



RECEIPT UNDER SECTION 52 CLAUSE (B) (Duplicate)

Registration Office : KHANDAGIRI
Executant Name
KAMLESH KHEMKA

Year : 2022
Presenter Name
KAMLESH KHEMKA

Application id: 1132205460

Book No : 1

Claimant Name
TAPAN KUMAR KUARNR PROPRIETOR MS
SHREE SAI GOPINATH CONSTRUCTION

_____ has been authorised to receive the document.

Total Registration Fees Paid :

78066

Signature of the Presentant

A18(iii) & A(1) :

77626

Incidental Fee Details

User Charges :

400

Expected date of return of document :

27-Apr-2022

Date: 27-Apr-2022

Date:

Signature of the Registering Officer

Signature of the Receiver

Kamlesh Khemka



RECEIPT UNDER SECTION 52 CLAUSE (B) (TriPLICATE)

Registration Office : KHANDAGIRI
Executant Name
KAMLESH KHEMKA

Year : 2022
Presenter Name
KAMLESH KHEMKA

Application id: 1132205460

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Signature of the Receiver

Kamlesh Khemka

- 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

113 220 5460



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD03721248509556U
Certificate Issued Date : 27-Apr-2022 12:25 PM
Account Reference : SHCIL (FI)/ odshcil01/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0105045603058559U
Purchased by : SHREE SAI GOPINATH CONSTRUCTION REP BY T K KUANR
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA-GHATIKIA
Consideration Price (Rs.) : 38,68,800
(Thirty Eight Lakh Sixty Eight Thousand Eight Hundred only)
First Party : KAMLESH KHEMKA AND VARUN KHEMKA
Second Party : SHREE SAI GOPINATH CONSTRUCTION REP BY T K KUANR
Stamp Duty Paid By : SHREE SAI GOPINATH CONSTRUCTION REP BY T K KUANR
Stamp Duty Amount(Rs.) : 1,93,500
(One Lakh Ninety Three Thousand Five Hundred only)



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

Kamlesh Khemka
Varun Khemka

PU 0000451875

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.



Handwritten notes in red ink: 777376, 22/4/22, 78066

Adhar verified 22/4/22

Signature and stamp of Notary Public, Bhubaneswar



LTI of Kamlesh Khemka Attested by me

Kamlesh Khemka

Signature and stamp of Notary Public, Bhubaneswar



LTI of Varun Khemka Attested by me

Varun Khemka

27/04/2022

Handwritten notes in red ink: 38688000L, 80

IRREVOCABLE GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY made and executed at Bhubaneswar on this 27th day of April, 2022.

KNOW ALL MAN BY THESE PRESENTS that 1. MRS. KAMLESH KHEMKA, aged about 49 years, Wife of Late Umesh Kumar Khemka, Aadhar Card No-8596-5335-8834, Mob No-8018075677 2. Mr. Varun Khemka, Son of Late Umesh Kumar Khemka, Aadhar Card No-3123-8476-

Vertical handwritten notes: Sachi Ranjan Meheri Kamlesh Khemka, Varun Khemka, Manoj Kumar Behera, FOR SHREE SAI GOPINATH CONSTRUCTION, Tapan Kumar Kumar, Proprietor



LTI of Tapan Kuanr Kuanr or Attested by me

FOR SHREE SAI GOPINATH CONSTRUCTION

Tapan Kumar Kuanr

Signature

Proprietor

6000, Mob No-9078533679, both are resident of Plot No. MB-4, Po/Ps-Laxmisagar, Bhubaneswar, Dist-Khordha, Odisha, by profession –Business, by caste - Vysya (herein after called PRINCIPALS/EXCUTANTS) do hereby constitute, nominate and appoint M/S SHREE SAI GOPINATH CONSTRUCTION, represented through its proprietor Mr. Tapan Kumar Kuanr, aged about 40 years, S/o- Mr. Radhakanta Kuanr, having its office at Plot No. E-4/2, H.B. Colony, Po/Ps-Chandrasekharapur, Bhubaneswar, Dist-Khordha, Odisha Aadhar Card No-4077-2267-7041, Mob No- 9937499955, By Profession –Business, by cast-Khandayat (herein after called ATTORNEY HOLDER/DEVELOPER), as our true and lawful attorney holder to do the following acts, deeds and things in our name and on our behalf.

