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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000

पच्चीस हजार रुपये

भारत

25000

Rs.  
25000

TWENTY FIVE THOUSAND RUPEES



LT of Minarani Jena Attested  
Dout  
Ade  
08/27/12/17



ASX P J 4905A  
Pan No - ASX P J 4905A

LT of Banepriya Jena Attested  
Dout  
Ade  
08/27/12/17

044671

044671

AG 79920  
ARM 250  
80170  
310  
80480

**IRREVOCABLE GENERAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS We, 1) Smt. **MINARANI JENA**, W/o-Late Lokanath Jena ,aged about 85 years , 2) Smt. **BANI PRIYA JENA**, W/O- Late Chandrahasya Jena .aged about 55 years, 3) **Sri RADHAKANTA JENA**, aged about 36 years, 4) **Sri RAMAKANTA JENA**, aged about 26 years, Sl. No.3 & 4 are Sons of Late Chandrahasya Jena, by Caste – Khetriya, by Profession – House & Business, all are resident of Vill.– Tadagada, Ranasingh Sahi, P.O./PS.- Baliana, Dist. – Khorda, Bhubaneswar, Odisha (hereinafter called the Principal) do hereby nominate,

ଓଡ଼ିଶା ଓଡ଼ିଶା  
V.I-OR/08/049/034320  
3796000

(29)

Legal Notary

W1 - Torishubas Jena  
W2 - Argyan Jena  
W3 - Bani Priya Jena  
W4 - Radhakanta Jena  
W5 - Ramakanta Jena

14957  
23/12/17

Minarani Das

Tadagat S

Balianli

lehadhe

₹ 25,000/-

DISTRICT TREASURY  
KHURDA, BHUBANESWAR  
14 DEC 2017  
ADDL. TREASURY OFFICE

A. K Mahapatra  
Stamp Vender  
Bhubaneswar

ସ୍ତମ୍ଭାଶ୍ରୟଦଳୀ



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 25000

Rs. 25000

TWENTY FIVE THOUSAND RUPEES



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Pen NO - ANEPJF332F

LTg Radhakanta Jena Attested  
Drouit  
27/12/17

LTgopkamakanta Jena Attested  
Drouit  
27/12/17

LTgof keshab Chandra Pradhan Attested  
Drouit  
27/12/17

appoint and constitute **M/S OMSHREE INFRATECH PVT. LTD.,** a Company incorporated under the Companies Act 1956, having its registered office at Plot No.1693, Hansapal Samili Naharakanta, P.O. - Naharakanta, P.S. - Mancheswar, Bhubaneswar, Dist. - Khordha, Odisha, represented through its Managing Director, **SRI KESHAB CHANDRA PRADHAN,** aged about 47 years, Son of Late Anadi Charan Pradhan, by Caste - Khandayat, by Profession - Business (herein after called the **Attorney Holder**), as our true and lawful attorney in our name and on our behalf, in respect of our landed property, more fully described in the schedule below.

W1 - Tasilkha bas Jena

W2 - Arjun Jena

1- जित बदी जना Adhar- 340076085973

2- Bani Priya Jena

3- Radhakanta Jena

4- Radhakanta Jena

044672

14958  
27/12/17

Minarani Jena

Tadagada

Balianata

Ward No

Rs 25,000/-



A. K Mahapatra  
Stamp Vender  
Bhubaneswar

ମିନା ସୁବିଜେନା



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)-80170 ,, User Charges-310 ,Total 80480

Date: 27/12/2017

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar Sub-Registrar BALIANATA between the hours of 10:30 AM and 2:30 PM on the 27/12/2017 by MINARANI JENA , son/wife of LATE LOKANATH JENA , of AT-TADAGADA,RANASINGH SAH, PO/PS-BALIANATA,DIST-KHORDHA , by caste General , profession Others and finger prints affixed.



