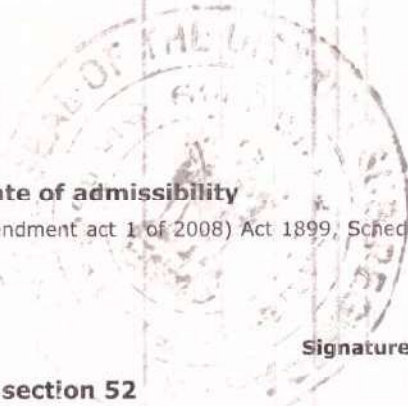




SHCIL



SIGNATURE OF PURCHASER



**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 ,A(2)-500, User Charges-370 ,Total 1160

Date: 03/07/2023

Signature of Registering officer

**Endorsement under section 52**

Presented for registration in the office of the Sub-Registrar **District Sub-Registrar CUTTACK** between the hours of 10:00 AM and 1:30 PM on the **03/07/2023** by **BAMAN CHARAN SWAIN** , son/daughter/wire of **LATE PRANAKRUSHNA SWAIN** , of **AT-JHANJIRIMANGALA, BASTI COLONY, PO-TELENGA BAZAR, PS-CUTTACK SADAR, DIST-CUTTACK-753009** , by caste **General** , profession **Business** and finger prints affixed.

Registering Officer CUTTACK

Baman Charan Swain

Signature of Presenter / Date: 03/07/2023

Signature of Registering officer.

**Endorsement under section 58**

Execution is admitted by :

Rajesh Kumar Nayak

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BAMAN CHARAN SWAIN		 316542942		03-Jul-2023
MS LAXMI INFRA VENTURE PVT LTD REPRESENTED BY ITS MANAGING DIRECTOR RAJESH KUMAR NAYAK		 243939643		03-Jul-2023



41800 250 -  
 100 40 -  
 100 500  
 ---  
 790 -  
 370  
 ---  
 1160



Registering Officer  
 CUTTACK

Baman Charan Swain

Rajesh Kumar Nayau

**IRREVOCABLE GENERAL POWER OF ATTORNEY**

Know all men by these presents that;

**I SRI BAMAN CHARAN SWAIN**, aged about 61 years, S/o-  
 Late Pranakrushna Swain, permanent resident of At-Jhangiri  
 Mangala, Basti Colony, Po-Telengabazar, Ps-Cuttack Sadar, Dist-  
 Cuttack, Pin-753009, BY Cast-Mahalayak, by profession -  
 Business, having Aadhaar No-7439-4255-1408 and PAN-  
 AGHPS3698D, Mob:-7381048222, hereinafter called the  
**LANDOWNER/EXECUTANT/ PRINCIPAL** called Party of the  
**FIRST PART**, do hereby constitute and appoint **M/s. Laxmi Infra  
 Venture Pvt. Ltd.** a company incorporate under the Companies  
 Act, 1956 having its Regd. Office at Plot No.315, P.O./P.S.-Saheed

Baman Charan Swain 3-7-2023  
 M/s. Laxmi Infra Venture (P) Ltd.  
 Rajesh Kumar Nayau  
 Managing Director 3-7-2023  
 W-1 - Priyanka Swain 3-7-2023  
 W-2 - Deepak K. Panda 3-7-2023



*[Handwritten Signature]*  
Registering Officer  
CUTTACK

Nagar, Bhubaneswar, Dist-Khurda having CIN-  
U70101OR2011PTC013564 & Company PAN-AACCL0256A  
represented by its Managing Director Mr. Rajesh Kumar Nayak,  
aged about 42 years, S/o- Sri Surendra Nayak, by Caste-  
Khandayat, by Profession-Business having PAN-AFMPN5217M,  
Aadhar No.9579 0419 0507, Mob:-9439201387 hereinafter called  
as the **DEVELOPER/PROMOTER** which expression shall unless  
excluded by or repugnant to the context mean and include its  
successors Party of the **SECOND PART**, as my true and lawful  
attorney for me and on my behalf and in my name to do all acts,  
deeds or things in respect of the landed property owned by me as  
mentioned under schedule below of this deed of General Power of  
Attorney referred to the schedule property.