Kamlesh Khemka
Vasun Khemka

FOR SHREE SAI GOPINATH CONSTRUCTION
Tapan Kumar Kuanr

Proprietor

NATURE OF DEED: - IRREVOCABLE GENERAL POWER OF ATTORNEY

BENCH MARK VALUATION: • RS38,68,800/-
(Rupees Thirty-eight Lakh Sixty-eight Thousand Eight Hundred) only

Sushil Ranjan Behera
Manas Kumar Behera

WHEREAS, the property fully described in the schedule below (Herein after referred as schedule property), stands recorded as per settlement ROR published in the year 2014-15 in the name of Umesh Kumar Khemka, S/o-Shyam Sunder Khemka the deceased husband and father of the PRINCIPALS/EXCUTANTS in Mouza- **Ghatikia**, Tahasil-Bhubaneswar, SRO-Khandagiri, GA Plot No-168, Drawing No-B/360, **Kalinga Nagar**, Area-Ac0.124dec. i.e.60'X90'=5400sqft. corresponding to revenue Sabak Plot No. 51 (Pt), Sabak Khata No. 443 (Anabadi) corresponding to Settlement Khata No-2023, Settlement Plot No-308, Area A0.124dec. Kisam- **Gharabari**, Status- **Sthitiban** (vacant Land).

AND WHEREAS the scheduled of property mentioned bellow had purchased by **Sri Umesh Kumar Khemka**, S/o-Shyam Sunder Khemka i.e. the husband and father of the PRINCIPALS/EXCUTANTS from General Administration Dept., Govt. of Odisha vide Registered Lease Deed No. 4493, dt-21/07/1992 executed before Sub Registrar, Khandagiri, Bhubaneswar and thereafter the said scheduled of property has been converted into freehold as per Conveyance Deed

Kamlesh Khemka
Varun Khemka

FOR SHREE SAI GOPINATH CONSTRUCTION
Umesh Kumar Khemka

Proprietor

Sudhakar Ranjan Mehera
Manoj Kumar Behera

No. 4985 dtd. 16/05/2008 executed before Sub Registrar, Bhubaneswar. After purchasing the said scheduled property from GA Dept., Govt. of Odisha Sri Umesh Kumar Khemka, S/o-Shyam Sunder Khemka possess the schedule property without any dispute having every right, title, interest there over and exercise various acts of ownership over the same by obtaining the Settlement ROR in his favour in the year 2014-15. After death of Sri Umesh Kumar Khemka, S/o-Shyam Sunder Khemka, the PRINCIPALS/EXCUTANTS being the legal heirs as per legal heir certificate issued by the office of the Tahasildar, Bhubaneswar vide certificate case No-E-LHC/2021/93804 dt-13/08/2021 And as per the direction of the Hon,ble Civil Judge (Senior Division), Bhubaneswar Vide CS Case No-1554/2021 the scheduled of property fallen in the share of the PRINCIPALS/EXCUTANTS, become the absolute owner, have full power & absolute authority to deal with the same in which ever manner they think proper, we, the Principals, are in peaceful possession over the same.

AND WHEREAS, we the PRINCIPALS have busy in our respective day to day works, therefore are not able to look after the property as well as its development work for which

Kamlesh Khemka
Varun Khemka

Sudhi Ranjan Behera
Ajay Kumar Behera

FOR SHREE SAI GOPINATH CONSTRUCTION
Tapan Kumar Khanna

Proprietor



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)-77666 ,, User Charges-400 ,Total 78066

Date: 27/04/2022

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 **27/04/2022** by **KAMLESH KHEMKA**, son/daughter/wife of **LATE UMESH KUMAR KHEMKA**, of **PLOT NO-MB-4,PO/PS-LAXMISAGAR,BBSR**, by caste **General**, profession **Others** and finger prints affixed.

Kamlesh Khemka

Signature of Presenter / Date: 27/04/2022

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
KAMLESH KHEMKA		 315330787	<i>Kamlesh Khemka</i>	27-Apr-2022
VARUN KHEMKA		 315330788	<i>Varun Khemka</i>	27-Apr-2022
TAPAN KUMAR KUANR PROPRIETOR MS SHREE SAI GOPINATH CONSTRUCTION		 243200311	<i>Tapan Kumar Kuanr</i>	27-Apr-2022

Identified by **SUDHI RANJAN MOHANTY** Son/Wife of **N/A** of by profession **Cultivation**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SUDHI RANJAN MOHANTY		 42291465	<i>Sudhi Ranjan Mohanty</i>	27-Apr-2022

purpose we the PRINCIPALS are in need of a DEVELOPER to develop and look after the day to day affairs of the respective Schedule Property.

