RECEIPT UNDER SECTION 52 CLAUSE (B) (Duplicate)

Registration Office : KHURDA(BBSR) Year : 2022 Application id: 1082211910 Book No : 1

Executant Name
RANJIT KUMAR HARICHANDAN

Presenter Name
RANJIT KUMAR HARICHANDAN

Claimant Name
MS EVOS BUILDCON PVT. LTD. THROUGH ITS MANAGING DIRECTOR KALINGA KESHARI RATH

_____ has been authorised to receive the document.

Total Registration Fees Paid : `540
A18(iii) & A(1) : `250
Incidental Fee Details
User Charges : `250
Expected date of return of document : 12-Aug-2022
Date: 12-Aug-2022

Signature of the Registering Officer

Date:

Signature of the Presentant

Signature of the Receiver

Ranjit Kumar Harichandan

RECEIPT UNDER SECTION 52 CLAUSE (B) (Triplicate)

Registration Office : KHURDA(BBSR) Year : 2022 Application id: 1082211910 Book No : 1

Executant Name
RANJIT KUMAR HARICHANDAN

Presenter Name
RANJIT KUMAR HARICHANDAN

Claimant Name
MS EVOS BUILDCON PVT. LTD. THROUGH ITS MANAGING DIRECTOR KALINGA KESHARI RATH

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Incidental Fee Details
User Charges : `250
Expected date of return of document : 12-Aug-2022
Date: 12-Aug-2022

Signature of the Registering Officer

Date:

Signature of the Receiver

Ranjit Kumar Harichandan

Terms & Conditions :

- The Presenter should deposit this receipt duly signed by him.
- Documents other than WILL will be destroyed if not received within 2 years.
- If the document refused for registration, the registration fee shall be returned.

Back

E 1082211970

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

ଓଡ଼ିଶା ओड़िशा ODISHA

F 284048

PAID

IRREVOCABLE GENERAL POWER OF ATTORNEY

12.08.2022

OFFICE OF THE DISTRICT SUB-REGISTRAR KHURDA, BHUBANESWAR

W1 Bitoy Pani

W2

Kalaya Pradhan

Ranjit Kumar Handchandra

17348
1283

DISTRICT TREASURY
KHURDA, BHUBANESWAR
30 MAY 2022
ADDL. TREASURY OFFICER

R.C. SAHOO
STAMP VENDER
BHUBANESWAR

Kalinga Keshari Lath

PATO

OFFICE OF THE DISTRICT SUB-REGISTRAR
KHURDA, BHUBANESWAR

Ranajit Kumar Harichandan.

Kalenga Keshari

Ranajit Kumar Harichandan.

12.08.2022

Evos Buildcon Pvt. Ltd.
Kalenga Keshari
Managing Director

IRREVOCABLE GENERAL POWER OF ATTORNEY

By this power of attorney:

Sri. Ranajit Kumar Harichandan, aged about 43 years, S/o- Gandharba Harichandan, resident At: House No: C-31, Gandharba Bhawan, Srasta Homes, Raghunathpur, Bhubaneswar, Dist: Khurda-751024, by Caste: Khandayat, By Profession: Business, Aadhar No:2965 7111 2374, PAN No: ACHPH3069H, Contact No: 94383 21896. (hereinafter called the **1st PARTY**(which expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, executors, representatives and assignees) of the ***"ONE PART"***.(hereinafter called the **Principal/Executant** which expression shall mean and include his heirs, successors, and representatives etc.)

The DISTRICT SUB-REGISTRAR
ଖୋର୍ଦ୍ଧା, ଭୁବନେଶ୍ୱର
KHURDA, BHUBANESWAR

9

WHEREAS, the property, situated at Mouza: Raghunathpur, under Balipada R.I Cercle, Tahasil-Bhubaneswar, P.S.:New Capital (Now Nandankanan), P.S No:14, Dist.-Khurda, under the jurisdiction of District Sub-Registrar, Khurda at Bhubaneswar, more carefully described in the schedule below, stands recorded in the name of First Party which is being purchased from the rightful owner vide **RSD No: 11081304387, Dtd: 06/03/2013** being executed and registered in the office of the DSR Khurda at Bhubaneswar and decided in the partition Suit vide C.S. 1180/2022, in the court of the Civil Judge Snr. Div, Bhubaneswar.

