

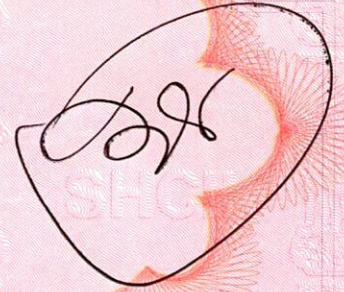
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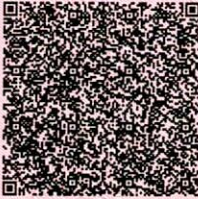
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp



Certificate No. : IN-OD04362661186486U
Certificate Issued Date : 03-Aug-2022 01:51 PM
Account Reference : SHCIL (FI)/ odshcil01/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0105936828080497U
Purchased by : MS STALWART PROJECTS PVT LTD
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA-PATIA
Consideration Price (Rs.) : 0
(Zero)
First Party : SUMAN SOURAV
Second Party : MS STALWART PROJECTS PVT LTD
Stamp Duty Paid By : MS STALWART PROJECTS PVT LTD
Stamp Duty Amount(Rs.) : 1,000
(One Thousand only)



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

Suman Sourav

Sum

PU 0002967159

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.

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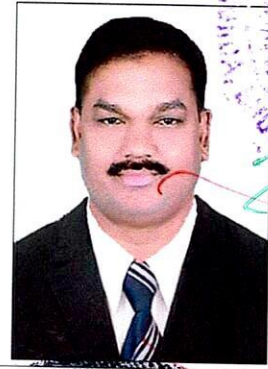
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3/8/20*



4
4 Suman Sourav
05



4
Suman Sourav
For Stalwart Projects Pvt. Ltd.
Director

POWER OF ATTORNEY

Know all men by these presents that, **MR. SUMAN SOURAV** (Aadhar no-2991-8998-8332, PAN- BWGPS8787M) aged about 33 years, S/o. Pradipta Chandra Behera, by profession: Business, by caste: Chasa, Mob: 7381600000, residing At: Plot No.453/11, Mayanshi Residency, 3rd floor, Nuasahi, Lane-2, Near Mayanshi Residency, Nayapalli, Bhubaneswar, Dist: Khorda, PIN: 751012, Odisha hereinafter referred to and called as the Principal/executant/the First Party which expression shall include his successors, executors, administrators and assigns.

w 1 Suman Sourav
w 2 Suman Sourav

AND WHEREAS the first party here by declares that the schedule land in question which stands recorded in the name of the First Party purchased from M/s. Mayanshi Constructions Pvt Ltd vide Regd. Sale Deed ID No.- 10822/1437 dtd.03.08.2022, 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.

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 Director, **SRI SHARAT KUMAR SAHU** aged about 55 years son of Late Narahari Sahu. Agreement for sale mou was executed in favour of M/s. Stalwart Projects Pvt Ltd on dtd.04.01.2021 vide id no.1082100071 & document no.11082100062 as it was decided to make sale deed in favour of M/s. Stalwart Projects Pvt Ltd but due to mutual understanding it is now decided that execution of GPA will be done by party of the first part.

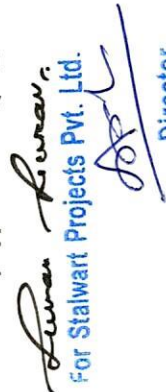
AND WHEREAS in order to facilitate M/s Stalwart Projects Pvt. Ltd. to undertake the work of development of property in terms of Development Agreement mentioned above, I, at my own discretion and free will, do here by nominate, constitute, and appoint M/s Stalwart Projects Pvt. Ltd represented through its Director, Sri Sharat Kumar Sahu aged about 55 years son of Late Narahari sahu resident of Plot No.1, Tulasi Vihar Complex, Sailashree Vihar, P.O.: Sailashree Vihar, P.S.: Chandrasekharapur, Bhubaneswar herein after called the attorney holder as our true and lawful attorney to do the following acts, deeds and things for me, in our name and on our behalf.

1. To apply for and obtain certified copies, non-encumbrances certificates or any other certificate and documents if necessary for the purpose.