WHEREAS, we the lawful owner is in peaceful possession of  
the schedule property as mentioned below.

WHEREAS, the schedule property was parental property and  
the 1<sup>st</sup> party recorded the said property in his name vide Mutation  
case No.200/2000 and obtained the ROR and paying the land  
revenue to the Govt of Odisha through the Tahasildar, Cuttack  
and obtained receipts thereof which is free from all encumbrances,  
litigations, disputes, liens, attachments and charges etc. over  
which I am paying the land revenue (rent) to the Govt. of Odisha  
through the Tahasildar and obtained receipt thereof.

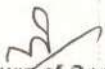
AND WHEREAS, for the purpose of erection, construction of  
residential apartment over the landed property mentioned under  
the schedule below, I, being the owner, fit and competent person  
do hereby constitute and appoint M/s. Laxmi Infra Venture Pvt.  
Ltd. represented through its Managing Director Mr. Rajesh Kumar  
Nayak, as my true and lawful attorney to do and execute all the  
acts for and on my behalf within the purview which covered under  
the legal parameters.

*Baanan chandra Basain* 3-7-2023  
M/s. Laxmi Infra Venture (P) Ltd.  
*Rajesh Kumar Nayak*  
Managing Director 3-7-2023  
*WI - Priyanka Swain* 3-7-2023  
*Deepak Ku. Panda.*  
3-7-2023

Identified by **PRIYANKAR SWAIN** Son/Wife of **BAMAN CHARAN SWAIN** of **AT-SAME PLACE** by profession **Business**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
PRIYANKAR SWAIN		 42858719		03-Jul-2023

Date: 03/07/2023

  
Signature of Registering officer:

**Endorsement of certificate of registration under section 60**

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

Book Number : 1 || Volume Number : 105

Document Number : 10392304957

For the year : 2023

Seal :

Date: 03/07/2023

  
**Registering Officer**  
**CUTTACK**

  
Signature of Registering officer

AND WHEREAS, since I am not able to do various acts and deeds in respect of my landed property in person, I hereby appoint my attorney holder who shall do the following acts and deeds or things for me and on my behalf and in my name in respect of the schedule land as mentioned below.

1. To work, manage and supervise the development and construction work of the Residential & Commercial Complex/house over the schedule property in accordance with the plans sanctioned by CDA and or CMC and to be registered before ORERA.
2. To comply with the requirement and requisitions of the CDA/CMC/ ORERA and such other local authorities relating to this construction of the said residential complex over the schedule property and shall obtain the necessary approvals/permissions from the authorities concerned as and when required.
3. It is specifically agreed that the share of the total usable / saleable carpet area of residential flats / units from the entire residential project to be developed over the landowner's property shall be as follows:

Landowner's Share :

- i) on Residential area- 42% up to Base FAR- 2 and 21% on the rest of FAR.
- ii) On Commercial area- 45%

Developer's Share:

- i) On Residential area - 58% up to Base FAR-2 and 79% on the rest of FAR.
- ii) On Commercial area- 55%

Boman Chawan Section.  
3-7-2023  
M/s. Laxmi Infra Venture (P) Ltd.  
Rajesh Kumar Nayam  
Managing Director  
3-7-2023  
WE - Priyanka Swain  
3-7-2023  
Deepak K. Jada.  
3-7-2023



