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भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

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G 085164

PAID

For Sainath Earthmovers (P) Ltd.

Managing Director

GENERAL POWER ATTORNEY

दि 25. 01. 2023

24/1/23

DISTRICT TREASURY
KHURDA, BHUBANESWAR
27 DEC 2022
ADDL. TREASURY OFFICER

Sanjayakanta Mishra.

24/1/23

AKSHAYA KUMAR LENKA
STAMP VENDOR
BHUBANESWAR COURT
ID No-18

OFFICE OF THE SUB-REGISTRAR
KHURDA

PAID

For Sainath Earthmovers (P) Ltd.
Managing Director

For Sainath Earthmovers (P) Ltd.
Managing Director

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, SURYAKANTA MISHRA, aged about 58 years, Son of Dharanidhar Mishra, resident of At-Chatarasasan, PS/Dist.-Kendrapara, Odisha, Pin-754211, at present residing at Qr. No.-C/95, Nalco Nagar, Nalco, Angul, Dist.-Angul, Odisha, Pin-759145, Aadhaar No.-3321 4137 5031, Mobile No.-9437029394 hereinafter called the **"PRINCIPAL"** as true and lawful owner, having right, title and interest I am in peaceful possession in the said property in my name and on my behalf over the schedule property.

KHURDA BHUBANESWAR

AND

AND WHEREAS, the below scheduled property under Dist.-Khordha, Tahasil-Bhubaneswar, P.S.-Chandrasekharpur, under MOUZA-PATIA, Khata No.-474/3488, Plot No.-550, Kissam-Gharabari, Area A0.120 decs. (Full Plot) stands recorded in the name Principal and since the above named Principal has acquired valid right, title, interest and as well as physical possession over the schedule of land since long.

WHEREAS the Executant and the Attorney Holder have entered into a Development Agreement (herein after called DA) for the development of the schedule land owned by the executants to develop and construct of the Housing Project by the Attorney Holder.

WHERAS I, the PRINCIPAL otherwise preoccupied and always busy for my own affairs and I am unable to look after the schedule property and do the following acts deeds and things over the same and hence we appoint and execute this General Power of Attorney in favour of SAINATH EARTH MOVERS PRIVATE LIMITED, of Plot No.-88/974, Purabi Complex, Jagannath Nagar, Road No.-8, Rasulgarh, Bhubaneswar-751010, Dist.-Khordha,

For Sainath Earthmovers (P) Ltd.
Managing Director

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 A No No. 48(g). Fees Paid : A18(iii) & A(1)-290 , User Charges 250, Total 540, Receipt No. 228322

Signature of Registering officer

Date: 25/01/2023

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **District Sub-Registrar KHURDA(BBSR)** between the hours of 10:00 AM and 11:30 AM on the **25/01/2023** by **SURYAKANTA MISHRA** , son/daughter/wife of **DHARANIDHAR MISHRA** , of **PLOT NO C/95, NALCO NAGAR, ANGUL, DIST. ANGUL** , by caste **General** , profession **Others** and finger prints affixed by caste SC , profession Cultivator and finger prints affixed.

Signature of Presenter / Date: 25/01/2023

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SURYAKANTA MISHRA		 316094495		25-Jan-2023
SAINATH EARTH MOVERS PVT LTD ITS MANAGING DIRECTOR MR. ABHAY KUMAR PANDA		 243662115	Signature of the Registering officer	25-Jan-2023

Identified by **SIVANANDA NAYAK** Son/Wife of **N/A** of **ADVOCATE, BHUBANESWAR, KHORDHA** by profession **Advocate**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SIVANANDA NAYAK		 42648694	Signature of the Registering officer	25-Jan-2023
		316[illegible]7		

Date: 25/01/2023

Signature of Registering officer

Endorsement of certificate of registration under section 60

Odisha represented through it's Managing Director, MR. ABHAY KUMAR PANDA, aged about 52 years, Son of Laxman Panda, resident of At-GGP Colony, Rasulgarh, Bhubaneswar, Dist.-Khordha, Odisha, Adhar No.2731 6325 6646, Mobile No.-8260478555, hereinafter called as **ATTORNEY HOLDER** to do the same in my name and on my behalf.

WHEREAS pursuant to the said Development Agreement the executant is required to authorize to do all acts deed matters and things and to exercise all powers and authorities as may be necessary or expedient for the purpose of development/ construction of flat and management of the project and other purposes in terms of the said Development General Power of Attorney.

Approximately stamp duty of Rs.1,000/- (Rupees One Thousand Only)

1. To manage, administrate the landed property as schedule below for and on my behalf.
2. The Attorney Holder may appoint, Advocate, Clerks to sue against any one and defend accordingly in any court of law/forum at any time as they feel necessary and receive the copy of the orders/judgments from any court/Forum and deposited received costs, damages etc. accordingly and shall compromise and compensate with disputing parties on my behalf.

