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**IRREVOCABLE GENERAL POWER OF ATTORNEY**



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30.9.2022 10/000

DISTRICT TREASURY  
KHURDA, BHUBANESWAR  
22 SEP 2022  
ADDL. TREASURY OFFICER

Sum of Rs

₹

B.K. PANDA  
STAMP VENDER  
BHUBANESWAR

THE DISTRICT SUB-REGISTRAR \* BHUBANESWAR \*  
OFFICE OF THE DISTRICT SUB-REGISTRAR \* KHURDA \* BHUBANESWAR

₹

52/30/12



✓ Harihar Ojha



Kalanga Keshari Patra

✓ Harihar Ojha

**IRREVOCABLE GENERAL POWER OF ATTORNEY**

**By this power of attorney:**

**Sri. Harihar Ojha**, aged about ~~years~~ years, S/o- Late Dhadi Ojha, resident of Village: Raghunathpur, Po./PS: Nandankanan, Bhubaneswar, Dist: Khurda, By Profession: Business, Aadhar No:6751 4248 4254, Contact No: **8917566852** (hereinafter called the **1<sup>st</sup> PARTY**(which expression shall unless excluded by or repugnant to the subject or context be deemed to include his 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.)

Evos Buildcon Pvt. Ltd.  
Kalanga Keshari Patra  
Managing Director

Jyoti Banjan Ojha  
BITEY K Patra

1 Haridhar Ojha



VTI-1502

Commission is hereby issued U/s 33. Sub Section (3) Sub Section (2) of Registration Act 1908 (XVI) of 1908. Naresh Pratap Singh Rajkumar for the Purpose of Inquiring whether this document has been executed by Haridhar Ojha, Raghunathpur, Mandankanan, BBSR, of Khordha whom it Purports to have been executed

Registering Officer

1 Haridhar Ojha

30.9.2022

Jyoti Ranjan Ojha  
S/o Haridhar Ojha  
At/po Raghunathpur  
Bhubaneswar



VTI-1503

Having Visited the Residence of Haridhar Ojha at 8:30 pm on the 30/9/2022 at Raghunathpur, Mandankanan, BBSR, Khordha I have this day examined the said executant who have been identified to my satisfaction by Jyoti Ranjan Ojha, s/o Haridhar Ojha, Raghunathpur, of the same place and the said executant admitted execution of this document.



From the above report I am satisfied that this document has been executed by Haridhar Ojha

and I accordingly admit it to registration

Registering Officer

**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.

**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, presented through its Managing Director **SRI KALINGA KESHARI RATH**, 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, Contact No:**9040051152**, as my true and lawful attorney for me and on behalf of me 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.

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

Jyoti Ranjan Ojha  
Bitoy 14/10/21

Evos Buildcon Pvt. Ltd.  
Kalinga Keshari Rath  
Managing Director

✓ Hara har ojh



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- 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 complaints, 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.
  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

Evos Buildcon Pvt. Ltd.  
*Kalanga Keshari*  
Managing Director

✓ *Hemant Kumar*

*Syoti Ranjan Osha*  
*Bitaj & Parri*



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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 9583(Nine Thousand Five Hundred Eighty Three) sqft of carpet area** out of the total carpet area out of the below mentioned schedule of property as per approved plan of the purposed building along with parking space .
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 9583(Nine Thousand Five Hundred Eighty Three) sqft of carpet area**) 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 buyers or financiers so far builders share(**except the land owners' allocation of 9583 (Nine Thousand Five Hundred Eighty Three)sqft of carpet area**) including parking space along with undivided impartible proportionate share in land, admit the

V Hariharan

Evos Buildcon Pvt. Ltd.  
Kalyan Keshari Patil  
Managing Director

Syoti Ranjan Jha  
BITY via pen



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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 the Builder/Developer (except the land owners' allocation of 9583(Nine Thousand Five Hundred Eighty Three) sqft of carpet area)**, including parking spaces

Evos Buildcon Pvt. Ltd.  
Kaleraga Kuberari Post  
Managing Director

Iyoti Banjanajha  
BIRAJ & PARTNERS



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along with undivided impartible 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 9583(Nine Thousand Five Hundred Eighty Three)sqft of carpet area)**, including parking spaces along with undivided impartible proportionate share in land.
20. To deliver physical possession of the constructed units to prospective purchasers.
21. The Attorney Holder can sale any Flat/Units to any intending buyer out of the Land owner's share only after getting written confirmation from the land owner and in such case the Attorney Holder can carry out all formalities for the sale of the Flats/Units treating the buyer as his own client and in return paid back the entire sale cost to the land owner after receiving the payment from the buyer.
22. Generally to act as attorney or agent in relation to the matters aforesaid and of other matters in which 1<sup>st</sup> 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. both parties shall bear their respective tax liability as applicable in accordance with law

**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

Jyoti Ranjan Ojha  
Ajay kumar

Evos Buidcon Pvt. Ltd.  
Kalyuga Keshari Das  
Managing Director

✓ Has been done



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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.

**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. **Settlement Khata No: 267, Stithiban Plot No: 2214, area: Ac.0.200 decimal**, Kisam: Gharabari, within the jurisdiction of Bhubaneswar Development Authority (BDA), and District Sub-Registrar (DSR), Khurda at Bhubaneswar

IN WITNESS WHEREOF we have here to set our hand this the .....<sup>30th</sup> day of September, 2022.

**Witnesses:**

1. Jyoti Ranjan Ojha



*Handwritten signature of Jyoti Ranjan Ojha*

**Signature of the Executant/Principal**

2.

*Handwritten signature: Pritaj v. Pajhi*  
*Handwritten text: B. C. P. M. 2020*

**Evos Buildcon Pvt. Ltd.**

*Handwritten signature: Kalanga Keshari Patra*  
**Managing Director**

**Signature of the P.A.**

3.



**Certificate**

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



**Advocate**

*Handwritten signature of the Advocate*

*Handwritten signature: Jyoti Ranjan Ojha*





REGISTERED & TRUE COPY  
FILED IN

BOOK NO. ....  
Volume No. ....  
Pages ..... to .....  
Serial No. ....  
of the year 2022

10822/14311

dt - 10/11/22





**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: 30/09/2022

  
Signature of Registering officer

**Endorsement under section 52**

Presented for registration at the private residence in the village **Section 38#R##** at **01/01/1900** by **HARIHAR OJHA** , son/wife of **LATE DHADI OJHA** , of **AT- RAGHUNATHPUR, PO/PS- NANDANKANAN, DIST- KHORDHA** , by caste **General** , profession and finger prints affixed.



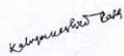


Signature of Presenter / Date: 30/09/2022

  
Signature of Registering officer.

**Endorsement under section 58**

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
HARIHAR OJHA	-----	-----	-----	
MS EVOS BUILDCON PVT. LTD. THROUGH ITS MANAGING DIRECTOR KALINGA KESHARI RATH		 243475288		14-Oct-2022

Identified by BIJOY KUMAR PADHI Son/Wife of BAISHNAB CHARAN PADHI of 780, SAHEED NAGAR, BBSR, DIST- KHORDHA by

profession Others

BIJOY KUMAR PADHI		 42505922		30-Sep-2022
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Identified by JYOTI RANJAN OJHA Son/Wife of HARIHAR OJHA of SAME PLACE by profession Others

JYOTI RANJAN OJHA	-----	-----	-----	
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Date: 30/09/2022

  
Signature of Registering officer

Execution is admitted by :

Date:



  
Signature of Registering officer

**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 : 311

Document Number : 11082214031

For the year : 2022

Seal :

Date: 18/10/2022

  
Signature of Registering officer