*[Handwritten signature]*

Registering Officer  
CUTTACK



4. The said Attorney Holder shall nominate, select and appoint draftsmen, engineers, architects, labour contractors, masons, labourers for purpose of construction of apartment over the schedule property and shall carry out the construction work at his own risk, cost and responsibility without making me liable.
5. The Executant hereby agrees to execute necessary deeds of conveyance on the share of 1<sup>st</sup> party directly in favour of the intending Parties after allotment of Landowner's share. However, all costs, charges and expenses in all respects thereof shall be paid and discharged by the intending Parties.
6. Developer/Promoter shall have the rights for construction of the approved buildings and other approved construction and also the rights to assign the various super built up units and parking space and others like passageways and common facilities comprising Developer's/Promoter's share on entire buildings of the project excluding the shares of the Landowner whereas sell or transfer in respect of Developer's share will be made after allotment and completion of Landowner's share in all respects and the Landowner do hereby confirm and ratify the said act of the Developer/Promoter. The property i.e., vacant spaces and various constructions for the benefit of the Owners of the flats/units shall only be transferred to the Flat Owners Welfare Society.
7. That, the Developer/Promoter shall have the right to enter into agreement with the Third Party to sale, transfer, charge, assign and let out only its shares as per approved plan. It is hereby agreed that Developer/Promoter shall have right to

Bhawan dahan Esain  
3-7-2023  
M/s. Laxmi Infra Venture (P) Ltd.  
Rajesh Kumar Nayak  
Managing Director  
3-7-2023

WI - Priyanka Swain  
3-7-2023  
Deepak K. Janda  
3-7-2023



*[Handwritten Signature]*  
Registering Officer  
CUTTACK

negotiate on terms or to agree with and advertise to sale of the built up and or carpet area in the proposed Building/Project fully mentioned and described hereto any Party at such price, in its absolute discretion, things proper as per its share.

8. To make, sign, execute, file, do perform all acts, create lien, submit applications and other papers, partition and proceedings whatsoever and matters and things whatsoever as shall or may be required from time to time to enable the construction of residential buildings upon the said property or any part there.
9. To apply to the GRIDCO/CESCO/ TPCODL or any other electricity authority, the CDA, CMC and any other body and authority for the time being concerned therewith for the permanent or temporary connection of power, light, water, sewerage, gas or any part thereof and in connection therewith to make all deposits and shall or may be necessary and to do all acts, deeds, matters, things, which Landowner can do, if personally present.
10. That, my attorney is also competent to negotiate with intending purchasers and authorised to invest money out of its own fund or funds collected from the prospective purchasers for its own share, for the aforesaid proposed construction of the building without making me liable for the said funds in any manner whatsoever.
11. That, to receive from the intending buyers any earnest money advance or advances and also the balance of the consideration money and to grant the receipt for the same in their own name at their own risk for their own share

*Bharan Chavan* 3-7-2023  
*M/s. Laxmi Infra Venture (P) Ltd.*  
*Rajesh Kumar Nayak* 3-7-2023  
Managing Director

*Prityankar Swain* 3-7-2023  
*Deepak M. Panda.* 3-7-2023



*[Handwritten signature]*

Registering Officer  
CUTTACK

without making me (the Landowner) liable for any loss on that account.

12. That, to appear before any Income Tax, Wealth Tax, Sales Tax or such other authorities and before Court of Law, Tribunal, Committee or Commission pertaining to labour or staff matters or otherwise and to answer and offer explanations to any question arising out of such proceedings before them and to engage Counsel(s), verify and submit statements and other records and papers before them and prefer appeals or revisions and make applications or petitions before any such or other authorities as may be necessary.
13. That, to appear before Civil Court and Criminal Court in respect of the schedule property in respect of any suit and criminal litigation which if initiated in future and to sign vakalatnama to engage advocates, file plaint, sign written statement, file appeal and revision etc. in appropriate Court of Law.
14. That, in connection with or for the purpose of any of the above to sign, file and /or execute any and all papers, deeds, applications, revision, appeals, declaration, file for conversion, affidavit and other things whatsoever as may be required.
15. That, It is hereby specifically stated that the attorney shall do acts as aforesaid and such other acts and deeds that are deemed necessary to effectuate its authority under its authorised signatories in my name and to do other acts, deeds, matters and things whatsoever as my said attorney shall deem fit and incidental to the exercise of any of the above powers or incidents to the said schedule property or

