

SCANNED

21/8/21

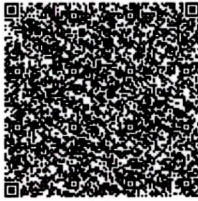


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD02350721301459T
Certificate Issued Date : 12-Aug-2021 01:35 PM
Account Reference : SHCIL (FI)/ odshcil01/ JEYPORE/ OD-KRP
Unique Doc. Reference : SUBIN-ODODSHCIL0103160922665718T
Purchased by : MS VSP DEVELOPPERS REP BY TANGUDU VIKRAM MAHESH
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : AS PER DEED
Consideration Price (Rs.) : 48,40,000
(Forty Eight Lakh Forty Thousand only)
First Party : DARA SUBHADRA
Second Party : MS VSP DEVELOPPERS REP BY TANGUDU VIKRAM MAHESH
Stamp Duty Paid By : MS VSP DEVELOPPERS REP BY TANGUDU VIKRAM MAHESH
Stamp Duty Amount(Rs.) : 2,42,000
(Two Lakh Forty Two Thousand only)



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

DARA SUBHADRA.

EXECUTANT

M/S VSP DEVELOPPERS

Managing Partner

ATTORNEY

QT 0002056430

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.

SCANNED

ADDITIONAL

Stamp

M/S VSP DEVELOPPERS


Managing Partner

SIGNATURE OF PURCHASER








Registering Officer
JEYPORE

06A300000

2178/21

Fee Paid

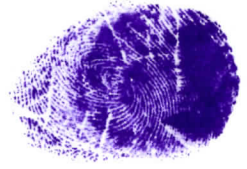
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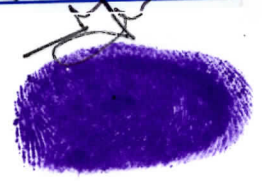
Handwritten initials and date: 15.8.21

IRREVOCABLE GENERAL POWER OF ATTORNEY WITH POSSESSION

KNOW BY ALL MEN BY THESE PRESENTS that, I Smt. **DARA SUBHADRA**, aged about 68 years, W/o Late Dr. Dara Venkata Ramana Rao, (Aadhaar No. 7509 6231 0178, PAN-ALBPD6393D, Mobile No. 94371 75005), Housemaker, by caste General, resident of 622-MEGHA, V.I.P. Lane, Park Street, Jeypore, Po/PS: Jeypore in the district of Koraput, do hereby constitute, nominate and appoint,



M/s VSP DEVELOPPERS, a Partnership Firm, being represented by its Managing Partner, **SRI TANGUDU VIKRAM MAHESH**, (Aadhaar No. 4268 1457 8100), PAN-AANFV0862E, Mobile No. 95025 95518), aged about 48 years, S/o Late T. Koteswar Rao, by caste General, Business by profession, Residing at Door No.45-58-17, Flat No.12; Indu Enclave, Narasimha Nagar, Po/Ps/District :Visakhapatnam in the State of Andhra Pradesh AS MY **LAWFUL ATTORNEY HOLDER** to do following acts, deeds and things in my name and on my behalf as I would have done the same, if I were personally present.



M/s VSP Developers

M/S VSP DEVELOPPERS

Handwritten signature of Sri Tangudu Vikram Mahesh
 (Managing Partner)

G.P.A. HOLDER

Dara Subhadra
EXECUTANT

WITNESSES:

- Handwritten signature of Smt. Kumar Das*
- Handwritten signature of another witness*

(Contd. P/2)




Registering Officer,
JEYPORE

WHEREAS I own and possess a Gharbari site, situated at Jeypore L.R. Mouza under Ps: Jeypore Town being P.S. No.98, Tahsil & Registration Sub-District: Jeypore in the district of Koraput, which is covered under Khata No.263/1336 of Plot No.270/2711, to an extent of Ac.0.24 cents, which stands recorded in the name of my husband Late Dr. D. V. Ramana Rao, in the Tahsil Office Record, Jeypore. My husband died on 28th May 2021. During his lifetime he had executed a WILL in my favour before the Notary Public vide Document No. 989, Dated 4th August 2020. In the said WILL the property described in the schedule of this deed fell to my share and since then I became the absolute owner of the schedule described property.

