

1082203835

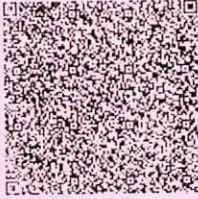


सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Odisha

e-Stamp

Certificate No. : IN-OD03439946814541U  
Certificate Issued Date : 14-Mar-2022 03:01 PM  
Account Reference : SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD  
Unique Doc. Reference : SUBIN-ODODSHCIL0104651305028384U  
Purchased by : MS STALWART PROJECTS PVT LTD  
Description of Document : Article IA-48 Power of Attorney Deed  
Property Description : MOUZA-PATIA  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : SANGRAM PATRO  
Second Party : MS STALWART PROJECTS PVT LTD  
Stamp Duty Paid By : MS STALWART PROJECTS PVT LTD  
Stamp Duty Amount(Rs.) : 1,000  
(One Thousand only)



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

Sangram Patro

*[Signature]*




PU 0000444948

Statutory Alert

1. The authenticity of this Stamp Certificate should be verified at [www.shcilstamp.com](http://www.shcilstamp.com) or using e-Stamp Mobile App of Stock Holding Company of India.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

SHCIL



  
SIGNATURE OF PURCHASER





000818000

Handwritten signature in red ink at the top left.

Handwritten signature in red ink at the top center.

Handwritten calculations in red ink: 11800, 2250, 2450, 1440.



Handwritten 'w' next to the fingerprint.

Handwritten signature 'Sangram Patro' in blue ink below the fingerprint.



Handwritten signature in blue ink below the fingerprint.



For Stalwart Projects (P) Ltd.

Handwritten signature in blue ink.

Managing Director

14.03.2022

Handwritten signature 'Sangram Patro' in blue ink on the right side.

**IRREVOCABLE**

**GENERAL POWER OF ATTORNEY**

Know all men by these present that, **DR. SANGRAM PATRO** (Aadhar No.9484-1036-6588, PAN-ABMPP5717C aged about 44 years, Mr. Surjya Narayan Patro, resident At:N2/196, Polaki Nivas, Nayapalli, I.R.C Village, Bhubaneswar-751015, Dist: Khordha, Odisha, by caste: Kalinga Vaisya, by profession: Doctor,

Handwritten note 'W-1 Aravanshu Nayak' in blue ink.

Handwritten note 'W-2 Babji Sahoo' in blue ink.

Mob: 9937927607, Mail Id : drsangrampatro@gmail.com, (hereinafter called the "PRINCIPAL") do here by constitute, nominate and appoint M/s. STALWART PROJECTS PVT LTD, incorporated under the Indian Companies Act 1956, vide Registration No.U450010R2011PTCO13975 and PAN No. AAQCS1757F having its Registered Office at Plot No.-1, Tulsivihar Complex, Sailashree Vihar, Chandrasekharpur, Bhubaneswar-751021, Dist.-Khurda, represented through its Managing Director Mr. Sharat Kumar Sahu aged about 55 years, S/o. Late Narahari Sahu, by Caste- Sundhi, by profession- Business, Aadhar Card No.4675-2299-2428, Mob-9040042622 (here-in-after called the "Attorney Holder") as my true and lawful attorney on my behalf, in respect of my landed property more fully described, in the schedule of property below.

**WHEREAS**, the property situated in mouza-PATIA, bearing Khata No.474/3470, Plot No.306/1817 area Ac.1.000 decimals was purchased by principal from Trishna Real Estate Pvt Ltd represented by its MD Sri Debabrat Dhir vide Regd. Sale Deed No.-4099 dtd.04.04.2005 and subsequently mutated in his favour an area of Ac.1.000 decimals on the basis possession.

**AND WHEREAS**, I the Principal herewith execute this General Power of Attorney in favour of M/s. STALWART PROJECTS PVT LTD, incorporated under the Indian Companies Act 1956, vide Registration No.U450010R2011PTCO13975 and PAN No. AAQCS1757F having its Registered Office at Plot No.-1, Tulsivihar Complex, Sailashree Vihar, Chandrasekharpur, Bhubaneswar-751021, Dist.-Khurda, represented through its Managing Director Mr. Sharat Kumar Sahu aged about 55 years, S/o. Late Narahari Sahu to do the following acts in my name and on my behalf.

For Stalwart Projects (P) Ltd.

