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उड़ीसा ORISSA

admissible under rule 25 Day  
Excessively Stamped under the  
Indian stamp (Orissa Amendm

Free part 858124



No. 480  
& I.T. ACT.



Ag 250 - w

Ag 230 - w

480 - w

L.T.I. of Paban Kumar  
is Attested

Adv. SBP

L.T.I. of Araya Wishor Das  
is Attested

Adv. SRP

**IRREVOCABLE GENERAL POWER OF ATTORNEY**

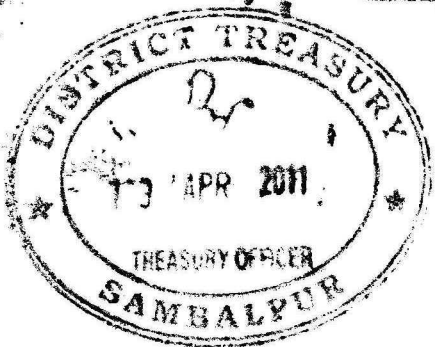
KNOW ALL MEN BY THESE PRESENTS I, Paban Kumar Agrawal, aged about 44 years, son of Laxman Prasad Agrawal, by caste Vaishya, by occupation Business, resident of Pradhanpara, Near SSI Building, P.O.Budharaja, P.S.Ainthapali, Tahasil & Dist.Sambalpur, Director of GLORIA CREDIT AND COMMERCE (P) LTD. 35, Chittaranjan Avenue, 5<sup>th</sup> Floor, Room No.212, Hare Street, Kolkata-1 (hereinafter called the executant/ Principal),

**WITNESSES:**

1. Mr. Philip Varshen 23.4.11
2. 23.4.11

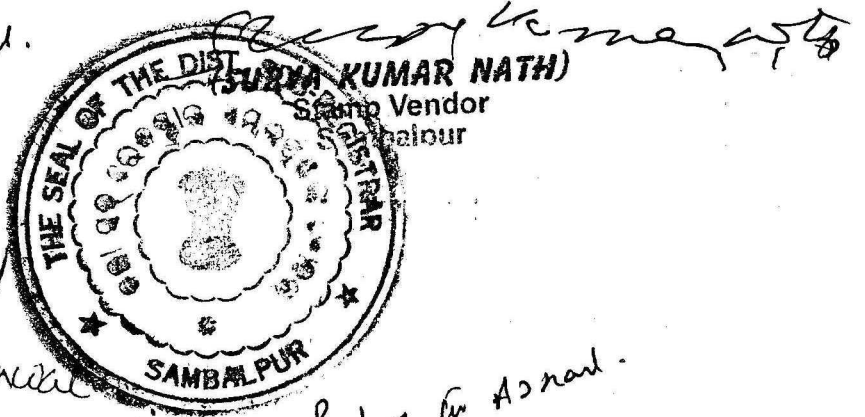
Paban Kumar Agrawal  
EXECUTANTS - 1 - 23.4.11

No. 8142 DL 8.4.11  
 Sold to P. Baban Kumar Agrawal  
 S/o, W/o, D/o L. T. Mohan Prasad Agrawal  
 Resident of Padhanpara, Ainthapali  
 P.S. Ainthapali Dist. Sambalpur



In lieu of single stamp worth of Rs. 1000/-  
 Stamp No. 8142 to 7  
 has/have been attached to this stamp.