WHEREAS it is to clarify that during the lifetime of my husband he had a desire to develop the property and accordingly he had executed a G.P.A. in favour of the present attorney M/s VSP Developpers being represented by its Managing Partner Sri. TANGUDU VIKRAM MAHESH vide Regd. G. P. A. No. 11171503208/2015, on 30th November 2015, at DSR Jeypore. Due to the death of my husband Dr. D. V. Ramana Rao, the General Power of Attorney became defunct. However, it was agreed between the parties to this deed earlier that the attorney holder will develop the entire area with their own cost measuring Ac.0.32 cents. Over Plot No. 270/2711, which includes developer's purchased area Ac. 0.08 cents and the remaining area of the executant measuring Ac.0.24 cents. Today the executant herewith gives General Power of Attorney to M/s VSP Developpers being represented by its Managing Partner Sri. TANGUDU VIKRAM MAHESH the Attorney for an undivided and unspecified area of Ac. 0.16 cents by retaining an area measuring Ac. 0.08 cents as per the ratio of 35:65 percent.

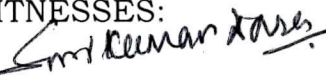

WHEREAS I have attained the age of 68 years and unable to look after my landed property and unable to personally attend for the necessary development(s), sale and for the negotiation of its sale and whereas I am desirous to develop structure over it, for investment and development in a more lucrative manner and hence I hereby authorise my Attorney Holder of M/s VSP Developpers being represented by its Managing Partner Sri. TANGUDU VIKRAM MAHESH to do and execute the following acts, deeds and things in my name and on my behalf, which I would have done the same if I were personally present.

M/s VSP Developpers


(Managing Partner)

G.P.A. HOLDER

WITNESSES:

1. 
2. 

Dora Subhadra.
EXECUTANT

(Contd. P/3)




Registering Officer
JEYPORE

1. To erect residential structure over my vacant site as per plan and design agreed between the Executant and the Attorney Holder with their own cost and negotiate the terms of sale of all or any residual units to the interested Purchaser(s) at such price, which my said Attorney Holder deems fit and proper and to agree upon to enter into any type of Agreement or Agreements for such sale/sales or to cancel and repudiate the same or execute sale deed in favour of intended Purchaser.
2. To receive the full / part sale consideration from the intending Purchaser/s against sale of the proposed residential units situated on the schedule mentioned property and to give valid receipt to the prospective Purchaser/s on my behalf.
3. To execute proper DEED OF SALE of the proposed residential units on the schedule mentioned property in favour of the prospective Purchasers upon receipt of sale consideration.
4. To sign and execute all other deeds of instrument and assurances which my said Attorney Holder shall consider necessary and to enter into such covenants as may be required for fully and effectually conveying the said property as I am to do myself, if I were personally present.
5. To present any such conveyance/s of sale deed or deeds for registration before the appropriate Authority, to admit execution and receive consideration before the Sub-Registrar for and to have the said conveyance/sale deed or deeds registered and to do all acts, deeds and things which my said Attorney Holder shall consider necessary for conveying the said property to the said Purchaser/s as fully & effectually in all respects as I could do the same myself if personally present.
6. To present, admit and execute all the deeds, acts and executions will be required and necessary for conveying the schedule property in favour of the interested Purchaser/s.
7. My attorney Holder shall prepare plans for necessary constructions and submit it to concerned Local Government authorities and competent authorities for approvals.
8. To do all the acts which are legally necessary and required for the purpose of completing aforementioned project in their own cost.
9. That the Executant also hereby declare that, if at all the Purchaser filed mutation of the schedule mentioned property in his / her / their name/s for the welfare of the land without care, the EXECUTANT have no objection and the Purchaser is at liberty to do so.

