

1082201611

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N 631322



Handwritten red ink calculations:

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| 1500  | 250 |
| 1500  | 40  |
| 100   | 250 |
| <hr/> |     |
|       | 240 |

IRREVO CABLE GENERAL POWER OF ATTORNEY



Handwritten red ink calculations:

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3602  
4/2/2022

S. No. 1

DISTRICT TREASURY  
KHURDA, BHUBANESWAR  
25 JAN 2022  
ADDL. TREASURY OFFICER

Kaighubinidhi

Subar M/76 of 2000  
Panda

B.K. PANDA  
STAMP VENDER  
BHUBANESWAR



Handwritten notes in red ink, including numbers like 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000.

IRREVOCABLE GENERAL POWER OF ATTORNEY



Handwritten signature in green ink.

Handwritten notes in red ink, including numbers like 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000.

2/2



Babuli Charan Padhihari

Kalanya Keshari Das

Babuli Charan Padhihari

**IRREVOCABLE GENERAL POWER OF ATTORNEY**

By this power of attorney:

**Mr. Babuli Charan Padhihari**, S/o.: Dhruba Charan Padhihari, Grand S/o: Late Kalpataru Padhihari, resident of Vill: Raghunathpur, P.S: Nandankanan, Bhubaneswar, Dis: Khurda, Odisha, by Caste-Khandayat, by Profession- Business, Aadhar No: 7066 3586 1760, PAN No: AQEPPI411E..., Contact No: 700 864 3301..., (hereinafter called the **Principal/Executant** which expression shall mean and include its heirs, successors, and representatives etc.)

Evos Buildcon Pvt. Ltd.  
Kalanya Keshari Das  
Managing Director

w1 - Bisoy K. Das  
w2 -  
For Kandul Estates Pvt. Ltd.  
Director

Babuli charan padmchari

A Commission is hereby issued U/s 33, Sub Section (3) Sub Section (2) of Registration Act 1908 (XVI) of 1908 to Babul Charan for the Purpose of Inquiring whether this document has been executed by Babuli Charan Padmchari



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of BBSR whom it Purports to have been executed

Babuli charan padmchari

Registering Officer

01/4/2022

पुश्चि वडि द्वावे प्रामा

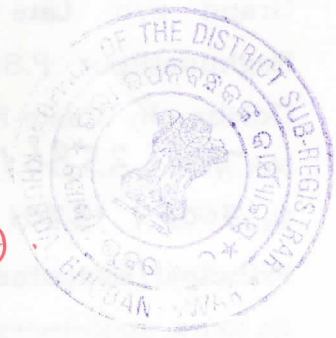


185

Having Visited the Residence of Babuli Charan padmchari at 05.30pm 04.02.2022 Reghevalley, P.O. Nandan Kanan, BBSR I have this day examined the said Exhibit Who have been identified to my satisfaction by Suresh Padmchari & Suresh Reghevalley BBSR of the same place and the said Exhibit admitted execution of t. is document.

From the above report I am satisfied that this document has been executed by Babuli Charan padmchari and I accordingly admit it to registration

Registering Office



WHEREAS, I the Principal/Executant do hereby hand over possession of the schedule property given below to the said company **M/s. EVOS Buildcon Pvt. Ltd.**, a company registered under the Companies Act, 1956 Vide CIN : U70101OR2010PTC012674 (PAN- AACCE5477G), having its office at Plot No:- M/76, Baramunda Housing Board Colony, Baramunda, P.S.- Khandagiri, Bhubaneswar, Dist.- Khurda, Odisha, presented through its Managing Director **SRI KALINGA KESHARI RATH**, aged about 37 years, S/o – Late Kailash Chandra Rath, Permanent resident of Flat No.-202, “Olive Enclave”, G.A Plot No.-11, Chandrasekharpur, Bhubaneswar, Odisha by Caste – Brahmin, By Profession – Business, as my true and lawful attorney for me and on behalf of me to do 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 my name and on my behalf.
2. To sign plans and/or document regarding sanction of building plans for construction of Multistoried Apartment complex over the schedule Property and submit the same before the BDA/BMC 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 plaints, written statements, petitions, claims and objections, memorandums of appeal and applications and to file them in any court-offices / Authorities regarding the proposed construction 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

*Babuli Chamon Rath*

**Evos Buildcon Pvt. Ltd.**  
*Kalinga Keshari Rath*  
Managing Director

W1 - *Bitoy M Pan*

W2 - *For Kandui Estates Pvt. Ltd.*  
*[Signature]*



**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: 04/02/2022

*[Signature]*  
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 **BABULI CHARAN PADHIHARY** , son/wife of **DHRUBA CHARAN PADHIHARY** , of **AT/PO- RAGHUNATHPUR, PS-NANDANKANAN, BBSR, DIST- KHORDHA** , by caste **General** , profession and finger prints affixed.