AND WHEREAS, I the Principal/Executant do hereby hand over possession of the scheduled 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.- Bharatpur, Bhubaneswar, Dist.- Khurda,Odisha, represented through its Managing Director **SRI KALINGA KESHARI RATH (Aadhar No.: 6975 6155 7863)**, aged about 38 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 our true and lawful attorney for us and on behalf of us to 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.

Evos Buildcon Pvt. Ltd
Managing Director

1. To apply for conversion of the schedule property to the concerned Tahasildar, deposit necessary conversion

SUB-REGISTRAR
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ଭୁବନେଶ୍ୱର, ଖୁର୍ଦ୍ଦା, ଓଡ଼ିଶା
SUB-REGISTRAR, BHUBANESWAR

fees/taxes or any other dues for the purpose and also execute necessary papers/documents as required by the authorities for the purpose in our name and on our behalf.

2. To sign plans and/or documents regarding sanction of building plans for construction of Multistoried Apartment complex over the schedule Property and submit the same before the BDA/BMC/ORERA 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 statement, petitions, claims and objections, memorandum of appeal and applications and to file them in any court-offices / Authorities regarding the proposed constructions 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 during the period of construction of the Multistoried Apartment complex.
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 for obtaining an elementary/independent 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 us in consonance with the plan to be sanctioned and approved by the BDA/BMC/ORERA.

Evos Buildcon Pvt. Ltd
Managing Director

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: 12/08/2022

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **District Sub-Registrar KHURDA(BBSR)** between the hours of 10:00 AM and 1:30 PM on the **12/08/2022** by **RANJIT KUMAR HARICHANDAN** , son/daughter/wife of **GANDHARBA HARICHANDAN** , of **AT- ROOM NO.C-31, GANDHARBA BHAWAN, SRASTA HOMES, RAGHUNATHPUR, BBSR, DIST-KHORDHA** , by caste **General** , profession **Business** and finger prints affixed.

OFFICE OF THE DISTRICT SUB-REGISTRAR * KHURDA * ଖୋର୍ଦ୍ଧା ଜିଲ୍ଲା ଉପ ପଞ୍ଜୀକରଣ କାର୍ଯ୍ୟାଳୟ * ଭୁବନେଶ୍ୱର * ଖୋର୍ଦ୍ଧା, ଭୁବନେଶ୍ୱର

Signature of Presenter / Date: 12/08/2022

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
RANJIT KUMAR HARICHANDAN		 315660770		12-Aug-2022
MS EVOS BUILDCON PVT. LTD. THROUGH ITS MANAGING DIRECTOR KALINGA KESHARI RATH		 243395561		12-Aug-2022

7. To do all works pertaining to the construction of the Multistoried Apartment complex over the Scheduled 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/approved 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 2788(Two Thousand Seven Hundred Eighty Eight) sqft of carpet area** out of the total carpet area out of the below mentioned schedule of property in the **2nd** Floor(adjacent to one another or as per approved plan) of the purposed building along with parking space in the ground / stilt floor.
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 so far as builders share(**except the land owners' allocation of 2788(Two Thousand Seven Hundred Eighty Eight) sqft of carpet area and parking space)** including parking spaces and undivided impartible proportionate share in land, sign and execute lease 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

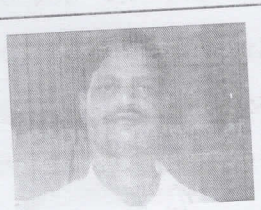
Evos Buildcon Pvt. Ltd
Managing Director

Kalika Kumari Pati Renesit Kumar Hembram

Sri Bijoy Kr Pati

Soumya Mohan

Identified by **BIJAY KUMAR PADHI** Son/Wife of **BAISHNAB CHARAN PADHI** of **SAME PLACE** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BIJAY KUMAR PADHI		 42444387	Bijay k Padhi	12-Aug-2022

Signature of Registering officer

Date: 12/08/2022

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 : 244

Document Number : 11082211223

For the year : 2022

Seal :

Date: 13/08/2022

Signature of Registering officer

OFFICE OF THE DISTRICT SUB-REGISTRAR ★ KHURDA, BHUBANESWAR ★

buyers or financiers so far builders share(**except the land owners' allocation of 2788(Two Thousand Seven Hundred Eighty Eight) sqft of carpet area and parking space)** including parking space along with undivided impartiable 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.
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 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 above and to receive advance consideration money from the intending purchasers so far the **share of**

