

12001034



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD00967933625516S
Certificate Issued Date : 12-Mar-2020 10:38 AM
Account Reference : SHCIL (FI)/ odshcil01/ ANGUL/ OD-AGL
Unique Doc. Reference : SUBIN-ODODSHCIL0101227158812148S
Purchased by : MS SHEETAL REAL ESTATE PVT LTD DIRECTOR S AGARWAL
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA HULURISINGHA
Consideration Price (Rs.) : 0
(Zero)
First Party : SUNIL KUMAR AGARWAL
Second Party : MS SHEETAL REAL ESTATE PVT LTD DIRECTOR S AGARWAL
Stamp Duty Paid By : MS SHEETAL REAL ESTATE PVT LTD DIRECTOR S AGARWAL
Stamp Duty Amount(Rs.) : 7,24,625
(Seven Lakh Twenty Four Thousand Six Hundred And Twenty Five only)

13/3/2020



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

Sunil Kumar Agarwal
12.3.2020

ମୁଦ୍ରିତ ଅନୁମତି
12/3/2020

Sheetal Real Estate (P) Ltd.

Sunil Agarwal
Director 12.3.2020

Responsible BPA
13/3/2020

Registering Officer
Angul

RS 0001187865



SS Number
22.03.2020



Souil Bawal
12.3.2020
SIGNATURE OF PURCHASER


000187862

12001039

Fees Paid
A/E(III) 2,89,850
~~250~~ 250
Total: 2,90,100 |
V/C: 250 |
Total: 2,90,350 |



Sunil Kumar Agarwal
12.3.2020

L. T. I. dr
Sunil Kumar Agarwal.

12.3.2020.

IRREVOCABLE GENERAL POWER OF ATTORNEY

KNOW ALL ME BY these presents that

Sunil Kumar Agarwal, aged about 56 years, S/o. Hariram Agarwal, by caste: Baiya, Occupation: Business, At: Madanmohanpada, Angul Town, Post/ Ps: Angul, Dist; Angul Pan No. AASPA3745L, VIC No. OR/19/116/210560, Mobile No. 9437034463 (herein-after called the PRINCIPAL/ EXECUTANT which expression shall unless excluded by or repugnant to the context or meaning shall include his heirs, successors, assignees and legal representatives in interest for the sake of this General Power of Attorney do hereby constitute, nominate and appoint M/s. **Sheetal Real Estate Private Limited, Angul Town, Angul**, represented through its Director Sri Sunil Agarwal, aged about 56 years, S/o. Hariram Agarwal, by caste: Baisya, Occupation: Business, PAN No. AASTA3745L, VIC No. OR/19/116/210560, Mobile No. 9437034463 Gandhimarg, Angul Town, Post/Ps/Dist; Angul (hereinafter called the "ATTORNEY HOLDER") as my true and lawful attorney in my name and on my behalf.

~~Sunil Kumar Agarwal~~
1
12-3-2020.



Sheetal Real Estate (P) Ltd.

Sunil Asawa
Director

L.T.I. &
Sunil Asawa.

12.3.2020

WHEREAS, the Principal is the absolute owner of the schedule of property mentioned below with all rights, title and interest in his favour and without any disturbances and interruptions from any corner. The Principal while in peaceful possession of the schedule property decided to develop the same into a Residential & Commercial Complex and agreed to allow any reputed developer to develop the land into a housing-cum-commercial project due to lack of experience in construction line and paucity of funds and searched for a reputed developer to do the same on sharing basis and found the attorney holder as fit and experienced in the construction line and thereby appointed, nominated and constituted the attorney holder on his behalf to do all acts, deeds and things to commence the housing-cum-commercial project till its completion and afterwards under the following terms and conditions.

