

612001295-

10612001264



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Odisha

e-Stamp

Certificate No.	: IN-OD00963337842725S
Certificate Issued Date	: 07-Mar-2020 12:55 PM
Account Reference	: SHCIL (FI)/ odshcil01/ BERHAMPUR/ OD-GJM
Unique Doc. Reference	: SUBIN-ODODSHCIL0101220711956085S
Purchased by	: CHANDRA SEKHAR SABAT
Description of Document	: Article IA-48 Power of Attorney Deed
Property Description	: MOUZA-SANKARPUR
Consideration Price (Rs.)	: 1,35,87,750 (One Crore Thirty Five Lakh Eighty Seven Thousand Seven Hundred And Fifty only)
First Party	: CHANDRA SEKHAR SABAT
Second Party	: PRADEEP KUMAR PANIGRAHY
Stamp Duty Paid By	: CHANDRA SEKHAR SABAT
Stamp Duty Amount(Rs.)	: 6,79,400 (Six Lakh Seventy Nine Thousand Four Hundred only)



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

*[Handwritten Signature]*  
Sub-Registrar  
Be-hampur-1, Ganjam.

RS 0002316664

**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.



Pradeep Kumar Panigrahy



SIGNATURE OF PURCHASER

*Pradeep Kumar*  
17/2/2020

**FEES PAID**

A (1).....2,71,755/-  
A (20).....  
I (3).....  
A (18) @ (CID) 250/-  
ODLR.....  
TOTAL 2,72,005/-  
U/C.....340/-  
DLRS&C.....  
RC.....  
PI.....

*PDD-601-*



*Chandra Sekhar Sabat*



*[Signature]*

*Pradeep Kumar Panigrahy*  
Managing Partner  
Silkcity Developers  
Berhampur

Sub Registrar  
Berhampur-1, Ganjam.  
7/3/2020

**GENERAL POWER OF ATTORNEY- CUM-DEVELOPMENT AGREEMENT**

**THIS AGREEMENT is made on the 07<sup>th</sup> March 2020.**

**BETWEEN**

**Mr. Chandra Sekhar Sabat** , aged about 52 years, S/o. Sri Trinath Sabat, Brahmin by Caste, Business by profession, residing at Aska road Jagannath Auto Nagar 3<sup>rd</sup> Lane first gate Berhampur, Po. Berhampur, Ps. Badabazar, Pin No.760006, Aadhar No.7227 6642 5452, Phone No.8779705958 (hereinafter referred to as **"THE LAND OWNER/FIRST PARTIES"**)

Which expression unless excluded by or repugnant to the subject of extent shall deem to mean and include their legal heirs, representatives, administrators, executors and assigns of the **ONE PART**.

*Chandra Sekhar Sabat*

*Pradeep Kumar Panigrahy*  
Managing Partner  
Silkcity Developers  
Berhampur



(2)

“ M/s. Silkcity Developers”, represented by its Managing Partner.

1. **Sri Pradeep Kumar Panigrahy**, aged about 53 years, S/o Late P.Ch.Panigrahy, Brahmin by caste, Business by profession, residing at Rajiv Nagar, 1<sup>st</sup> Lane, Khodasingi Berhampur Town, Po. & Tahasil-Berhampur Town, Ps. Baidyanathpur, Pin Code 760010, District-Ganjam, Odisha-, Aadhar No.9826 5986 0718, (hereinafter referred to as “**THE DEVELOPER/SECOND PARTY**”) Which expression unless by or repugnant to the subject of extent shall deem to mean and include their legal heirs, representatives, administrators, executors and assigns of the **OTHER PART.** Ph-no 7788919705

**II. WHEREAS** the property hereunder described in Para-III, is the self acquired property of the 1<sup>st</sup> party and he has purchased the same vide a Regn. Sale deed No. 10611102024/2011, 4032/2006 , 2574/2007 & 10611112107/2011 of office of the District Sub-Registrar, Berhampur.

WHERE the Executant is intending to construct a multistoried Apartment/Building over the said site in accordance with the plan to be sanctioned by the competent Development Authority and accordingly a scheme has been framed by the owner and he has given the offer to the

party of the second part which is engaged in developing building complexes comprising of Apartment / Independent Flats and the Builder/Developer has agreed to develop the complex entirely at its own cost and several terms and conditions have been mutually agreed upon by and between both the parties and in order to avoid any future complication, the terms so agreed upon are reduced to writing and enumerated in this agreement.

