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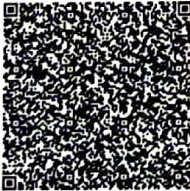


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD01369650742922S
Certificate Issued Date : 13-Nov-2020 12:47 PM
Account Reference : SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0101800725984083S
Purchased by : MS STALWART PROJECTS PVT LTD
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA-JAGAMARA
Consideration Price (Rs.) : 38,91,600
(Thirty Eight Lakh Ninety One Thousand Six Hundred only)
First Party : JYOTSNA SAHOO
Second Party : MS STALWART PROJECTS PVT LTD
Stamp Duty Paid By : MS STALWART PROJECTS PVT LTD
Stamp Duty Amount(Rs.) : 1,94,680
(One Lakh Ninety Four Thousand Six Hundred And Eighty only)



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

J. Saha
For Stalwart Projects Pvt. Ltd.
J. Saha
Managing Director

LB 0012825348

Statutory Alert:

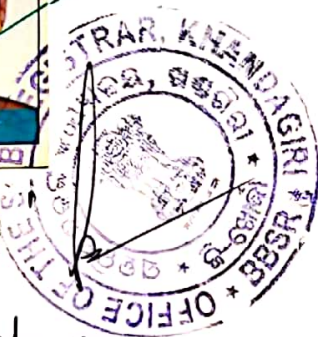
- 1 The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- 2 The onus of checking the legitimacy is on the users of the certificate.
- 3 In case of any discrepancy please inform the Competent Authority

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5. Sahoo
(11)

S. Sahoo

For Stalwart Projects Pvt. Ltd.
Managing Director

13.11.2020

GENERAL POWER OF ATTORNEY

Known all men by this present, I **SMT JYOTSNA SAHOO**, aged about 68years, w/o.-Sri Bhagirathi Sahoo, d/o.-Late Sri HadibandhuSahoo, by Caste-Gudia, by profession- Housewife, PAN:ADRPS5462N, Aadhar No.9360-7722-4540, Mob:-9040033226, resident of Plot No-1145,1146,Jagamara,Gandamunda Square, Bhubaneswar-751030, Dist- Khordha, Odisha (Herein after referred as the **PRINCIPAL**),

meety
13/11/20

w-1 Arjun Kumar
w-2 Anamshu Nayak

do hereby appoint, constitute and nominate M/s. STALWART PROJECTS PVT. LTD, represented through its Managing Director Sri Sharat Kumar Sahu, aged about 54years, S/o. Late Narahari Sahu, AADHAR No.4675-2299-2428,Mob-9040042622, herein after referred as ATTORNEY HOLDER) as our true and lawful Attorney Holder to do the following acts, deeds and things in respect of the property more fully described in the schedule below (Herein after referred as the SCHEDULE PROPERTY) in our name and on our behalf. Address - Plot NO - 1, Tulsivihar Complex, Satishra Vihar, Bhubaneswar, PS - Chandrasekharpur.

WHEREAS, I the Principal is the recorded owners of property, and in peacefully possession over same, have jointly entered into an Development Agreement with my husband Bhagirathi Sahoo on dtd-13.11.2020 with the builder M/s. Stalwart Projects Pvt. Ltd represented through its Managing Director Sri Sharat Kumar Sahu for development of the Schedule property, in pursuant to the terms of the said Development Agreement, executing this present in favour of the said builder appointing it as our law full Attorney Holder to do the following acts, deeds and things in our name on our behalf.

NOW MY POWER OF ATTORNEY HOLDER IS AUTHORIZED

1. To apply for demarcation and measurement of the said property to the Tahsildar, Bhubaneswar, if required and To Develop the Schedule Property for construction of multistoried building as per the approved building plan.

J. Sahoo

For Stalwart Projects Pvt. Ltd.

Managing Director

W-1 Anirudh Sahoo

W-2 Anirudh 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(a) Fees Paid : A18(III) & A(1)-78122 ,, User Charges-250 ,Total 78372

Date: 13/11/2020

Signature of Registering officer

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 **13/11/2020** by **JYOTSNA SAHOO**, son/daughter/wife of **BHAGIRATHI SAHOO**, of **PLOT NO-1145,1146,JAGAMARA,GANDAMUNDA SQUARE,BBSR**, by caste **General**, profession **Others** and finger prints affixed.

