

108

1082113707

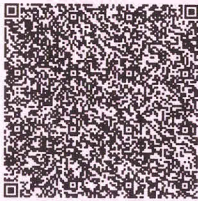


सत्यमेव जयते

INDIA NON JUDICIAL Government of Odisha

e-Stamp

Certificate No. : IN-OD02709134803605T
Certificate Issued Date : 29-Oct-2021 01:00 PM
Account Reference : SHCIL (FI)/ odshcil01/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0103656144240130T
Purchased by : HKP INFRASTRUCTURES PVT LTD DIR HEMANT KU PARIDA
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA-GADAKANA
Consideration Price (Rs.) : 82,88,000
(Eighty Two Lakh Eighty Eight Thousand only)
First Party : MAKARADWAJA SATPATHY
Second Party : HKP INFRASTRUCTURES PVT LTD DIR HEMANT KU PARIDA
Stamp Duty Paid By : HKP INFRASTRUCTURES PVT LTD DIR HEMANT KU PARIDA
Stamp Duty Amount(Rs.) : 1,65,760
(One Lakh Sixty Five Thousand Seven Hundred And Sixty only)



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

QT 0002729598

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 copy of checking the authenticity on the website / Mobile App renders it invalid.

SHCIL



SIGNATURE OF PURCHASER



g

REGISTRATION

check
84
21/2

165760
165760

165760
165760
16631

PAID

Seal of the Director
Hemanta Kumar Parida



Makaradhwaja Satpathy

HKP INFRASTRUCTURE PVT. LTD.

Hemanta Kumar Parida

Director

Ug
Makaradhwaja Satpathy

Hemanta Kumar Parida

HKP INFRASTRUCTURE PVT. LTD.

Director

82880001

POWER OF ATTORNEY

KNOW ALL MEN BY these presents that **Sri Makaradhwaja Satpathy**, aged about 66 years, S/O-Late Laxmidhar Satpathy, resident of At-Lalbazar, P.O.-Baripada, P.S.-Baripada, Dist.-Mayurbhanj, at present Plot No. 1050/1946, Mahadevnagar, Bhagbanpur, P.O.-Patrapada, P.S.-Tomando, Khordha-751019, by caste-Bramhin, by profession - Retired service holder, Aadhar No. 5005 1413 9729, PAN No. CLMPS5872F, Mobile No. 9938210902, (hereinafter called the "PRINCIPAL / EXECUTANT" which

W1 Dandeswar Mohapatra

W2 Nilanaj Behera

165760
165760
165760



Q

expression unless excluded by or repugnant to the context or meaning shall include his heirs, successors, assignees and legal representatives in interest for the sake of the General Power of Attorney), do hereby constitute, nominate and appoint **HKP INFRASTRUCTURE PVT. LTD.**, registered office at Plot No.1515/7826, Satya Vihar, P.O.-Rasulgarh, Bhubaneswar, Dist.-Khordha, PAN No. AAFCH6883C, represented by its Director, **Sri Hemant Kumar Parida**, aged about 51 years, S/O-Late Surendra Kumar Parida, Aadhar No. 9184 4987 4258, PAN No. AMDPP8798F, Mobile No. 9437009690, (hereinafter called the "ATTORNEY HOLDER") as my true and lawful attorney on my name and on my behalf to do all acts and deeds as elaborated below:

WHEREAS, the Principal is the absolute owner of the schedule of property mentioned below with all right, title and interest in his favour and possesses the same without any disturbances and interruptions from any corner after purchasing the same from Raju Sethi, Tula Dei, Judhisthira Sethi, Arjuna Sethi, Bhimasen Sethi, Sita Sethi, vide Sale Deed ID No. 1040, Dtd. 24/02/1998 executed before Registering Officer, Bhubaneswar and the above persons prior to sale the below mentioned landed property obtained due permission on dated 11/02/1998 from Sub-Collector, Bhubaneswar in Mis-case No.204/1997 as per provision of Sec.22 of OLR Act. The Principal while in peaceful possession of the schedule property being delivered by the seller mutated his name before Settlement Authority and obtained ROR and thereafter converted the land to Gharabari by filing an application under the provision of OLR U/S-8 (A) before Tahasildar, Bhubaneswar bearing No.753/2021 and ROR was issued

Makas Ahuja Setpathy

HKP INFRASTRUCTURE PVT. LTD.