Chandrasekhar Saha

Pradeep Kumar Panigrahy  
Managing Partner  
Silkcity Developers  
Berhampur



(3)

**NOW THESE PRESENT WITNESSTH AND PARTIES HEREBY  
AGREED AS FOLLOWS.**

1. By virtue of the recitals herein contained the owner represent and declare that he is competent and absolutely seized and possessed of the lands in question as set out in the schedule given below and as the permanent owner of the lands, the First party vonvey, vest and assigns upon the builders/developer the right to undertake construction of multistoried building in accordance with the plan sanctioned/approved by the Berhampur Development Authority – CUM- Berhampur Municipality Corporation shall deal with various portions of the said multistoried residential complex on the terms and conditions herein contained

2. The owner and builder/developer will negotiate independently with the adjacent plot owners for joint development of the project/apartment along with the below mentioned lands.

3. The construction of multistoried residential complex will be completed/finished within a time schedule of 36 months from the date of approval from BDA/BeMC .

4. The Builder/Developer shall construct the multistoried residential according to the plans and permissions (s) accorded by the development authority and shall not construct any illegal or unauthorized units and if do so it would be entirely at its own cost and risk of the builder and the owners will not be liable for its consequences. However, if any deviations is made as per (Vastu) principals or as per the advice of the structural Engineer, the Builder/Developer has to regularize the same. The responsibility with regard to the quality and standard of construction of the building shall be exclusively that of the Builder/ Developer.

*Chandrasekhar Subramanian*

*Pradeep Kumar Panigrahy*  
Managing Partner  
Silkcity Developers  
Berhampur



**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)-272005 ,, User Charges-340 ,Total 272345

Date: 07/03/2020

Signature of Registering officer

**Endorsement under section 52**

Presented for registration in the office of the Sub-Registrar **Sub-Registrar BERHAMPUR-I** between the hours of 10:00 AM and 1:30 PM on the **07/03/2020** by **CHANDRA SEKHAR SABAT** , son/daughter/wife of **TRINATH SABAT** , of **ASKA ROAD JAGANNATH AUTO NAGAR 3RD LANE FIRST GATE BERHAMPUR,PO-BERHAMPUR,PS-BADA BAZAR** , by caste **General** , profession **Business** and finger prints affixed.

Signature of Presenter / Date: 07/03/2020

Signature of Registering officer.

**Endorsement under section 58**

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
CHANDRA SEKHAR SABAT			<i>Chandra Sekhar Sabat</i>	07-Mar-2020
MS SILKCITY DEVELOPERS REPRESENTED BY ITS MANAGING PARTNER PRADEEP KUMAR PANIGRAHY			<i>Pradeep Kumar Panigrahy</i>	07-Mar-2020

Identified by **SIMANCHALA GOUDA** Son/Wife of **LATE GOVINDA GOUDA** of **AT-NILAKANTHA NAGAR 1ST LANE, BIJIPUR,BERHAMPUR GANJAM** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SIMANCHALA GOUDA			<i>Simanchala Gouda</i>	07-Mar-2020

Date: 07/03/2020

Signature of Registering officer

**Endorsement of certificate of registration under section 60**

Registered and true copy filed in : Office of the Sub-Registrar, BERHAMPUR-I

Book Number : 1 || Volume Number : 26

Document Number : 10612001264

For the year : 2020

Seal :

Date: 07/03/2020

Signature of Registering officer

Print



(4)

**5. COMMENCEMENT :** This agreement shall commence on and from **Dt. 07.03.2020.**

**6. CONSTRUCTION :**

a ) That the building plan will be in accordance with rules and regulations laid down by the Berhampur Development Authority – CUM- Berhampur Municipality Corporation. The building (s) shall be of first class construction based on their specification confirming to ISI code of Civil Engineering practice as per drawings, which is specified below.

**SCHEDULE DETAILS OF SPECIFICATION FOR CONSTRUCTION:-**

Structure should be R.C.C. framed

Walls – Brick walls 9’’ external & 4.1/2’’ internal

The flooring will be of verified tile inside building, Marbles/ Granite for stair & Corridor.

Platform of the kitchen will be of Granite.

Toilet will be fitted with ceramic tile flooring with glazed tile skirting up to lintel level, concealed plumbing with necessary chromium plated fitting of good quality.

The concealed pipelines will be of PVC pipe with necessary fittings. Two deep bore wells and one overhead tank is to be provided.