J. Sahoo

Signature of Presenter / Date: 13/11/2020

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
JYOTSNA SAHOO		 314043747	<i>J. Sahoo</i>	13-Nov-2020
SHARAT KUMAR SAHU MD OF MS STALWART PROJECTS PVT LTD		 242385197	<i>[Signature]</i>	13-Nov-2020

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

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BIJAY SAHOO		 41652507	<i>[Signature]</i>	13-Nov-2020



Date: 13/11/2020

Endorsement of certificate of registration under section 60

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

Signature of Registering officer

2. To apply for and obtain certified copies, non-encumbrance certificate or any other certificate and documents.
3. To apply for approval of the Building Plan over the schedule land or combination of Land with others to Bhubaneswar Development Authority/ Bhubaneswar Municipal Corporation. Sign all required documents, papers, forms etc., deposit necessary fee etc. receive the approved building plan after its final approval.
4. To file and/or defend any Case/Dispute/ Proceeding/Suit before any Court of Law, Tribunal, Statutory and Lawful Authority (s) etc., ~~appear before it. Appoint Advocate (s), sign vakalatnama, prepare and file complaint, written statement, misc. case, petition, amendment, objection, document, papers, forms etc. as will be required for the same, swear affidavit, deposit any fee, tax, rent obtain receipt thereof. Entered into any lawful compromise signs Compromise and/or withdrawal petition, pay and/or receive any amount, issue money receipt thereof.~~
5. To apply before Odisha Real Estate Authority (ORERA) for registration of the project over schedule property, sign all required documents, papers, forms etc., deposit necessary fee etc. receive the registration certificate.
6. To ~~apply before concerned authorities such as Fire, Pollution, Airport, Municipal Corporation etc. for grant of Permission/NOC for the project if necessary. Sign all required documents, papers, forms etc., deposit necessary fee etc. receive the permission/NOC from the said authorities.~~

J. Sharma

For Stalwart Projects Pvt. Ltd.

Managing Director

Attyy Sharma

W. A. Sharma the Lawyer

Print Endorsement

Book Number : 1 || Volume Number : 127

Document Number : 11132006316

For the year : 2020

Seal :

Date: 13/11/2020

Signature of Registering officer



- 7. To engage contractor/sub-contractor, labor, engineer, architect for construction of the project building/apartment over the schedule property, construct boundary walls and also can engage Security guard/agency.
- 8. Take electricity, water connection and to sign all such documents, papers, forms etc. with the concerned authority as will be required for the said purpose.
- 9. To sell its 50% share, advertise and negotiate to sell, allot, enter into agreement with prospective purchasers in respect of its 50% share in the project, receive advance and full consideration amount and endorse receipts and deliver possession.
- 10. To sell its 50% share, purchase stamp papers, sign and execute sale deed or any other deed of conveyance, agreements etc., present the same and appear before the registering authority for registration and admit execution thereof on our behalf.
- 11. To let out and give on lease, receive rent from the tenant/lessee, execute agreements/lease deed and evict such tenant/lessee limited to Developers share (50%) excluding identified owner's share.
- 12. This general power of attorney also binds the legal heir of the both the parties with same terms and conditions in case of any eventuality occurs.

S. Sharma

For Stalwart Projects Pvt Ltd.

Managing Director

W 2 Aniraj Kumar

W 2 Animesh Kumar

13. GENERALLY, TO DO ALL other acts, deeds and things, which our said attorney may deem fit and proper for its gannet & cognate purposes.

I the Principal do hereby declare that the acts, deeds and things which will be done by our Attorney Holder by virtue of this General Power of Attorney shall be construed as the acts, deeds and things done by us, and weherewith undertake to ratify the same.

S. Sahoo

For Stalwart Projects Pvt. Ltd.

Managing Director

SCHEDULE OF PROPERTY

District- Khordha, Tahasil- Bhubaneswar,
Mouza- Bhubaneswar Sahar Unit No-20, **JAGAMARA**,
Khata No.- 1133/1954, Plot No.s- 1146 & 1145,
measuring an area of Ac.0.046 dec.and Ac.0.048 dec.
respectively stands recorded in the name of
JyotsnaSahoo (all 02 plots are full plots)

Total area of Ac.0.094 dec. in two plots, under
onekhata in one Mouza.