  
Managing Director

Bangam Patro

W-1 Arunachal Nagar

W-2 P.O.P. Saha

As such, **DR. SANGRAM PATRO**, the Principal / executant do hereby nominate, appoint and constitute **M/s. STALWART PROJECTS PVT LTD** represented through its Managing Director Mr. Sharat Kumar Sahu aged about 55 years, S/o. Late Narahari Sahu true and lawful Attorney to do, perform or cause to be done and perform the following acts deeds and things as specified below namely:

1. To apply for demarcation and measurement of the said property to the Tahasildar, Bhubaneswar, or any other authorities in our name and on our behalf.
2. To submit affidavit, indemnity bond, rent receipts etc. along with the other requirements as well as complete other formalities prescribed by the Authorities, for the purpose of approval of plan/ development of project.
3. To advertise and negotiate to sell the said the constructed flats property, receive advance consideration money from the intending purchasers, execute agreements for the purpose of sale to Developers share (50%) excluding identified owner's share.
4. To get the building plans including revised plans prepared through qualified Architects and to submit the same before the Bhubaneswar Development Authority/BMC/Any other Departments or Agencies for sanction of approval and subsequent modification and/or revision of such plan or plans.

For Stalwart Projects (P) Ltd.

*Sharat*

Managing Director


*Sangram Patro*

*w-1 Himanshu Nayak*

*w-2 Beepi Sarmah*

5. To appear and represent me before the Bhubaneswar Development Authority/BMC/RERA and other appropriate authorities and obtain approval /permission required from the concerned authorities in connection with the sanction, modification and/or alteration of the plans for construction of the housing complex/flat/apartment.
6. To apply for and obtain electricity, water, sewerage, drainage or other connections or any other utility / facility / amenities to the said Multi Storied building 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.
7. To deal with and dispose 50% of the scheduled property as proportionate impartible undivided share in the land, as well as the saleable super built up / built-up area / carpet area pertaining to the Builder's allocation in the proposed Complex.
8. To enter into any agreements, with the intending purchasers regarding transfer of Flats / Units by way of absolute sale pertaining to the Super built up area/ Built up area/Carpet area specified as the builders allocation except identified Owner's share and to take advances, consideration amount and / or construction cost as settled in respect of such Units and to grant proper receipts and discharge for the same.
9. To take all steps in any legal proceedings and/or litigations that may arise during the period of construction including engaging any Advocate / Solicitor.

For Stalwart Projects (P) Ltd.

  
Managing Director

*Bangram Patro*

*Mr Himanshu Nayak*

*Mr Deepi Sahoo*



### 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)-290 ,, User Charges-250 ,Total 540

Date: 14/03/2022

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 **14/03/2022** by **DR. SANGRAM PATRO** , son/daughter/wife of **SURJYA NARAYAN PATRO** , of **AT- N2/196, POLAKI NIVAS, I.R.C. VILLAGE, NAYAPALLY, BBSR, DIST- KHORDHA** , by caste **General** , profession **Others** and finger prints affixed.

Sangram Patro

Signature of Presenter / Date: 14/03/2022

Signature of Registering officer.

### Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
DR. SANGRAM PATRO		 315196524	Sangram Patro	14-Mar-2022
SHARAT KUMAR SAHU MANAGING DIRECTOR OF MS STALWART PROJECTS PVT. LTD.		 243119595		14-Mar-2022

Identified by **HIMANSHU NAYAK** Son/Wife of **SAMBARU NAYAK** of **AT- C.S. PUR, BBSR, DIST- KHORDHA** by

10. To apply to Courts and / or any Office for copies of any documents and papers.
11. To create a mortgage of the said property described in the Schedule hereunder written to Banks/ Financial Institution to take Project Loan for completion of Residential Project.
12. To accept service of summons, notices to writ to be issued by any Court or authority concerning or arising out of construction of the Housing Complex on the said land.
13. To appear before any Registrar of Assurances, other Officer(s), Authority/ies having jurisdiction to entertain and receive the conveyance for registration, execute and register sale deeds, conveyances, instruments transferring Flats / Units together with proportionate impartible undivided share in the land (50%) in favour of intending purchasers of such Units (**pertaining to Builder's allocation**) of Super built up/built-up area/ carpet area together with proportionate interest in the land in question as enjoined by the law in force except the owner's share in the project.
14. To negotiate for sale and transfer, let out charge or encumber land and building for intending purchasers /owners of the Units / Flats pertaining to Builder's allocation except identified Owner's share in the project by the said Attorney at their discretion as may deemed fit and expedient.

For Stalwart Projects (P) Ltd.