Evos Buildcon Pvt. Ltd.
Managing Director

Bitoy K Pathi

OFFICE OF THE DISTRICT SUB-REGISTRAR
ଖୋର୍ଦ୍ଧା, ଭୁବନେଶ୍ୱର
KHURDA, BHUBANESWAR

the Builder/Developer (except the land owners' allocation of 2788(Two Thousand Seven Hundred Eighty Eight) sqft of carpet area and parking space), including parking spaces along with undivided impartiable 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 (except the land owners' allocation of 2788(Two Thousand Seven Hundred Eighty Eight) sqft of carpet area and parking space**), including parking spaces along with undivided impartiable 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 1st party may be interested and on his 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 lawfully do or cause to be done for and on my behalf by virtue of this power of Attorney.

Evos Buildcon Pvt. Ltd.
Managing Director

OFFICE OF THE DISTRICT SUB-REGISTRAR
BHUBANESWAR

SCHEDULE OF PROPERTY

District-Khurda, Tahasil: Bhubaneswar, Tahasil No:263, Mouza: Raghunathpur, Police Station: New Capital, Police Station No.14, now under Nandankanan Police Station. Mutation Khata No: 729/1661, Stithiban Plot No: 2206/4080, area: Ac.0.067 decimal, Kisam: Biali Do Fasal, within the jurisdiction of Bhubaneswar Development Authority (BDA), and District Sub-Registrar (DSR), Khordha at Bhubaneswar

IN WITNESS WHEREOF we have here to set our hand this the 12th day of August, 2022.

Witnesses:

1. Bitoy Kumar Pattnaik
S/o - B.C. Pattnaik
At - 280 Sector
Nagar
BBSR

Signature of the Executant/Principal

Evos Buildcon Pvt.
Kalenga Keshari Das
Managing Director

2. Samom Khan
S/o - Bamakali Khan
Vill - Bamay Micang
PS - Bamai
Dist - Cattack
PIN - 754028

Signature of the P.A.H.

Certificate

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

12.08.2022

Advocate

DISTRICT SUB-REGISTRAR
ଜିଲ୍ଲା ଉପଜିଲ୍ଲା କାର୍ଯ୍ୟାଳୟ
ଭୁବନେଶ୍ୱର
BHUBANESWAR

DISTRICT SUB-REGISTRAR
ଜିଲ୍ଲା ଉପଜିଲ୍ଲା କାର୍ଯ୍ୟାଳୟ
ଭୁବନେଶ୍ୱର
BHUBANESWAR

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BOOK NO. .....
Volume No. .....
Pages..... to.....
Being No .....
for the year 2022
1082211910
Registering Officer
DT 8/8/22

Valuation Report

Application No- **1082211910**

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
1082211910	12-AUG-22	12-AUG-22	1	10		

FEE DETAILS (In `.)

Stamp Duty : 0
Consideration Amount : 0
Benchmark Value : 1407000

☐ STAMP ☐ E-STAMP ☐ FRANKING

☐ CASH ☐ CHEQUE ☐ DD ☐ POS
☐ NEFT ☐ RTGS ☐ IMPS ☐ IFMS

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

☐ CASH ☐ CHEQUE ☐ DD ☐ CHALLAN ☐ POS
☐ NEFT ☐ RTGS ☐ IMPS ☐ IFMS

FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
RANJIT KUMAR HARICHANDAN	FATHER	GANDHARBA HARICHANDAN	MALE	43	Business	General	FIRST PARTY/SELF	YES	YES	AT- ROOM NO.C-31, GANDHARBA BHAWAN, SRASTA HOMES, RAGHUNATHPUR, 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. THROUGH ITS MANAGING DIRECTOR KALINGA KESHARI RATH				38		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. THROUGH ITS MANAGING DIRECTOR 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
BIJAY KUMAR PADHI	BAISHNAB CHARAN PADHI	SAME PLACE	MALE	0	Others	A

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	MarketValue	Sabak Khata No.	Sabak Plot No.
KHURDA	RAGHUNATHPUR (BALIPADA)-14	729/1661	2206/4080	0.067 Acre (67Decimal)	BIALI DO FASAL	1407000	Not Available	Not Available

East	West	North	South	Property Transaction Details
NM	NM	NM	NM	POWER AREA AC.0.067DEC.

The total transacted area is:0.067 acre(s).

APPLICATION ID CREATED BY : SUSHANTA KUMAR MAJHI

DOCUMENT ENTERED BY : SUSANTA KUMAR DAS