P. Baban Kumar Agrawal



Office of the District Sub-Registrar  
 Sambalpur, Between the hour  
 of 10 on the 13th  
 day of April 2011  
 by P. Baban Kumar Agrawal  
 S/o L. T. Mohan Prasad  
 of Padhanpara Agrawal  
 P.S. Ainthapali  
 Tahasil S. B. P. U.  
 District S. B. P. U.  
 by Profession Business  
 Assistant / claimant / agent / creditor / assignee

P. Baban Kumar Agrawal  
 Execution is admitted by  
 as above P. Baban Kumar Agrawal



[Signature]  
 Registering Officer  
 SAMBALPUR

P. Baban Kumar Agrawal



224

who are identified by M. Philip Varghese  
 S/o M. Philip Varghese  
 The Same Place & Profession

[Signature]  
 Registering Officer  
 SAMBALPUR

M. Philip Varghese



उड़ीसा ORISSA

A 858125

do hereby nominate, constitute and appoint ASSOCIATES INFRA DEVELOPERS PRIVATE LIMITED, a private limited company incorporated under the Companies Act, 1956 (No.1 of 1956) having its Corporate Identity Number U45400WB2010PTC154800 2010-2011 situated at 21/D, D.L.Roy Street, Kolkata-700007, West Bengal represented through its Managing Director Braja Kishor Das, aged about 49 years, son of Narsingh Charan Das, by caste Karana, by occupation Business, resident of Modipara, P.O.Modipara, P.S.Town, Tahasil & Dist.Sambalpur, (hereinafter called the Attorney Holder) as my true and lawful attorney to do and acts, deeds and things on my behalf and in my name.

WHEREAS the executant is the owner in possession of the land detailly mentioned in the schedule given below which is his self acquired property and the executant is possessing and enjoying the scheduled land

WITNESSES:

1. M. Phulip Kanchen 23.4.11
  2. [Signature] 23.4.11
- [Signature]  
EXECUTANTS -2- 23.4.11

No. 5173  
This Stamp has been attached to Stamp  
No. 2142

*[Signature]*  
Stamp Vendor, Sambalpur



*P. aban in. Asnan.*



*[Signature]*  
Sub-Registrar  
SAMBALPUR

peacefully without any hindrance from any corner and as the executant has entered into an agreement for development of scheduled land and to construct luxurious building over the scheduled land with ASSOCIATES INFRA DEVELOPERS PRIVATE LIMITED represented through its Managing Director the executant decided to empower the builders to do the following acts, deeds and things on his behalf and in his name.

M.S.Khata No.368 has been purchased from Hemanta Kumar Mahanta by virtue of a Registered Deed of Sale bearing No.11621003129 dt.13.12.2010.

M.S.Khata No.433/825 has been purchased from Biswanath Hota and others by virtue of a Registered Deed of Sale bearing No.11621003139 dt.14.12.2010.

M.S.Khata No.232 has been purchased from Biswanath Hota by virtue of a Registered Deed of Sale bearing No.11621003134, dt.13.12.2010, No.11621003136, dt.14.12.2010 and No.1621004352 dt.06.12.2010 No.11621003133 dt.13.12.2010, No.1621004353 dt.06.12.2010.

M.S.Khata No.155 has been purchased from Kalabati Satnami and others by virtue of a Registered Deed of Sale bearing No.1621004031 dt.17.12.2009.

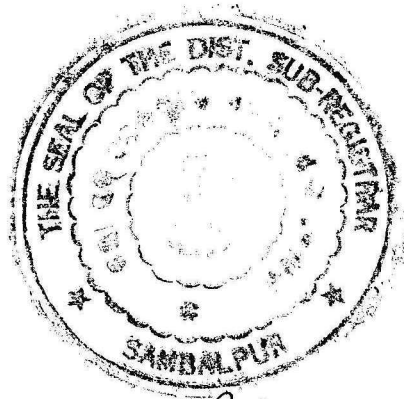
M.S.Khata No.53 has been purchased from Kanheilal Chamar @ Rohidas by virtue of a Registered Deed of Sale bearing No.1621004028 dt.12.11.2010.

M.S.Khata No.370 has been purchased from Saraswati Oram and others by virtue of a Registered Deed of Sale bearing No.826 dt.08.03.2010.

