

957
GOVT. OF ODISHA

DSR, BOLANGIR

BOLANGIR

LICENSE NO : BLGFRA001

भारत



INDIA

STAMP DUTY

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Rs. ≈ 3303300 ≈ -5.6.2020

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NON JUDICIAL

ODISHA

5033 5323476



Adh 05/06/2020
Registering Officer
BALANGIR

Officer in-charge
Franking Machine
Sub-Registrar Office, Balangir

Fees Paid
A(1) 13,21,320.00
A(15) 265.00
Rs 13,21,585.00
A(15) iii 250.00
Rs 13,21,835.00

3120009#2



Rajendra Kumar Sahoo
Photo, Signature and LTI of
Presenter - cum - First party
Adhar no - 9031 4626 1852
Pan no - AHWPS4160L
Mobile - 94371 50400



Surendra Kumar Sahoo
Photo, Signature and LTI of
Presenter - cum - First party
Adhar no - 2747 5140 7485
Pan no - AQFPS4707B
Mobile - 94379 05877

POWER OF ATTORNEY

Know all men by these presents that we

- 1. **Rajendra Kumar Sahoo**, aged about 64 years S/o. Late Gopal Krushna Sahu, resident of Kansaripada, Balangir -767001, Odisha by Caste: Gudia. Adhaar no - 9031 4626 1852, PAN no - AHWPS4160L, Mobile no - 9437150400.

Rajendra Kumar Sahoo
Surendra Kumar Sahoo
Narendra Kumar Sahoo
Surendra Kumar Sahoo

For S.S. Green Infradevelopers LLP
Anil Kumar Agrawal

(Partner)

5023-5322476 of 5/6/20

Rs 33,03,300/-
Thirty three lakh three thousand three hundred

Rs 33,03,300/-
Thirty three lakh three thousand three hundred

5/6/20

M. L. Kumar



5/6/20
Registering Officer
BALANGIR

GOVT. OF ODISHA

DSR, BOLANGIR

BOLANGIR

LICENSE NO : BLGFRA001



STAMP DUTY

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NON JUDICIAL

Rs. ≈ 0001000 ≈ -5.6.2020

365511

ODISHA

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5037 751625E



Surendra Kumar Sahoo



Officer in-charge
Franking Machine
Dist. Sub-Registrar, Utkala, Balasore



Narendra Kumar Sahoo



Photo, Signature and LTI of
Presenter – cum – First party
Adhar no – 3074 5849 9937
Pan no – AHWPS4160L
Mobile – 9438530960

Photo, Signature and LTI of
Presenter – cum – First party
Adhar no – 4787 6233 6941
Pan no – AHZPS1783L
Mobile – 94383 55555

2. **Debendra Kumar Sahoo**, aged about 59 years S/o. Late Gopal Krushna Sahu, resident of Kansaripada, Balangir- 767001, Odisha by Caste: Gudia. Adhaar no – 2747 5140 7485, PAN no – AQFPS4707B Mobile no- 9437905877.
3. **Surendra Kumar Sahoo**, aged about 56 years S/o. Late Gopal Krushna Sahu, resident of Kansaripada, Balangir -767001, Odisha by Caste: Gudia. Adhaar no – 3074 5849 9937, PAN no – AQFPS4706A, Mobile no- 9438530960.
4. **Narendra Kumar Sahoo**, aged about 54 years S/o. Late Gopal Krushna Sahu, resident of Kansaripada, Balangir -767001, Odisha by Caste: Gudia. Adhaar no – 4787 6233 6941, PAN no – AHZPS1783L, Mobile no- 9438355555.

Debendra Kumar Sahoo
Surendra Kumar Sahoo

Narendra Kumar Sahoo

Surendra Kumar Sahoo

For S.S. Green Infradevelopers LLP

Anil Kumar Agrawal

(Partner)

5037-7516258 of 5/6/2020.

1000/- (New one thousand)

1000/- (New one thousand)

5/6/2020



Doc 05/6/2020
Registering Officer
BALANGIR



Soumendra Kumar Sahoo
Photo, Signature and LTI of
Presenter – cum – First party
Adhar no – 4952 2837 8848
Pan no – BEXPS9488C
Mobile – 95838 51555



Anil Kumar Agrawal
Photo, Signature and LTI of
Presenter – cum - Second Part
Adhar no – 8492 5542 3704
Pan no – ADZFS9414Q
Mobile – 94370 55752

5. **Soumendra Kumar Sahoo**, aged about 50 years S/o. Late Gopal Krushna Sahu, resident of Kansaripada, Balangir- 767001, Odisha by Caste: Gudia. Adhaar no – 4952 2837 8848, PAN no – BEXPS9488C, Mobile no- 9583851555.

hereinafter referred to and called as the Principals which expression shall include their legal heirs, successors, executors, administrators and assigns.