ମିନା ସୁବିଜେନା

Signature of Presenter / Date: 27/12/2017

Signature of Registering officer

Endorsement under section 58

Execution is admitted by :

| Name            | Photo | Thumb Impression | Signature     | Date of Admission of Execution |
|-----------------|-------|------------------|---------------|--------------------------------|
| MINARANI JENA   |       | <br>312154494    | ମିନା ସୁବିଜେନା | 27-Dec-2017                    |
| RADHAKANTA JENA |       |                  |               | 27-Dec-2017                    |

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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पच्चीस हजार रुपये



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Rs.  
25000  
TWENTY FIVE THOUSAND RUPEES

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WHEREAS, We the Principal/Executants hereby declare that, the property which is more fully described in the below scheduled property stands recorded in our name alongwith other cosharers as per the Correction R.O.R. (Patta) obtained from Office of the Tahasildar, Baliana vide Mutation Case No.9674/05 and after correction of ROR. The suit land was partitioned between the cosharers and the Principals before the court of the Civil Judge, Senior Division, Bhubaneswar vide Civil Suit No.1368/2017 dated 14.10.2017. The Principals are the owner in possession of Khata No.704/133, Plot No.526/1996 Ac.0.277.5 dec. out of Ac.0.320 dec. and we are in peaceful possession over the same without any dispute and hindrance

- 1- ବିନା ବସିଙ୍ଗନ
- 2- Bami Preixa Jena
- 3- Radhakanta Jena
- 4- Rombaro Jena

Page 3 of 14

- W1- Tasilkotal Jena
- W2- Mohan Jena

14959  
22/12/17

Alexasani Jena  
Tarakata  
Baliakul  
Ukanda



₹25,000

A. K Mahapatra  
Stamp Vender  
Bhubaneswar

|  |  |               |                               |             |
|--|--|---------------|-------------------------------|-------------|
|  |  |               | <i>Ramakanta Jena</i>         |             |
| RAMAKANTA JENA   |  | 312154506<br> | <i>Ramakanta Jena</i>         | 27-Dec-2017 |
| BANI PRIYA JENA  |  | 312154514<br> | <i>Bani Priya Jena</i>        | 27-Dec-2017 |
| KESHAB CHANDRA PRADHAN MD OF OMSHREE INFRATECH PVT LTD |  | 312155173<br> | <i>Keshab Chandra Pradhan</i> | 27-Dec-2017 |

Identified by **TIRTHABASI JENA** Son/Wife of **KASINATH JENA** of **SAMEPLACE** by profession **Others**

| Name            | Photo | Thumb Impression | Signature              | Date of Admission of Execution |
|-----------------|-------|------------------|------------------------|--------------------------------|
| TIRTHABASI JENA |       |                  | <i>Tirthabasi Jena</i> | 27-Dec-2017                    |





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having all right, title and interest thereon and also paying revenue rent to the Govt. Authority and obtaining rent receipt thereof.

AND WHEREAS, being the sole and absolute owners of the said property, we the Principal/Executants desire to develop the land and construct a multi-storied building/apartments for residential purpose and/or commercial purpose with all amenities over the same being personally busy in our personal works, are unable to do, execute and perform the acts, things and matters as may be required for the same. Hence, we execute the power of attorney in favour of my above said attorney holder to do and perform the following acts, thinks and matters for us, in our name and on our behalf THAT IS TO SAY.

- 1- विनायक जेन
- 2- Bani Priya Jena
- 3- Radhakanta Jena
- 4- Ramkanta Jena

- W1- Toilhubas' Jena
- W2- Arjun Jena

14980  
 221217  
 Anarani Tans  
 Padaga  
 Baliana  
 Bhandy  
 Rs 25,000



*A.K Mahapatra*  
 Stamp Vender  
 Bhubaneswar  
 Signature of Registering officer

Date: 27/12/2017

Endorsement of certificate of registration under section 60

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

Book Number : 11 Volume Number : 68

Document Number : 11821703376

For the year : 2017

Seal :

