

1122100675

SCANNED & UPLOADED



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Base Certificate No. : IN-OD01627658396951T
Rectified Certificate No. : IN-OD01628393502546T
Certificate Issued Date : 29-Jan-2021 04:23 PM
Account Reference : SHCIL (FI)/ odshcil01/ JATANI/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0102169086522323T
Purchased by : GAJALAXMI CONSTRUCTION P LTD SRIKANTA KU MOHANTY
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA-KUHA
Consideration Price (Rs.) : 2,10,50,000
(Two Crore Ten Lakh Fifty Thousand only)
First Party : PRAFULLA KIJMAR SENAPATI
Second Party : GAJALAXMI CONSTRUCTION P LTD SRIKANTA KU MOHANTY
Stamp Duty Paid By : GAJALAXMI CONSTRUCTION P LTD SRIKANTA KU MOHANTY
Stamp Duty Amount(Rs.) : 10,52,500
(Ten Lakh Fifty Two Thousand Five Hundred only)

e-Registration ID No. 1122100675
e-Registration Doc. No. 1122100639
Book No. 2
Date 29.01 and year 2021



✓
H. K. Mohanty
29.01.2021
SHCIL

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

RS 0004069844

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.



SIGNATURE OF PURCHASER

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1189384000

1122100675



L.T.G. of Profulla Kumar Senapati taken by me - R



L.T.G. of Sri Bijaya Kumar Senapati taken by me - R



L.T.G. of Akshaya Kumar Senapati taken by me - R



L.T.G. of Ajaya Kumar Senapati taken by me - R

Prafulla Kumar Senapati

29/11/21

Prafulla Kumar Senapati 29/11/21

Akshaya Kumar Senapati 29/11/21

9114137560 29/11/21

Ajaya Kumar Senapati 29/11/21

421000 -
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IRREVOCABLE

GENERAL POWER OF ATTORNEY.

KNOW ALL MEN BY THESE PRESENT that We, 1) SRI PRAFULLA KUMAR SENAPATI, aged about 65 years, by Profession:Retired Govt. Servant, PAN:DWIPS3178E, Aadhaar No.926025543249, Mobile No.9938555539 2) AKSHAYA KUMAR SENAPATI, aged about 61 years, by Profession:Retired Govt. Servant, PAN:DFZPS5933H, Aadhaar No.469550950188, Mobile No.7873830158 3) SRI BIJAYA KUMAR SENAPATI, aged about 58 years, Profession:Cultivation, PAN:DSRPS1896C, Aadhaar No.760523097815, Mobile No.9114137560.

Sri. Senapati

Sri. Hemanta Kumar

Sri. Dulay Krishna Sahu

19130
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10/10/20
10/10/20
10/10/20



Sri Ratnakar Mohanty



L.T.G. of Sri Ratnakar Mohanty
by me K

4) **SRI AJAYA KUMAR SENAPATI**, aged about 54 years, Profession:Govt. Servant, **PAN:EAVPS9060M**, **Aadhaar No.600929714962**, **Mobile No.9938424543**, all are by Caste-Brahmin and Sons of Late Dhaneswar Senapati, resident of Vill/P.O-Kuha, P.S-Air Field, Bhubaneswar-751002, Dist-Khurda, Odisha. (herein after called the "PRINCIPALS") do hereby constitute, nominate and appoint **M/S GAJALAXMI CONSTRUCTION PVT. LTD**, a Company, having **CIN:U45200OR2012PTC015617** and Regd. Office at Plot No.319, Nuagaon Municipality Road, Bhubaneswar-751002, Dist-Khurda, Odisha, **PAN:AAECG7941B**, represented through its Managing Director **SRI SRIKANTA KUMAR MOHANTY**, aged about 40 years, Son of Sri Ratnakar Mohanty, by Profession-Business, **Aadhaar No:965396839095**, **Mobile No.9338216998**. (Herein after called the **ATTORNEY HOLDER**) as our true and lawful Attorney in our name and on our behalf.