1. To look after safe guard and manage the below mentioned landed property in my name and on my behalf.
2. To demarcate the schedule of property and for that apply to the concerned Tahasil to depute Amin/ R.I. for effective demarcation of the Schedule of Property if the said Attorney holder thinks proper.
3. To sale out the Residential & Commercial Complex space to the schedule of property and its undivided impartible share pertaining to his (DEVELOPERS) share from any buyer fix up consideration amount, execute agreement, receive advances, securities etc. deliver possession to the buyer and to terminate such deed if my said Attorney Holder thinks just and proper at his own discretion.
4. To apply to the concerned electricity authority for supply of power to the Schedule of Property and to do all the needful for the same for me, in my name and on my behalf.

Sunil Kumar Asawa

2
12.3.2020

5. To apply to the concerned developmental authority/ local authority for approval of lay out plans and to do all consequential works for the same and receive such plans from the concerned authority fully and effectually in all respect as I could do the same if personally present.
6. To apply to the local authority for recognition of the lay-out road, execute gift deed and all other deed (s) and document(s) of the same.
7. To make advertisement and propaganda through Brochures, Sign Board, Electronics Media etc. for sale of his share out of the built-up/ super-built-up area of the proposed building/ Apartment/ to be constructed over the below mentioned schedule property or any part thereof to the tune of his share.
8. To sale the schedule of property and its undivided impartible share of the housing -cum-commercial project of apartment space admit its execution and can endorse the registration ticket in my name and on my behalf after handing over my allocation of share in this property .
9. To contact with intending customer(s) for sale of the Scheduled of Property, negotiate rate, receive full and final consideration money or any part thereof, grant receipts for the same, execute agreement(s) etc. with such intending purchaser(s) and/or execute sale deed(s) in favour of the intending purchaser(s) and do or perform all needful for the same only in case of units/. Flats allocated to the said developer's share.

Suresh Kumar Bawa

12.3.2020

10. To execute and register the deed or amendment/ correction , deed of cancellation and submit the same before the Registering Authority for its registration .
11. The attorney holder is empowered to appoint architect for preparing plan of apartment and to approve the same form TAMDA. The Attorney holder is also empowered to engage contractor, Sub-Contractor , employees, labourers, staffs etc. for completion of the apartment to be constructed over the landed property . The Joint venture agreement executed for construction of apartment over the schedule of property shall be part of this Power of Attorney . The conditions enumerated in the Agreement to Sale shall be abided. The apartment to be constructed shall be under the norms and guide line of TAMDA and according to approved plan. The apartment to be constructed to TAMDA Plan and the name of Apartment will be "SHEETAL CITY CENTRE".
12. To execute all other deed(s)/ document(s)/bond(s) swear and submit affidavit(s) in respect of the schedule property fully and effectually for me in my name and on my behalf. That after completion of the Residential -Cum-Commercial Complex over the schedule of property the attorney holder shall be entitled to sale his share excluding the share of the principal to any intending purchaser together with impartible proportionate share of land that would have been mentioned in the Agreement to Sale and after approval of the building plan the attorney holder shall specify the share of the principal by marking the same and shall prepare a supplementary agreement/ addendum showing the allotment of units spaces for commercial, corridors, open spaces etc. and shall place the same for the signature and execution of principal.

Surek Kumar Agarwal

4

12. 3. 2020

13. The Principal delivered possession of the schedule of property in favour of attorney holder for construction for Residential-cum-Commercial Apartment Complex.
14. That, the attorney holder shall attend the office of TAMDA and other local authorities for approval of the plan over the landed property and shall act and sign necessary documents if necessary for approval of plan and can obtain the same after its approval .
15. To swear affidavit for all purposes on my behalf.
16. To execute developmental work over the schedule property on the existing physical possession of the executants and to engage labourers. The attorney holder shall bear cost of all the expenses of the construction work. The attorney holder can put the total including the principals over the schedule of property and constructed portion on mortgage before any financial institution, banks, and other agencies for availing loan.
17. To arrange construction, materials after approval of the plan for construction purpose and shall apply before PHD and CESCO to avail water and electricity connection and also apply to the authority for telephone connection.
18. To purchase the required stamp papers from the appropriate authority in my name and on my behalf .