There will be concealed wiring with required points for plugs, sockets, Telephone, TV cable connection in all the rooms.

*Chandrasekhar Sahu*  
✓

*Pradeep Kumar Panigrahy*  
Managing Partner  
Silkcity Developers  
Berhampur



(5)

Back up generator set (silent) of required capacity for lighting during power cuts for common places (one lift, corridor, parking, staircase).

Equipments used for electricity supply must be of standard quality.

The elevation of the building will be contemporary.

b) However, the Builder/ Developer may make or agree to make such variations in the designs or plans as may be required or considered by them desirable or necessary and the roof right shall be with the Builder/ Developers and owner.

c) That, the Builder/ Developer shall be free to change/alter and modify the sanctioned plan on taking approval of the owner/intending flat purchaser for the betterment of the project within the sanctioned built-up area.

d) The multistoried residential complex over the said lands shall be constructed under the direct control, supervision and guidance of the Builder/ Developer. The owners will have the right to inspect the construction at all reasonable times with prior intimation to the builder/developer.

e) That Builder/ Developer shall make their best Endeavour to complete/ finish the said building in all respect so as to benefit for occupations/habitation within 36 month from the date of BDA/BeMC of the agreement prevented by reason beyond the control of the builder/developer including force major conditions. In the event of the Builder/ Developer failing to complete the construction of multistoried residential complex within the specified period, the Builder/ Developer and the owners will sit together and decide mutually for further extension of the time.

Chandrasekhar Sabharwal -

Pradeep Kumar Panigrahy  
Managing Partner  
Silkcity Developers  
Berhampur



(6)

**OWNER'S OBLIGATION:**

**The owners hereby agree and covenant with the Builder/Developer as Follows:**

- a) **Not to** cause any interference or hindrance in the construction of the said multistoried residential cum commercial complex over the said land by the Builder/Developer, unless the Builder/Developer act in a manner violating or inconsistency to the terms of this Agreement.
- b) Not to enter into any agreement or transfer, convey or assign or encumber or deal with said property or any portion thereon with any third party.
- c) The owner delivered possession to the Builder/ Developer to enter upon the said property and shall have absolute authority and competency to commence, carry on and complete the development of the lands in accordance with the permission granted.
- d) The owner will at the request and at the cost of the builder/developer sign and execute papers, documents, applications for approval of the building plans and other related documents relating to the construction of the apartments and its infrastructures.

**8. (i) DEVELOPERS OBLIGATIONS :**

- a) The exercise relating to the Development of the said multistoried residential cum commercial complex shall commence with effect from the date of signing and executions of this agreement by the builder/developer as well as owner, i.e. 07.03.2020

Chandrasekhar Subudh

Pradeep Kumar Panigrahy  
Managing Partner  
Silkcity Developers  
Berhampur



(7)

b) To complet/finish the construction and erection of the said building within 36 months from the date of the agreement or such extended time as may be mutually agreed upon.

c) However, the builder/developer shall make all Endeavour to complete all construction in the multistoried residential complex within 36 months, from the date of approval from BDA/BeMC. In such an event of bad market situations, this time schedule shall be extended after mutual agreement between both the parties.

d) Not to violate or contrivance any statutory previsions, rules, regulations etc. applicable for construction of the said building complex.

**(ii) CONSIDERATION :**

a) That the parties hereto above shall share the total units/built-up in the proposed housing complex proportionate to their share in respect of the floor space areas and right of user of the common spaces or amenities proportionate their share in respect of the floor space or the entire project to be built on the said plot in the ratio i.e. 33% : 67% of total built area in each floor. So the Builder/Developer has got absolute right to deal with its share 67% of the total built up ares in each floor. Be it be noted here that, the owner share in the constructed area will be confirmed to 33% of the built up area as per the norms of Berhampur Development Authority – CUM- Berhampur Municipality Corporation against the size of their lands.

b) The parties hereto i.e. the builder & the owner hereby mutually agree that in order to and the purpose and in the process of the proporationate the saleable areas in the allocated shares of 33% and 67% fallings in the share of either of the parties is less than the agreed percentage of such party, then

*Chandrasekhar Sankar*

*Pradeep Kumar Panigrahy*  
Managing Partner  
Silkcity Developers  
Berhampur





(8)

the concerned party shall be compensated by the other party so as to make the share at par with their respective percentage of built up area at the market rate, i.e. the sale price fixed by the builder/developer, at the time of distribution between the parties. It shall, however, be open to the parties to arrive at such other manner, mode of computation in the compensation payable in such situation by mutual agreement.

