

1132105411



सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Odisha**

**e-Stamp**

Certificate No. : IN-OD02089810788086T  
Certificate Issued Date : 18-Jun-2021 11:02 AM  
Account Reference : SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD  
Unique Doc. Reference : SUBIN-ODODSHCIL0102809579925016T  
Purchased by : MS STALWART PROJECTS PVT LTD  
Description of Document : Article IA-48 Power of Attorney Deed  
Property Description : MOUZA-JAGAMARA  
Consideration Price (Rs.) : 99,14,400  
(Ninety Nine Lakh Fourteen Thousand Four Hundred only)  
First Party : KUNIYIL MOHANAN AND ROHIT MOHAN  
Second Party : MS STALWART PROJECTS PVT LTD  
Stamp Duty Paid By : MS STALWART PROJECTS PVT LTD  
Stamp Duty Amount(Rs.) : 4,95,820  
(Four Lakh Ninety Five Thousand Eight Hundred And Twenty only)



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

**QT** 0002051626

**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.



**RECEIPT UNDER SECTION 52 CLAUSE (B) (Duplicate)**

Registration Office : KHANDAGIRI

Year : 2021

Application id: 1132105411

Book No : 1

Executant Name  
KUNIYLI MOHANTY

Presenter Name  
KUNIYLI MOHANTY

Claimant Name  
MS STALWART PROJECTS PVT LTD  
REPRESENTED MANAGING DIRECTOR  
SHARAT KUMAR SAHU

\_\_\_\_\_ has been authorised to receive the document.

Total Registration Fees Paid :

198828

Signature of the Presentant

A18(iii) & A(1) :

198538

Incidental Fee Details

User Charges :

250

Expected date of return of document :

18-Jun-2021

Date: 18-Jun-2021

Date:

Signature of the Registering Officer

Signature of the Receiver



**RECEIPT UNDER SECTION 52 CLAUSE (B) (Triplicate)**

Registration Office : KHANDAGIRI

Year : 2021

Application id: 1132105411

Book No : 1

Executant Name  
KUNIYLI MOHANTY

Presenter Name  
KUNIYLI MOHANTY

Claimant Name  
MS STALWART PROJECTS PVT LTD  
REPRESENTED MANAGING DIRECTOR  
SHARAT KUMAR SAHU

Total Registration Fees Paid :

198828

A18(iii) & A(1) :

198538

Incidental Fee Details

User Charges :

250

Expected date of return of document :

18-Jun-2021

Date: 18-Jun-2021

Date:

Signature of the Registering Officer

Signature of the Receiver

Terms & Conditions :

- The Presenter should deposit this receipt duly signed by him.
- Documents other than WILL will be destroyed if not received within 2 years.
- If the document refused for registration, the registration fee shall be returned.

Back

7

EC?


12/9/21

A) 198288  
A(811) 29  
A(811) 40  
w-1 29

198828

33A  
12/16/21



  
K Mohanan

  
Rohit Mohan

  
K Mohanan

K Mohanan  
Rohit Mohan

For Stalwart Projects Pvt. Ltd.

Managing Director

99144001

POWER OF ATTORNEY

Know all men by these presents that, (1) SRI KUNIYIL MOHANAN, aged about 65years, S/o.-Late K.NANU, Aadhar No.7718 5015 6866, PAN : ABCPK7547D, by profession : Business and (2) SRI ROHIT MOHAN, aged about 29 years, S/o.- SRI KUNIYIL MOHANAN, Aadhar No.5076-7732-7309, PAN :BFOPM2246C, by profession : Business, both are by caste

12/9/21

w-1 Himanshu Kapur

w-2 Praveen Sobho

Thiyya resident of Plot No.N-3/293, I.R.C Village, Nayapalli, Bhubaneswar, dist.Khordha-751015,Mob No.9437256996, hereinafter referred to and called as the Principal/executant/the First Party which expression shall include their successors, executors, administrators and assigns.

**AND WHEREAS** the first party here by declares that the schedule land in question which stands recorded in the name of the First Party is in peaceful possession over as the exclusive, absolute and indefeasible owner of the land having every right, title and interest there over and he has been exercising various acts of ownership and possession over the land in question.

*H. S. Sahu*  
*S. H. Sahu*  
For Stalwart Projects Pvt. Ltd.  
Managing Director

**AND WHEREAS** there is a concluded contract between the executant and **M/S STALWART PROJECTS PVT. LTD.,** for commercial exploitation of the land as per the plans which to be sanctioned and approved by the Bhubaneswar Development Authority /BMC and as a step in that direction there is an irrevocable arrangement spelling out the essential terms and conditions. However, with a view to effectuate the objectives and for successful implementation of the scheme formulated by the principal intend to execute an irrevocable general Power of Attorney in favour of **M/S STALWART PROJECTS PVT. LTD.,** incorporated under the Indian Companies Act 1956, vide Registration No. **U450010R2011PTCO13975** with **PAN No.AAQCS1757F** represented through its Managing Director, **SRI SHARAT KUMAR SAHU** aged about 54 years son of Late Narahari Sahu.

