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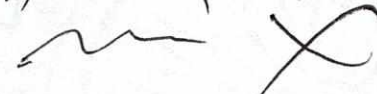
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IRREVOCABLE GENERAL POWER  
OF ATTORNEY



  
 28.09.2022



no 1 - Bijoy Kumar Patra

no 2 - Suresh Chandra

10455  
28.09.2022

R 1000

DISTRICT TREASURY  
KHURDA, B-HUBANESWAR  
17 SEP 2022  
ADDL. TREASURY OFFICER

Kaalya Institute of Industrial  
Technology as chief KOT

Rabindranath

B.D. MISHRA  
STAMP VENDER  
DSR OFFICE  
BHUBANESWAR



Handwritten mark or signature.

2

5/11/2024



Signature of the older man.

Signature of the younger man, labeled 'Jeepale Das'.

Signature of the Secretary, Kalinga Institute of Industrial Technology.

Secretary  
Kalinga Institute of Industrial Technology  
Bhubaneswar-751024  
28.09.2024

**IRREVOCABLE GENERAL POWER OF ATTORNEY**

By this power of attorney:

M/s: **KALINGA INSTITUTE OF INDUSTRIAL TECHNOLOGY** in short **"KIIT"** (PAN:AAATK3103C) At/Po: Patia, P.S: Chandrasekharpur, Bhubaneswar, Dist.- Khurda-751024, Odisha, represented through its Secretary **Rabindra Nath Dash**, aged about 71 years, S/o: Late Krushna Chandra Dash, residing at : HIG-138, Lumbini Vihar, Sailashree Vihar, Bhubaneswar-751021, Odisha, Aadhar No: 2930 2255 1218, authorized vide resolution Dtd: 10.09.2022, here-in-after called the **1<sup>st</sup> PARTY**(which expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, executors, representatives and assignees) of the **"ONE PART"**(hereinafter called the **Principal/Executant** which expression shall mean and include its heirs, successors, and representatives etc.)

**Evos Buildcon Pvt. Ltd.**  
Signature of Director  
**Director**

w 1 - Biraj Mohan Pajhi  
w 2 - Sanjay Kumar Sahu

T M Dash  
28-9-22



VTE- 1476

T M Dash  
28-9-22

Commissioner  
Sub-Section (3) Sub-section (2) of Registration Act  
1908 (XVI) of 1908 to Laxesh Pratap Singh Rajkumar  
for the purpose of inquiring whether this document  
has been executed by Rabindranath Dash  
H/19-138, Lumbini Vihar, Sailashree Vihar  
of BBSR, Khordha,  
whom it purports to have been executed

Registering Officer

Trotochan Roy  
S/o - Kshetramohan Roy  
Plot No. 560/2096,  
Patia, Bhubaneswar.



VTE- 1477



Having Visited the Residence of Rabindranath Dash  
at ..... on the 28/9/2022 at H/19-138, Lumbini Vihar,  
I have this day examined the said ..... Sailashree Vihar, BBSR  
Khordha  
Who have been identified to my satisfaction  
by Trotochan Roy, S/o Kshetramohan Roy,  
of the same place and the said Plot No. 560/2096,  
Patia BBSR  
admitted execution of this document.



From the above report I am satisfied  
that this document has been executed by .....  
Rabindranath Dash

and I accordingly admit it to registration

Registering Officer

9-21

**WHEREAS**, the property, situated at Mouza: Raghunathpur, under Balipada R.I Cercle, Tahasil-Bhubaneswar, P.S.:New Capital (Now Nandankanan), P.S No:14, Dist.-Khurda, under the jurisdiction of District Sub-Registrar, Khurda at Bhubaneswar, stands recorded in the name of First Party which is being purchased from the rightful owner vide **RSD No: 6585, Dtd:23/12/1998 and RSD No:.....5981....., Dtd:27/05/2005** being executed and registered in the office of the DSR Khurda at Bhubaneswar and the 1<sup>st</sup> party/land owner are in peaceful possession over the same, which are more particularly and more fully described in the schedule of property mentioned below.