Hemant Kumar Parida

Director

M

H

W1 Dandeeswar Mohapatra

W2 Manoj Behera



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)-166050 ,, User Charges-265 ,Total 166315

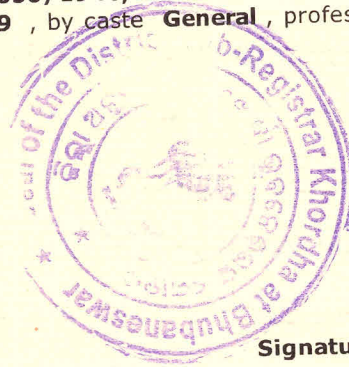
Date: 29-10-2021

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 29-10-2021 by SRI MAKARADHWAJA SATAPATHY , son/daughter/wife of LATE LAXMIDHAR SATPATHY , of AT. PLOT NO. 1050/1946, MAHADEV NAGAR, BHAGBANPUR, PO. PATRAPADA, PS. TAMANDO, DIST. KHORDHA, PIN - 751019 , by caste General , profession ଶିଳ୍ପ and finger prints affixed.

makaradhwaja satpathy



Signature of Registering officer.

Signature of Presenter / Date: 29-10-2021

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SRI MAKARADHWAJA SATAPATHY		 314839490	makaradhwaja satpathy	29-Oct-2021
HKP INFRASTRUCTURE PVT LTD ITS DIRECTOR SRI HEMANT KUMAR PARIDA		 242900641	Hemant Kumar Parida	29-Oct-2021

... DANDESWAR MOHAPATRA Son/Wife of ISWAR CHANDRA MOHAPATRA of AT. PLOT NO. 1187,

in his name showing the Khata No. as 2970, Plot No. 1963, area A.C. 0.160 decimal, Kisam-Gharabari.

AND WHEREAS, the principal decided to develop the schedule of property into a Housing Project and agreed to allow any reputed developer to develop the landed property into a multistoried building as per the guidelines of BMC/BDA as he was not able to develop the land due to lack of experience in construction line and paucity of funds and searched for a renowned developer who can do the same on his behalf on sharing basis and found the attorney holder as fit, competent, skilled and experienced person in construction line and thereby appointed, nominated and constituted the attorney holder on his behalf to do all acts, deeds and things to commence the housing project of apartment till its completion. The Principal applied to the BMC seeking permission for developing the below mentioned landed property for residential purposes and BMC by its letter No. ANB/1912/2021, dated 07/08/2021, permitted the principal under Sub-sec.3 of Sec.16 of the ODA act by granting and allowing the Principal to develop the land exclusively for residential purpose by approving access of 4.57 meter in width by mentioning therein the total Plot area and construction of St+2, storied Residential building and the Principal being inexperienced allowed the attorney holder to do all acts and deeds for developing the landed property in all means for residential purposes and delivered possession and permitted to do following acts:

1. To look after, safe guard and manage the below mentioned landed property in my name and on my behalf.

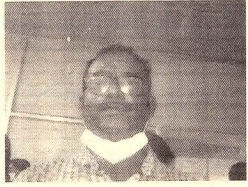

H Makena Thangji Sathpathy

HKP INFRASTRUCTURE PVT. LTD.