*Bharan Chauhan* 3-7-2023  
*WI - Priyanka Sarin* 3-7-2023  
*Deepak K. Jorda* 3-7-2023  
*Rajesh Kumar Nayyar* 3-7-2023  
**M/s. Laxmi Infra Venture (P) Ltd.**  
**Managing Director**



*[Handwritten signature]*

Registering Officer  
CUTTACK

construction of the property thereof or the affairs relating thereto and I do hereby ratify/ agree to ratify the acts and deeds done by the attorney and acts done shall be constructed as acts and deeds done by the attorney and acts done shall be construed as acts and deeds done by me personally.

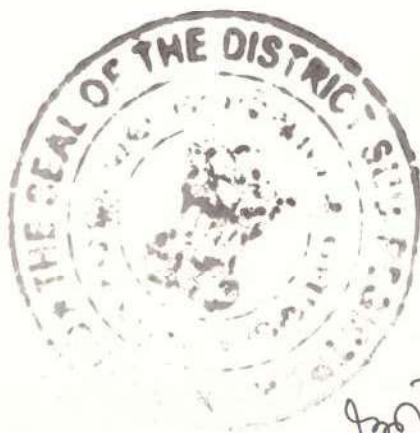
I hereby agree to ratify and confirm whatsoever my said attorney shall lawfully do to fulfil the purpose of power of attorney in consonance with the DEED OF AGREEMENT FOR DEVELOPMENT OF LAND between me and the Developer/Promoter registered vide Doc Sl No. 392305164 on this 3rd day of June 2023, and I give this power as well as the permissible possession of the land to my said attorney with my free will and sound mind, without being influenced by any person and without any coercion from any quarter and this power of attorney is irrevocable one.

### SCHEDULE OF PROPERTY

Dist-Cuttack, Tahasil – Cuttack, Mouza-Nuahat, Vide Khata No. 498/111 of

- Plot No.1390, area of Ac.5.095dec out of Ac.5.8036 (Gharabari) Total out of Ac- 8.160 de
- Plot No.1380/3003 for an area of Ac.0.248dec (Gharabari)
- Plot No.1380/3004 Area of Ac.0.248dec, . (Gharabari)
- Plot No. 1380/3031 Area of Ac...0.078dec (Gharabari)
- Plot No.1380/3030 Area if Ac.0.091dec (Gharabari)

Banner Charan Swain 3-7-2023  
M/s. Laxmi Infra Venture (P) Ltd.  
Rajesh Kumar Nayak  
Managing Director 3-7-2023  
WI - Priyanka Swain 3-7-2023  
Deepan Ku. Poda.  
3-7-2023



*[Handwritten Signature]*  
Registering Officer  
CUTTACK



Total One Khata, One Mouza, Five Plots, Total area of Ac.5.760dec,  
all plots Kisam-Gharabari, Status-Stitiban.

**As per Benchmark Govt. Valuation Rs.14,57,28,000/-**

**(Rupees Fourteen Crores Fifty-seven Lakhs Twenty-eight  
Thousand) only.**

IN WITNESS WHEREOF, We, the above-named Executant, have  
executed this power of attorney on the 3rd day of June, 2023.

WITNESSES:

1. Priyankar Swain  
Ho - Baman Charan Swain  
At - Bastia Colony, Thangir mangala  
2. Cuttack.

Deepak K. Panda  
Ho - Rabinarayan Panda  
Rasulgerh.  
Bhubaneswar.

*Baman Charan Swain.*

SIGN OF THE EXECUTANT(S)

M/s. Laxmi Infra Venture (P) Ltd.

*Rajesh Kumar Nayak*  
Managing Director

SIGN OF THE ATTORNEY HOLDER

3-7-2023

~~Prud Rodd JG Mc~~  
*Prud Rodd JG Mc*  
No. *Prud Rodd JG Mc*  
*Prud Rodd JG Mc*  
3-7-2023



*[Handwritten Signature]*  
Registering Officer  
CUTTACK