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Nomita Panda
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IRREVOCABLE GENERAL
POWER OF ATTORNEY

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23/11/20



L. F. I. attested
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L. F. I. attested
M. P. S.

Namita Panda

Baneelal Das
Managing Director

IRREVOCABLE GENERAL POWER
OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT;

I, SMT. NAMITA PANDA, aged about 55 years, W/o Sri Lokanath Panda, by Caste – Brahmin, by Profession – Housewife, resident of Vill. – Mathura Nagar, P.S. – Berhampur, Dist. – Ganjam, Odisha, (hereinafter called as the **Executant/Principal** which expression unless excluded by or repugnant to the context shall mean and include my heirs, successors, assignees and legal representatives),

Namita Panda
For Archid Builders Pvt.Ltd.
Baneelal Das
Managing Director

Debaish Panda
Prasanna Das

23.11.2020



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Prasanna M Das
A.P. Linganeswari
112 Town

BBSR



DO HEREBY appoint, constitute and empower; ARCHID BUILDERS (P) LTD., a company registered under the Companies Act, 1956 and having its registered office at 4th Floor, Archid Central, Plot No: 315, District Center, P.O./P.S. : Chandrashekherpur, Bhubaneswar, Dist.: Khurda, Odisha, represented through its authorised representative **Sri Bandan Mohanty**, aged about 45 years, S/o Late K.K. Mohanty, by Caste : Karan, by Profession : Business, (hereinafter called as the **Our Attorney Holder**), as our true and lawful Attorney on our behalf to do, execute and perform all or any of the following acts, deeds and things in respect of our landed property, more fully described in the schedule below;

Namita Panda
For Archid Builders Pvt.Ltd.
Bandan Mohanty
Managing Director

WHEREAS,I, the Principal/Executant hereby declare that, the property which is morefully described in the below schedule stands recorded in my name as per the Mutation R.O.R. (Patta) obtained from Office of the Tahasildar, Bhubaneswar vide Mutation Case No.4636/90 and I am in peaceful possession over the same without any dispute and paying rent to the Govt. By obtaining up-to-date rent receipts thereof.

23.11.2020

AND WHEREAS, my attorney holder, is engaged in the business of developing, promoting construction of apartments from its own financial resource, to carry out any development schemes, including construction of residential apartments by engaging engineers, masons and labourers and also put resource for apartments and supervise completing the construction of the proposed residential apartments and to procure prospective buyers for the residential apartments and other spaces to be built as per the sanctioned plan in my land.

Bandan Mohanty
Prasanna Das

AND WHEREAS, I the Principal/Executant desire to develop the scheduled property and make apartment/son sharing basis , that, out of the total B.D.A approved area 35% of the area will be for Land Owners and 65% of area will be Developer's share. In toto, the Ratio of the approved B.D.A area will be **ForLand Owners35%And65%ForAttorney Holder**i.e. after construction of complex, Attorney Holder can sell 65% of land to

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prospective purchasers.

Now this deed of General Power of Attorney witnessed as follows:

1. **My Attorney Holder**, is empowered to manage, administer the landed property as scheduled below for and on my behalf.
2. **My Attorney Holder**, is authorized to present agreement/agreements, letters, applications, correspondences and sign the same with/or any Govt. authority, undertakings, individuals, firms, company, or any Govt. department for the development of the scheduled property in my name and in my behalf.
3. **My Attorney Holder**, is authorized to prepare the plan of the complex by any Architecture to its choice and can produce the same before competent authorities of the Govt. Such as BDA/BMC, Bhubaneswar and make the same plan approved for construction.
4. **My Attorney Holder**, shall nominate, select and appoint draftsman, engineers, architects, contractors, labour contractors, masons, labourers and/or any other person/persons or any other company/companies, firm/firms for the purpose of construction of building and after completion of the same, for the maintenance of the constructed building as and when the Attorney shall deem necessary and shall make payment of all costs, remunerations on my behalf and shall accept all receipts thereof.
5. **My Attorney Holder**, shall receive and accept any letters, documents, sanctioned plan, amended plan and sign resubmit the same and/or tax bill and land rents, electric bills, water bills, gas bills and/or any other bills or challans or demands, from the Govt. and/or any other authority and pay the same, as the case may be, in my name and on my behalf.