AND WHEREAS a delineation of the genesis of the title to the land in question stands recorded in the names of executants as per mutation ROR issued by concerned Tahasildar vide Mutation Case No.8/1380/2015 by

Rajendra Kumar Sahoo
Rohini Devi Kaly Sahoo
Sudendra Kumar Sahoo
Narendra Kumar Sahoo
Soumendra Kumar Sahoo.

For S.S. Green Infradevelopers LLP
Anil Kumar Agrawal
(Partner)

correcting the Prajakhana of ROR under Khata No.159. And in the year 2019 the executants had initiated proceeding under section 8(A) of OLR Act for change of classification of land from agricultural to homestead. In appropriate proceeding u/s 8(A) of OLR Act the executants have deposited necessary conversion premium fees before concerned authority vide its receipt No.AAM 7198529 dated 13/12/2019 in OLR 8(A) Case No.726/2019. Since the date of deposit of necessary premium the classification of land has been changed into homestead and since then the executants are in peaceful possession over the schedule property having every right, title, interest thereover and exercise various act of ownership over the same.

AND WHEREAS there is a concluded contract between the executants and **S.S. GREEN INFRADEVELOPERS LLP**, for commercial exploitation of the land in question 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 developer, the executants intend to execute general Power of Attorney in favour of **S.S. GREEN INFRADEVELOPERS LLP**, represented by its partner **ANIL KUMAR AGRAWAL** aged about 40 years son of Late Gajanand Agrawal.

Hence, the executants do hereby nominate, appoint and constitute represented by its partner **ANIL KUMAR AGRAWAL** aged about 40 years son of Late Gajanand Agrawal, Partner of **S.S. GREEN INFRADEVELOPERS LLP** is a limited liability partnership incorporated under the LLP Act -2008, having LLP ID No- AAQ-3799 and PAN-ADZFS9414Q its Office at Shop No L-1, Sri Gajanand Complex, Mohanty Pada, Bargarh, as our true and lawful

Rajendra Kumar Sahoo,
Sudendra Kumar Sahoo
Narendra Kumar Sahoo
Soremendra Kumar Sahoo.

For S.S. Green Infradevelopers LLP

Anil Kumar Agrawal

(Partner)

Attorney to do, perform or cause to be done and perform the following acts deeds and things as specified below namely:

- 1) To submit applications affidavit, indemnity bond, rent receipts etc. along with the other requirements as well as complete other formalities prescribed by the Authorities, in this regard.
- 2) To get the building plans including revised plans prepared through qualified Architects for construction of the Multi Storied Building complex comprising of Units/Flats/Parking spaces and to submit the same before the Concerned Development Authority or any other Departments or Agencies for sanction, approval and subsequent modification and/or revision of such plan or plans.
- 3) To appear and represent us before the Local Development Authority 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/commercial complex.
- 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

Rajendra Kumar Sahoo
Sachin Kumar Sahoo
Surendra Kumar Sahoo
Narendra Kumar Sahoo
Surendra Kumar Sahoo

For S.S. Green Infradevelopers LLP

Anil Kumar Agrawal
(Partner)

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 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.
- 7) To deal with and dispose of the proportionate impartible undivided share in the land in question as well as the saleable super built up area in the proposed Housing Complex or vacant land to any intending purchaser.
- 8) To enter into any agreements, with the intending purchasers regarding transfer of Flats / Units by way of absolute sale 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 appear before any income Tax, Wealth Tax, Sales Tax /GST or such other authorities and before any court of law tribunal committee and/or commissioner pertaining labour of staff matters or otherwise and to answer and offer explanations to any question arising out of such proceeding before them and to engage counsels(s) verify and submit statements and other records and papers before them and

Narendra Kumar Sahas
Sachin Kumar Sahas
Suresh Kumar Sahas

Narendra Kumar Sahas
Suresh Kumar Sahas

For S.S. Green InfraDevelopers LLP

Anil Kumar Agrawal

(Partner)

prefer appeals or revisions and make applications or petition before any such or other authorities as may be necessary.