*w-1 Animesh Sahu*  
*w-2 Prasad Sahu*

As such, )**SRI SRI KUNIYIL MOHANAN** and (2)**SRI ROHIT MOHAN**, the Principal / executant do hereby nominate, appoint and constitute **M/s Stalwart Projects Pvt. Ltd.**; having its registered office at Plot No.1, Tulasi Vihar Complex, Sailashree Vihar, P.O.: Sailashree Vihar, P.S.: Chandrasekharapur, Bhubaneswar, Dist.-Khurda, represented through its Managing Director, **Sri Sharat Kumar Sahu** aged about 54 years son of Late Narahari sahu our 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 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.

2. 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.

3. To appear and represent me before the Bhubaneswar Development Authority/BMC 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.

*Mohanan*  
*Rohit*

For Stalwart Projects Pvt. Ltd.

Managing Director

*10-1 Anamshu Naga*

*10-2 Pravat Saha*



**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)-198578 ,, User Charges-250 ,Total 198828

Date: 18/06/2021

Signature of Registering officer

**Endorsement under section 52**

Presented for registration in the office of the Sub-Registrar **Sub-Registrar KHANDAGIRI** between the hours of 10:00 AM and 1:30 PM on the **18/06/2021** by **KUNIYLI MOHAN** , son/daughter/wife of **LATE K. KANU** , of **AT- PLOT NO- N/3/293, IRC VILLAGE, NAYAPALLI, BBSR, KHORDHA- 751015** , by caste **General** , profession **Others** and finger prints affixed.

*K.M.*

Signature of Presenter / Date: 18/06/2021

Signature of Registering officer.

**Endorsement under section 58**

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
KUNIYLI MOHAN		 314496591	<i>K.M.</i>	18-Jun-2021
ROHIT MOHAN		 314496611	<i>R.M.</i>	18-Jun-2021
MS STALWART PROJECTS PVT LTD REPRESENTED MANAGING DIRECTOR SHARAT KUMAR SAHU		 242686392	<i>S.K.S.</i>	18-Jun-2021

Identified by **HIMANSHU NAYAK** Son/Wife of **N/A** of **BBSR, KHORDHA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
HIMANSHU NAYAK		 41888837	<i>H.N.</i>	18-Jun-2021

4. 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.

5. 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.

6. To deal with and dispose of the proportionate impartible undivided share in the land in question as well as the saleable super built up / built-up area pertaining to the Builder's allocation in the proposed Housing Complex.

7. 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 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.

8. To insert advertisements in any local and national daily News Papers offering for sale of Flats / Units in the proposed building complex in respect of the Builder's allocation of the total Super built up areas /flats / units at its cost and expenses.

*K. P. Sawan*  
*P. Phild*  
For Stalwart Projects Pvt. Ltd.  
*[Signature]*  
Managing Director

*Mr. Arun Chandra Jayak*  
*Mr. Praveer Sahoo*

Date: 18/06/2021

Signature of Registering officer

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

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

Book Number : 1 || Volume Number : 102

Document Number : 11132105101

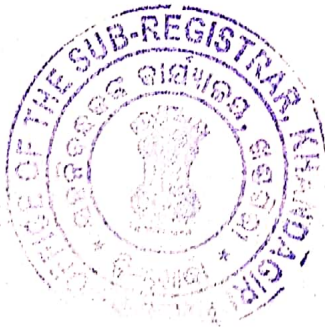
For the year : 2021

Seal :

Signature of Registering officer

Date: 18/06/2021

Print





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.

10. To apply to Courts and / or any Office for copies of any documents and papers.

11. To apply for inspection and / or to inspect the judicial/revenue records.

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 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.

*K. P. Subramanian*  
*R. K. Pillai*  
For Stalwart Projects, Pvt. Ltd.  
Managing Director

w-1 *Himanshu Nayak*  
w-2 *Pravard Sahas*

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 owner's share (Owner share means Total commercial space of 6600sq.ft having built-up area of 2200sq.ft each from Ground,1<sup>st</sup> and 2<sup>nd</sup> floor with one lift and staircase, from east side of proposed project and one 3BHK residential unit having 1175sqft Built up area in residential project ) in the project by the said Attorney at their discretion as may deemed fit and expedient.

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 (**Owner share means Total commercial space of 6600sq.ft having built-up area of 2200sq.ft each from Ground,1<sup>st</sup> and 2<sup>nd</sup> floor with one lift and staircase, from east side of proposed project and one 3BHK residential unit having 1175sqft Built up area in residential project )** 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.