Date: 29/12/2017

Signature of Registering officer

Print





भारतीय गैर न्यायिक INDIA NON JUDICIAL

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10000

TEN THOUSAND RUPEES

INDIA

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1. To pay land revenue, other taxes, cess dues etc. in respect of the scheduled property for me and on my behalf.
2. To demarcate the scheduled property by Govt. deputed Amin/Private Amin, protect it by fence or permanent boundary.
3. To manage and administrate my lands and property mentioned above for and on our behalf for construction of Residential & Commercial Apartment as per the approved plan by B.D.O./Bhubaneswar Development Authority, Bhubaneswar, Bhubaneswar Municipal Corporation, Bhubaneswar or any other authority competent thereof.
4. To obtain approved lay-out/building plan from concerned Development Authority/local authority and to do all

Page 5 of 14

1- प्रतापसिंह  
2- Bami Priya Sena  
3- Raoharank Sena  
4- Romkanta Sena

W1 - Trishitabasi Sena  
W2 - Arjun Sena

14961  
20/12/17

Nanarani Teas

Tadaga

Balikul

Uharda

Rs 10,000

DISTRICT TREASURY  
KHURDA, BHUBANESHWAR  
19 DEC 2017  
ADDL. TREASURY OFFICER

A. K Mahapatra  
Stamp Vender  
Bhubaneswar

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

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TEN THOUSAND RUPEES

INDIA

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consequential works for the same fully and effectually in all respect as we could do the same if personally present.

5. To fill sand, construct approach roads, prepare building plan for construction of Apartments, make other developmental works over the scheduled property as per the approved plan of the B.D.A./Local Authority.

6. To sell, transfer and assign and mortgage the various built-up spaces in the constructed area of the said complex except our share area i.e. 36% residential super built-up area of entire complex on the said property together with proportionate interest in the land comprised in the said property at such rates as deemed proper and/or enter into agreement or contract for

1- श्रीमती सुनीलका

2- Bami Preiya Jena

3- Radharanta Jena

4- Ramkanta Jena

W1- Tejshay Jena

W2- Arjun Jena

14962  
27/12/17

Kinaraani Teas

Tadapaty

Baliak

Khordha

Rs 10,000

DISTRICT TREASURY  
KHURDA, BHUBANESWAR  
19 DEC 2017  
ADDL. TREASURY OFFICER

A. K Mahapatra  
Stamp Vender  
Bhubaneswar

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

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TEN THOUSAND RUPEES

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sale or transfer of the entire and or various proportionate units including the proportionate interest in the said land (except 36% of constructed area after completion of the structure, i.e. after completion of all roof, slabs of each block) and conditions as our attorney in his absolute discretion shall think fit and proper without making our liable in any manner or for any loss on that account. It may be clarified that, the owners shall get their share of 36% of constructed area of the approve plan.

7. To receive from the intending buyers earnest money, advance or advances and also the balance of consideration money and to grant the receipt for the same in his own name at his own risk without making us (the land owner) liable in any manner or

- 1- श्रीगणेशाय नमः  
2- Bami Priya Jena  
3- Radhakanta Jena  
4- Radhakanta Jena

W1 - Tejharaj Jena

W2 - Arjun Jena

14983  
27/12/12

Monarans Tens  
Tadagad  
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DISTRICT TREASURY  
KHURDA, BHUBANESWAR  
19 DEC 2017  
ADDL. TREASURY OFFICER

A. K Mahapatra  
Stamp Vender  
Bhubaneswar

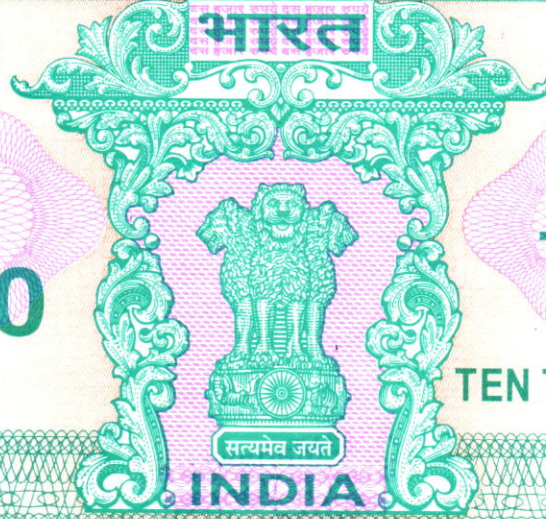
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TEN THOUSAND RUPEES

INDIA

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for any loss on that account in any manner whatsoever for any difference or disputes with the prospective purchasers or suppliers, contractors and third parties.