WITNESSES:

1. m. Philip Varghen 23.4.11
2. J. J. n. 18 us 23.4.11

P. abay Ku. Asnawh.  
EXECUTANTS - 3 - 23.4.11



*[Handwritten Signature]*  
Registering Officer  
SAMBALPUR

M.S.Khata No.369 has been purchased from Saraswati Oram and others by virtue of a Registered Deed of Sale bearing No.3913 dt.17.12.2009.

1. TO PREPARE AND FILE BUILDING PLANS

To prepare agreement(s), letters, applications, correspondences, building plan and its amendments, modify the building plans, drawings, sketches, specifications etc. and to nominate, appoint Architects & Engineers, Draftsman, Contractors and any other person(s), company/ companies, firm(s) for purpose of construction of new building, multi storied buildings on my demarcated schedule property mentioned below.

To sign such building plans, drawings, sketches, specifications etc. on my behalf and submit in my name to the appropriate authorities along with applications, declarations, bonds and represent my self before such authorities for the purpose of obtaining sanctions and/or permissions, approvals thereof and in general to do all such acts, deeds and things that may be required from time to time for obtaining permission from the competent authorities for construction of new building on the below schedule property.

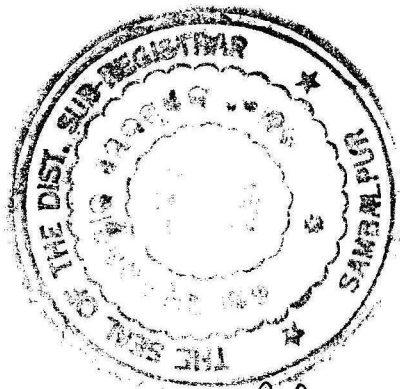
TO FILE DECLARATIONS

To sign, declare, affirm and file declarations, statements, applications and/or returns and all other documents and writings and papers in any way connected with the said property before any appropriate authority having jurisdiction as may be required under any law(s) now prevailing or in future may become applicable and to do, exercise, execute and perform any or all necessary acts, deeds, things as may be required to be done as my said attorney may deem fit necessary and expedient.

WITNESSES:

1. M. Phulip Varghese 23.4.11
2. J. S. M. S. 23.4.11

J. S. M. S. 23.4.11  
EXECUTANTS - 4 - 23.4.11



*[Handwritten Signature]*  
Registering Officer  
SAMBALPUR



2. TO APPEAR BEFORE ANY AUTHORITY OR AUTHORITIES

To apply and represent before S.D.A. Municipal Authorities, fire brigade, P.H.D. Electricity Board, development authorities, court of law, police and other public institutions, government departments to apply for sanction plan/ permission or clearance under any law relating to land/ building for the time being in force.

TO APPEAR BEFORE REGISTRAR, NOTARY PUBLIC, AND MAGISTRATE ETC.

To appear before any Notary Public, Registrar of Debts and Assurance. District Registrar of Deeds and assurances, sub-registrars, magistrates and other authorities having jurisdiction and to acknowledge and present admit for registration or other registered and perfected all deeds, documents, writings executed, signed or made by my said attorney by virtue of this power conferred unto.

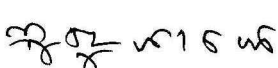
TO APPLY FOR AND OBTAIN FACILITIES

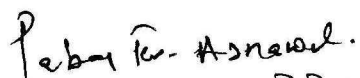
To apply for and obtain from concerned authorities electrical, drawings, sewerage, telephone connection, cable and other civil facilities may be generally required for such apartment or building.

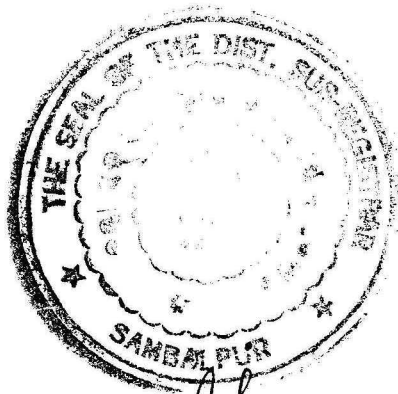
4. TO BUILD AND UNDERTAKE CONSTRUCTION

To make constructions of new luxury building at their own risk and cost and for the purpose to acquire raw material and engage and/or depute and/or depute and/ or discharge, engineers, architects, supervisors, masons, carpenters, plumbers, electricians etc by entering work agreement as per law y proper verification of identity with their licence from competent authority.