M/s VSP Developers

(Managing Partner)

G.P.A. HOLDER

WITNESSES:

1. 

2. 

M/S VSP DEVELOPERS


Managing Partner

Dara. Subhadra.

EXECUTANT



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)-97050 ,, User Charges-250 ,Total 97300

Date: 12/08/2021

Signature of Registering officer
 Registering Officer
 JEYPORE

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar District Sub-Registrar KORAPUT(JEYPORE) between the hours of 10:00 AM and 1:30 PM on the 12/08/2021 by DARA SUBHADRA , son/daughter/wife of LATE DARA VENKATA RAMANA RAO , of AT - V.I.P. LANE PO/PS JEYPORE , by caste General , profession Others and finger prints affixed.

Registering Officer
 Signature of Registering officer.
 JEYPORE

Signature of Presenter / Date: 12/08/2021

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
DARA SUBHADRA		 314644439	<i>Dara Subhadra</i>	12-Aug-2021
MS VSP DEVELOPPERS REPRESENTED BY MANAGING PARTNER T VIKRAM MAHESH		 242780269		12-Aug-2021

Identified by SUNIL KUMAR DARA Son/Wife of LATE D.V.RAMANA RAO of AT - V.I.P.LANE PO/PS JEYPORE by profession Others

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SUNIL KUMAR DARA		 41964126	<i>Sunil Kumar Dara</i>	12-Aug-2021

Registering Officer
 Signature of Registering officer

Date: 12/08/2021

Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the District Sub-Registrar, KORAPUT(JEYPORE)

Book Number : 1 || Volume Number : 45

10. WHEREAS I hereby agree to ratify and confirm all and whatsoever other act or acts may my said Attorney Holder shall lawfully do, execute or perform or cause to be done, executed, performed in connection with the said schedule property under and by virtue of this deed notwithstanding any express power in that behalf is hereunder provided.

Certified that stamp duty has been paid on prevailing Bench Mark Value of property **Rs.48,40,000/-** (Rupees Forty-Eight Lakhs Forty Thousand only).

SCHEDULE OF PROPERTY

A vacant site situated at **Mouza: Jeypore L.R.**, under Jeypore Town Police Station, being PS No.98, Tahsil and Registration Sub-District: Jeypore in the District of Koraput which is covered under **Khata No.263/1336** of **Plot No.270/2711**, to an extent of **Ac.0.16** cents which is undivided and unspecified area out of total Ac.0.32 Cents, classified as **Gharbari** and bounded as follows:

East: 30' feet wide Road

West: Site No. 56 and 78

North: 25' feet wide Road

South: 30' feet wide Road

IN WITNESS WHEREOF, I the above-named EXECUTANT, do hereby execute this DEED OF GENERAL POWER OF ATTORNEY WITH POSSESSION on this the 12th day of August 2021 at Jeypore after understanding its contents before the witnesses, who have signed hereunder.

M/s VSP Developpers

M/S VSP DEVELOPERS



(Managing Partner)


G.P.A. HOLDER

Dara. Subhadra.
EXECUTANT

WITNESSES:

1. Sankar Kumar Das 45 yr S/o Late DR.D.V. RAMANARAO. (DOCTOR)
622, Megha, VIPLANE. JEPPORE. 764001.
2. for 72 yr. S/o L. Dara Somulu (Retd. Teacher in Govt.)
622- Megha, N.I.P. Lane, Jeypore (K)

Drafted by me:



Advocate, Jeypore

C.N.W. Jeypore
Adv.

