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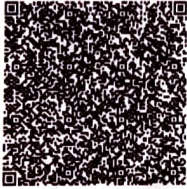


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD01291360638326S
Certificate Issued Date : 16-Oct-2020 12:20 PM
Account Reference : SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0101687094348818S
Purchased by : SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS P LTD
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA-SUNDARPUR
Consideration Price (Rs.) : 23,32,000
(Twenty Three Lakh Thirty Two Thousand only)
First Party : SANDHYA RANI SAHOO
Second Party : SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS P LTD
Stamp Duty Paid By : SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS P LTD
Stamp Duty Amount(Rs.) : 1,16,700
(One Lakh Sixteen Thousand Seven Hundred only)



.....Please write or type below this line.....

Sandhyarani Sahoo

Aditya Kumar Nayak

RS 0002542374

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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.

Chandrasekharpur, Bhubaneswar, Dist: Khurda Odisha. Mob No.- 8895338684.

(hereinafter called the "PRINCIPALS/LANDOWNERS") do hereby constitute, nominate and appoint M/S. **SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS (P) LTD.** a company incorporated under the Indian companies Act, 1956, vide Corporate Id No.U70101OR2011PTC013878 having its corporate office at RP-104, Lane No.-3, Pandav Nagar, Tankapani Road, Bhubaneswar-751018, Dist. – Khurda, represented by its Managing Director, **ADITYA KUMAR NAYAK**, Adhar No.-331216982926, aged about 42 years, S/O Sri Krupasindhu Nayak, of Village Sanakal, PO: Alabol via Balikuda, Dist: Jagatshingpur. Odisha. PS: (here-in-after called the "Attorney Holder") as my true and lawful attorney on my behalf, in respect of my landed property more fully described in the schedule of property below.

WHEREAS, the above mentioned principals being the owner of the landed property covered under Dist.- Khurda, P.S.- Chandaka, P.S. No.-41, Tahasil – Bhubaneswar, Mouza- Sundarpur, Khata No.- 890/122, Plot No.- 2359/ Area- Ac0.200 Dec, (Total One Khata and One Plot), have entered into a Development agreement with the present attorney holder Sidhivinayak Infrastructure and Developers (P) Ltd. Through its Managing Director Sri Aditya Kumar Nayak on dated 16.10.2020 at 315 to develop the said plot of land by constructing a residential complex as per various terms and conditions stipulated in the said development agreement.

AND WHEREAS, I, the above named Principals, is the absolute owner of the property mentioned in the schedule below situated At Dist.- Khurda, P.S.- Chandaka, P.S. No.-41, Tahasil – Bhubaneswar,

Sandhyarani Sahoo

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

M/S. Sharan Kumar Meher

Prasanna Kumar Sahoo



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)-46930 ,, User Charges-250 ,Total 47180

Signature of Registering officer

Date: 16/10/2020

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **Sub-Registrar KHANDAGIRI** between the hours of 10:00 AM and 1:30 PM on the **16/10/2020** by **SANDHYA RANI SAHOO**, son/daughter/wife of **KHIROD KUMAR SAHOO**, of **PLOT NO - 203, SECTOR - 1, NILADRI VIHAR, PS - C S PUR, BBSR, DIST - KHURDA**, by caste **General**, profession **Others** and finger prints affixed.

Sandhyarani Sahoo

Signature of Presenter / Date: 16/10/2020

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SANDHYA RANI SAHOO		 313978507	<i>Sandhyarani Sahoo</i>	16-Oct-2020
ADITYA KUMAR NAYAK MANAGING DIRECTOR MS SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS PVT LTD		 242341703	<i>Aditya Kumar Nayak</i>	16-Oct-2020

Identified by **BHABANI SANKAR SAHOO** Son/Wife of **N/A** of **BBSR, DIST -KHURDA** by profession

Others

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BHABANI SANKAR SAHOO		 41618466	<i>Bhabani Sankar Sahoo</i>	16-Oct-2020

Date: 16/10/2020

Signature of Registering officer

Endorsement of certificate of registration under section 60

Mouza- Sundarpur, Khata No.- 890/122, Plot No.- 2359 Area- Ac0.200 Dec , (Total One Khata and One Plot), Kissam – Gharabari, and I at my discretion and free will hereby execute this General Power of Attorney in favour of **M/S. SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS (P) LTD.** represented by its Managing Director, **SRI. Aditya Kumar Nayak**, to do the following acts, things and deeds in Our name and on Our behalf:-

- 1) To deposit rents, cess, taxes and other charges on property mentioned in the schedule below and whatever construction to come up thereon and to obtain receipts thereof on my behalf.
- 2) To nominate, select and appoint Draftsman, Engineers, Architects, Contractors, Labour contractors, Masons, Labours and any other person or persons, any other Company or Companies, Firm or Firms for the purpose of construction of Residential Cum Commercial Complex or Bungalows or condominiums and EWS & LIG units.
- 3) To submit and obtain building plans on all or part of the schedule property to be approved by the Bhubaneswar Development Authority/Bhubaneswar Municipal Corporation for a Residential Cum Commercial Complex or Bungalows or condominiums and EWS & LIG units.
- 4) To appeal before the Bhubaneswar Development Authority (BDA)/ Bhubaneswar Municipal Corporation (BMC) and / or other Authority(ies) or other body concerned with the scheduled property or any part thereof in relation to any construction thereon including the assessment thereof and to file objections and other documents, papers and affirmations relating to any other proceedings concerning the same.

