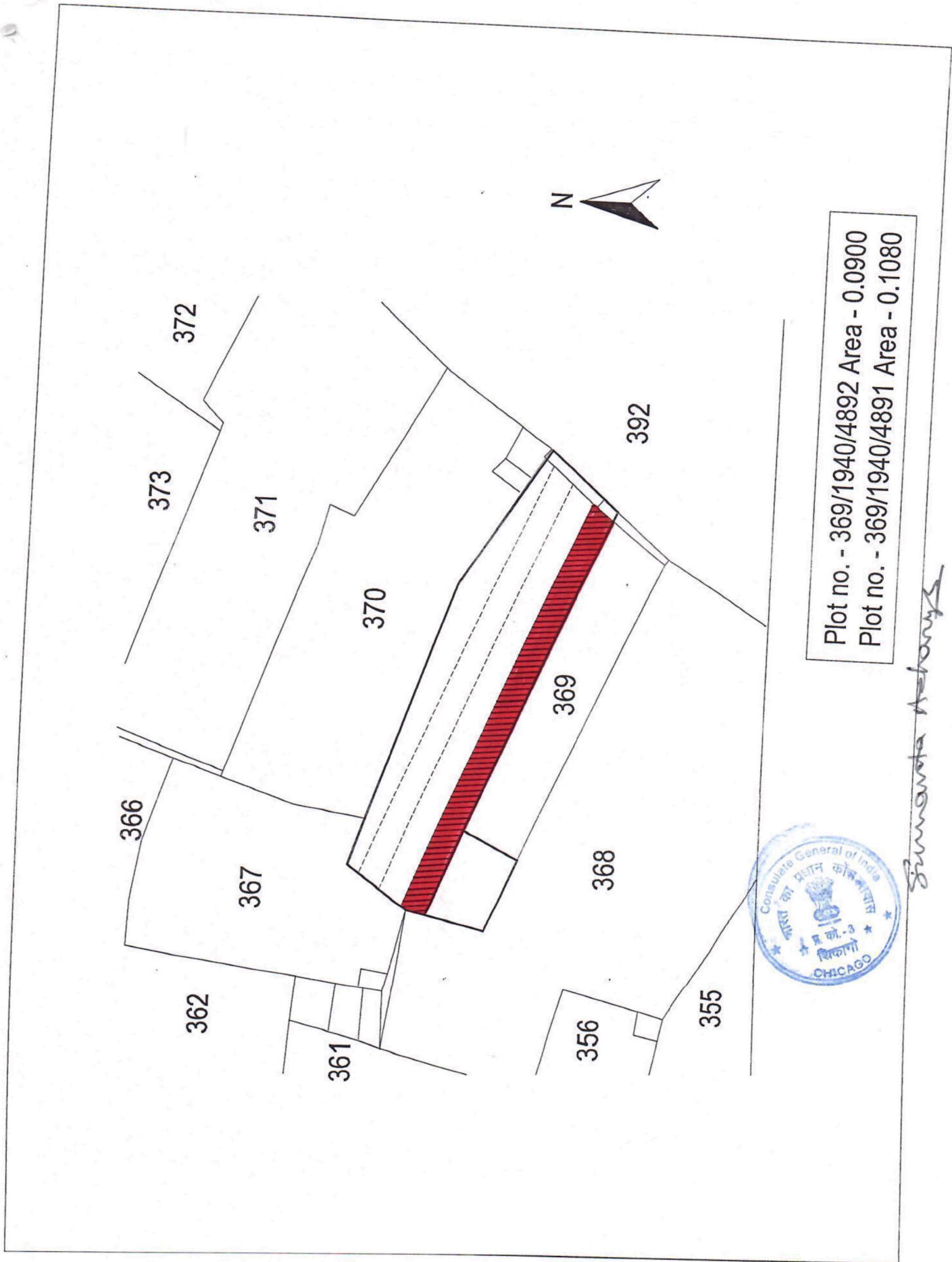
Certified that the Executant of this deed of Irrevocable General Power of Attorney are my clients and the deed has been processed in computer by my computer operator, according to my dictation and the contents of the deed was explained to the executants, who being satisfied about the correctness of the same put their signatures in my presence and in presence of the witnesses.