**(iii) RESIDUARY TERMS AND CONDITIONS:**

- a) In consideration of the terms hereby agreed upon, the owners give, assign and absolutely vest the Builder/ Developer the right to development/construction on the said lands and also their right to sell transfer and assign balance constructed space/built up area in the said house complex, i.e. 67% of the constructed area along with proportionate land area.
- b) The Builder/Developer shall have the right to enter into agreement with intending owner of residential cum commercial apartment to sell, transfer, charges, assign and let out 67% of the total constructed/built up area except the owners entitlement of the area and the owner will not object to such transfer, assignment or disposition . The owners will join as confirming party at the request of the Developers for executions of relevant document, if and when required. It is hereby agreed that the builder/developer shall have the right to finalize and settle the terms and /or to dispose 67% of the built up area/apartment in the proposed residential cum commercial complex at such rate as the Builder/ Developer in its absolute discretion thinks proper.
- c) That both the parties shall bear the expenses for the installation of electric transformer for supply of power to the said multistoried residential complex in the ratio of 33:67, i.e. in proportion to their respective share.

Chandrasekhar Senthil



Pradeep Kumar Panigrahy

Managing Partner  
Silkcity Developers  
Berhampur



(9)

d) The owner hereby agrees to execute necessary deeds of conveyance directly or through his power of attorney Holder in favor of the intending apartment owner(s) However, all costs, charges and expenses in respect thereof shall be paid by the intending purchaser (s)

e) The builder/developer shall be at liberty to appoint its own Contractors, Staffs, Supervisor, Managers, Engineers, Architects to carry out the construction works and the owner will not have any objection for the same.

f) That the Builder/Developer shall have the right to receive from the intending flat purchaser (s) any earnest money and or booking amount and also the balance of cost of apartment and to grant receipts and execute such conditions as may be deemed necessary and present the same before the registering authority for registration and to execute the registered sale deed, to the extent of 67% excluding the 33% area, out of the total built up areas, pertaining to Builder/Developer's allocation in the residential cum commercial complex. The owner hereby agrees to ratify and confirm all acts, the Builder/Developer shall lawfully do and to execute and perform or cause to be executed and performed all such acts and deed in connection with the sale of undivided, imposable, proportionate and joint share or interest in the lands and /or apartment in the said proposed residential cum commercial complex by virtue of the agreement without receipt of any consideration. The owner will have no objection, if the intending flat owner (s) will mortgage his/their flat(s) to any financial institution to obtain loans for purchasing the same.

g ) The owner hereby agree to execute and sign necessary documents, letters, power of attorney which may be required for carrying out the construction of the proposed complex and to render all help and assistance

Chandrasekhar Subud

Pradeep Kumar Panigrahy

Managing Partner  
Silkcity Developers  
Berhampur



(10)

to the Builder/Developer to facilitate the construction of the proposed building on the said plot of lands.

**9. ARBITRATION:**

In case of any dispute or difference arises between the parties during the progress of or abandonment of the work, pertaining to the construction of any term or covenant spelt out in this contract or any clause thereof of relating either to the said building work or any incidental and ancillary disputes/ differences arising out of this contract or any other supplementary contract disputes relating to payment and no payment entitlement between the parties etc. shall be referred to an arbitrator, whose decision shall be final and shall be held at Berhampur Jurisdiction only.

10. That, in the event of Berhampur Development Authority – CUM- Berhampur Municipality Corporation and other authorities concerned permitting any future vertical or horizontal extensions or construction in the said building and /or in the said premises/plots at any time then in that event same shall be built by the Developer and on such eventuality and Builder/Developer and the owner will be entitled to their proportionate shares on the basis to be mutually decided.

11. That, the property will remain under the disposal of the Builder/Developer, after giving the total agreed share to the owner till the formation of the Society and till ultimate handing over the land and building to the resident welfare association or Society to be formed by the owner of the flat (s), and commercial area.