Soul Kumar Abani

5 12.3.2020

19. To appear and do the needful for me, in my name and on my behalf either physically or by appointing Advocates, Moharir(s), Agents etc. before all court(s) of Law in India/ Authorities in case of any dispute with regards to the property mentioned above.
20. To sign and file Vakaltanama, Petitions, file suits, Revisions and Appeals, adduce written and oral evidences, in all courts relating to this schedule property in my name and on my behalf.
21. To defend, withdraw and compromise any litigation disputes if found and arises over the said property on my behalf.
22. This Power of attorney is irrevocable in nature and can not be revoked at any cost as huge amount has been expended for the same. The legal heirs shall abide the conditions in future.

And generally to do, execute and perform all other acts, deeds, things and matters , which will be required from time to time over the said property .

I the above named PRINCIPAL/ EXECUTANT do hereby agree to affirm, confirm and ratify all acts, things deeds and matters to execute and perform or cause to be done, executed and preformed by our said Attorney Holder by virtue of this General Power of Attorney on my behalf.



6 12.3.2020

**SCHEDULE OF PROPERTY
(SITUATED UNDER TAMDA, ANGUL)**

Mouza : Hulurisingha
Ps : Angul
Ps No. : 63
Teshil : Angul
Registrar : Angul
District : Angul
Khata No. : 302/985 (three hundred two by nine hundred eighty five)
Plot No. : 540 (five hundred forty)
Area : Ac.0.16 (sixteen decimals)
Kissam : Gharabari
Valuation : Rs.
North : Niz
South : Niz
Plot No. : 541 (five hundred forty one)
Area : Ac.0.15 (fifteen decimals)
Kissam : Gharabari
Valuation : Rs.
North : Niz
South : Banambar Dehury and others
Total Area : Ac.0.31
(In Gharabari Kissam there is no construction over the plot)
Valuation : Rs.1,44,92,500/- (Rupees one crore forty four lakh
Ninety two thousand five hundred only)
Annual Rent : Rs.186/-

Sunil Kumar Aswal

12.3.2020



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)-290100 ,, User Charges-250 ,Total 290350

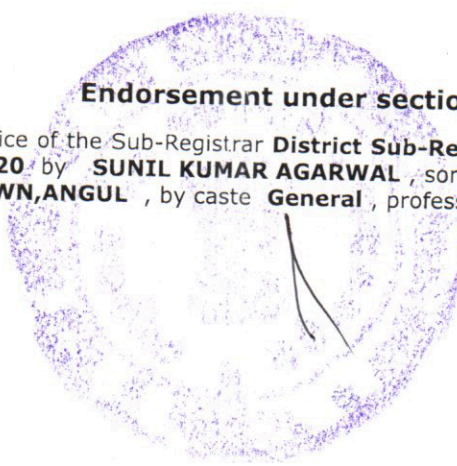
Date: 12/03/2020

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **District Sub-Registrar ANGUL** between the hours of 10:00 AM and 1:30 PM on the **12/03/2020** by **SUNIL KUMAR AGARWAL** , son/daughter/wife of **HARIRAM AGARWAL** , of **MADANMOHANPADA,ANGUL TOWN,ANGUL** , by caste **General** , profession **Business** and finger prints affixed.

Signature of Registering officer

*Registering Officer
Angul*



Sunil Agarwal

Signature of Presenter / Date: 12/03/2020

Endorsement under section 58

Signature of Registering officer.