  
Managing Director




Bangram Patis

14-1 Himanshu Nopay

14-2 Beepo Sarda



profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
HIMANSHU NAYAK		 42227071		14-Mar-2022

Date: 14/03/2022

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 : 72

Document Number : 11082203666

For the year : 2022

Seal :

Date: 15/03/2022

Signature of Registering officer 

15. To sign, execute, draw, present for registration and admit registration of documents, sale deeds and other documents in connection with sale and transfer of the Flats / Units, together with proportionate impartible undivided share in the land pertaining to Builder's allocation in favour of intending purchaser of the Units / Flats except the owner's share in the project and deliver the possession of the said flat in favour of the owners of those flats transferred.

AND GENERALLY ~~to do~~ all acts, deeds, and things by virtue of the delegation and conferment of authority hereunder, as may be required, for and on our behalf and to execute and to sign all deeds, acts and things for complete and effectual implementation of the scheme formulated and for successful completion of the project and accordingly we hereby delivered the possession of our land in favour of our attorney holder on the day of execution of this deed.

AND, I hereby agree and ~~undertake~~ that all acts, deeds and things lawfully done by my said Attorney shall be construed as acts, deeds and things lawfully done by me and I undertake to ratify and confirm all what-so-ever my said Attorney shall lawfully do or cause to be done for and on my behalf by virtue of the powers, rights and authorities delegated, and hereby vested.

For Stalwart Projects (P) Ltd.  
  
Managing Director

Bangram Pakio

At-1 Himmatpur & Lajpuri

M-2 Beafic Sarnod

## SCHEDULE OF PROPERTY

Dist. Khurda, Tahasil. Bhubaneswar, P.S. New Capital, Thana No.22, Hal P.S. Chandrasekharpur, ~~under the jurisdiction of District Sub-Registrar, Khurda, Bhubaneswar.~~

**Mouza- PATIA**, Khata No.474/3470 and No.306/1817, Area Ac.1.000 dcml, Kisam- Gharabari.

The valuation of schedule land as per bench mark valuation is **Rs.11,50,00,000/-** and accordingly applicable stamp duty and registration fees hereby paid.

**IN WITNESS WHEREOF WE**, the above named Principals do hereby execute this deed of GENERAL POWER OF ATTORNEY on this the 14<sup>th</sup> day of March, 2022 at Bhubaneswar after understanding its contents and well explained to us in our vernacular language to which we have admitted to be true and correct in all respect.

WITNESSES:

1. ~~Amresh Kumar~~  
~~Sp Sambane Napat~~  
~~CS DLR BBSR~~

2. ~~Beepo Sarico~~  
~~1000~~

~~14.03.2022~~

Typed by me.  
Advocate.

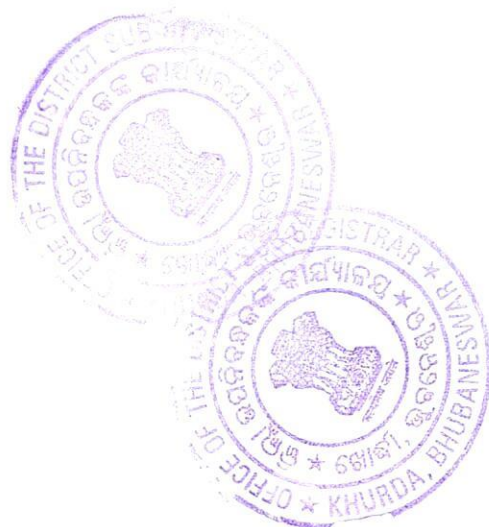
*Sangram Patra*

PRINCIPALS

For Stalwart Projects (P) Ltd.

*Asst*  
Managing Director

ATTORNEY HOLDER



Mandating Director


REGISTERED & TRUE  
FILED IN  
BOOK NO. ....  
Volume No. ....  
Pages. ....  
Serial No. ....  
for the year 2022

1062203855 *Je*

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ମୌଜା : ପଟିଆ  
 ଥାନା : ନିଉକ୍ୟାପିଟାଲ  
 ଥାନା ନମ୍ବର : 22

ଚହସିଲ : ଭୁବନେଶ୍ୱର  
 ଚହସିଲ ନମ୍ବର : 260  
 ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

କମିସନର ନାମ ଓ ଖେଟାଟ ବା ଖତିୟାନର ନମ୍ବର	ଓଡିଶା ସରକାର ଖେଟାଟ ନମ୍ବର 1
୧) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	474/3470
୨) ପ୍ରକାର ନାମ, ପିତା ନାମ, କାତି ଓ ବାସସ୍ଥାନ	ସଂଗ୍ରାମ ପାତ୍ର ପି.ସୂର୍ଯ୍ୟ ନାରାୟଣ ପାତ୍ର ଜା:କଳିଙ୍ଗ ବୈଶ୍ୟ ବା:ନିୟୁ ବାରାକ ସ୍ଥିତ ଓଲଡ ବସ ଷ୍ଟାଣ୍ଡ, ବ୍ରହ୍ମପୁର, ଜି - ଗଂଜାମ  