Sandhyarani Sahoo

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

Sharat Kumar Nayak

Rajshree Sahoo

Print Endorsement

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

Book Number : 1 || Volume Number : 111

Document Number : 11132005488

For the year : 2020

Seal :

Date: 16/10/2020

Signature of Registering officer



- officer
- 5) To apply for and to obtain necessary Electric, Water, Telephone, Sewage, Cable and other connections / facilities in or for the property mentioned in the schedule below.
 - 6) To carry out necessary construction of Boundary walls, approach roads, sewerage systems and construction work as per the BDA /BMC approved building plan using top class building materials.
 - 7) To arrange for getting a separate electric transformer installed at the site.
 - 8) To arrange for digging bore-well(s) for provision of perennial source of water at the site.
 - 9) To arrange finance from any Bank or Financial institution for the intending Purchaser/Purchasers of the flat Units to be constructed or erected over the property as loan on the share of the developer.
 - 10) That our attorney is entitled to sell only the developer's share of the super built up area of the proposed Residential Cum Commercial Complex or Bungalows or condominiums along with the developer's share of land on which the residential/commercial complex shall be constructed and also sell the proportionate numbers of the garages on the schedule property to potential purchasers of flat units.
 - 11) To purchase stamp papers, sign and execute sale deed or any other deed of conveyance, agreements etc., as required and present the same before the registering authority for registration and admit the execution thereof in our name and on our behalf in respect of the Share of the Developer.
 - 12) To advertise for sale of proportionate Land and the built-up area to be constructed except the portion allotted to me/land owner.

Shardul Kumar Naterthy

Bhobani Sankar Sahoo

Sandhyarani Sahoo

Sahinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

- 13) To do and perform all other acts, deeds and things that may be required from time to time for smooth development of the scheduled property by mutual consent.

I, hereby agree to ratify and confirm all and whatever other act or acts my said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the schedule property for carrying out the necessary development by virtue of this deed of power of attorney.

SCHEDULE OF PROPERTIES

Dist.- Khurda, P.S.- Chandaka, P.S. No.- 41, Tahasil – Bhubaneswar, Mouza- Sundarpur, Khata No.- 890/122, Plot No.- 2359, Area- Ac0.200 Dec, Kissam – Gharabari, Annual Rent - Rs.3.00

This Document is Valued at Rs.23,32,000/- (Rupees Twenty Three Lakh Thirty Two Thousand) only.

Sandhyarani Sahoo

Sigdhya Infrastructure & Developers (P) Ltd.

Pritha Kumar Nayak
Managing Director

Shanti-Kumar Mohanty

Rajabari Sankar Sahoo

In witnesses whereof, I, the above named executants / principals have signed this on 16th day of OCT, 2020.

Witnesses:-

1. Sandhyaarani Sahoo
Sp. - Baikhabat Nelli
E/1, AN HO
Sector- 5 Indraprasta
Bhubaneswar - 21.
Signature of Executant / Principals
16.10.2020.

2. Anabani Lakshmi Sahoo
Sp. - D. C. Sahoo
At/Po: Banamali Pur.
Dist. Jharsuguda.

Sidhivinayak Infrastructure & Developers (P) Ltd.


Jayita Kumar Nayak
Managing Director

16.10.2020

Signature of Attorney Holder

CERTIFICATE

Certified that this deed of General Power of Attorney is drafted and typed by me as per the direction of the Principal and after understanding fully the contents of this deed, she has put her signature in presence of the witnesses.


Advocate, Bhubaneswar.

(Ananda Shankar Saha)

Valuation Report

Application No- **1132005775**

Registration Office- **KHANDAGIRI**

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
1132005775	16-OCT-20	16-OCT-20	1	10		

FEE DETAILS (In ₹.)

Stamp Duty :	116600	Registration Fee :	0
Consideration Amount :	2332000	A18(iii) & A(1):	46890
Benchmark Value :	2332000	Incidental Fee Details	
<input type="checkbox"/> STAMP <input type="checkbox"/> E-STAMP <input type="checkbox"/> FRANKING		User Charges :	250
<input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE <input type="checkbox"/> DD <input type="checkbox"/> POS		<input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE <input type="checkbox"/> DD <input type="checkbox"/> CHALLAN <input type="checkbox"/> POS	
<input type="checkbox"/> NEFT <input type="checkbox"/> RTGS <input type="checkbox"/> IMPS <input type="checkbox"/> IFMS		<input type="checkbox"/> NEFT <input type="checkbox"/> RTGS <input type="checkbox"/> IMPS <input type="checkbox"/> IFMS	

FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
SANDHYA RANI SAHOO	HUSBAND	KHIROD KUMAR SAHOO	FEMALE	32		General	PRINCIPAL/SELF	YES	YES	PLOT NO - 203, SECTOR - 1, NIADRI VIHAR, PS - C S PUR, BBSR, DIST - KHURDA

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
ADITYA KUMAR NAYAK MANAGING DIRECTOR MS SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS PVT LTD				42		GENERAL	ATTORNEY/INSTITUTION			RP-104 LANE NO 3, PANDAV NAGAR, TANKAPANI ROAD, BBSR, DIST - KHURDA
Representative Name		Institution Name				Representative Address		Representative Designation		
ADITYA KUMAR NAYAK MANAGING DIRECTOR MS SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS PVT LTD		MS SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS PVT LTD				RP-104 LANE NO - 3, PANDAV NAGAR, TANKAPANI ROAD, BBSR, DIST - KHURDA		MANAGING DIRECTOR		

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
BHABANI SANKAR SAHOO		BBSR, DIST -KHURDA	MALE	0	Others	0

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	SUNDAR PUR-41	890/122	2359	0.2 Acre (200Decimal)	GHARABARI	2332000	Not Available	Not Available

East	West	North	South	Property Transaction Details
NA	NA	NA	NA	POWER AREA AC. 0.200 DEC,

The total transacted area is:0.2 acre(s).

APPLICATION ID CREATED BY : DILLIP KAR
DOCUMENT ENTERED BY : MALAY RANJAN SAHOO