H Hemanta Kumar Parida
Director

W1 Dandeeswar Mohapatra

W2 Manoj Behera

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
DANDESWAR MOHAPATRA		 42059348	Dandeswar mohapatra	29-Oct-2021

Date: 29-10-2021

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 : 278

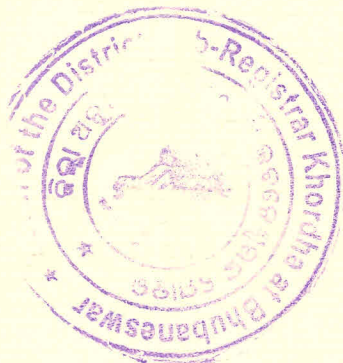
Document Number : 11082113034

For the year : 2021

Seal :

Signature of Registering officer

Date: 02-11-2021



2. To demarcate the schedule of property and for that apply to the concerned Tahasil to depute Amin/R.I. for effective demarcation of the Schedule of Property if the said Attorney Holder thinks proper. The attorney holder shall execute joint venture agreement on sharing basis looking to the interest of the principals' share and shall abide the condition of joint venture agreement to executed after signing of this POA and thereafter the construction work over the schedule of property shall be commence.
3. To lease out the housing project space of the schedule of property and its undivided, impartible share to any lessee fix up lease fees, execute agreement, receive lease fees, securities etc. deliver possession to the lessee and to terminate such lease if my said Attorney Holder thinks just and proper at his own discretion to his share of 50%.
4. To apply to the concerned electricity authority for supply of power to the Schedule of Property and to do all the needful for the same for me, in my name and on my behalf.
5. To apply to the concerned developmental authority/local authority for approval of lay out plans and to do all consequential works for the same and receive such plans from the concerned authority fully and effectually in all respects as I could do the same if personally present and can make addition, alteration, amendment if needed before the authorities.
6. To apply to the local authority for recognition of the lay-out road, execute gift deed and all other deed(s) and document(s) for the same.

M Makasdhoraji Seefathiy

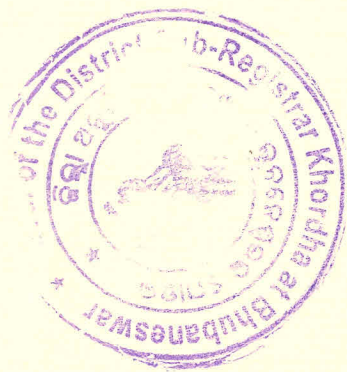
HKP INFRASTRUCTURE PVT. LTD.

H Hemanta Kumar Parida

Director

W1 Dandeeswar Moharajana

W2 Manoj Behera



g

7. To make advertisement and propaganda through Brochures, Sign Board, Electronics Media, News Paper etc. for sale of his share out of the built-up/super-built-up area of the proposed building/apartment to be constructed over the below mentioned schedule property or any part thereof to the tune of 50% leaving 50% of Principal's share.
8. To sale the schedule of property and its undivided impartible share of the housing project space of 50%, admit its execution and can endorse the registration ticket in my name and on my behalf after handing over my allocation of share of 50% in the property.
9. To contact with intending customer(s) for sale the Scheduled of Property, negotiate rate, receive full and final consideration money or any part thereof, grant receipts for the same, execute agreement(s) etc. with such intending purchaser(s) and/or execute sale deed(s) in favour of the intending purchaser(s) and do or perform all needful for the same only in case of units/flats allocated to the said developer's share.
10. To execute and register the deed or amendment/correction, deed of cancellation and submit the same before the Registering Authority for its registration and to deal with GST Authority in case of requirement.
11. To execute all other deed(s)/document(s)/bond(s), swear and submit affidavit(s) in respect of the schedule property fully and effectually for me, in my name and on my behalf. That after completion of the residential project/apartments over the schedule of property the attorney holder shall be entitled to sale

M 1 Mankar Arunaja Sant Pathy

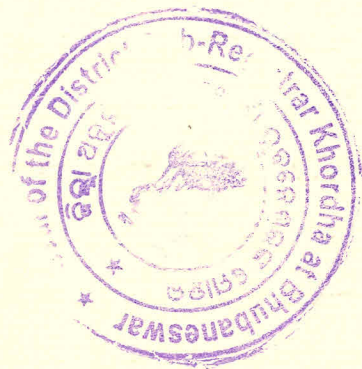
HKP INFRASTRUCTURE PVT. LTD.