Sri Ratnakar Mohanty
Ajaya Kumar Senapati
Ajaya Kumar Senapati

WHEREAS, we the above named Principals are the absolute owners of the property mentioned in the Schedule below, having purchased the same from Sri Sarbeswar Senapati through Regd. Sale Deed No.74 dt.19.01.1987, registered in the Office of Sub-Registrar, Jatni and since then we are in peaceful possession over the schedule property with all right, title, interest thereon.

Hemanta Kumar Senapati
Ajaya Kumar Senapati

Handwritten signature



AND WHEREAS, we the Principals have got our purchased property recorded/mutated in our name vide Mutation Case No.3782/2013 and obtained "PATTA" thereof.

AND WHEREAS, we the above named executants/Principals, have entered into a Development agreement with **M/S GAJALAXMI CONSTRUCTION PVT LTD**, a Company, having CIN:U45200OR2012PTC015617 and Regd. Office at Plot No.319, Nuagaon Municipality Road, Bhubaneswar, Dist-Khurda, Odisha, PAN:AAECG7941B, represented through its Managing Director **SRI SRIKANTA KUMAR MOHANTY**, aged about 40 years, Son of Sri Ratnakar Mohanty, on dt.29.01.2021, conferring right and authority upon the builder/developer to erect and construct Duplex units as per plans to be sanctioned and approved by Bhubaneswar Development Authority/Bhubaneswar Municipal Corporation, upon a certain terms, conditions and covenants spelt out in the agreement executed inter-se between the parties, including any supplementary agreement which may be executed.

Sri Srikanta Kumar Mohanty
Alakhaya Kumar Senapati
गजलक्ष्मी कंस्ट्रक्शंस प्राइवेट लिमिटेड
Ajaya Kumar Senapati

AND WHEREAS, under the scheme of the aforesaid agreement, we the executants had undertaken to execute a power of Attorney in favour of the Developer, for effecting the aims and objectives of the said Development agreement and to translate into reality, the Developer having appraised us and informed that their Managing Director **SRI SRIKANTA KUMAR MOHANTY** shall be Attorney Holder, hence this Power of Attorney is being executed in favour of **M/S GAJALAXMI CONSTRUCTION PVT LTD**, represented through its Managing Director **SRI SRIKANTA KUMAR MOHANTY**.

Hemant Kumar Senapati
Dileep Kumar Senapati

ham



AND WHEREAS, by these presents that we the executants/owners do hereby nominate, constitute and appoint said **M/S GAJALAXMI CONSTRUCTION PVT LTD**, represented through its Managing Director **SRI SRIKANTA KUMAR MOHANTY**, as our lawful Attorney to do, perform, execute the following acts/deeds/things for us and on our behalf in terms of the covenants contained in the agreement executed inter-se by and between the parties within the scope of the authority agreed upon to be vested and delegated in favour of such attorney for us and our behalf namely:

1. To apply for demarcation of the said property to the concerned Tahasildar or any other authorities in our name and on our behalf.
2. To apply for conversion of the schedule property from Agricultural use to Residential use under the provisions of OLR Act, 1960, deposit the conversion premiums as fixed by the authority concerned, obtained the conversion ROR from the concerned authority in our name and on our behalf.
3. To get the building plans including revised plans prepared through qualified Architects, for approval of Sub-division of Plots/Sub Plots/Lay out plots, construction of independent Duplex houses etc, and to submit the same before the concerned Development Authority or any other Departments or Agencies for sanction/approval and subsequent modifications and /or revision of such plan of plans.
4. To appear and represent us before the concerned Development Authority and other appropriate authorities and obtain

Profulla Kumar Senapati
Atchaya Kumar Senapati
11/06/2019
Atchaya Kumar Senapati

Hemanta Kumar Senapati
Dated 12/4/2019



approval/permission required from the concerned authorities in connection with the sanction, modification and/or alteration of the plans for Sub-division of Plots/Sub Plots/Lay out Plots as well as for construction of independent Duplex houses/parking spaces/community halls, in the proposed housing complex.