Namita Panda
-or Archid Builders Pvt.Ltd.
Managing Director

28.11.2020

Debasis Panda
Prasanta Das

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Prakash
11-11-2022

6. **My Attorney Holder**, shall represent me before the development authorities, Municipal authorities, fire brigade, PHD, electricity board, , police and other public institutions, Govt. departments and semi-govt. departments/undertakings in connection with the development and construction upon the said land stated in the schedule and shall prepare, execute, sign, register and/or file all papers, plans applications/petitions and amalgamation deeds for the said purpose and do all acts, deeds and things as may be necessary for the said purpose and in said connection, in my name and on my behalf.

7. In case of purchase of F.A.R. from B.D.A./B.M.C. our attorney holder is authorized to do all the needful paper works before the competent authorities and in that effect also our attorney holder will pay 65% of the price as demand from B.D.A./B.M.C. and the rest 35% of demand amount will be paid by us (Principals/Executants) and from the purchased F.A.R. the ratio will remain same as 35% of Landlords and 65% of Developer and the Developer i.e. my attorney holder will sale his share of 65% of extended/purchased F.A.Rs to its potential customers.

8. **My Attorney Holder**, is further authorized to apply for and obtain quotas and to procure cement, steel, bricks and other building materials, which may be required for development and construction of the said schedule premises/land as my authorized representative and sign all papers for the said purpose in their own name as all authorities, for the said purpose in my name and on my behalf.

9. **My Attorney Holder**, is hereby empowered to raise loan for their customers, by way of mortgaging their part i.e. 65% of construction area for and on my behalf, without imposing any liability to the principal/executant.

10. **My Attorney Holder**, is hereby empowered to sale his share of 65% of construction area as allotted flats to potential customers, negotiate rates with them, execute agreement(s), receive advance(s) as well as full and final consideration money

Harmita Panda
-or Archid Builders Pvt.Ltd.
Bhavishya Das
Managing Director

23.11.2020

Harmita Panda

Prasanna Das



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)-52150 ,, User Charges-250 ,Total 52400

Date: 23/11/2020

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 **23/11/2020** by **NAMITA PANDA**, son/daughter/wife of **LOKANATH PANDA**, of **AT-MATHURA NAGAR, PS-BERHAMPUR, DIST-GANJAM**, by caste **General**, profession **Others** and finger prints affixed.

Namita Panda

Signature of Presenter / Date: 23/11/2020

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
NAMITA PANDA		 314065086	<i>Namita Panda</i>	23-Nov-2020
BANDAN MOHANTY AUTHORISED REPRESENTATIVE ARCHID BUILDERS P LTD	—	—	—	—

Identified by **DEBASISH PANDA** Son/Wife of **N/A** of **BBSR, DIST-KHURDA** by profession **Others**



Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
DEBASISH PANDA		 41663628	<i>Debasish Panda</i>	23-Nov-2020

Date: 23/11/2020

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 : 146

and do an discharge all such activities as may be required for the purpose from time to time after execution of the sharing agreement.

11. **My Attorney Holder**, is further nominated to enter into, modify, alter, draw, approve, present for registration for all agreements or Sale Deed(s)/conveyance(s) of land, in respect of the construction area/residential space of schedule property and sign all such modifications, alterations Deeds, agreements of sale and admit execution of all such documents before the registering authority, Bhubaneswar in my name and on my behalf in a reasonable and rational manner.

12. As regards the execution of any documents or applications as per the authorization, given by my Power of Attorney Holder herein, can execute the same for and on my behalf.

And generally to do, execute, perform all other acts, deeds, things and matters as may be required from time to time in respect of the said property fully and effectually in all respects, as I could do the same myself, if personally present and doing the same.

I, do hereby further agree and declare, that all acts, deeds, things and matters do, execute, perform and caused to be done, executed or performed by the said Attorney shall be constructed as acts, deeds, things done by me and I undertake to ratify and confirm all and whatsoever that my said Attorney hereby done, executed or performed.