*A. Johanan*  
*R. P. S.*  
For Stalwart Projects Pvt. Ltd.  
*[Signature]*  
Managing Director

w-1 Himanshu Nayak  
w-2 Pravat Singh

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.

### SCHEDULE OF PROPERTY

District- Khordha, Tahasil- Bhubaneswar, Mouza- Bhubaneswar Sahar Unit No-20, JAGAMARA, Khata No.- 1133/7230, Plot No.- 1141 (one thousand one hundred forty one), corresponding to previous Khata No-1133/9611 **Area- Ac.0.102** (One Hundred Two) Decimals, Kisam- Gharabari-II.

#### BOUNDED BY

North – Rev Plot-1142  
South – Govt. Road  
East – Rev Plot-1141  
West – Rev Plot-1146

The valuation of schedule land as per bench mark valuation is Rs. 99 14, 400 /- and accordingly applicable stamp duty and registration fees hereby paid.

*K. P. Mohanran*  
*R. B. D. D.*  
For Stalwart Projects Pvt. Ltd.  
Managing Director

*At Himanshu N. Nayak*  
*W. a. Prasad Sahoo.*

IN WITNESS WHEREOF, we the Executant have executed this Power of Attorney on this the **18<sup>th</sup> day of June, 2021** (Two thousand twenty one) in presence of the Witnesses named below:-

**WITNESSES:-**

1. Himanshi Nayar  
S/o Sanjay Nayar  
Fulbari, her Condo  
C-5 Pw BBSR-21


SIGNATURE OF  
EXECUTANT/PRINCIPAL


2. Pravat Sahoo  
S/o. Chandrahar Sahoo  
Nikadi Vihar  
BBSR

Stalwart Projects Pvt. Ltd.

  
Managing Director

SIGNATURE OF  
ATTORNEY HOLDER

Certified that, this Deed of General Power of Attorney is drafted and prepared by me as per the direction and information of the Principal and after being understood fully having been read over and explained the contents of this deed in their vernacular language, they put their signature in presence of the witnesses before me.

  
Advocate, BBSR 18.06.2021



M2. JAGANNATH

MS- 972007  
Pevalee



DOCUMENT  
Scanned Completed  
2/6/24

## Valuation Report

Application No- 1132105411

Registration Office- KHANDAGIRI

<b>DEED-DETAILS</b>		Status- Pending for Fee collection				
Application Type- POA WITH POSSESSION						
Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1132105411	18-JUN-21	18-JUN-21	1	10		

**FEE DETAILS (In ₹)**

Stamp Duty : 495720  
 Consideration Amount : 9914400  
 Benchmark Value : 9914400

Registration Fee : 0  
 A18(III) & A(1): 198538  
 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
KUNIYLI MOHAN <i>Mohan</i>	FATHER	LATE K. KANU	MALE	65		General	PRINCIPAL/SELF	YES	YES	AT- PLOT NO- N/3/293, IRC VILLAGE, NAYAPALLI, BBSR, KHORDHA- 751015
ROHIT MOHAN	FATHER	KUNIYIL MOHAN	MALE	29	Business	General	PRINCIPAL/SELF	NO	YES	AT- PLOT NO- 3/293, IRC VILLAGE, NAYAPALLI, BBSR, KHORDHA

**SECOND PARTY DETAILS**

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
MS STALWART PROJECTS PVT LTD REPRESENTED MANAGING DIRECTOR SHARAT KUMAR SAHU				54		GENERAL	ATTORNEY/INSTITUTION			AT- PLOT NO- 1, TULASI VIHAR COMPLEX, SAILASHREE VIHAR, C S PUR, BBSR, KHORDHA

Representative Name	Institution Name	Representative Address	Representative Designation
MS STALWART PROJECTS PVT LTD REPRESENTED MANAGING DIRECTOR SHARAT KUMAR SAHU	MS STALWART PROJECTS PVT LTD	AT- PLOT NO- 1, TULASI VIHAR COMPLEX, SAILASHREE VIHAR, C S PUR, BBSR, KHORDHA	MANAGING DIRECTOR

**IDENTIFIER DETAILS**

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
HIMANSHU NAYAK		BBSR, KHORDHA	MALE	0	Others	0

**PROPERTY DETAILS**

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	JAGAMARA-38	1133/7230	1141	0.102 Acre ( 102Decimal )	GHRABARI	9914400	Not Available	Not Available

East	West	North	South	Property Transaction Details
REV PLOT NO- 1141	REV PLOT NO- 1146	REV PLOT NO- 1142	GOVT.. ROAD	POWER AREA AC.0.102 DEC, PREVIOUS KHATA NO- 1133/9611,

The total transacted area is:0.102 acre(s).

APPLICATION ID CREATED BY : DILLIP KAR  
 DOCUMENT ENTERED BY : Avash Dakua