5. To erect and to construct housing complex over the land containing Duplex houses/parking spaces/community halls or any other structures, in accordance with the plan/plans to be approved and/ or sanctioned by the Authorities concerned upon the land mentioned in the land schedule, herein referred as "SCHEDULE OF PROPERTY".
6. To sign and submit all papers, documents, statements, undertakings, applications and plans as may be required for getting the plans sanctioned, modified and/or revised by the authorities concerned for construction of the building complex over the said land.
7. To do and take necessary steps for ensuring construction of Duplex houses/parking spaces/community halls or any other structures in the proposed housing complex and to take all possible steps regarding smooth completion of the construction of the housing complex over the said land.
8. To apply for and obtain electricity, water, sewerage, drainage or other connections or any other utility/facility/amenities to the proposed housing complex and for that purpose to sign, execute and submit all papers/documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said attorney.

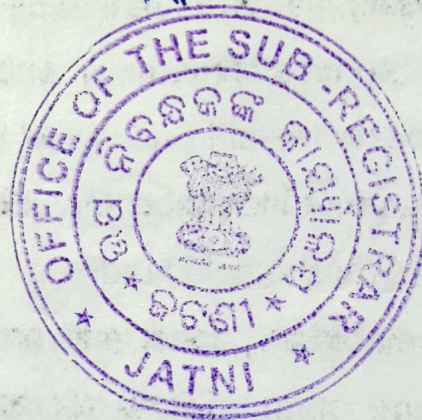
Rafiqul Kumer Senapati
Atthaypu Kumer Senapati
श्रीमान् श्री. रा. सु. १०२६ ११११११
Afya Kumer Senapati

Hemanta K. Senapati
Only 10% Secured

Handwritten notes at the top left of the page, including the name 'Rajendra Prasad' and the date '15/11/1954'.

Faint, illegible text from the reverse side of the paper, appearing as bleed-through.

A handwritten signature in blue ink, positioned above the official stamp.



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9. To appoint Architects, Engineers, skilled and unskilled labourers, masons, marketers and all other agencies related to the construction of the housing complex on such terms, conditions and remunerations as may be decided by the said Attorney.
10. To deal with and dispose of the individual lay out Plots/Sub Plots or the Duplex houses to be constructed in respect of individual lay out Plots/Sub Plots, in favour of any intending buyers/purchasers to the extent of 64% saleable area in the proposed housing complex in terms of the Development Agreement.
11. To enter into any agreements with the intending buyers/purchasers regarding transfer of lay out Plots/Sub Plots or the Duplex houses to be constructed in respect of individual lay out Plots/Sub Plots, by way of absolute sale to the extent of 64% saleable area in the proposed housing complex in terms of the Development Agreement and also receive advance/part consideration money/full consideration money as settled in respect of such lay out Plots/Sub Plots or the Duplex houses to be constructed in respect of individual lay out Plots/Sub Plots, grant proper receipts thereof.
12. To insert advertisements in any local and national daily news papers or adopting such other forms for advertisements by offering sale of lay out Plots/Sub Plots or the Duplex houses to be constructed in respect of individual lay out Plots/Sub Plots, to the extent of 64% saleable area in the proposed housing complex.

Aravella Kumar Senapati
 Alkhaya Kumar Senapati
 20/11/2016
 Alkhaya Kumar Senapati