8. To apply to the concerned authorities for availing Electric, Water, Sewerage, Telephone, Cable and other facilities to the scheduled property.
9. To deliver the well finished apartment 36% share of the Principal/Executants after completion of the project.
10. To enter into agreement and negotiate with prospective purchaser(s), receive advance over the 64% share of the attorney holder and will pay the income/sales taxes over the same by the attorney holder.

- 1- ବିନା ପ୍ରସିद्धି
- 2- Bani Priya Jena
- 3- Radhakanta Jena
- 4- Ramchandra Jena

- W1 - Tejha basisu
- W2 - Arjun Jena

14964  
22/12/17

Monarani Jew  
Padaga  
Balianda  
Khandra

₹10,000

  
A. K. Mahapatra  
Stamp Vender  
Bhubaneswar

DISTRICT TREASURY  
KHURDA, BHUBANESWAR  
19 DEC 2017  
  
ADDL. TREASURY OFFICER

ब्रह्मविष्णु





भारतीय गैर न्यायिक INDIA NON JUDICIAL

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TEN THOUSAND RUPEES

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11. To put signboards, release advertisements in respect of the Housing Scheme over the above mentioned property and to attract public attention towards the housing scheme over the said property over the 64% share of the attorney holder.
12. To appear for and represent us before the Board of Revenue, Collector and Sub-Collector of the District/S.D.M., Tahasil, Settlement, Civil and Criminal judicial Courts, Executive Magistrate Court, District Sub-Registrar Office, local authorities and in the High Court of Orissa in all matters and things relating to this schedule of properties and to sign, execute and verify and file plaint, written statement, any petition, affidavit, Vakalatnama and give oral evidence on oath and also present

1- ସିନା ପ୍ରିୟା ସେନା

2- Bani Priya Sena

3- Radhakaranta Sena

4- Ramkanth Sena

W1 - Trilokanath Sena

W2 - Arjun Sena

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22/12/17

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U. K. R.

DISTRICT TREASURY  
KHURDA, BHUBANESWAR  
19 DEC 2017  
ADDL. TREASURY OFFICER

₹10,000

A. K. Mahapatra  
Stamp Vender  
Bhubaneswar

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appeal and any documents and to accept service of all summons, notices and other process of law and appoint, engage on our behalf Advocates, Pleaders, Moharioris for and on behalf of our whenever our said attorney shall think fit and proper to do so and to discharge and/or terminates his or their appointment and to compromise compound and withdraw cases for and on behalf of us.

13. To enter into, modify, cancel, alter, draw, approve, present for registration all papers, documents, deeds, contracts, agreements, applications, declarations, undertakings and other documents in connection with sale, transfer, mortgage of the building and/or flats/units, commercial spaces, parking lots,

Page 10 of 14

1- श्रीगणेशाय नमः

2- Bani Priya Jena

3- Radhakanta Jena

4- Radhakanta Jena

W1 - Tejha Das Jena

W2 - Arjun Jena

14966  
22/12/17

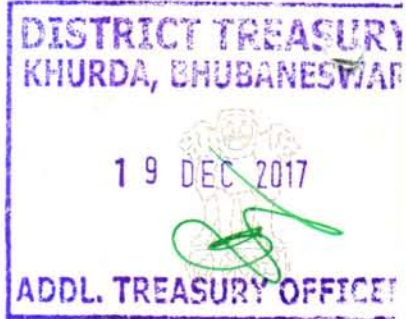
Rs 10,000

Minerani Teas

Paragada

Baliakul

Khurda



A. K Mahapatra  
Stamp Vender  
Bhubaneswar

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

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TEN THOUSAND RUPEES

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constructed by the Development upon its 64% share on the lands and/or on the super built-up area or any part thereof or any interest therein and/or any building(s) may in future be constructed thereon or any part or portion thereof in pursuance of the permission legally granted.