Prisanchi Prasad Mishra

Advocate



Sumanta Acharya



Plot no. - 369/1940/4892 Area - 0.0900
Plot no. - 369/1940/4891 Area - 0.1080



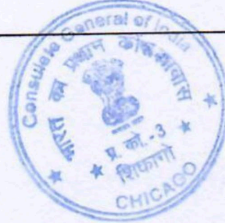
Sumantra Acharya

ଖତିୟାନ

ଫିଲ୍ଡ : ପଟିଆ
ଥାନା : ନିଉଦିଲ୍ହୀପିଟାଲ
ଥାନା ନମ୍ବର : 22

ତହସିଲ : ଭୁବନେଶ୍ୱର
ତହସିଲ ନମ୍ବର : 260
ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

କମିସନର ନାମ ଓ ଖେତ୍ର ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡ଼ିଶା ସରକାର ଖେତ୍ର ନମ୍ବର 1				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		474/3219				
2) ପ୍ରକାର ନାମ, ପିତା ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ସୁନନ୍ଦ ଆଚାର୍ଯ୍ୟ ପି:ପ୍ରଶନ୍ତ କୁମାର ଆଚାର୍ଯ୍ୟ ଜା: ବ୍ରାହ୍ମଣ ବା: ଆର୍ତ୍ତ କବିରାଜ ରୋଡ, ଥା / ଜି - ବାଲେଶ୍ୱର				
3) ସ୍ୱତ୍ୱ	ଈଡିବାନ					
4) ବେଝ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିଆର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		60.00	45.00		105.00	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		OLR u/s 19 (1) (C) case no-3777/05 ହୁମୁ ଖା 474/225 ତାରୁ OLR u/s 8(A) case no 5594/08 ହୁମୁ ଖାର ଦ୍ୱା ନଂ 369/1940/4892 ଓ ଦ୍ୱା ନଂ 369/1940/4891 ର କିସମ ବିଆଳି ପରିବର୍ତ୍ତେ ଘରବାରି କରାଗଲା ଏବଂ ଜମା ଶଂଖୋଧନ କରାଗଲା ।				
BLANK SPACE FOR STAMPING						
ଅତିମ ପ୍ରକାଶନ ତାରିଖ -						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						



Sumanta Acharya

ଖତିୟାନର କ୍ରମିକ ନଂ : 474/3219

ମୌଜା : ପଟିଆ



ପୁର ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପୁରର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମତବ୍ୟ
			ଂ.	ଡି.	ହେକ୍ଟର	
7	8	9	10	11	12	
369/1940/4892	ଘରବାରୀ	ଉ - Plot no - 370 ପୁ - ସୁବ୍ରତ କୁମାର ଆଚାର୍ଯ୍ୟ ଦ - ନିଜ ଘରୋଇ ରାସ୍ତା ପ - ଶଙ୍କର ଆଚାର୍ଯ୍ୟ	0	0900	0.0364	
369/1940/4891	ଘରବାରୀ	ଉ : Plot No - 370 ପୁ - ଅରବିନ୍ଦ ଆଚାର୍ଯ୍ୟ ଦ : ନିଜ ଘରୋଇ ରାସ୍ତା ପ - ସୁବ୍ରତ କୁମାର ଆଚାର୍ଯ୍ୟ	0	1080	0.0437	
2 plots			0	1980	0.0801	



Sumantra Acharya

Under Rs. 1000 (Rupees One Thousand One Rupees) only
 Schedule LIII-Form No.186
 (See S. R' s. 52)
 (O. T. C. 6)

CHALAN No. 06

ORIGINAL

Chalan of cash paid into the KHORDHA Treasury/Sub-treasury at Khordha
 State Reserve Bank of India 1000/-

8411441 SARTHAK RAY
 27 JUN 2023

To be filled in by the remitter		To be filled in by the Departmental Officer or the Treasury			
By whom tendered	Name (or designation) and address of the person on whose behalf money is paid	Full particulars of the remittance and of authority (if any)	Amount	Head of account	Order to the Bank*
Name-- <u>Shanad Beed</u> Signature-- <u>Shanad Beed</u>	<u>Shanad Beed</u> <u>At Plot-777</u> <u>Saiheed Nagar</u> <u>Pur 75 007</u>	<u>Power of Attorney</u>	<u>1000/-</u>	<u>0030-03</u> <u>-800-</u> <u>-0097-</u> <u>-01026-</u> <u>-000-</u>	Full Signature and designation of the Officer ordering the money to be paid in. Date--
	TOTAL	+..	<u>1000/-</u>		

* To be used only in the case of remittances to Bank through an officer of the Government
 + (In words) Rupees One Thousand Rupees

Received payment

Treasurer

Accountant

Date 27/6/23
 (See Instructions on overleaf)

SBI, Khordha
Challan Receive
 Accountant Spi. T.O.
2-6-23
KHORDHA



RECEIPT BOOK

INDIAN RED CROSS SOCIETY




DISTRICT BRANCH, KHORDHA

Sl. No.- 46202

Book No.- 844

Received with thanks from ~~Mr.~~ Mr. Shasad Baid,
Plot No. 777, Sahed Nagar, BBSR, Dist. Khordha
an amount of Rs. 15000/- (Rupees Fifteen thousand) only
towards Donation

Date.. 17.11.2023

Received 
Paid by.....
Address- 17/11/2023