Hemanta Ku. Senapati
 Only for Mr

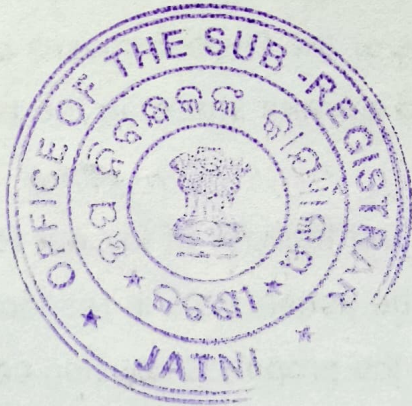


13. To take all steps in any legal proceedings and / or litigations that may arise from the date of execution of agreement up till completion of the project including engaging any Advocate/Solicitor.
14. To apply to courts and / or any Office for copies of any documents and papers.
15. To apply for inspect and / or inspect the Judicial/Revenue records.
16. To accept service of summons, notices to writ to be issued by any court of authority concerning or arising in connection with the proposed housing complex.
17. To appear before District Sub-Registrar, Sub-Registrar, Jatri or any other Officers (s), Authority/ies having jurisdiction to accept and receive the conveyance for registration, execute and register sale deeds, conveyances, instruments for transfer of lay out Plots/Sub Plots or the Duplex houses to be constructed in respect of individual lay out Plots/Sub Plots, in the proposed housing complex in respect of 64% saleable area, by leaving lay out Plots/Sub Plots or the Duplex houses in respect of 36% saleable area (as land owners share) in the proposed housing complex.
18. To negotiate for sale and transfer of lay out Plots/Sub Plots or the Duplex houses to be constructed in respect of individual lay out Plots/Sub Plots, in the proposed housing complex in respect of 64% saleable area by the said attorney at its discretion as may deemed fit and expedient pertaining to builders/developers allocation only.

Prafulla Kumar Senapati
 Alktheya Kumar Senapati
 अश्विनी कुमार सेनापति
 Agya Kumar Senapati

Hemanta Bhai Senapati
 Odey K. Sahu

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19. To sign, execute, draw, present for registration and admit registration of documents, sale deeds or any deed of conveyances including Lease deed, Lease Agreement etc, in connection with sale and transfer of the lay out Plots/Sub Plots or the Duplex houses to be constructed in respect of individual lay out Plots/Sub Plots, in respect of 64% saleable area in the proposed housing complex, in favour of intending buyers/purchasers.

Brajulla Kumar Senapati

Acharya Kumar Senapati

गणेश कुमार सेनापति

Ajaya Kumar Senapati

20. 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 lay out Plots/Sub Plots or the Duplex houses, to be constructed in respect of individual lay out Plots/Sub Plots, in respect of 64% saleable area in the proposed housing complex to the extent of developer/builders share.

21. To execute and register Gift Deed in favour of BDO/BDA/BMC or any other Govt. Authorities for Road purpose only.

22. To deliver physical possession of the lay out Plots/Sub Plots or the Duplex houses, in the proposed housing complex in favour of the prospective purchasers.

AND GENERALLY to do all acts, deeds and things by virtue of the delegation and conferment of authority hereunder made for construction of the housing complex over the said land as may be required, for and on our behalf and to execute and to sign all

Hemant Kumar Senapati

Devi K. Senapati



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(q) Fees Paid : A18(iii) & A(1)-421330 ,L4-50, User Charges-265 ,Total 421645

Signature of Registering officer

Date: 29-01-2021

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **Sub-Registrar JATANI** between the hours of 10:00 AM and 1:30 PM on the **29-01-2021** by **PRAFULLA KUMAR SENAPATI**, son/daughter/wife of **LATE DHANESWAR SENAPATI**, of **AT/PO- KUHA, PS-AIRIELD, BBSR, DIST- KHURDA**, by caste **General**, profession **शिव** and finger prints affixed.

Prafulla Kumar Senapati

Signature of Presenter / Date: 29-01-2021

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

| Name | Photo | Thumb Impression | Signature | Date of Admission of Execution |
|-------------------------|-------|------------------|-----------------------------------|--------------------------------|
| PRAFULLA KUMAR SENAPATI | | 314228958 | <i>Prafulla Kumar Senapati</i> | 29-Jan-2021 |
| AKSHAYA KUMAR SENAPATI | | 314228960 | <i>Akshaya Kumar Senapati</i> | 29-Jan-2021 |
| BIJAYA KUMAR SENAPATI | | 314228964 | <i>Bijaya Kumar Senapati</i> | 29-Jan-2021 |
| AJAYA KUMAR SENAPATI | | | | 29-Jan-2021 |

deeds, acts, and things for complete and effectual implementation of the scheme formulated and for successful completion of the exercise.