*Chandrasekhar Sankar*

*Pradeep Kumar Panigrahy*

**Managing Partner  
Silkcity Developers  
Berhampur**



(11)

**NOW THESE PRESENTS** witnessed that, I the owner name **Mr. Chandra Sekhar Sabat**, constitute and appoint “ **M/s. Silkcitey Developers**”, represented by its **Managing Partner. : Sri Pradeep Kumar Panigrahy** as my true and Lawful Attorney to do and execute and perform all of the following acts, deeds, matters and things on my behalf :

i) To build or to construct residential cum commercial complex and to manage and supervise the construction work of the same on my plot measuring an area Ac.0.774 Decimals of **Mouza- Sankarpur**.

ii) To approach, appear, represent and carry on correspondence with and pay the necessary fees or dues and to deposit the requisite amounts to or with all concerned authorities including Govt. Department, Revenue Authorities, Berhampur Municipality Corporation, Berhampur Developer Authority and other concerned authorities in connection with the conversion, development, construction,

iii) To construct the Apartment over the below mentioned scheduled land as per the permission granted by the Berhampur Development Authority – CUM- Berhampur Municipality Corporation as well as other statutory bodies and also to do the needful for regularization of the structure, if any as per the relevant rules and regulations, being promulgated from time to time by the Government, Berhampur Development Authority – CUM- Berhampur Municipality Corporation and other statutory bodies, on my behalf.

iv) To receive money from the intending owner (s) of the flat (s) and commercial areas in connection with the booking/agreement/installment payment made towards the Builder/Company/Land owner for sale of the

*Chandra Sekhar Sabat*

*Pradeep Kumar Panigrahy*  
Managing Partner  
Silkcitey Developers  
Berhampur





developed saleable area, as per our Agreement, i.e. the allotted share of the Builder/Developer.

v) To enter into agreement with the intending owner (s) of the flat (s) and commercial areas for sale of the flat (s) /commercial space allotted to the share of the Builder/Developer, i.e. 67% of the saleable area.

vi) To negotiate with customers intending to purchase the said flat (s) /commercial areas (Which includes the undivided importable, share in lands) and sell the same to the intending purchaser or purchasers as the case may be and to execute the necessary sale deed or deeds on my behalf in favour of the said purchaser or purchasers, as the case may be and to receive the consideration amount in respect of such sale deed or deeds as well as handover the possession of the said property to the purchaser (s)

ii) To execute the sale deed or deeds and submit at the concerned Registering officer for registration on my behalf and to do all other acts and deeds that are required under the law of registration at the Odisha Apartment Ownership Act.-1982, in force from time to time, in favour of the purchaser or purchasers as fully and effectually as I could do the same for myself and they could do for their 67% share.

iii) To appear in all the Courts such as Civil, Criminal, Labour and in all Officers of government, in case, any dispute arises in respect of the said property & project and to do all the needful in my beneficial interest.

ix) In the event of any dispute, if there is any necessary in proceeding to the court of law, the attorney will do the same and continue proceeding before the law of courts by engaging Advocates, by signing Vakalatnama and he can sign plaint, written statement, petitions, countries etc. and if

Chandrasekhar Sankar

Pradeep Kumar Panigrahy  
Managing Partner  
Silkcity Developers  
Berhampur



necessary will file suits, appeals, revisions on my behalf and can enter into compromise or withdraw cases with the third parties.

x) To receive from any Person, Officer, Authority, Tribunal or Court any document, money or other things and gives release and receipt thereafter.

xi) Generally to do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full effect thereto.

xii) To do all other acts, deeds, matters and things which may be necessary to be an rendering these presents valid and effectually to all intends and purposes.

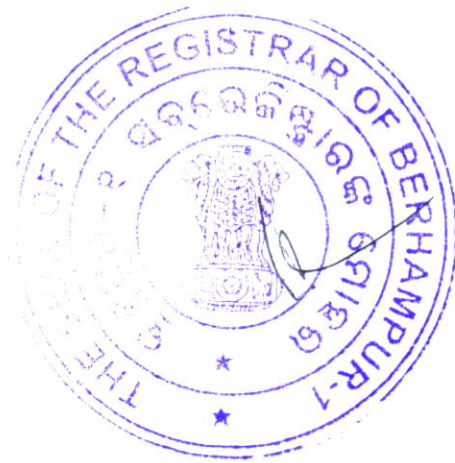
xiii) For performing and carrying out the purposes of these presents hereby grant unto the said Authority full and absolute authority and power on such terms and conditions as the Attorney shall think fit and proper.

xiv) I hereby agree to rectify and confirms whatsoever the said Attorney shall do in relations on the premises by virtue of these presents and I hereby declare that we shall not do anything in consistence with or contrary to the content and spirit of this Power Of Attorney

xv) I here by declare that the powers and authorities hereby granted are irrevocable till the said property is fully and property development as per the Agreement, Agreement for sale and sale deeds are executed in accordance with the statutory provisions, rules and regulations and that the transfer and/or conveyance of the land, building, flatware conveyed to the purchasers and Associations of the Apartment Owner is registered and starts functioning

Chandrasekhar Sreed —  
✓

Pradeep Kumar Panigrahy  
Managing Partner  
Silkcity Developers  
Berhampur



Your above acts will be accepted by all, by the courts as well as public as done by me. have executed this document on my own consent and understanding the contents of the same.