AND WHEREAS the PRINCIPALS/EXCUTANTS herein after have approached and offered the ATTORNEY HOLDER /DEVELOPER with an intention to develop the Schedule Property by constructing a multistoried apartment over the said scheduled property and for the sale of the 50% share of the ATTORNEY HOLDER /DEVELOPER. And the ATTORNEY HOLDER /DEVELOPER is in search of the same having accepted the said proposal by entering into this power of attorney deed.

AND WHEREAS the PRINCIPALS/ EXCUTANTS being the absolute owners of the scheduled property having faith upon the ATTORNEY HOLDER /DEVELOPER with a view to effectuate the object i.e. to construct a residential housing project, have agreed to execute this Irrevocable General Power of Attorney and as such, we herewith do hereby nominate, appoint and constitute the said **M/s Shree Sai Gopinath Construction**, represented through its proprietor **Mr. Tapan Kumar Kuanr**, S/o- Mr. Radhakanta Kuanr as our

Kamlesh Khemka
Varun Khemka

Sushil Rajan Behera
Manoj Kumar Behera

FOR SHREE SAI GOPINATH CONSTRUCTION

Tapan Kumar Kuanr

Proprietor

Date: 27/04/2022

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 : 93

Document Number : 11132205010

For the year : 2022

Seal :

Signature of Registering officer

Date: 27/04/2022

Print



true and lawful attorney to do perform or cause to be done over the scheduled property in our name and for and on our behalf under its seal and signature along with a development agreement under the following terms and conditions as mentioned here under.

NOW THIS DEED OF POWER OF ATTORNEY WITNESSETH AS UNDER and it is hereby agreed and declares by both hereto as follows:-

1. The attorney holder is authorized to develop the scheduled property, to construct, work, manage and supervise the development and construction work of the residential complex including our share of 50% build up area of the scheduled of property in accordance with the plan sanctioned by the Bhubaneswar Development Authority/Bhubaneswar Municipal Corporation and sale out its share of 50% of buildup area along with other amenities over the schedule property after construction as per the development agreement.
2. The attorney holder is authorized to apply for the approval of building plan before the Bhubaneswar

Kamlesh Khemka
Varun Khemka

Sudhakar Ranjan Behera
Manoj Kumar Behera

FOR SHREE SAI GOPINATH CONSTRUCTION

Tarun Kumar Kumar

Proprietor

Development Authority/Bhubaneswar Municipal Corporation, sign all such papers documents, applications etc. swear affidavit, make declarations etc. deposit necessary fees and get the building plan approved over the Schedule Property.

3. The attorney holder is authorize to take up the construction over the schedule property as per the approved building plan by engaging contractors, laborers and to make, sign, execute, file, do perform all acts, submit applications and other papers, petitions and proceedings whatsoever as shall or may be required from time to time upon the said property.

4. The attorney holder is authorized to take over the construction of the multistoried building/s over the schedule property, as per the specifications laid down in the development agreement, receive advance amounts from intending purchasers upon its 50% share, issue receipts thereof.

-Kamlesh Khemka
Vasun Khemka

FOR SHREE SAI GOPINATH CONSTRUCTION
Sapan Kumar Kuann

Sudhi Rajan Venkani
Manoj Kumar Behera

Proprietor

5. The attorney holder is authorized to make advertisement of the project over the schedule property in any electronic and /or print media or by using any other mode of advertisement.
6. In view of the investment of the entire amount for the project, the ATTORNEY HOLDER / DEVELOPER shall be entitled and at liberty to allot / sale only 50% (Fifty percent) of the built up area comprising of the dwelling units of flats and other amenities in the said building to be constructed on the schedule property or to enter into any package deal agreement for the allotment of said 50% (Fifty percent) of the completed building/s to be constructed on the said land with such party /s and at such price and on such terms and conditions as the developers may deem fit and proper.
7. The attorney holder is authorized to make allotment of the flat/housing units (built-up

-Kamlesh Khemka
Vasun Khemka

FOR SHREE SAI GOPINATH CONSTRUCTION
-Tapan Kumar Kucarn

Sudhi Ranjan Malhotra
Ajay Kumar Behra

Proprietor

area) and execute sale deed/make registration in favour of any intending buyers of its share of 50% only and the rest part i.e. 50% of principal's share, shall be handed over to the PRINCIPALS.

8. In view of the investment of the entire amount by the attorney holder, the attorney holder shall have exclusive right, title, interest and possession over the 50% (Fifty percent) of the land and the building / super built up area/flats and the attorney holder is also authorized to enter into any agreement to allot/sale 50% (Fifty percent) of the built up area comprising of the dwelling units of flats on the schedule property.