Print Endorsement

Document Number : 11172102165

For the year : 2021

Seal :

Date: 12/08/2021

Print

Signature of Registering officer

Registering Officer,
JEYPORE





FORM No. II
(See Para 2)
GOVERNMENT OF ODISHA
Office of the Tahasildar Jeypore
Miscellaneous Certificate Case No E-LHC/2021/06883
LEGAL HEIR CERTIFICATE

This is to certify that the person/persons specified below is/are the legal heir/heirs of late Shri DR VENKATA RAMANA RAO DARA son of Shri LATE SOMULU DARA, of village/town V I P LANE NEW STREET JEYPORE P. S. JEYPORE Tahasil Jeypore in the district of KORAPUT in the state of Odisha
This certificate is being granted only for the purpose specified in the Odisha Miscellaneous Certificate Rules, 2019

Purpose:-

Gratuity, Arrear Salaries, Provident Fund, Pension Government Assistance Financial Institutions Registration of document relating to transfer of Land and Buildings GOVT DUES

S. No.	Name	Age	Marital Status	Relationship With Deceased
1.	SUBHADRA DARA	68	Widow	Wife
2.	DR SHALINI DARA	47	Married	Daughter
3.	DR SARITA DARA	47	Married	Daughter
4.	DR SUNIL KUMAR DARA	45	Married	Son



Digitally signed by CHADEI MANASA KUMAR
Date: 2021.07.15 04:55:49 +0530

Signature of the Revenue Officer
15/07/2021

*** This is a Digitally Signed Document And Does Not Require Signature ***

NOTE: (i) It is a digitally signed electronically generated certificate and therefore needs no ink-signed signature.

(ii) This Certificate is issued as per section 4, 5, 6 of Information Technology Act 2000 and its subsequent amendments in 2008 and as per Revenue & Disaster Management Department Notification number IMU-13/10-4251/R&DM.

(iii) For any Query or Verification, Agency /Department / Office may visit <https://edistrict.odisha.gov.in/>

(iv) Tampering of this Certificate will attract penal action.

(English Version)



FORM NO-7/8
ISSUE NO : 5339/2021

GOVERNMENT OF ODISHA
DEPARTMENT OF HEALTH AND FAMILY WELFARE
Bhubaneswar Municipal Corporation

CERTIFICATE OF DEATH

Issued under Section 12/17 of the Registration of Births and Deaths Act, 1969 and Rules of Odisha
Births and Deaths, Rule 2001.

This is to certify that the following information has been taken from the original record of death which is in the register for **Bhubaneswar Municipal Corporation** of Tahasil **BHUBANESWAR** of District **KHORDHA** of State **ODISHA**

Date of Death 28/05/2021 Permanent Address..... **MEGHA 622, PARK**

Sex **MALE** STREET, **VIP LANE, JEYPORE, KORAPUT, ODISHA,**

Name..... **DRDARA VENKATA RAMIANA RAO** INDIA, **764001**

Name of Father..... **LATE DARA SOMULU** Place of Death..... **UTKAL INSTITUTE OF MEDICAL**

..... **SCIENCE AND HOSPITAL, BHUBANESWAR**

Date Of Registration **02/06/2021** Registration No..... **6149/2021**



Signature valid

Digitally signed by **DR BASANTA KUMAR MISHRA**
Date: 2021.06.02 12:18:34
Reason: I am the Application
Location: **BHUBANESWAR**

DR BASANTA KUMAR MISHRA
Issuing Authority
Registrar, Births & Deaths
BHUBANESWAR MUNICIPAL CORPORATION

Date : **04/06/2021**

Note: It is a digitally signed electronically generated certificate and therefore needs no ink-signed signature. This certificate is issued as per section 4,5&6 of Information Technology Act 2008 and its subsequent amendments in 2008. For any query or verification, please visit <https://www.ulubandha.gov.in>. Tampering of this certificate will attract penal action.