**SCHEDULE OF THE PROPERTY:**

An extent of **Ac0.774** Dec. of land which is situated in **Sankarpur Mouza** in **Berhampur Tahasil**, Under **Badabazar Police Station** with in the **Registration Sub-District of Berhampur-II**, detailed as below:

1. **Khata No. 283/1226** (Two hundred eight three by One thousand two hundred twenty six), **Plot No. 45** (forty five) **Wet Ac.0.208** Dec., **Plot No. 45/1069** (Forty five by One thousand sixty nine) **Wet-Ac0.040** Dec., **Plot No. 45/1504** (forty five by One thousand five hundred four), **Wet-Ac0.168** Dec.,

2. **Khata No. 283/2160** (Two hundred eight three by Two thousand one hundred sixty) **Plot No. 45/1067** (forty five by One thousand sixty seven) **Wet – Ac.0.195** Dec

3. **Khata No. 283/1318** (Two hundred eight three by One thousand three hundred eighteen) **Plot No. 45/1068** (forty five by One thousand sixty eight) **Wet – Ac.0.064** Dec, **Total Ac0.675** Dec. As per **Bench Mark Valuation Rs.1,11,37,500/-**

4. **Khata No. 283/1059** (Two hundred eight three by One thousand fifty nine ) **Plot No. 39/2245** (thirty nine by Two thousand two hundred forty five) **Gharabari Ac.0.049** Dec., **Plot No. 40/2246** (Forty by Two thousand two hundred forty six ) **Gharabari -Ac0.050** Dec., **Total-**

**Ac.0.099** Dec. As per **Bench Mark Valuation Rs.24,50,250/-** *Nearst registration pentha street of lamola.*

**All total Ac0.774** Dec.

*Chandrasekhar Subal*

*Pradeep Kumar Panigrahy*

**Managing Partner  
Silkcity Developers  
Berhampur**



Bounded by:

East - Road.

West - Plot No.40 & 44.

North - Road.

South - Kenal.

I the executants hereby signed this document before the witnesses after read over and explained by the legal advisor in my language and understanding thoroughly. IN WITNESS of the pastries have hereon to put set and subscribed their respective hands and seal on the date, month and year above written

Charbanselwar Sahani -

Pradeep Kumar Panigrahy  
Managing Partner  
Silkcity Developers  
Berhampur

Witnesses:

1. Simanchali Groude. 2. J. Nageswar Rao  
S/o - V Govinda Groude S/o V J. V. A. N. Murthy  
Nilekantha Nagar. Utlana. Prem Nagar 7th line  
Bisipura, Berhampur. Berhampur. 760002  
Dist - Ganjam 'O' Ganjam - onilla  
Deed Writer Santosh Kumar Sahani BSM 12/10/2019  
Sri Santosh Kumar Sahani, D/L No.30/92

Charbanselwar Sahani  
Owners (First Party)

Pradeep Kumar Panigrahy  
Builder/Developer (Second Party)  
Managing Partner  
Silkcity Developers  
Berhampur





**RECEIPT UNDER SECTION 52 CLAUSE (B) (Triplicate)**

Registration Office : BERHAMPUR-1

Year : 2020

Application id: 612001295

Book No : 1

Executant Name

CHANDRA SEKHAR SABAT

Presenter Name

CHANDRA SEKHAR SABAT

Claimant Name

MS SILKCITY DEVELOPERS REPRESENTED  
BY ITS MANAGING PARTNER PRADEEP  
KUMAR PANIGRAHY

Total Registration Fees Paid :

₹272345

A18(iii) & A(1) :

₹272005

Incidental Fee Details

User Charges :

₹340

Expected date of return of document :

07-Mar-2020

Date: 07-Mar-2020

Date:

Signature of the Receiver

Signature of the Registering Officer

Terms & Conditions :

The Presenter should retain this receipt duly signed by him.