SCHEDULE OF THE PROPERTY

Dist.- Khurda, Tahasil - Bhubaneswar No.170, under the jurisdiction of Sub-Registrar Office, Khandagiri, Bhubaneswar, P.S. - Bhubaneswar No.8, **Mouza – PATRAPADA**, Khata No.703/231 (Seven Hundred Three by Two Hundred Thirty One), **STHITIBAN**, Plot No.312 (Three Hundred Twelve), Kisam – Gharabari, **Area Ac.0.114decs.** (One Hundred Fourteen decimals) (Full Plot), Annual Rent – Rs.0.20paise.

Namita Panda
For Archid Builders Pvt.Ltd.
Managing Director

29.11.2020

Debaraj Panda
Prasanto K Das

Print Endorsement

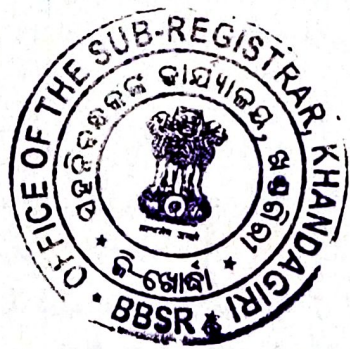
Document Number : 11132007201

For the year : 2020

Seal :

Date: 10/12/2020


Signature of Registering officer



BOUNDED BY :

NORTH: PLOT NO: 3030 (MOUZA:SHANKARPUR)

SOUTH:PLOT NO: 312/1806

EAST: PLOT NO: 313

WEST: PLOT NO: 311

GOVT. BENCHMARK VALUATION OF THE PROPERTY : ~~Rs.39,98,000/-~~ 25,93,000

IN WITNESS WHEREOF, I, the above named principal, after reading and understanding all the clauses of this Deed of General Power of Attorney. signed and executed this on thisday of November, 2020.

WITNESSES:

1. Debalish Panda

S/o Mr. LOKANATH PANDA
396.D. NAYASAHU, NAYAPALLI.
BHUBANESWAR - 751012

2. Prasanta K Das
A/Po Lingaraj Nagar
A/Po Town
BBSR

Namita Panda
Signature of
Executant/Principal

23-11-2020

For Archid Builders Pvt.Ltd.

Managing Director

Signature of
Attorney Holder

Certified that, this deed of General Power of Attorney is drafted and typed by me as per the direction and dictation of the Principal and after understanding fully the contents of this deed, they put their signature in presence of the witnesses.

Advocate, Bhubaneswar

Prasanta K Das

Valuation Report

Application No- **1132007014**

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
1132007014	23-NOV-20	23-NOV-20	1	10		

FEE DETAILS (In .)

Stamp Duty :	129650	Registration Fee :	0
Consideration Amount :	2593000	A18(iii) & A(1):	52110
Benchmark Value :	5130000	Incidental Fee Details	
		User Charges :	250

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FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
NAMITA PANDA	HUSBAND	LOKANATH PANDA	FEMALE	55		General	PRINCIPAL/SELF	YES	YES	AT-MATHURA NAGAR, PS-BERHAMPUR, DIST-GANJAM

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
BANDAN MOHANTY AUTHORISED REPRESENTATIVE ARCHID BUILDERS P LTD				45		GENERAL	ATTORNEY/INSTITUTION			4TH FLOOR, ARCHID CANTRAL, PLOT NO-315, DISTRICT CENTER, PO/PS-C S PUR, BBSR

Representative Name	Institution Name	Representative Address	Representative Designation
BANDAN MOHANTY AUTHORISED REPRESENTATIVE ARCHID BUILDERS P LTD	ARCHID BUILDERS P LTD	4TH FLOOR, ARCHID CANTRAL, PLOT NO-315, DISTRICT CENTER, PO/PS-C S PUR, BBSR	AUTHORISED REPRESENTATIVE

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
DEBASISH PANDA		BBSR, DIST-KHURDA	MALE	0	Others	0

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	PATRA PADA-8	703/231	312	0.114 Acre (114Decimal)	GHARA BARI	5130000	Not Available	Not Available

East	West	North	South	Property Transaction Details
PLOT NO-313	PLOT NO-311	PLOT NO-3030(MOUZA SANKARPUR)	PLOT NO-312/1806	POWER AREA AC.0.114DEC

The total transacted area is: 0.114 acre(s).

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