H Hemantha Kumar Parida

Director

W1 Dandeeswar Mohapatra

W2 Manoj Behera



g

his share of 50% excluding the share of the principal 50% to any intending purchaser together with impartible proportionate share of land that would have been mentioned in the **Joint Venture Agreement** and after completion of the building the attorney holder shall specify the share of the principal by marking the same and shall prepare a supplementary agreement showing the allotment of units, spaces of corridors, open spaces etc. and shall place the same for the signature and execution of principals. The signed Joint Venture Agreement shall be the part and parcel of this POA.

12. The principal delivered possession of the schedule of property in favour of attorney holder for construction of housing project.
13. That the attorney holder shall attend the office of BDA and other local authorities like BMC for approval of the plan over the landed property and the plan as has already been approved by BDA to do any ancillary work if needed and shall act and sign necessary documents if necessary for the above purpose and can obtain the same after its approval.
14. To swear affidavit for all purposes on my behalf. The Attorney holder if necessary ~~can~~ revise the plan with the consent of the Principal and shall apply to the BDA/BMC for approval of the same at his cost and can submit the revised plan of the residential apartment complex comprising of units/flats/parking spaces before the concerned development authority or any other departments or agencies for sanction/approval and subsequent modification/correction/alteration and/or revision of such plan/plans and to erect and construct residential apartment over

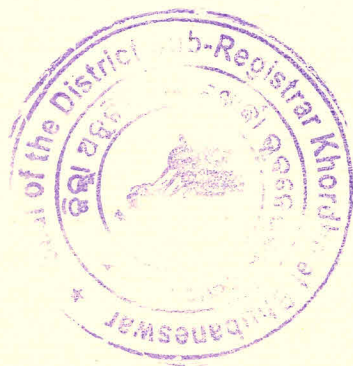
M Mankar Al nafi sarkar they

HKP INFRASTRUCTURE PVT. LTD.

IT Hemants Kumar Parida
Director

W1 Dandeeswar Behara

W2 Manoj Behera

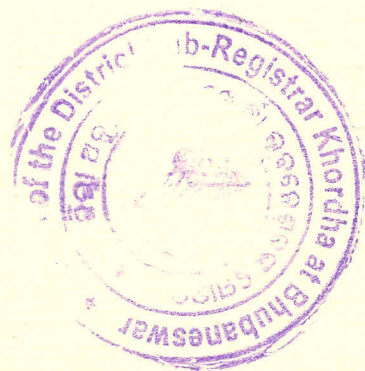


g

- the land containing flats, units and parking spaces in accordance with the plans approved and/or to be approved and sanctioned by the authorities concerned on the landed property.
15. To execute developmental work over the schedule property on the existing physical possession of the executant by engaging labourers. The attorney holder shall bear cost of all the expenses of the construction work. The attorney holder can put his share of 50% over the schedule of property and constructed portion on mortgage before any financial institution, banks, other agencies for availing loan.
 16. To arrange construction materials for construction purpose and shall apply before PHED and TPCODL to avail water and electric connection and also apply to the authority for telephone connection and for facilities of drainage system.
 17. To purchase the required stamp papers from the appropriate authority in my name and on my behalf to sign and execute sale/lease agreement, sale deed, rectification deed, any deed of conveyance in favour of intending purchasers and shall receive consideration amount and can issue money receipts for the same.
 18. To appear and do the needful on my name and on my behalf either physically or by appointing, Advocates, Moharir(s), Agents etc. before all court(s) of Law in India/Authorities in case of any dispute with regards to the property mentioned above.
 19. To sign and file Vakalatnama, Petitions, file suits, Revisions and Appeals, adduce written and oral evidences, in all courts relating to the schedule property in my name and on my behalf.