9. The attorney holder authorized to apply for electricity, water, telephone connection in respect of schedule property before the concern authority, sign, execute any such documents/papers/agreements/applications

Kamlesh Khelake
Vasun Khemka

Sudhiti Rajan Neelam?

Manoj Kumar Behera

FOR SHREE SAI GOPINATH CONSTRUCTION

Tapan Kumar Khanna

Proprietor

etc. deposit necessary fees etc. required for the purpose.

10. The attorney holder authorized to apply for any NOC/Clearance/Commission etc. from any statutory/ Government or public authority as will be required from time to time for the aforesaid purposes.

11. To appear before any Notary public, Registrar of Assurance, District Registrar and Sub-Registrars of Assurances, Magistrate and other officer(s), authority(ies) having jurisdiction and to acknowledge and present for registration before the Registrar or have registered and do and perform all deeds, documents, instruments executed/signed by virtue of this registered power herein conferred upon.

12. To enter into, modify, cancel, alter, draw, approve, present for registration all papers, documents, deeds, contracts agreements, applications, declarations, undertakings and

Kamlesh Khemka
Varun Khemka

FOR SHREE SAI GOPINATH CONSTRUCTION
Jagan Kumar Kumar

Savitri Ranjan Deulchud

Manoj Kumar Behera

Proprietor

other documents in connection with sale, transfer etc. of the residential building and/or flats constructed by the ATTORNEY HOLDER / DEVELOPER upon its 50% share.

13. My ATTORNEY HOLDER / DEVELOPER is also competent and empowered to fix the price or prices of the residential units/flats that would be raised over the scheduled property and also empowered to sale those residential units/flats allotted towards ATTORNEY HOLDER/ DEVELOPER's share i.e. 50% only (except my share of 50%) to the different intending purchasers and in that case my attorney will be quite competent to execute sale deed and receive consideration money in respect of the same.

14. To sign, execute, deliver and make conveyance(s) for sale of any residential unit/flat in the said residential complex except the total area allotted in my favour as per the contract i.e. my 50% share and to

Kamlesh Khemka
Varun Khemka

Sushli Rajin Newland

Manoj Kumar Behera

FOR SHREE SAI GOPINATH CONSTRUCTION

Tapan Kumar Kumar

Proprietor

execute all other deeds agreements, instruments and assurances which shall be considered necessary and to present such conveyance for registration before appropriate authority to admit execution and receipt of consideration before the said authority.

15. The attorney holder is authorized to do all such acts, deeds and things required from time to time for its agnate and cognate purposes and fulfill the purpose of power of attorney without making me liable for any loss on that account and not detrimental in any way to my interest.

16. This Power of Attorney is irrevocable till the construction of the residential complex and delivery of possession of the units/flats in favour of the intending purchasers of the units/flats (allotted towards ATTORNEY HOLDER / DEVELOPER's share of 50%) are fully

- Kamlesh Khemka
Varun Khemka

FOR SHREE SAI GOPINATH CONSTRUCTION

Tapan Kumar Khanna

Proprietor

Sushil Rajen Malviya
Ajay Kumar Behera

completed and the completion of the total exercise in letter and sprite comes to an end.

17.To appear before any Income Tax, GST Tax or such other authorities and before any Court of Law, Tribunal, Committee and/or Commission pertaining labour or staff matters or otherwise and to answer and offer explanations to any questions 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.

18.To appear before Civil Court and Criminal court in respect of the Scheduled of Property, in respect of any Suit and criminal litigation if initiated in future and as such to sign Vakalatnama, engage advocate, file plaint, sign written statement, file appeal and revision etc. appropriate court of law.

Kamesh Khemka
Varun Khemka

FOR SHREE SAI GOPINATH CONSTRUCTION

Torpan Kuman Khemka

Proprietor

Smriti Rajan Behera

Manoj Kumar Behera

19. It is hereby specifically stated that the attorney shall do acts as afore said and such other acts and deeds that are deemed necessary to effectuate its authority under its authorized signatories in my name and to do other acts, deeds, matters and things whatsoever as my said registered Power of Attorney shall deem fit and incidental to the said above powers or incidental to the said property and/or construction of the residential building or the affairs relating there to.

We the PRINCIPALS/EXECUTANTS do hereby declare that the acts deeds and things as will be done by our power of attorney holder by the virtue of this Irrevocable General Power of Attorney shall be construed as acts, deeds and things done by us and we further declare that we shall rectify the same.