Dara. Subhadra



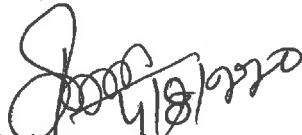
NO. 989
DATE 4/8/2020
TIME 12:27 PM

DEED OF WILL

This will and my last testament is executed by me, Dara Venkata Ramana Rao aged 78 years, S/o Late Dara Somulu, Surgen by profession, resident of V.I.P Lane, Jeypore, Po/Ps: Jeypore in the District of Koraput, Odisha, this day the 1st day of August 2020 at Jeypore.

1. That by Grace of Almighty, I am in a sound state of mind and health. I executed this will out of own free will and independent Judgement making provision for succession to my properties after my life time, so that there may be no disputes or controversies amongst my successors.
2. That I have with me my wife Smt. Dara Subhadra, two daughters namely Dara Shalini and Dara Sarita and a son namely Dr. Dara Sunil Kumar. My two daughters are well placed in their life being highly educated.
3. That I am having immovable properties recorded in my name and favour situated in Jeypore L.R Mouza, Tahasil Jeypore, District: Koraput covered by Khata No. 263 / 1336 and Plot No. 270/2711 of an extent of Ac 0.32 decimeils which is myself acquired property. The details of the landed property is morefully described in the Schedule " A" below:---




Prakash Ch. Mallik
NOTARY PUBLIC
KUNDRAS 764002
EXP. 29.8.2022

EXECUTANT

(Dara Venkata Ramana Rao)

Contd pg-2



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4. That apart from the aforesaid property I am also having immovable property situated in Mouza Jagadhatripur of Jeypore Tahasil Korpaut District covered by Khata No. 449 and Plot No. 933 / 2425 of an extent of 0.080 decimels which was purchased by me and my brother Dr. Dara Govinda Rao jointly. However, the property described in the Schedule "B" has been recorded in my name by virtue of deed and the R.O.R stands in my name exclusively.
5. I wish and desire that after my life time my wife shall enjoy the aforesaid properties during her lifetime in the manner whatso ever she likes excepting that she shall not sell away the properties and after the lifetime of my wife my son shall own the properties exclusively as absolute owner and shall succeed the properties.
 - a) In the event that if my son predeceases my wife in that event my wife shall succeed all my properties referred above as sole and absolute owner.
6. I hereby leave, give, devise, will out and bequeath and for ever the immovable properties;
 - a) That the property recorded in my name and favour in revenue records situated in Jeypore L.R Mouza covered by Khata No. 263 / 1336 , Plot No. 270 / 2711 of an extent of 0.32 decimels morefully described in the Schedule "A" below and
 - b) That the house property situated in Mouza, Jagadhatripur covered by Khata No. 449 and Plot No. 933 /2425 of an extent of Ac 0.080 decimels morrefully described in the Schedule "B" below; in favour of of my wife Smt. Dara Subhadra who is now aged 68 years and in favour of my son Dara Sunil Kumar who is now aged 44 years old with a direction that my wife Dara Subhadra shall enjoy the above properties during her lifetime and after the demise of my wife my son Dara Sunil Kumar shall become the absolute owner of the properties as the sole and exclusive owner of them. It is made clear that my wife during her lifetime shall only can enjoy the above said properties but she shall not have the right to sell away the properties.
7. That further I want and desire that on my demise the entir immoveable and landed property which are situated at Nabarangpur, and as such I am the recorded owner having right title interest over the properties more fully described in the schedule "C"."D"."E" and "F" shall devolve on my son Dr. Dara Sunil Kumar exclusively.



Prakash Ch. Mallik
NOTARY PUBLIC
KUNDRA 764002
EXP. 29.6.2022

Dara Venkata Ramana Rao
EXECUTANT

(Dara Venkata Ramana Rao)

Contd pg-3



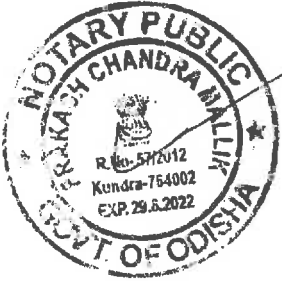
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8. That I direct my son Dr. Dara Sunil Kumar that after acquiring the properties morefully described in the schedule "C"."D"."E" and "F" by virtue of will if he desire to sale or otherwise dispose of the properties describe in the schedule "C"."D"."E" and "F" then he shall share 50 %(fifty percent) of the amount from the sale consideration with my two daughters namely Dara Shalini and Dara Sarita
9. That this willl is my last will and testament. I have not executed any will previously. This will shall come to operation after my lifetime.
10. That I reserve the right to modify or cancell this will at anytime during my llife time.