AND we hereby agree and undertake that all acts, deed and things lawfully done by our said attorney shall be construed as acts, deeds and things lawfully done by us and we undertake to ratify and confirm all whatsoever our said attorney shall lawfully do or cause to be done for and on our behalf by virtue of the powers, rights and authorities delegated and hereby vested.

SCHEDULE OF PROPERTY.

Dist-Khurda, Tahasil-Jatni, P.S-Bhubaneswar, P.S.No.51, Hal P.S-Air Field, under the Jurisdiction of Sub-Registrar, Jatni **MOUZA-KUHA**, Stitiban Khata No.377/265 (Three hundred seventy seven/two hundred sixty five), Chaka No.33 (Thirty three), Plot No.49 (Forty Nine), Area Ac2.105 Decimals (Two acre and one hundred five decimals), Annual rent Rs.7.00 paisa. The above land corresponds to Old Khata No.100, of Mouza-Kuha.

BOUNDED BY :North :Govt Land & Road

South :Revenue Plot No.45 & 44

East :Revenue Plot No.43

West :Revenue Plot No.48

Stamp duty paid on Rs.2,10,50,000/- as per Bench mark value.

Rajella Kumar Senapati





Alakhya Kumar Senapati

Pradyumn Kumar Senapati

Ajaya Kumar Senapati

Hemanta Kumar Senapati



Odey K. Saha

| | | |
|---|--|-------------------------------|
|  |  314228966 | <i>Ajay Kumar Senapati</i> |
|  |  242510244 | <i>Hemanta Kumar Senapati</i> |

SRIKANTA KUMAR MOHANTY
MANAGING DIRECTOR OF MS GAJALAXMI CONSTRUCTION PVT LTD

29-Jan-2021

Identified by **HEMANTA KUMAR SENAPATI** Son/Wife of **BIDURA SENAPATI** of **AS SAME PLCE** by profession

| Name | Photo | Thumb Impression | Signature | Date of Admission of Execution |
|------------------------|---|---|-------------------------------|--------------------------------|
| HEMANTA KUMAR SENAPATI |  |  41750091 | <i>Hemanta Kumar Senapati</i> | 29-Jan-2021 |

Date: 29-01-2021

[Signature]
Signature of Registering officer

Endorsement of certificate of registration under section 60

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

Book Number : 1 || Volume Number : 13

Document Number : 11122100639

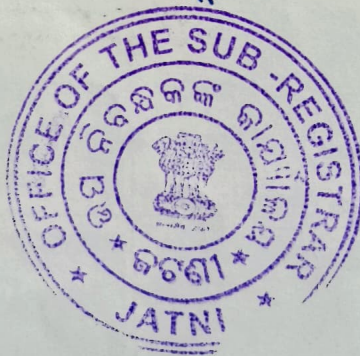
For the year : 2021

Seal :

Date: 03-02-2021

[Signature]
Signature of Registering officer

Print



In witnesses whereof we the Principals and Attorney Holder have signed this Irrevocable General Power of Attorney in our own will and sound mind on this 29th day of January 2021 in presence of following witnesses.

WITNESSES:-

1. Hemanta Kumar Senapati
S/o Bidura Senapati
At/PO-Kuha
Via-BBSR-2
Dist - Khordha
PS - Airbeld
6371 925 796

Safula Kumar Senapati 29/1/21
Ajaya Kumar Senapati
ଅଜୟ କୁମାର ସେନାପତି ୨୯/୧/୨୧
Ajaya Kumar Senapati 29/1/21

EXECUTANTS/PRINCIPALS

2. Oley KJ Sahoo
90 - Sanatan Saha
At - Haladibasanta.
Po - Kairei, Ps. Piple.
Dt. Puri,
Mob. 7327838811

Gajalaxmi Construction Pvt. Ltd.
Srikanta K. Mohanty
Managing Director 29/1/21
ATTORNEY HOLDER

H

Prepared by
P. K. Mohanty
29/1/21
Srikanta K. Mohanty

e-Registration ID No. ~~1122100675~~ 1122100675
e-Registration Dist. No. ~~1122100639~~ 1122100639
Book No. 2
Date 29.01 and year 2021

HgM

29.01.2021
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