**AND WHEREAS**, I the Principal/Executant do hereby hand over possession of the scheduled property given below to the said company **M/S. EVOS BUILDCON PVT. LTD.**, a company registered under the Companies Act, 1956, vide CIN No-U70101OR2010PTC012674,PAN-**AACCE5477G**, having its office at M/76, Baramunda Housing Board Colony, Baramunda, P.S.-Bharatpur, Bhubaneswar, Dist.-Khurda-751003, Odisha, represented through its Director **SRI DEEPAK DAS**, aged about 30 years, S/o: Gobinda Chandra Das, residing at Vill: Pubasasan, Kausalyaganga, Dist: Puri-751002, Odisha,, by Profession-Service, by Caste-Karan, Aadhar No: 4096 9936 1559, Contact No: **9040077993**, authorized vide resolution Dtd:26/08/2022....., as our true and lawful attorney for us and on behalf of us to execute and perform all or any of the following acts deed and things till the completion or hand over of project to the flat owners welfare society.

1. To apply for conversion of the schedule property to the concerned Tahasildar, deposit necessary conversion fees/taxes or any other dues for the purpose and also execute necessary papers/documents as required by the authorities for the purpose in our name and on our behalf.

Secretary  
Kalinga Institute of Industrial Technology  
Bhubaneswar-751024

Evos Buildcon Pvt. Ltd.  
Deepak Das  
Director

w1 - Bishu Pradhan  
w2 - Sanjay Kumar



g

2. To sign plans and/or documents regarding sanction of building plans for construction of Multistoried Apartment complex over the schedule Property and submit the same before the BDA/BMC/ORERA and to pay charges for the same and obtain receipt thereof and also to collect such plans and orders after its sanction and/or approvals.
3. To present / pursue/ prosecute suits / proceeding by filling complaints, written statement, petitions, claims and objections, memorandum of appeal and applications and to file them in any court-offices / Authorities regarding the proposed constructions of Multistoried Apartment complex over the land in question in terms of the development agreement executed between the parties and to settle any dispute / claim which may arise during the period of construction of the Multistoried Apartment complex.
4. To appoint any advocate and/or legal practitioners in case of any dispute, which may arise in course of execution of the construction work and such advocate(s) shall be competent to appear before any court/ proceeding.
5. To submit necessary application before the competent authority and/or initiate any proceeding before the competent court of law for obtaining an elementary/independent right of passage to the land in question.
6. To erect and construct multi storied Apartment complex comprising of independent units and apartments with parking spaces and other common utility areas / amenities over the lands belonging to us in consonance with the plan to be sanctioned and approved by the BDA/BMC/ORERA.
7. To do all works pertaining to the construction of the Multistoried Apartment complex over the Scheduled land as delineated above.
8. To take measurement of the plot, cause survey and to raise new constructions according to the plans and specifications as

**Evos Buildcon Pvt. Ltd.**

*Deepak Des.*

**Director**

*[Signature]*  
Secretary  
Kalinga Institute of Industrial Technology  
Bhubaneswar-751024

*Bitoy K. Rajhi*  
*Santosh Sahu*



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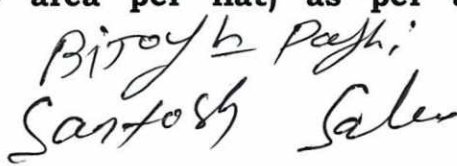


may be duly sanctioned/approved by the appropriate authority.

9. To enter into any agreement with any person, regarding booking and/or construction of units pertaining to the developers' allocation of the built-up area in the proposed Multistoried Apartment Complex to be constructed over the plot in question and to receive the construction cost from such intending owners (except the land owners' allocation of **29260 sqft of built-up area approximately 19 (Nineteen) numbers of 3(Three) BHK Flat (around 1540 sqft of built-up area per flat) as per approved plan and similar number of covered parking space in the ground/stilt floor**) out of the total built-up area out of the below mentioned schedule of property in the purposed building along with parking space.
10. To enter into any agreement/lease agreement with any individual person/corporate bodies/undertaking sectors to lease out/let out the said Multistoried Apartment Complex so far as builders share (**except the land owners' allocation of 29260 sqft of built-up area approximately 19 (Nineteen) numbers of 3(Three) BHK Flats (around 1540 sqft of built-up area per flat) as per approved plan and similar number of covered parking space in the ground/stilt floor**) including parking spaces and undivided impartible proportionate share in land, sign and execute lease deed/lease agreements, negotiate the lease rent/receive lease rent from the intending tenants/Lessees, present the said lease agreement for registration, admit the execution and do all other acts, which will be required for the purpose.
11. To sign and execute all such documents such as agreements for Sale, Sale deeds, in favour of the prospective buyers or financiers so far builders share (**except the land owners' allocation of 29260 sqft of built-up area approximately 19 (Nineteen) numbers of 3(Three) BHK Flats (around 1540 sqft of built-up area per flat) as per approved plan**