- 10) To insert advertisements in any local and national daily News Papers offering for sale of Flats / Units in the proposed building complex of the total Super built up areas / flats / commercial units at its cost and expenses.
- 11) To take all steps in any legal proceedings and/or litigations that may arise during the period of construction including engaging any Advocate / Solicitor.
- 12) To apply to Courts and / or any Office for copies of any documents and papers.
- 13) To apply for inspection and / or to inspect the judicial/revenue records.
- 14) 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.
- 15) To appear before any Registrar of Assurances, other Officer(s), Authority/ies having jurisdiction to entertain and receive the conveyance for registration and execute and register sale deeds, conveyances, instruments transferring Flats / Units together with proportionate impartible undivided share in the land in favour of

Harindra Kumar Saha
Sibendra Kumar Saha

Suresh Kumar Saha

Narendrakumar Saha

Saemendrakumar Saha

For S.S. Green Infradevelopers LLP

Anil Kumar Agrawal

(Partner)
Page 7 of 11

intending owners of such Units of Super built up area together with proportionate interest in the land in question as enjoined by the law in force.

- 16) To negotiate for sale and transfer, let out charge or encumber land and building and / or Flats / Units, Parking spaces by the said Attorney at its discretion as may deemed fit and expedient.
- 17) To sign, execute, draw, present for registration and admit registration of documents, sale deeds transferring proportionate impartible undivided share in the land in favour of the intending owners of the Flats/Units, and other documents in connection with sale and transfer of the Flats/Units, together with proportionate impartible undivided share in the land in favour of intending owners of the Units/Flats except our share in the project.
- 18) To mortgage the land in schedule mentioned below (as a whole plot consisting 1.001 Acre) as Primary or Collateral Security to Bank / Financial institution and avail Loan required for the project as per the requirement and size of the project. The land owners / Principals will support and facilitate all legal formalities required for the same.
- 19) Its also declared by all joint owners of the scheduled plot namely Rajendra kumar Sahoo, Devendra Kumar Sahoo, Surendra Kumar Sahoo and Saoumendra kumar Sahoo, By caste – Gudia, All sons of Late- Gopal Krushna Sahoo, Kansari pada, Balangir that at the time of

Rajendra Kumar Sahoo
Devendra Kumar Sahoo
Surendra Kumar Sahoo

Narender Kumar Sahoo
Saoumendra Kumar Sahoo

For S.S. Green Infradevelopers LLP

Anil Kumar Agrawal

(Partner) Page 8 of 11

bank loan by S.S. Green Infra Developers LLP, represented by Anil Kumar Agrawal by mortgaging the schedule land as primary or collateral security Sri Narendra Kumar Sahoo will sign all documents required to be signed on behalf of land owners as all others may not be available at Balangir. So we authorize Sri Narendra Kumar Sahoo to sign on our behalf and it will be treated as signed by us jointly.

20) To mortgage commercial/residential built up space together with proportionate impartible undivided interest on the land in the project before any bank or financial institution to avail finance except our owner's share allotted in the project.

21) To offer on lease/rent built up commercial/residential units/spaces including proportionate undivided interest on the said land in the project except our owner's share of built up space allotted in the project.

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 exercise 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, We hereby agree and undertake that all acts, deeds and things lawfully done by our said Attorney shall be construed as acts, deeds and things lawfully done by us and we undertake to ratify and confirm all whatsoever our said Attorney shall lawfully do or cause to be done for and on our

Susendra Kumar Sahoo
Susendra Kumar Sahoo.
Susendra Kumar Sahoo

Narendra Kumar Sahoo

Susendra Kumar Sahoo.

For S.S. Green Infradevelopers LLP

Anil Kumar Agrawal

(Partner)

behalf by virtue of the powers, rights and authorities delegated, and hereby vested.

SCHEDULE OF LAND

Plot situated at Mouza – Balangir – Kha, Khata no – 159, having recorded tenants as Rajendra kumar Sahoo, Devendra Kumar Sahoo, Surendra Kumar Sahoo, Narendra Kumar Sahoo and Saoumendra kumar Sahoo, By caste – Gudia, All sons of Late- Gopal Krushna Sahoo, Kansari pada, Balangir.

Plot Measuring – Ac. – 1.001 (One Acre point zero zero one)

Plot no – 1015 / 2390 – Ac – 0.275

Plot no – 1195 / 2391 - Ac – 0.726

Kisam Gharbari, conversion paid vide receipt no – AAM 7198529, dt – 13/12/2019.

(A sketch map of the schedule land is attached to this agreement, which will form a part of this agreement for proper identification and /or measurement/ demarcation of the said land).