Document more than WILL be destroyed if not received within 2 years.

If the document refused for registration, the registration fee shall be returned.

Back



## Registered Deed Postal Fee Receipt

### Duplicate Receipt

**Date** : 07-Mar-2020

**Name** : MS SILKCITY DEVELOPERS REPRESENTED BY ITS  
MANAGING PARTNER PRADEEP KUMAR  
PANIGRAHY

**Application Id.** : 612001295

**Head of item** : Postal Fee For Delivery of Registered Deed







**Registered Deed Delivery Fee** : 60 ( Sixty rupees only )

**Registered Deed Postal Address** : S/O-P. CH. PANIGRAHY, AT-RAJIV NAGAR 1ST LANE,  
KHODASINGI BERHAMPUR TOWN, PO-BERHAMPUR  
TOWN, PS-BAIDYANATHPUR



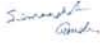
**Date :07-03-2020**

Signature and Stamp of Registering Officer.

Sub Registrar  
Berhampur-1, Ganjam.

Registered PoA with Possession Deed									
Nature of the Document		: POA WITH POSSESSION				Volume Number : 26			
Date of Execution		: 07/03/2020				Place of Execution		: BERHAMPUR-I	
Document Number		: 10612001264				Registration Date		: 07/03/2020	
FIRST PARTY DETAILS									
Name		Photo		Thumb Impression		Signature			
CHANDRA SEKHAR SABAT									
SECOND PARTY DETAILS									
Name		Photo		Thumb Impression		Signature			
MS SILKCITY DEVELOPERS REPRESENTED BY ITS MANAGING PARTNER PRADEEP KUMAR PANIGRAHY									
PROPERTY DETAILS									
Sl.No.	District	Village/Thana	Khata	Plot	Property Area	Kisam	MarketValue	Sabak Khata No.	Sabak Plot No.
1	GANJAM	SANKARPUR-48	283/1059	40/2246	50Decimal	GHARABARI	0	Not Available	Not Available
East ROAD		West PLOT NO- 40 & 44		North ROAD	South KENAL	Property Transaction Details FULL AREA AC 0.050 DEC,			
5	GANJAM	SANKARPUR-48	283/1059	39/2245	49Decimal	GHARABARI	0	Not Available	Not Available
East ROAD		West PLOT NO- 40 & 44		North ROAD	South KENAL	Property Transaction Details FULL AREA AC 0.049 DEC,			
7	GANJAM	SANKARPUR-48	283/1318	45/1068	64Decimal	WET	0	Not Available	Not Available
East ROAD		West PLOT NO- 40 & 44		North ROAD	South KENAL	Property Transaction Details FULL AREA AC 0.064 DEC,			
6	GANJAM	SANKARPUR-48	283/2160	45/1067	195Decimal	WET	0	Not Available	Not Available
East ROAD		West PLOT NO- 40 & 44		North ROAD	South KENAL	Property Transaction Details FULL AREA AC 0.195 DEC,			
3	GANJAM	SANKARPUR-48	283/1226	45/1504	168Decimal	WET	245969	Not Available	Not Available
East ROAD		West PLOT NO- 40 & 44		North ROAD	South KENAL	Property Transaction Details FULL AREA AC 0.168 DEC,			
4	GANJAM	SANKARPUR-48	283/1226	45/1069	40Decimal	WET	58564	Not Available	Not Available
East ROAD		West PLOT NO- 40 & 44		North ROAD	South KENAL	Property Transaction Details FULL AREA AC 0.040 DEC,			
2	GANJAM	SANKARPUR-48	283/1226	45	208Decimal	WET	3432000	Not Available	Not Available
East ROAD		West PLOT NO- 40 & 44		North ROAD	South KENAL	Property Transaction Details FULL AREA AC 0.208 DEC,			
IDENTIFIER DETAILS									
Name		Father's / Husband's Name			Identifier Address			Profession	

ସମ୍ପୂର୍ଣ୍ଣ ସାହାଯ୍ୟ

SIMANCHALA GOUDA	LATE GOVINDA GOUDA	AT-NILAKANTHA NAGAR 1ST LANE, BIJIPUR, BERHAMPUR	Others
Name	Photo	Thumb Impression	Signature
SIMANCHALA GOUDA			
<b>REMARK DETAILS</b>			
Remark			
REGD.			