M Makraj Dwaja Satpathy
 HWP INFRASTRUCTURE PVT. LTD.
 Director
 Hemanta Kumar Parida

W1 Dandeeswar Mohapatra
 W2 Manoj Behera



Handwritten signature in green ink.

20. To defend, withdraw and compromise any litigation disputes if found and arises over the said property on my behalf.
21. To appoint architect, engineers, contractors, consultants, marketers, brokers, supervisors and/or any employees and agents necessary for any of the aforesaid purposes at their cost.
22. The POA is irrevocable till the construction of the residential complex and delivery of possession of units/flats in favour of the intending purchasers of the units is fully completed and completion of the total exercise of the building complex in proper habitable condition and other ancillary works on the part of the builder/POA holder in letter and spirit comes to an end. The principal shall not be responsible for the defective construction work by the attorney holder and delivered the landed property for development of the same.
23. In case of any mishap and untoward incident, the legal heir of the principal shall execute further POA in favour of the attorney holder relating to the landed property and the same shall be vis-a-vis.
24. The attorney holder shall engage its men and machinery for construction of the apartment at his own cost by making payments, salaries to his engaged staffs and shall expend where ever required for development and construction of building and the Principal shall not be liable by any means over the construction executed by the attorney and the attorney shall pay required taxes to the Govt. and other authorities by not imposing the same on the Principal. The Principal shall pay the ground rent, holding tax as per the rules and regulations of the Govt. and

M 1 Mankaraj Satpathy

HKP INFRASTRUCTURE PVT. LTD.

H 2 Hemanta Kumar Parida

Director

M 1 Dandeeswar Mohapatra

M 2 Manoj Behera

other taxes to be paid by the attorney holder. The acts to be executed by the attorney holder shall be constitute as if the Principal has executed the same.

And generally to do, execute and perform all other acts, deeds, things and matters, which will be required from time to time over the said property.

I, the above named PRINCIPAL / EXECUTANT, do hereby agree to affirm, confirm and ratify all acts, things, deeds and matters do, execute and perform or cause to be done, executed and performed by our said Attorney Holder by virtue of the General Power of Attorney on my behalf.

-:SCHEDULE OF PROPERTY:-

Dist. - Khordha, Tahasil - Bhubaneswar, Thana No. - 25, P.S. - New Capital, Mouza - Bhubaneswar Saharan Unit No.-39, Gadakana, Hal Khata No. 2970, Plot No. 1963, Area A.C. 0.160 decimal, Status - Sthitiban, Kisam - Gharabari,

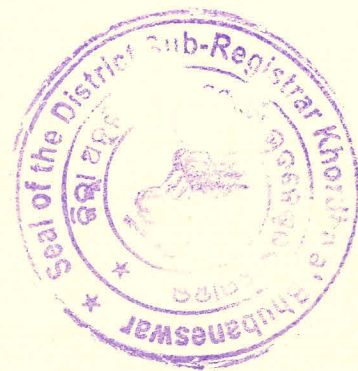
Valuation - Rs 82,88,000.00

Bounded by:

North - Durga Prasad Das,
South - Kishore Chandra Das,
East - Revenue Road,
West - Sunakar Sahu.

M Maxas of Wafa Safepathy
HHP INFRASTRUCTURE PVT. LTD.
H-Hemanta Kumar Parida
Director

W1 Dandegwar Mohapatra
W2 Manoj Behera



g

IN WITNESSES WHEREOF, we the above named Principal/
Executant has signed, execute and deliver the Deed of Power of
Attorney, after going through and admitting the contents to be correct
to our instruction, on the day of at Bhubaneswar.