Signature of Presenter / Date: 04/02/2022

*[Signature]*  
Signature of Registering officer.

**Endorsement under section 58**

Execution is admitted by :

| Name  | Photo | Thumb Impression | Signature          | Date of Admission of Execution |
|---|-------|------------------|--------------------|--------------------------------|
| BABULI CHARAN PADHIHARY                                   | ----- | -----            | -----              |                                |
| MS EVOS BUILDCON PVT LTD IT'S MD SRI KALINCA KESHARI RATH |       | <br>243062150    | <i>[Signature]</i> | 14-Feb-2022                    |

Identified by BIJAY KUMAR PADHI Son/Wife of BAISHNAB CHARAN PADHI of PLOT NO- 780 , SAHEED NAGAR , BHUBANESWAR by

during the period of construction of the Multistoried Apartment complex of both residential and commercial.

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 to obtain an easementary 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 me in consonance with the plan to be sanctioned and approved by the BDA/BMC.
7. To do all works pertaining to the construction of the Multistoried Apartment complex of both residential and commercial, over the Schedule 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 may be duly sanctioned 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 18000 sqft SBA**) and parking space of proposed Multistoried Apartment Complex.
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 including both residential and commercial so far as builders share to the constructed area (**except land owners' allocation of 18000 sqft SBA**), along with parking spaces and undivided impartible proportionate share in land, sign and execute lease

X Babul Chandra Paswan

Evos Buildcon Pvt. Ltd.  
Kalyan Keshav Das  
Managing Director

W1 - Bijo Kumar

For Kandol Estates Pvt. Ltd.

W2  
Director

profession Others

|                   |   |   |               |             |
|-------------------|---|---|---------------|-------------|
| BIJAY KUMAR PADHI |  | <br>42212959 | Bijay K Padhi | 04-Feb-2022 |
|-------------------|---|---|---------------|-------------|

Identified by SWARAJ PADHIHARY ALIAS SAMAL Son/Wife of of SAMEPLACE by profession Others

|                              |       |       |       |  |
|------------------------------|-------|-------|-------|--|
| SWARAJ PADHIHARY ALIAS SAMAL | ----- | ----- | ----- |  |
|------------------------------|-------|-------|-------|--|

Date: 04/02/2022

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 : 62

Document Number : 11082203065

For the year : 2022

Seal :

Date: 04/03/2022



Signature of Registering officer



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 builder's share to the constructed area (except land owners' allocation of 32% SBA), along with parking spaces and undivided impartible 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 which includes residential and commercial.
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 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 below and to receive advance consideration money from the intending purchasers so far as Builders/Developer's share to the constructed area (except land owners'

X Babuli Chandra Padukhara

Evos Buildcon Pvt. Ltd.  
Kalelga Khurda G.O.  
Managing Director

w1 - Bitoj K. Pan  
w2 -  
For Kandul Estates Pvt. Ltd.  
Director



allocation of 18000 sqft SBA), along with parking spaces and undivided impartible proportionate share in land, along with parking spaces and undivided impartible proportionate share in land.

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 to an extent of so far as builders share to the constructed area (except owners' allocation of 18000 sqft SBA), along with parking spaces and undivided impartible proportionate share in land, along with parking spaces and undivided impartible proportionate share in land.
20. To deliver physical possession of the constructed units to prospective purchasers.
21. Generally, to act as attorney or agent in relation to the matters aforesaid and of other matters in which we may be interested and, on our 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 me and I hereby undertake to ratify and confirm all whatsoever the said attorney shall lawful do or cause to be done for and on my behalf by virtue of this power of Attorney.

### **SCHEDULE OF PROPERTY**

Mouza: Raghunathpur, Police Station: New Capital, Police Station No.14, now under Nandankanan Police Station, Tahasil: Bhubaneswar, Tahasil No:263, District-Khordha (Odisha), within the jurisdiction of Bhubaneswar Development Authority (BDA), Bhubaneswar Municipal Corporation (BMC) and District Sub-Registrar (DSR), Khordha at Bhubaneswar.

X Babuli Chatterjee Pachukan

Evos Buildcon Pvt. Ltd.  
Kalyan Keshar Das  
Managing Director

w1 - BITAL K. P. S.  
w2 -  
Director

... 15000 sqft ...  
... 15000 sqft ...  
... 15000 sqft ...  
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... 15000 sqft ...

IP 15000 sqft ...

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*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*

1. Settlement Khata No. 190, Plot No: 2208, Kisam-Biali Do-Fasal, Area A0.175 dec out of area A0.700 decimals.
2. Mutation Khata No. 729/952, Plot No: 2208/3451, Kisam-Biali Do-Fasal, Area A0.060 dec out of area A0.120 decimals.
3. Settlement Khata No. 57, Plot No: 2220, Kisam- Sarad-I, area A0.190 dec (Full Plot).