INWITNESS WHEREOF the principal do hereby sign
this Deed of General Power of Attorney in our good
health and sound mind, after going through and
understand the contents of it, being present before
the Registering Authority, Bhubaneswar on this
13th day of November, 2020.

W-1 Jyotsna Sahoo

W-2 Animesh Nayak

The valuation of schedule land as per bench mark valuation is Rs.38,91,600/- and accordingly applicable stamp duty and registration fees hereby paid.

WITNESSES

1. Bijay Salun

Bijay Salun
Sp. Mahajirathi Salun
PLOT NO 1145/46, Gondamda.
Zagamora
DABOR - 751030

J. Salun

Signature of Principal

2.

Shamshi Nape
Sailashree. V. N. N.
C.S. Dhar DABOR

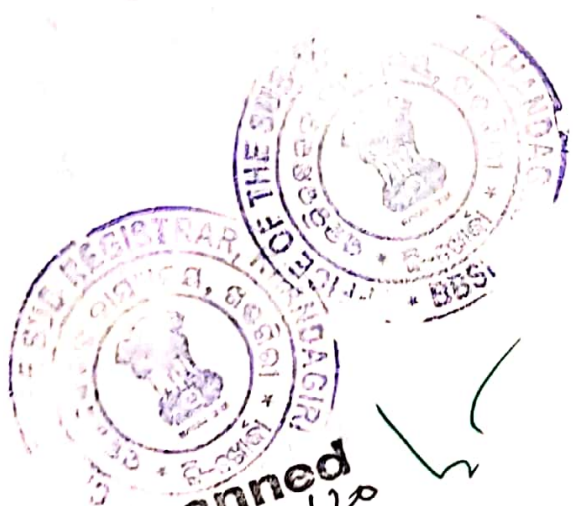
[Signature]
For Stewart Projects Pvt. Ltd.
Signature of Attorney Holder

Managing Director

J. Salun
Attested by us (Principal)

Certified that this Deed of General Power of Attorney is drafted and typed by me as per the instruction of the Principals.

[Signature]
13-11-2020
Advocate. *DK Behara*
9937 249463



Scanned
Date: 16-11/20

Valuation ReportApplication No- **1132006696**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
1132006696	13-NOV-20	13-NOV-20	1	10		

DEED DETAILS (In %)

Stamp Duty : 194580
 Consideration Amount : 3891600
 Benchmark Value : 6579504

Registration Fee : 0
 A18(iii) & A(1): 78082
 Incidental Fee Details
 User Charges : 250

STAMP E-STAMP FRANKING

CASH CHEQUE DD POS
 NEFT RTGS IMPS IFMS

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
JYOTSNA SAHOO	HUSBAND	BHAGIRATHI SAHOO	FEMALE	68		General	PRINCIPAL/SELF	YES	YES	PLOT NO-1145,1146,JAGAMARA,GANDAMUNDA SQUARE,BBSR

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
SHARAT KUMAR SAHU MD OF MS STALWART PROJECTS PVT LTD				54		GENERAL	ATTORNEY/INSTITUTION			PLOT NO-1,TULSI VIHAR,SAILESHREE VIHAR,PS-C S PUR,BBSR
Representative Name			Institution Name				Representative Address		Representative Designation	
SHARAT KUMAR SAHU MD OF MS STALWART PROJECTS PVT LTD			MS STALWART PROJECTS PVT LTD				PLOT NO-1,TULSI VIHAR,SAILESHREE VIHAR,PS-C S PUR,BBSR		MANAGING DIRECTOR	

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
BIJAY 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	JAGAMARA-38	1133/1954	1145	0.048 Acre (48Decimal)	GHARA BARI	2108304	Not Available	Not Available
East	West	North	South	Property Transaction Details				
NM	NM	NM	NM	POWER AREA A0.048DEC				
KHURDA	JAGAMARA-38	1133/1954	1146	0.046 Acre (46Decimal)	GHARA BARI	4471200	Not Available	Not Available
East	West	North	South	Property Transaction Details				
NM	NM	NM	NM	POWER AREA A0.046DEC				

The total transacted area is:0.094 acre(s).

APPLICATION ID CREATED BY : DILLIP KAR
DOCUMENT ENTERED BY : JYOSHNA NAYAK