  
Secretary  
Kalinga Institute of Industrial Technology  
Bhubaneswar-751024

  
Director  
Evos Buildcon Pvt. Ltd.

  
Biraj K. Patra  
Santosh Sahu



### 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)-290 ,, User Charges-250 ,Total 540

Date: 28/09/2022

Signature of Registering officer

### Endorsement under section 52

Presented for registration at the private residence in the village Section 38#R## at 01/01/1900 by MS KALINGA INSTITUTE OF INDUSTRIAL TECHNOLOGY ITS SECRETARY RABINDRA NATH DASH, son/wife of , of AT/PO- PATIA, PS- CHANDRASEKHARPUR, BBSR, DIST- KHORDHA , by caste , profession and finger prints affixed.






Signature of Presenter / Date: 28/09/2022

Signature of Registering officer.

### Endorsement under section 58


Execution is admitted by :

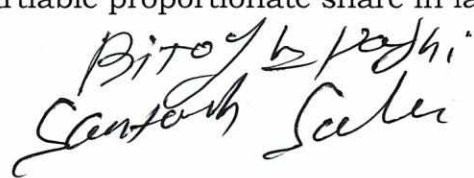
Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
MS KALINGA INSTITUTE OF INDUSTRIAL TECHNOLOGY ITS SECRETARY RABINDRA NATH DASH	---	---	---	
MS EVOS BUILDCON PVT. LTD. THROUGH ITS DIRECTOR DEEPAK DAS				29-Sep-2022

**and similar number of covered parking space in the ground/stilt floor)** including parking space along with undivided impartiable proportionate share in land, admit the execution and to register the same by appearing before the Concerned District Registrar/Sub-Registrar, Bhubaneswar, Dist: Khurda or any authority or authorities having power to admit execution/ registration of such documents and to take delivery of the deeds upon its registration.

12. To apply for and/or obtain electricity, water, drainage, sewerage and telephone connection, cable T.V. and for any other facilities that our said attorney may think fit and proper to provide in the said Multistoried Apartment Complex.
13. To take of the possible steps in the proceeding and/or litigation that may arise during the period of construction.
14. To invest money for erecting building according to the plan and specification as may be legally sanctioned by the appropriate authority.
15. To apply to courts and/or office for copies for copies of documents and papers.
16. To apply for inspection and/or inspect judicial records.
17. To appoint architect, engineers, contractors consultants, marketers, brokers, supervisors and/or any employee and agents staff necessary for any of the aforesaid purposes at their cost.
18. To make advertisement in any papers offering sale of the units and parking spaces of the proposed Multistoried Apartment Complex over the schedule property described and delineated above and to receive advance consideration money from the intending purchasers so far the share of the Builder/Developer(except the land owners' allocation of 29260 sqft of built-up area approximately 19 (Nineteen) number of 3(Three) BHK Flats (around 1540 sqft of built-up area per flat) as per approved plan and similar number of covered parking space in the ground/stilt floor) including parking spaces along with undivided impartiable proportionate share in land.

  
Secretary  
Kalima Institute of Industrial Technology  
Bhubaneswar-751024

Evos Buildcon Pvt. Ltd.  
  