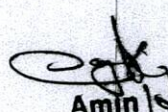
୩) ସ୍ୱତ୍ୱ	ସ୍ଥିତିବାନ					
	ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	୪) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
୪) ଦେୟ		500.00	375.00		875.00	


୬) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ	ଦାଖା କେସ ନଂ 7375/06 ହୁମୁ ଖା 474/105 ଡାକୁ।
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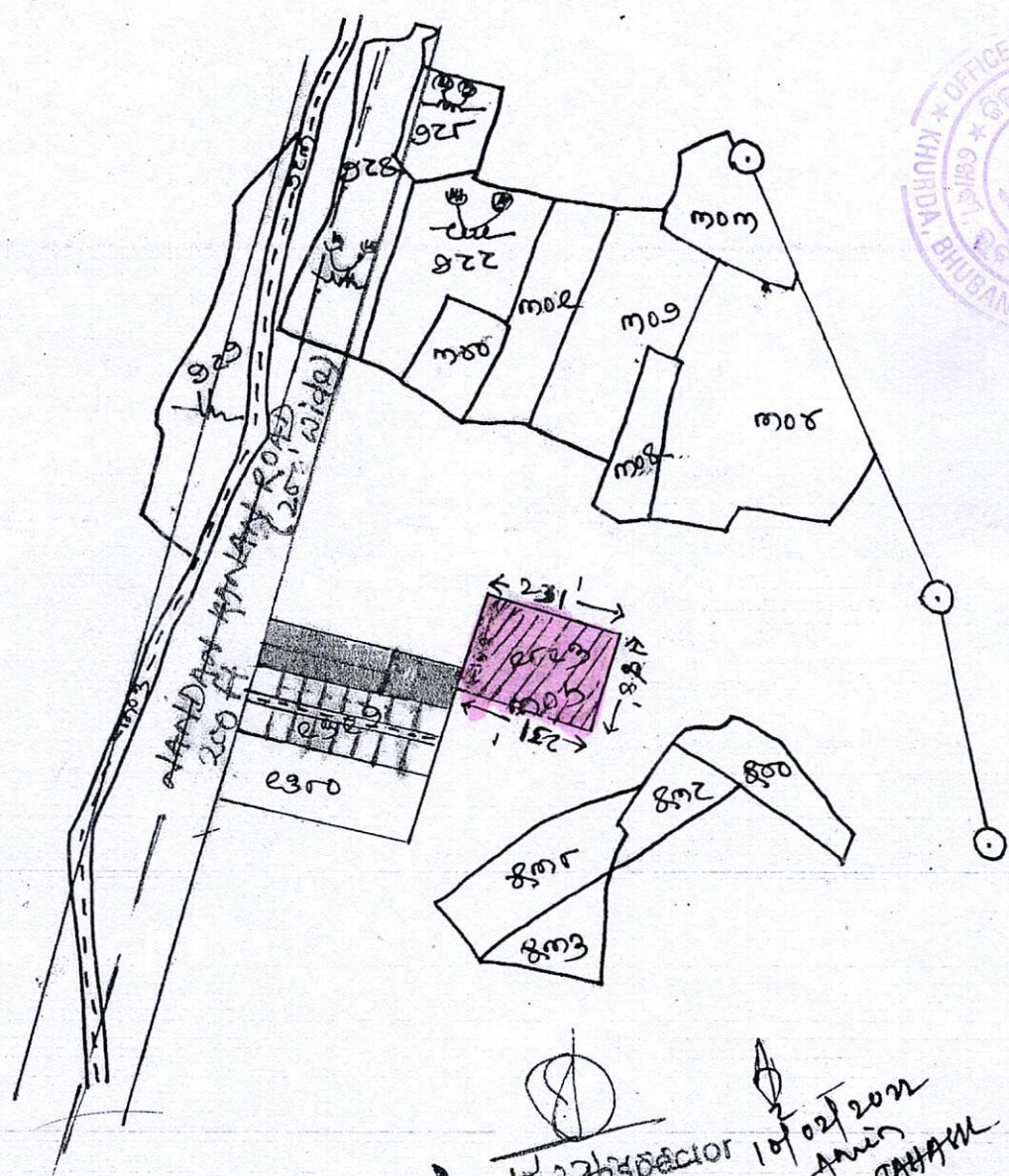
ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ :  
 ଖଜଣା ପାର୍ଯ୍ୟ ତାରିଖ :

ଖତିୟାନର କ୍ରମିକ ନଂ: 474/3470		ମୌଜା : ପଟିଆ			କିଲ୍ଲା : ଖୋର୍ଦ୍ଧା
ପୁଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପୁଟର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣ ଓ ଚୌହୁଦି	ରକବା		ମନୁବ୍ୟ
			ଏ.	ଡି.	
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306/1817	ଘରବାରୀ		1	000	0.4047
1 ପୁଟ			1	000	0.4047

  
 10/7/09  
 Computer Assistant  
 BBSR, Tahasil.