14. To do all such lawful acts and or things as our said attorney shall deem fit and proper for the purpose of conveying the said property and interest therein and fulfill the purpose of Power of Attorney without making us liable for any loss on that account and not detrimental in any way to our interest.
15. This Power of Attorney is irrevocable in as much as it is coupled with interest.

1- श्रीमती सुविष्णु  
2- Bami Priya Jena  
3- Radhakanta Jena  
4- Ramakanta Jena

W1- Tselharbas Jena  
W2- Anshu Jena

14967  
27/12/17

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Paragada

Baliak

Ukhada

Rs 10,000

DISTRICT TREASURY  
KHURDA, BHUBANESWAR  
19 DEC 2017  
ADDL. TREASURY OFFICER

A. K Mahapatra  
Stamp Vender  
Bhubaneswar

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

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TEN THOUSAND RUPEES

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16. This Power of Attorney is given without any duress or coercion and in sound state of mind. And the Principal/Executants do hereby agree ratify and confirm all and whatsoever their said attorneys shall lawfully do and cause to be done.

We, undertake to ratify and confirm all acts, deeds and things which will be done and executed by my attorney holder by virtue of this General Power of Attorney.

1- मिना प्रियका  
2- Bani Priya Jena  
3- Radhakanta Jena  
4- Ramkanta Jena

**SCHEDULE OF PROPERTY**

District – Khordha, Tahasil – Balianta, under the jurisdiction of Sub-Registrar Office, Balianta, P.S. – Balianta No.14, **Mouza – BALIANTA**, Correction Khata No.704/133 (seven Hundred four by one Hundred thirty Three), **Sthitiban**, Plot No.526/1996 (five

Page 12 of 14

W1 - Tribhuvan Jena  
W2 - Ashwin Jena

14968  
22/12/17

Rs 10,000

Alidarami Tans

Padagets

Baliants

Wardhi

DISTRICT TREASURY  
KHURDA, BHUBANESWAR  
19 DEC 2017  
ADDL. TREASURY OFFICER

A. K Mahapatra  
Stamp Vender  
Bhubaneswar

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

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Rs. 10000

TEN THOUSAND RUPEES

INDIA

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Hundred twenty six by one Thousand Nine Hundred Ninty Six ), Kisam  
- GHARABARI (Vacvant Land), Area **Ac.0.277 decs. 5 Kadi** (two  
hundred seventy seven decimals & five kadi) out of Ac.0.320 dec.,  
Annual Rent - Rs.20.00 paise.

**BOUNDED BY :-**

North : Sri Kailash Ku. Sahoo & Sri Bijaya Ku. Sahoo.

South : Sri Jagannath Jena & Others

East : Plot no. 527.

West : 80ft wide Govt. Road.

Govt. Valuation of the property : **Rs.39,96,000/-**

(Rupees Thirty Nine Lakhs Ninety Six Thousand) only.

1- श्री गजबारी

2- Bami Praxiya Jena

3- Rauthekarante Jena

4- Ramakanta Jena

31- Tashabul Jena

32- Arjun Jena

14969  
22/12/17

Memorandum

Padages

Baliak

Chanda

Rs. 10,000

DISTRICT TREASURY  
KHURDA, BHUBANESWAR  
19 DEC 2017  
ADDL. TREASURY OFFICER

A. K. Mahapatra  
Stamp Vender  
Bhubaneswar

ନିମ୍ନଲିଖିତ

SEAL OF THE SUB-REGISTRAR  
SALIENTA, KHURDA, BHUBANESWAR

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

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Rs.  
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TEN THOUSAND RUPEES