WITNESSES:

1. M. Philip Vaughan 23.4.11
2.  23.4.11

  
EXECUTANTS - 5 - 23.4.11



*[Handwritten Signature]*  
Registering Officer  
SAMBALPUR

TO SELL AND TRANSFER

To negotiate, advertise, for sale of flats of the scheduled property of the constructed building in respect of schedule property in favour of the intending purchasers and shall enter into agreements of sale and construct buildings, residential to create charges in respect of the developers share/ allotment of the flats.

TO EXECUTE DEEDS :

To sign, execute, purchase stamp papers, enter into agreement(s), modify, cancel, approve the deeds/ conveyance and to present the same for registration, admit registration of the deeds, documents, sale deeds, contracts, agreements, applications drawings, declarations, undertakings and other documents in connection with sale of buildings and flats/ units, parking spaces, constructed by the attorney holder in the schedule properties in respect of their share allotment and receive consideration money in respect of such agreement/ sale deeds etc. and to endorse the ticket in favour of the respective purchasers and others for receiving sale deed/deeds in respect of the developers allotment/share of the flats with proportionate undivided right, title and interest on the scheduled properties.

5. TO RECEIVE MONEY AND GIVE RECEIPTS

6. To demand, collect and receive money from all person(s) including individuals, public and private organizations in the shape of advances, rent, fees, duties, interest, profits, deposits, compensations for the sale of flats from the allotted developers share and to give receipts thereof.

7. AND GENERALL TO DO ALL such things, acts, deeds and things which may be required to develop the property as the said attorney may deem fit and necessary as per mutual discussion.

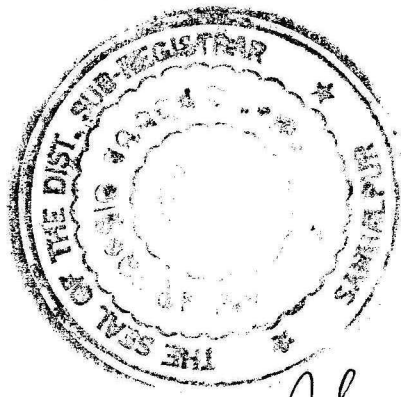
WITNESSES:

1. m. Philip Varghese 23.4.11

2. *[Signature]* 23.4.11

*[Signature]*

EXECUTANTS - 623.4.11



*(Signature)*  
Registering Officer  
SAMBALPUR

8. To invest money out of its own funds or funds collected from the prospective purchasers for the aforesaid proposed construction of the buildings on apartment basis and also mortgage the schedule property in any bank/ financial institution in respect of construction and exclusive right to repay reserve with attorney holder.

9. To insert advertisements in any local and national daily news papers offering for sale of flats/ units in he proposed building complex in respect of the buildings allocation of the total built up areas/ flats/ units at his cost and expenses.

And 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 sale of the said property under and by virtue of this deed notwithstanding no express power in that behalf is hereunder provided. This power of attorney is irrevocable provided however that the constituted attorney shall keep and maintain proper account of the sale and allow me inspection thereof as and when demanded.