Kamlesh Khemka
Varun Khemka

FOR SHREE SAI GOPINATH CONSTRUCTION

Tapan Kumar Kalam

Proprietor

Sudhi Rajan Meelam

Manoj Kumar Behera

SCHEDULE OF PROPERTY

(Under Sub-Registrar, Khandagiri, Bhubaneswar)

Mouza- **Ghatikia**, Tahasil- Bhubaneswar, SRO-
Khandagiri, GA Plot No-168(C)/Drawing No-B/360, **Kalinga**
Nagar, Area-Ac0.124dec. i.e.60'X90'=5400sqft.
corresponding to revenue sabak Plot No. **51 (Pt)**, Sabak
Khata No. **443 (Anabadi)** corresponding to settlement Khata
No-2023, settlement Plot No-308, Area **A0.124dec**. Kisam-
Gharabari, Status- **Sthitiban**. (Vacant Land) Kisam-
Gharabari, Status- **Sthitiban**, rent-Rs2/-.

IN WITNESS WHEREOF we the above named
principal/s and attorney holders have here signed
this deed on this 27th day of April, 2022 at
Bhubaneswar in the presence of the following
witnesses being read over and understood the
contents of this deed in vernacular language.

WITNESSES: - *Kamlesh Khemka*

1. *Vaun Khemka* 27/04/2022

Sanku Rajan Behera Signature of Executant/Principal
K3B-250, Kalinga Nagar,
Bhubaneswar.

FOR SHREE SAI GOPINATH CONSTRUCTION
Tapan Kumar Kumar
27/4/2022
Proprietor

2. *Manoj Kumar Behera*
Plot No-172 Signature of Attorney Holder
Bapusthagar

Prepared & drafted by me as per instructions B. BSR
27/04/22 Add. BSR

Valuation Report

Application No- 1132205460

Registration Office- KHANDAGIRI

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
1132205460	27-APR-22	27-APR-22	1	10		

FEE DETAILS (In ₹)

Stamp Duty :	77376	Registration Fee :	0
Consideration Amount :	3868800	A18(iii) & A(1):	77626
Benchmark Value :	0	Incidental Fee Details	
<input type="checkbox"/> STAMP <input type="checkbox"/> E-STAMP <input type="checkbox"/> FRANKING		User Charges :	250
<input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE <input type="checkbox"/> DD <input type="checkbox"/> POS <input type="checkbox"/> NEFT <input type="checkbox"/> RTGS <input type="checkbox"/> IMPS <input type="checkbox"/> IFMS		<input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE <input type="checkbox"/> DD <input type="checkbox"/> CHALLAN <input type="checkbox"/> POS <input type="checkbox"/> NEFT <input type="checkbox"/> RTGS <input type="checkbox"/> IMPS <input type="checkbox"/> IFMS	

FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
KAMLESH KHEMKA	HUSBAND	LATE UMESH KUMAR KHEMKA	FEMALE	49		General	FIRST PARTY/SELF	YES	YES	PLOT NO-MB-4,PO/PS-LAXMISAGAR,BBSR
VARUN KHEMKA	FATHER	LATE UMESH KUMAR KHEMKA	MALE	20		General	FIRST PARTY/SELF	NO	YES	PLOT NO-MB-4,PO/PS-LAXMISAGAR,BBSR

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
TAPAN KUMAR KUANR PROPRIETOR MS SHREE SAI GOPINATH CONSTRUCTION				40		GENERAL	ATTORNEY/INSTITUTION			PLOT NO-E-4/2, H B COLONY,PO/PS-C S PUR,BBSR
Representative Name		Institution Name			Representative Address			Representative Designation		
TAPAN KUMAR KUANR PROPRIETOR MS SHREE SAI GOPINATH CONSTRUCTION		MS SHREE GANESH BUILDCON PVT LTD			PLOT NO-E-4/2, H B COLONY,PO/PS-C S PUR,BBSR			PROPRIETOR		

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
RAMA			MALE	0	Cultivation	V

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisan Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	GHATIKIA-50	2023	308	0.124 Acre (124Decimal)	GHARA BARI	0	Not Available	Not Available
East	West	North	South	Property Transaction Details				
NM	NM	NM	NM	POWER AREA AC.0.124DEC,DRNG NO-B/360,GA PLOT NO-168(C)				

The total transacted area is:0.124 acre(s).

APPLICATION ID CREATED BY : DEBAJANEE KAR
DOCUMENT ENTERED BY : JYOSHNA NAYAK