सत्यमेव जयते  
INDIA

ଓଡ଼ିଶା ओडिशा ODISHA

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IN WITNESS WHEREOF, we the above named Principal and Attorney Holder have signed this the 27<sup>th</sup> day of December, 2017 in presence of the following witnesses :-

**WITNESSES :**

1. Torilhabajiser  
Slokab'nalhaiser  
A/p.-Balanta  
Dist.-Kheisda
2. Arjun Jena  
Sloginhabajiser

At Balanta  
Dist. - Kheisda

DF 27/12/17

ନୀତୀ ପ୍ରିୟା ଜେନା

Bani Priya Jena  
Radhakanta Jena  
Ramesh Kant Jena

Signature of the  
Principal/Executant

For Omsree Infratech (P) Ltd.

Rishabh Chandra Rout  
Managing Director

Signature of the  
Attorney Holder

**CERTIFICATE**

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

B. Rout  
(Bichitra Kumar Rout)  
Advocate, Bhubaneswar  
License No.O-1910/1997

14970  
 27/12/17  
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 Manarani Sen  
 Tadaged  
 Baliauli  
 lekhya

DISTRICT TREASURY  
 KHURDA, BHUBANESWAR  
 19 DEC 2017  
 ADDL. TREASURY OFFICER

A. K. Mahapatra  
 Stamp Vender  
 Bhubaneswar

ମିଳନପତ୍ର



Registered & True Copy  
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 Book No. ....  
 Volume No. ....  
 Pages.....to.....  
 Being No.....  
 For the year.....













Registering Officer  
 Baliauta

## Registered PoA with Possession Deed

Nature of the Document : POA WITH POSSESSION  
 Date of Execution : 27/12/2017  
 Document Number : 11821703376

Volume Number : 68  
 Place of Execution : BALIANATA  
 Registration Date : 29/12/2017

## FIRST PARTY DETAILS

| Name            | Photo  | Thumb Impression   | Signature   |
|-----------------|--|--|---|
| MINARANI JENA   |   |   |  |
| RADHAKANTA JENA |   |   |  |
| RAMAKANTA JENA  |   |   |  |
| BANI PRIYA JENA |  |  |  |




## SECOND PARTY DETAILS

| Name   | Photo   | Thumb Impression  | Signature   |
|--|---|---|---|
| KESHAB CHANDRA PRADHAN<br>MD OF OMSHREE INFRATECH<br>PVT LTD |  |  |  |

## PROPERTY DETAILS

| Sl.No.      | District               | Village/Thana                           | Khata   | Plot                         | Property Area | Kisam  | Market Value                 | Sabak Khata No. | Sabak Plot No. |
|-------------|------------------------|---|---------|------------------------------|---------------|--|------------------------------|-----------------|----------------|
| 1           | KHURDA                 | BALIANATA-1                             | 704/133 | 526/1996                     | 277.5 Decimal | GHARABARI<br>VACANT<br>SITE                            | 0                            | Not Available   | Not Available  |
|             |                        |   |         |                              |               |  | Property Transaction Details |                 |                |
| East        | West                   | North                                   |         | South                        |               | POWER AREA AC 0.277.5 KADI<br>OUT OF AREA AC 0.320 DEC |                              |                 |                |
| PLOT NO-527 | 80FT WIDE<br>GOVT ROAD | KAILASH KU SAHOO AND<br>BIJAYA KU SAHOO |         | JAGANNATH JENA<br>AND OTHERS |               |  |                              |                 |                |

## IDENTIFIER DETAILS

| Name            | Father's / Husband's Name   | Identifier Address  | Profession  |
|-----------------|---|---|---|
| TIRTHABASI JENA | KASINATH JENA   | SAMEPLACE   | Others  |
| Name            | Photo   | Thumb Impression  | Signature   |
| TIRTHABASI JENA |  |  |  |

## REMARK DETAILS

Remark  
OK