SCHEDULE "A"

(Properties bequeathed under this will)

The Immovable property recorded in the name and favour of the executant in the revenue records, situated in Jeypore L.R Mouza, Jeypore Tahasil covered by Khata No. 263/1336 (Two, Six, Three by One Three Three Six) and Plot No. 270/2711 of an extent of Ac 0.32 decimels (Three, Two) decimels measuring about 120 ' X 120'.

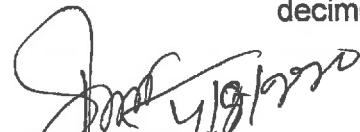


SCHEDULE "B"

The immovable house property, situated in Jagadhatripur Mouza of Jeypore Tahasil covered by Khata No. 449 (Four, Four, Nine) and Plot No. 933/2425 (Nine, Three, Threeby Two Four Two Five) of an extent of Ac 0.080 decimels (zero point zero eight zero) decimels.

SCHEDULE "C"

The Immovable vacant site classified as Ghorobari Eko situated Dondasi Sahi , Sodasibpur Mouza of Nabarangpur Town, Tahasil/ District : Nabarangpur covered by khata No. 1341 / 1396 (One , Three, Four, One by One , Three, Nine , Six) and Plot No. 715/4027 to an extent of Acs 0.030 decimels.


Prakash Ch. Malik
NOTARY PUBLIC
KUNdra 764002
Exp. 29.6.2022


EXECUTANT

(Dara Venkata Ramana Rao)

Contd pg-4



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SCHEDULE "D"

The vacant landed property situated in Dandasi Sahi , Sadasibpur Mouza of Nabarangpur Town, Tahasil/ District : Nabarangpur covered by Khata No. 1341 / 1390 (One,Three,Four,One by One,Three,Nine,Zero) and Plot No. 230 / 4021 to an extent of Acs 0.607.

SCHEDULE "E"


The immovable vacant land situated in Nabarangpur Mouza, Tahasil/ District Nabarangpur covered by Khata No. 4030/787 and Plot NO. 4689/9129 to an extent of Acs 0.4193 decimels.



SCHEDULE "F"


The immovable vacant land situated in Nabarangpur Mouza, Tahasil / District Nabarangpur covered by Khata No. 4030 / 793 and Plot No. 3534 / 9134 to an extent of Acs 0.4128.

I have executed this will out of my free will in my sound state of mind and health in presence of the witnesses this day the 4th day of August 2020 at Jeypore.


Prakash Ch. Mallik
NOTARY PUBLIC
KUNDRA 764002
EXP. 29.6.2022

CERTIFIED

that the Document is
4 pages in total


4.8.20

EXECUTANT

(Dara Venkata Ramana Rao)

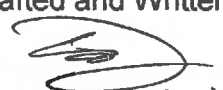
Witnesses:

1. Dara Venkata Rao 4.8.20 (S/o L. Dara Somulu)
v.i.p. Lane, Jeypore

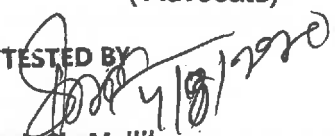
Read over and Explained


(Advocate)

Drafted and Written by me


(Advocate) Srisiv Kumar Mishra
Advocate
Jeypore.
E.No-027/1984

ATTESTED BY


Prakash Ch. Mallik
R.No- 57/2012
Notary Public, Kundra
EXP. 29.6.2022