**Total :- 1(one) Mouza, 3 (Three) Nos. Khata, 3 (Three) Nos. Plot, total area: Ac0.425 dec**

IN WITNESS WHEREOF we have here to set my hand this 4/7 day of February, 2021

Witnesses:

*X Beesuli Chandra padhan*

Signature of the Executant/Principal

Evos Buildcon Pvt. Ltd.

*Kalyan Kumar Patra*

Managing Director

Signature of the P.A.H.

W 1 1. *Beesuli Chandra padhan*

W 2 2. For Kandui Estates Pvt. Ltd.

*[Signature]*

**Certificate**

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

Advocate

*[Signature]*

1. Settlement State No. 100, Plot No. 2200, Khurda-Bhubaneswar  
 Total Area 50.175 dec of area 50.175 decimale  
 2. Settlement State No. 100, Plot No. 2200, Khurda-Bhubaneswar  
 Total Area 50.175 dec of area 50.175 decimale  
 3. Settlement State No. 100, Plot No. 2200, Khurda-Bhubaneswar  
 Total Area 50.175 dec of area 50.175 decimale  
 Total - 150.525 dec of area 150.525 decimale

BY WRITERS REGISTERED AS LAWYERS in law firm in and by name of  
 M/s. [Faint Name]  
 [Faint Signature]  
 [Faint Title]  
 [Faint Address]

IMPOUND CASE NO. 163 DT. 08-22  
 Certified that the deficit stamp duty of  
 Rs. 900/- to Rs. 5/-  
 Rupees Nine hundred five only  
 deposited vide D.S. No. [Faint] Dt. [Faint]  
 in respect of document ID No. 1082201611

Registering Officer  
 Bhubaneswar



REGISTERED & TRUE COPY  
 FILED IN  
 BOOK NO. ....  
 Volume No. ....  
 Pages. ....  
 Serial No. ....  
 for the year 2022  
 1082201611  
 [Faint Signature]  
 08-22

**Miscellaneous Receipt**

Serial No. : 504/2022  
Date : 07/02/2022  
Name : BABULI CHARAN PADHIHARY  
Registration No. : 1082201611  
Head of item : Deficit Stamp Duty  
Amount(Rs.) : 905

Date :07-02-2022

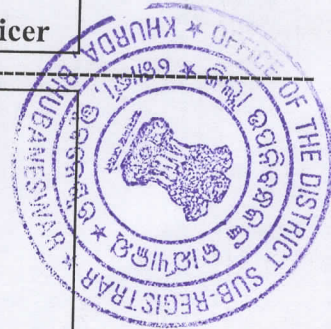
Signature and Stamp of Registering Officer

**Miscellaneous Receipt**

Serial No. : 504/2022  
Date : 07/02/2022  
Name : BABULI CHARAN PADHIHARY  
Registration No. : 1082201611  
Head of item : Deficit Stamp Duty  
Amount(Rs.) : 905

Date :07-02-2022

Signature and Stamp of Registering Officer



**Valuation Report**Application No- **1082201611**Registration Office- **KHURDA(BBSR)****DEED DETAILS**Application Type- **POA WITH POSSESSION**Status- **Pending for Fee collection**

| Application No. | Execution Date | Presentation Date | Book No. | No. of Pages | Registration No | Registration Date |
|-----------------|----------------|-------------------|----------|--------------|-----------------|-------------------|
| 1082201611      | 04-FEB-22      | 04-FEB-22         | 1        | 10           |                 |                   |

## FEE DETAILS (In ₹.)

Stamp Duty : 0  
 Consideration Amount : 0  
 Benchmark Value : 5444986

Registration Fee : 0  
 A18(iii) & A(1): 250  
 Incidental Fee Details  
 User Charges : 250

 STAMP  E-STAMP  FRANKING

 CASH  CHEQUE  DD  CHALLAN 
 CASH  CHEQUE  DD  POS

POS

 NEFT  RTGS  IMPS  IFMS

 NEFT  RTGS  IMPS  IFMS

## FIRST PARTY DETAILS

| Name                    | Relation | Relation's Name         | Gender | Age | Profession | Caste   | Interest/Type    | Presenter | Signed | Present Address   |
|-------------------------|----------|-------------------------|--------|-----|------------|---------|------------------|-----------|--------|---|
| BABULI CHARAN PADHIHARY | FATHER   | DHRUBA CHARAN PADHIHARY | MALE   | 45  | Business   | General | FIRST PARTY/SELF | YES       | YES    | AT/PO- RAGHUNATHPUR, PS- NANDANKANAN, BBSR, DIST- KHORDHA |