  
 Additional Tahasildar  
 Bhubaneswar

୧  
 ଗ୍ରାମ - ପାଲିଆ  
 ଥାନା - ବିଲୁଆପାଲି - ୨୨  
 କଲ୍ୟାଣ - ଗୋରୁଆ  
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 ୨



Revenue Inspector  
 Kalarahanga  
 10/02/2022  
 8888 7777

- ଗୋରୁଆ ଗ୍ରାମର ୨୧:୩୨ - ପାଲିଆ ଗ୍ରାମର ୧୧୫୨୨  
 ଗ୍ରାମ - ୩୦୫/୧୩୧/୫୫୫୫, ୨୫୫୫ ୦୦.୧୨୦୧  
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 ଗୋରୁଆ ଗ୍ରାମର  
 ଗ୍ରାମ - ୩୦୫/୧୩୧/୫୫୫୭ - ୨୫୫୫ ୦୦.୧୨୦୧

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DR SANGRAM PATRO  
SURJYA NARAYAN PATRO

06/08/1977  
Permanent Account Number  
ABMPP5717C

*Sangram Patro*  
Signature



16022008

*Sangram Patro*



आयकर विभाग  
INCOME TAX DEPARTMENT



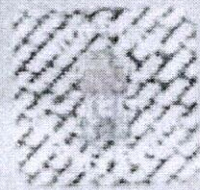
भारत सरकार  
GOVT. OF INDIA

DR SANGRAM PATRO  
SURJYA NARAYAN PATRO

06/08/1977  
Permanent Account Number  
ABMPP5717C

*Sangram Patro*

Signature



16022008

*Sangram Patro*

**Valuation Report**Application No- **1082203855**Registration Office- **KHURDA(BBSR)****DEED DETAILS**Application Type- **POA WITH POSSESSION**Status- **Pending for Fee collection**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1082203855	14-MAR-22	14-MAR-22	1	10		

**FEE DETAILS (In ₹.)**

Stamp Duty : 0  
 Consideration Amount : 0  
 Benchmark Value : 115000000

Registration Fee : 0  
 A18(iii) & A(1): 250  
 Incidental Fee Details  
 User Charges : 250

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
DR. SANGRAM PATRO	FATHER	SURJYA NARAYAN PATRO	MALE	44	DOCTOR	General	FIRST PARTY/SELF	YES	YES	AT- N2/196, POLAKI NIVAS, I.R.C. VILLAGE, NAYAPALLY, BBSR, DIST- KHORDHA

**SECOND PARTY DETAILS**

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
SHARAT KUMAR SAHU MANAGING DIRECTOR OF MS STALWART PROJECTS PVT. LTD.				55		GENERAL	ATTORNEY/INSTITUTION			AT- PLOT NO.1, TULSIVIHAR COMPLEX, SAILASHREE VIHAR, CHANDRASEKHARPUR, BBSR-21, DIST- KHORDHA
Representative Name			Institution Name				Representative Address			Representative Designation
SHARAT KUMAR SAHU MANAGING DIRECTOR OF MS STALWART PROJECTS PVT. LTD.			MS STALWART PROJECTS PVT. LTD.				AT- PLOT NO.1, TULSIVIHAR COMPLEX, SAILASHREE VIHAR, CHANDRASEKHARPUR, BBSR-21, DIST- KHORDHA			MANAGING DIRECTOR

**IDENTIFIER DETAILS**

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
HIMANSHU NAYAK	SAMBARU NAYAK	AT- C.S. PUR, BBSR, DIST- KHORDHA	MALE	0	Others	A

**PROPERTY DETAILS**

District	Village/Mouja- Thana	Khata	Plot	Area	Kisam Type	MarketValue	Sabak Khata No.	Sabak Plot No.
KHURDA	PATIA-22	474/3470	306/1817	1 Acre ( 1Acre )	GHARABARI	115000000	Not Available	Not Available
East NM	West NM	North NM	South NM	Property Transaction Details POWER AREA AC.1.000DEC.				

The total transacted area is:1 acre(s).

APPLICATION ID CREATED BY : NANDITA PATRO

DOCUMENT ENTERED BY : SUSANTA KUMAR DAS