Director

  
Bitoy B. Nayak  
Senior Secy

243470053

Identified by BIJAY KUMAR PADHI Son/Wife of BAISHNAB CHARAN PADHI of 780, SAHEED NAGAR, BBSR, DIST-KHORDHA by profession Others

BIJAY KUMAR PADHI		 42501888	<i>Bijay in hand</i>	28-Sep-2022
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Identified by TRILOCHAN RAY Son/Wife of KSHETRAMOHAN RAY of PLOT NO.560/2096, PATIA, BBSR, DIST- KHORDHA by profession Others

TRILOCHAN RAY	-----	-----	-----	
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Date: 28/09/2022

Signature of Registering officer

Execution is admitted by :

Date:

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 : 297

Document Number : 11082213459

For the year : 2022

Seal :

Date: 30/09/2022

Print



Signature of Registering officer

19. To purchase stamp papers, sign and execute sale Agreement Lease agreement/Sale Deed/Gift Deed Rectification Deed, Deed of Cancellation or any deed of conveyance in favour of intending purchasers/customers, receive advance/full consideration money from the purchasers, issue money receipts in favour of the intending purchasers in respect of the share of the builder/developer **(except the land owners' 19 (Nineteen) Numbers of 3(Three) BHK Flat (approximately 1540 sqft of Built-up area) as per approved plan and similar number of cover parking space in the ground/stilt floor)**, including parking spaces along with undivided impartible proportionate share in land.
20. To deliver physical possession of the constructed units to prospective purchasers.
21. The Attorney Holder can sale any Flat(s)/Units to any intending buyer out of the Land owner's share only after getting written confirmation from the land owners and in such case the Attorney Holder can carry out all formalities for the sale of the Flats/Units treating the buyer as his own client and in return paid back the entire sale cost to the land owner after receiving the payment from the buyer.
22. Generally to act as attorney or agent in relation to the matters aforesaid and of other matters in which 1<sup>st</sup> party may be interested and on his behalf to execute and sign all deeds documents and writing and to do all such acts or things fully and effectually in all respects.

**AND** I hereby agree that all acts, deed and things lawfully done by the attorney shall be construed as acts, deeds and things lawfully done by us and i hereby undertake to ratify and confirm all whatsoever the said attorney shall lawfully do or cause to be done for and on our behalf by virtue of this Power of Attorney.

*Bitoy Singh*  
*Saurabh Saha*

*[Signature]*  
 Secretary  
 Kalinga Institute of Industrial Technology  
 Bhubaneswar-751024

*[Signature]*  
 Director  
 Evos Buildcon Pvt. Ltd.



9

**SCHEDULE OF PROPERTY**

District-Khurda, Tahasil: Bhubaneswar, Tahasil No:263, Mouza: Raghunathpur, Police Station: New Capital, Police Station No.14, **Mutation Khata No: 729/3410, Stithiban Plot No: 2209, area: Ac.0.310 decimal, Kisam: Homestead and Mutation Khata No: 729/3916, Stithiban Plot No: 2164, area: Ac.0.300 decimal, Kisam: Biali Do Fasal. Total 2(Two) Khatas, 2 (Two) Plots, total area of Ac.0.610 decimal,** within the jurisdiction of Bhubaneswar Development Authority (BDA), and District Sub-Registrar (DSR), Khurda at Bhubaneswar

IN WITNESS WHEREOF we have here to set our hand this the **06<sup>th</sup> day of September, 2022.**

**Witnesses:**

1. *Bitoy K. Nayhi*  
*for B. C Nayhi*  
*at 280 S. H. W.*  
*Humb B.P.S.*

*[Signature]*  
Secretary  
Kalinga Institute of Industrial Technology  
Bhubaneswar-751024

**Signature of the Executant/Principal**  
**Evos Buldcon Pvt. Ltd.**

*[Signature]*  
**Director**

2. *Santosh Sales*  
*for Parents Sales*  
*with parents copy*  
*old form*

**Signature of the P.A.H.**

**Certificate**

Certified that the Executants are my clients and as per their instructions, I prepared this GPA. I explained them all the facts in their vernacular language and after found correct, they put their signatures on the respective column.

*[Signature]*  
**Advocate**  
*28.09.2022*



VERIFIED & TRUE  
FILED IN  
BOOK NO. ....  
Volume No. ....  
Pages.....10.....  
Serial No .....  
of the year 2022  
1082214159  
DT 29/9/22