## SECOND PARTY DETAILS

| Name   | Relation | Relation's Name | Gender | Age | Profession | Caste   | Interest/Type        | Presenter | Signed | Present Address  |
|--|----------|-----------------|--------|-----|------------|---------|----------------------|-----------|--------|--|
| MS EVOS BUILDCON PVT LTD ITS MD SRI KALINGA KESHARI RATH |          |                 |        | 37  |            | GENERAL | ATTORNEY/INSTITUTION |           |        | AT- PLOT NO-M/76, BARAMUNDA HOUSING BOARD COLONY, BARAMUNDA, PS- KHANDAGIRI, BBSR, DIST- KHORDHA |

| Representative Name                                      | Institution Name         | Representative Address  | Representative Designation |
|--|--------------------------|---|----------------------------|
| MS EVOS BUILDCON PVT LTD ITS MD SRI KALINGA KESHARI RATH | MS EVOS BUILDCON PVT LTD | AT- PLOT NO-M/76, BARAMUNDA HOUSING BOARD COLONY, BARAMUNDA, PS- KHANDAGIRI, BBSR, DIST-KHORDHA | MANAGING DIRECTOR          |

## IDENTIFIER DETAILS

| Name                         | Father/Husband's Name | Address   | Gender | Age | Profession | ID Proof |
|------------------------------|-----------------------|-----------|--------|-----|------------|----------|
| SWARAJ PADHIHARY ALIAS SAMAL |                       | SAMEPLACE | MALE   | 0   | Others     | 0        |

## PROPERTY DETAILS

| District    | Village/Mouja- Thana       | Khata        | Plot         | Area   | Kisam Type     | Market Value | Sabak Khata No. | Sabak Plot No. |
|-------------|----------------------------|--------------|--------------|--|----------------|--------------|-----------------|----------------|
| KHURDA      | RAGHUNATHPUR (BALIPADA)-14 | 57           | 2220         | 0.19 Acre ( 190Decimal )                         | SARAD-I        | 2147000      | Not Available   | Not Available  |
| <b>East</b> | <b>West</b>                | <b>North</b> | <b>South</b> | <b>Property Transaction Details</b>              |                |              |                 |                |
| NM          | NM                         | NM           | NM           | POWER AREA AC 0.190 DEC, TOTAL AREA AC 0.425 DEC |                |              |                 |                |
| KHURDA      | RAGHUNATHPUR (BALIPADA)-14 | 729/952      | 2208/3451    | 0.06 Acre ( 060Decimal )                         | BIALI DO FASAL | 7986         | Not Available   | Not Available  |
| <b>East</b> | <b>West</b>                | <b>North</b> | <b>South</b> | <b>Property Transaction Details</b>              |                |              |                 |                |
| NM          | NM                         | NM           | NM           | POWER AREA AC 0.060 DEC OUT OF AREA AC 0.120 DEC |                |              |                 |                |
| KHURDA      | RAGHUNATHPUR (BALIPADA)-14 | 190          | 2208         | 0.175 Acre ( 175Decimal )                        | BIALI DO FASAL | 3290000      | Not Available   | Not Available  |
| <b>East</b> | <b>West</b>                | <b>North</b> | <b>South</b> | <b>Property Transaction Details</b>              |                |              |                 |                |
| NM          | NM                         | NM           | NM           | POWER AREA AC 0.175 DEC OUT OF AREA AC 0.700 DEC |                |              |                 |                |



The total transacted area is:0.425 acre(s).

APPLICATION ID CREATED BY : PRAKASH RANJAN ACHARYA  
DOCUMENT ENTERED BY : DIBYA JYOTI ROUT

|  |  |  |   |
|--|--|--|---|
| Applicant's Name: _____<br>Address: _____<br>City: _____         |  | Date of Application: _____<br>Type of Transaction: _____               |   |
| <input type="checkbox"/> Male<br><input type="checkbox"/> Female | <input type="checkbox"/> Single<br><input type="checkbox"/> Married<br><input type="checkbox"/> Divorced | <input type="checkbox"/> Original<br><input type="checkbox"/> Transfer | <input type="checkbox"/> Joint<br><input type="checkbox"/> Individual |

| Name  | Relationship | Gender | Age   | Signature | Date  | Witness | Address |
|-------|--------------|--------|-------|-----------|-------|---------|---------|
| _____ | _____        | _____  | _____ | _____     | _____ | _____   | _____   |

| Name  | Relationship | Gender | Age   | Signature | Date  | Witness | Address |
|-------|--------------|--------|-------|-----------|-------|---------|---------|
| _____ | _____        | _____  | _____ | _____     | _____ | _____   | _____   |