WITNESSES:-

1. Dandeeswar Mahapatra
Spa-Bawan Ch Mahapatra
Mohanadivihar, Oragabolen
Dist. Bhubaneswar-753004

M Makardhwaja Satpathy

Principal/Executant

2. Manoj Behera
A/O Arjun Behera
A. Jagajivan
P.O. Karmabandh
R. Anandaram
Bhubaneswar

HKP INFRASTRUCTURE PVT. LTD.

Hemanta Kumar Parida

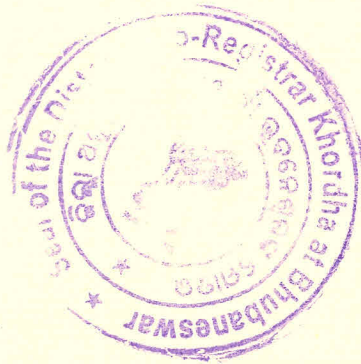
H

Director

Attorney Holder

Certified that I have drafted and
prepared this Agreement as per
the instruction the executants
who put their signatures to this
Agreement; after going through
and admitting its contents to be
true and correct.


Advocate, Bhubaneswar



IMPOUND CASE NO. 1240 DT. 29.11.013

Certified that the stamp duty of
Rs. 100 only
Rupees. One Hundred Five only
deposited vide Dt. 29.11.013
in respect of document ID No. 108113707

Registering Officer
Bhubaneswar

REGISTERED & TRUE
FILED IN

BOOK NO.

Volume No.

Pages.....to.....

Being No.

for the year 2021

108113707

29.11.013

Valuation ReportApplication No- **1082113707**Registration Office- **KHURDA(BBSR)****DEED DETAILS**Application Type- **POA WITH POSSESSION**Status- **Fee Collected**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1082113707	29-OCT-21	29-OCT-21	1	11		

FEE DETAILS (In .)

Stamp Duty : 414400
 Consideration Amount : 8288000
 Benchmark Value : 8288000

Registration Fee : 166315
 A18(iii) & A(1): 166010

Incidental Fee Details

User Charges : 265

 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
SRI MAKARADHWAJA SATAPATHY	FATHER	LATE LAXMIDHAR SATAPATHY	MALE	66		General	PRINCIPAL/SELF	YES	YES	AT. PLOT NO. 1050/1946, MAHADEV NAGAR, BHAGBANPUR, PO. PATRAPADA, PS. TAMANDO, DIST. KHORDHA, PIN - 751019

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
HKP INFRASTRUCTURE PVT LTD ITS DIRECTOR SRI HEMANT KUMAR PARIDA				51		GENERAL	ATTORNEY/INSTITUTION			AT. PLOT NO. 1515/7826, SATYA VIHAR, PO. RASULGARH, BHUBANESWAR, DIST. KHORDHA
Representative Name			Institution Name				Representative Address		Representative Designation	
HKP INFRASTRUCTURE PVT LTD ITS DIRECTOR SRI HEMANT KUMAR PARIDA			HKP INFRASTRUCTURE PVT LTD				AT. PLOT NO. 1515/7826, SATYA VIHAR, PO. RASULGARH, BHUBANESWAR, DIST. KHORDHA		DIRECTOR	

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
DHANDESWAR MOHAPATRA	ISWAR CHANDRA MOHAPATRA	AT. PLOT NO. 1187, NAYABAZAR, CUTTACK - 753004	MALE	0	Others	0

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	MarketValue	Sabak Khata No.	Sabak Plot No.
KHURDA	GADAKANA-25	2970	1963	0.16 Acre (160Decimal)	GHARABARI	8288000	Not Available	Not Available
East	West	North		South		Property Transaction Details		
REV. ROAD	SUNAKAR SAHU	DURGA PRASAD DAS		KISHORE CHANDRA DAS		POWER AREA A 0.160 DEC.		

The total transacted area is:0.16 acre(s).

APPLICATION ID CREATED BY : NARESH PRATAPSINGH RAJKUMAR

DOCUMENT ENTERED BY : RASMI RANJAN MALLIK