*Registering Officer
Angul*

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SUNIL KUMAR AGARWAL		 313697052	<i>Sunil Agarwal</i>	12-Mar-2020

MS SHEETAL REAL ESTATE P LTD REPRESENTED THROUGH ITS DIRECTOR SUNIL AGARWAL	---	---	---	---
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IN WITNESSES WHEREOF I the above named Principal/ Executants have signed , execute and deliver this Deed of Power of Attorney , after going through and admitting the contents to be correct to my instruction on this the 12th day of March, 2020 at Angul

WITNESSES :




1. श्री सुशील कुमार देह्यु ३/ ७१९१११९०९०
पता. गणपति एडिस
श्री. देवी. च. देह्यु
आगरा/बिहार पश्चिम बंगाल
Principal/ Executant 12. 3. 2020
AIC No. OR/19/116/176035
mob. No. 7873328364. *Sheetal Real Estate (P) Ltd.*
Sheetal Barwal 12. 3. 2020
Attorney Holder *Director*

2. Prabulla kum Sahu. 12.3. 2020

S/o Anadi Sahu At. Musapapuli
P.O. Rantalee P.S. / Dist. Angul.

Prepared by me.
Tarun Kumar Dehury 12.3.2020
D.W.L. No. 29/789 Angul.

Identified by **DILLIP KUMAR SAHU** Son/Wife of **GADADHAR SAHU** of **TURANGA,ANGUL ANGUL** by profession **Cultivation**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
DILLIP KUMAR SAHU		 41465644		12-Mar-2020

Date: 12/03/2020

Endorsement of certificate of registration under section 60

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

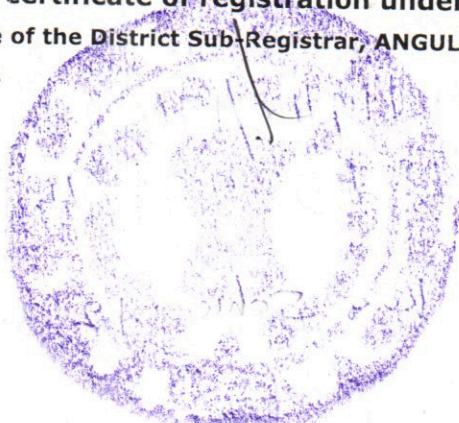
Book Number : 1 || Volume Number : 21

Document Number : 10012001026


For the year : 2020

Seal :

Date: 13/03/2020



Signature of Registering officer


Registering Officer
Angul

Signature of Registering officer


Registering Officer
Angul

Registered PoA with Possession Deed

Nature of the Document : POA WITH POSSESSION
 Date of Execution : 12/03/2020
 Document Number : 10012001026

Volume Number : 21
 Place of Execution: ANGUL
 Registration Date : 13/03/2020

FIRST PARTY DETAILS

Name	Photo	Thumb Impression	Signature
SUNIL KUMAR AGARWAL			

SECOND PARTY DETAILS

Name	Photo	Thumb Impression	Signature
MS SHEETAL REAL ESTATE P LTD REPRESENTED THROUGH ITS DIRECTOR SUNIL AGARWAL	---	---	---

PROPERTY DETAILS

Sl.No.	District	Village/Thana	Khata	Plot	Property Area	Kisam	MarketValue	Sabak Khata No.	Sabak Plot No.
2	ANGUL	HULURSINGA (NAC) DA-63	302/985	541	15Decimal	GHARABARI	5250000	Not Available	Not Available




Property Transaction Details				
East	West	North	South	Property Transaction Details
NA	NA	NIZ	BANAMBAR DEHURY	AC.0.15

1	ANGUL	HULURSINGA (NAC) DA-63	302/985	540	16Decimal	GHARABARI	5600000	Not Available	Not Available
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Property Transaction Details				
East	West	North	South	Property Transaction Details
NA	NA	NIZ	NIZ	AC.0.16

IDENTIFIER DETAILS

Name	Father's / Husband's Name	Identifier Address	Profession
DILLIP KUMAR SAHU	GADADHAR SAHU	TURANGA,ANGUL	Cultivation

Name	Photo	Thumb Impression	Signature
DILLIP KUMAR SAHU			

REMARK DETAILS

Remark

APPROVE