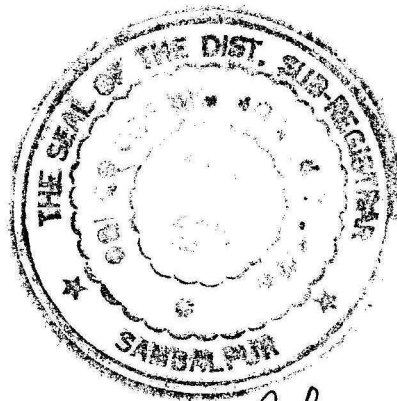
#### SCHEDULE OF PROPERTY

Land situated at Mouza Sambalpur town Unit No.12, Remed, P.S/Dist.Sambalpur bearing Major Settlement Khata No.368 (three hundred sixtyeight), Plot No.3150/3976 (three thousand one hundred fifty by three thousand nine hundred seventysix), area Ac.0.100dec (ten decimals), kism Be.Sa and Part of Plot No:3151/3977 (three thousand one hundred fiftyone by three thousand nine hundred seventyseven), area Ac.0.200dec (twenty decimals), kism Be.Pa.I,

WITNESSES:

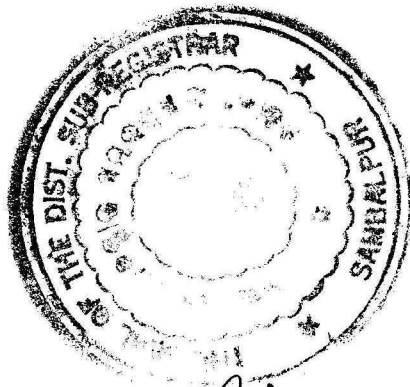
1. M. Philip Vaeghux 23.4.11  
2. S. S. M. S. 23.4.11

P. abin K. Asnan.  
EXECUTANTS -7- 23.4.11



*[Handwritten Signature]*  
Registering Office  
SAMBALPUR





*[Handwritten Signature]*  
Registering Officer  
SAMBALPUR



Be.Pa.I, and Plot No.3382/3721 (three thousand three hundred eightytwo by three thousand seven hundred twentyone), area Ac.0.350dec (thirtyfive decimals) kisam Be.Pa.I.

M.S.Khata No.369 (three hundred sixtynine), Plot No.3382 (three thousand three hundred eightytwo), area Ac.0.080dec (eight decimals) kisam Be.Pa.I.

Total Ac.3.383dec (three acre thirtyeight decimal three cents).

IN WITNESSES WHEREOF, the executant hereby signed this Power of Attorney today this 23rd day of April 2010 in presence of witnesses.

WITNESSES :

1. M. Philip Varghese 23.4.11

S/o V. M. Philip  
PS/PO Ain/hapali  
Sambalpur.

2. [Signature] 23.4.11

[Signature]

[Signature]

[Signature]

[Signature]

[Signature] 23.4.11

EXECUTANT

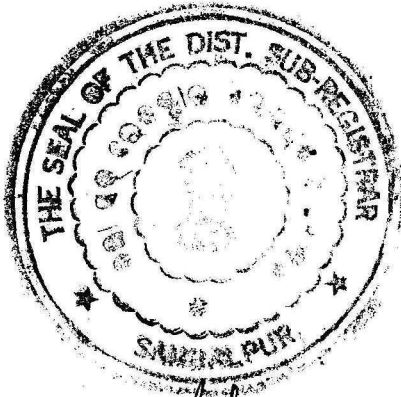
[Signature] 23.4.11

ATTORNEY HOLDER

Drafted as per the instructions of the parties, types, readover and explained by me the contents of this deed in Oriya, the parties admitted the same to be correctly scribed and signed in presence of witnesses :

[Signature]  
Advocate, Sambalpur

(Sanjay Kumar Behera)



*[Signature]*  
Registering Officer  
SAMBALPUR

Regd. and True Copy Filed  
Book No. *11* Vol. *10*  
Page *139* to *156*  
Serial No. *134* for the year *2011*

*[Signature]*  
Registering Officer  
SAMBALPUR

Registration No. *1621102000*  
Registration Document No. *IV 141*  
Registration Book No. *IV*  
Year of Registration *23/4/11*

*[Signature]*  
Registering Officer  
SAMBALPUR