For Sainath Earthmovers (P) Ltd
Managing Director

Date: [illegible]

Endorsement of certificate of registration under section 60

Registered and true copy filed in [illegible] the District Sub-Registrar, KHURDA(BBSR)

Book [illegible] Number : 1

Document Number : [illegible]

Executed by [illegible] of [illegible] KHURDA by profession Cultivation

Signature of Registering officer

Date: 27/01/2023

	Photo	Thumb Impression	Signature	Date of Admission of Execution
[illegible]		43662115	[illegible]	11-Jan-2023

Identified by SIVANANDA NAYAK Son/Wife of [illegible] of ADVOCATE, BHUBANESWAR, KHORDHA by profession Advocate

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
Date: 11/01/2023 SIVANANDA NAYAK		 42648694	Signature of Registering officer	25-Jan-2023

Registered and true copy filed in [illegible] KHURDA(BBSR)

Book Number [illegible] Volume Number [illegible]

Document Number : [illegible]

For the year : [illegible]

Seal :

Date: 25/01/2023

Date: 12/[illegible]/2023

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 : 21

Document Number : 11082301380

For the year : 2023

Seal :

Date: 27/01/2023

Signature of Registering officer

Print

KHURDA BHUBANESWAR ★ SUB-REGISTRAR

3. To prepare agreement(s), letters, applications, correspondences, and sign the same with any Govt. authority, undertakings, individuals, firms, Company or any Govt. Deptt. For the development of schedule property and my behalf.

4. The said attorney shall nominate, select and appoint Draftsmans, Engineers, Architects, Contractors, Labourers, Masons, and any other person(s) technicians, experts, or any other Company(s) and Firm(s) 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 necessary and shall make payment all costs, remuneration for my share etc., for and on behalf of me and shall accept the receipts thereof.

5. The said attorney shall submit and receive and accept any letters, documents, plans, sanctioned plan, amended plan, sign and resubmit the same and/or tax bills and land rent, electric bills, water bills, gas bills, and/or any other bill or challan or demand from the Government and/or any other appropriate authority and pay the same as the case may be for me and on my behalf.

For Sainath Earthmovers (P) Ltd.
Managing Director

OFFICE OF THE SUB-REGISTRAR ★ BHUBANESWAR ★ KHURDA

6. That the said attorney shall represent me/us before the Block Office, B.D.A., Municipal Authorities, Fire Brigade, P.H.D., Electricity Department, Any Development Authorities, police station and other Public Institutions, Govt. Deptts, and Semi-Govt. Deptts./undertaking in connection with development and construction upon the said land stated in the schedule and shall prepare, plans, application(s) /petition(s), documents and amalgamation deed for the said purpose and to do all acts, deeds and things as may be necessary for the said purpose and in the said connection for me and on my behalf.

7. 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 time to time as my authorized representative and sign all papers for said purpose in my own name as my constituent attorney and to represent me before all authorities for the said purpose for and on my behalf.

8. To negotiate with the intending buyers in the said building to be constructed on the land of said premises and to accept earnest money, advances, installments from intending buyers

For Sainath Earthmovers (P) Ltd.
Managing Director

OFFICE OF THE SUB-REGISTRAR
BHUBANESWAR KHURDA

or third parties, individuals and to sign and execute all such formal agreements as and when required, in his name on my behalf.

9. To the Principal allocation will 3 BHK and 2 BHK in following manner in Block-A, 2 BHK bearing Flat No.-103 and 504 and in Block-B, 3 BHK bearing Flat No.-402 and 2 BHK bearing Flat No.-506, 507 and 508 constructed the said land.

10. To sign execute and register sale deed, or sale deeds, agreements or agreements of sale conveyance of the super built-up area/ residential space of the schedule property in the event of proposed construction is erected on schedule property and 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 residential building of the schedule property and admit the execution before the registering authority, Bhubaneswar for me/us and on my behalf.

11. To enter into, modify, cancel, draw, approve, present for registration for all agreements/sale deeds, conveyances of the land proportionate to residential space of schedule property in event of proposed construction is erected on

For Sainath Earthmovers (P) Ltd.
Managing Director

OFFICE OF THE SUB-REGISTRAR
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the schedule property and sign all such modifications, cancellations, alternations, deed/agreements of sale and admit executions of all such documents before the registering authority, Bhubaneswar for me/us and on my behalf.

12. To do all acts, deeds, which may be required to carry out the construction work over the scheduled landed property according to the plan approved by Block, B.D.A. and to do all such acts and deeds to transfer the apartment units.

13. 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 any body 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/us before authorities for such hearing.

We hereby further agree and declare that all acts, things deeds done lawfully by the said attorney shall be constructed as acts, things and deeds, done, by me/us and we

For Sainath Earthmovers (P) Ltd.
Managing Director

OFFICE OF THE SUB-REGISTRAR
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KHURDA
BHUBANESWAR

undertakes to ratify and confirm all and whatsoever that my/our said attorney shall lawfully do or cause to be done for me/us and virtue of the said power hereby given.

THE SCHEDULE ABOVE REFERRED TO

Dist.-Khordha, Tahasil-Bhubaneswar, P.S.-Chandrasekharpur, under MOUZA-PATIA, Khata No.-474/3488, Plot No.-550, Kissam-Gharabari, Area A0.120 decs. (Full Plot).

IN WITNESSES WHERE OF, the parties have hereunto put, set and subscribe their respective hands and seals on the day of September'2022.

WITNESSES

1. Sivananda Nayak
Dt 25/1/2023

2. Nanatam Setti
9337317751
S/o- Bijaya Kumar Setti
C-75- Madhupada Pally
Unit-9- Road No-8
BBSR

SIGNATURE OF PRINCIPAL

For Sainath Earthmovers (P) Ltd.
Managing Director

SIGNATURE OF ATTORNEY HOLDER

Certified that the terms and conditions of this General Power of Attorney all the averments of this GPA have been scribed through computer process on the instructions of both parties.

Advocate 25/01/2023

CERTIFIED & TRUE COPY
FILED IN
BOOK NO. .....
Volume No.....
Pages.....to.....
Being No .....
for the year 2023
1082301513
DT 25.7.23