BOUNDED BY

North : Nalia – (Drain)

South : Plot no - 1195

East : Plot no 1195 (part)

West : Main Road

The valuation of schedule land as per bench mark valuation is Rs. 6,60,66,000 /- (Rupees Six Crore Sixty Lacks Sixty Six thousand only) and accordingly applicable stamp duty and registration fees hereby paid.

Rajendra Kumar Sahoo
Devendra Kumar Sahoo
Soumendra Kumar Sahoo

For S.S. Green Infradevelopers LLP
Anil Kumar Agarwal
(Partner)

Narendra Kumar Sahoo
Soumendra Kumar 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(g) Fees Paid : A18(iii) & A(1)-1321570 ,, User Charges-265 ,Total 1321835

Date: 05/06/2020

Signature of Registering officer
BALANGIR

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar District Sub-Registrar BALANGIR between the hours of 7:30 AM and 10:00 AM on the 05/06/2020 by RAJENDRA KUMAR SAHOO , son/wife of LATE GOPAL KRUSHNA SAHU , of AT- KANSARIPARA, BOLANGIR, PO/PS/DIST- BOLANGIR 767001 , by caste OBC , profession Business and finger prints affixed.

Rajendra Kumar Sahoo



Signature of Presenter / Date: 05/06/2020

Signature of Registering officer
BALANGIR

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
RAJENDRA KUMAR SAHOO		 313758157		05-Jun-2020
DEBENDRA KUMAR SAHOO		 313758169		05-Jun-2020
SURENDRA KUMAR SAHOO		 313758187		05-Jun-2020
NARENDRA KUMAR SAHOO		 313758197		05-Jun-2020
SOUMENDRA KUMAR SAHOO		 313758206		05-Jun-2020
ANIL KUMAR AGRAWAL PARTNER OF SS GREEN INFRADEVELOPERS LLP		 242187718		05-Jun-2020
Identified by RADHESHYAM SAHOO Son/Wife of DEBENDRA KUMAR SAHOO of AT- KANSARIPARA, BOLANGIR, PO/PS/DIST- BOLANGIR 767001 by profession Business				
Identified by VINEET JINDAL Son/Wife of LATE VIJAY JINDAL of AT- RUGUDIPARA, BOLANGIR, PO/PS/DIST- BOLANGIR 767001 by profession Business				
VINEET JINDAL		 41499343		05-Jun-2020

IN WITNESS WHEREOF, We the Executants have executed this Power of Attorney on this the day of **5th June, 2020** (Fifth June Two thousand twenty) in presence of the Witnesses named below:-

SIGNATURE OF
EXECUTANTS/PRINCIPALS

1. Rajendra Kumar Sahoo.
2. Debmala Kalyan Sahoo
3. Suresh Kumar Sahoo
4. Narendra Kumar Sahoo
5. Saemendra Kumar Sahoo.

SIGNATURE OF
ATTORNEY HOLDER

For S.S. Green Infradevelopers LLP

Anil Kumar Agrawal

(Partner)

WITNESSES:- Vineet Jindal

1. Vineet Jindal, S/o - Late Vijay Jindal, Aged - 36 years, Occupation - Business, Address - Rugudi Pada, Balangir - 767001, Adhar no - 7741 7506 7312, Mobile no - 97783 22222.

2. Balkrishna Sahoo S/o - Narendra Kumar Sahoo age-18
Carde - GUDA' oee - Bmmen.
R/o - Kamsari para Balangir
PO/PS/ Dist - Balangir.

- 3 - Radheshyam Sahoo S/o - Debandra Kumar Sahoo
age - 30 oee - Bmmen Carde - GUDA'
R/o - Kamsari para Balangir
PO/PS/ Dist - Balangir.

Page 11 of 1

Prepared by
me.
(J.K. Panigrahi)
02-5-6-20
Advocate
Balangir.

RADHESHYAM SAHOO		 41499396		05-Jun-2020
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Date: 05/06/2020


 Registering Officer
 Signature of Registering officer
 BALANGIR

Endorsement of certificate of registration under section 60

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

Book Number : 1 || Volume Number : 20

Document Number : 10312000968

For the year : 2020

Seal :

Date: 05/06/2020




 Registering Officer
 Signature of Registering officer
 BALANGIR

Registration No. 10312000968
 Registration Document No. 10312000968
 Book No. 1 || Volume No. 20
 Registered Date: 05/06/2020
 Registration Year 2020


 REGISTERING OFFICER
 BALANGIR