Laxman Sahu
For Stalwart Projects Pvt. Ltd.
Sri Sharat Kumar Sahu
Director

Animesh Mishra
Sushil Kumar

2. To apply for approval of the layout and buildings plan to **Plan Sanctioning Authority / Authorities**, swear affidavits for the purpose, obtain **approved plan in our name** and do all the needful work for this purpose which will be required by the said **authorities**.
3. To develop the said property, by **constructing residential/commercial/any other complex of any type, construct boundary walls or any other structure over the said property**, as mentioned in **Regd. Development Agreement** mentioned above, in connection with development of property.
4. To deposit necessary **fees, taxes, rents and charges to Plan Sanctioning authorities** / departments relating to the said property obtain receipts thereof.
5. To take **electric, water, telephone, TV/cable, Internet** connection etc. to the said premises either on Temporary or Permanent basis and execute agreements for the purpose if necessary.
6. To **advertise for sell**, sell, enter into agreements for sale, transfer, lease, receive and appropriate payments in lieu, gift, pledge or mortgage to any financial institution for arranging loan, or any other act whatsoever for "**Developer's shares**" of units as mentioned in above Regd. Development Agreement including execute any deed of conveyance agreements etc., present the same and appear before registering authority for Registration, admit execution thereof in my /our name and on my/our behalf.
7. 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 Developer'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.


 For Stalwart Projects Pvt. Ltd.
 Director

Anandh Raju
 Sento B Saku



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 I-A No. 48(g). Fees Paid : A18(iii) & A(1)-290 ,, User Charges-250 ,Total 540

Date: 03/08/2022


Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar District Sub-Registrar KHURDA(BBSR) between the hours of 10:00 AM and 1:30 PM on the 03/08/2022 by SUMAN SOURAV , son/daughter/wife of PRADIPTA CHANDRA BEHERA , of AT-PLOT NO.453/11, MAYANSHI RESIDENCY, 3RD FLOOR, NUJASAH, LANE-2, NEAR MAYANSHI RESIDENCY, NAYAPALLI, BBSR, DIST- KHORDHA , by caste General , profession Business and finger prints affixed.









Signature of Presenter 03/08/2022


Signature of Registering officer

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SUMAN SOURAV		 315637880		03-Aug-2022
MS STALWART PROJECTS PVT. LTD. THROUGH ITS DIRECTOR SHARAT KUMAR SAHU		 243381658		03-Aug-2022

Identified by HIMANSHU NAYAK Son, Wife of SAMBARU NAYAK of C.S. PUR, BBSR, DIST- KHORDHA by profession Others

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
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8. To create a mortgage on the said property described in the Schedule hereunder written to Banks/ Financial Institution to take Project Loan.
9. 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.
10. To take all steps in any legal proceedings and/or litigations that may arise during the period of construction including engaging any Advocate / Solicitor.
11. In case of any ambiguity, this **Power of Attorney** shall be read and interpreted along with **Regd Development Agreement** referred above.
12. In terms of Clauses of **Regd Development Agreement, unilateral cancellation of this Registered Power of Attorney cannot be done.**
13. 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.
14. 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 Developer's allocation) in favour of intending purchaser of the Units / Flats except the owner's share 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.

Suman Kumar
 For Stalwart Projects Pvt. Ltd.
Apex
 Director

Amresh Kumar
Saurabh Sachdev

HIMANSHU NAYAK



42433393

03-Aug-2022

Date: 03/08/2022

Signature of Registering officer

Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the District Sub-Registrar, KHURDA(BBSR)

Book Number : 1 || Volume Number : 239

Document Number : 11082210899

For the year : 2022

Seal :

Signature of Registering officer

Date: 04/08/2022

Print



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

Dist. Khurda, Tahasil. Bhubaneswar, P.S. New Capital, Thana No.22, Hal P.S. Chandrasekharpur, under the jurisdiction of District Sub-Registrar, Khurda, Bhubaneswar.

Mouza- PATIA,
Khata No.-474/2770, Mutation Plot No.-306/1712/4449, Sthitiban,
Area-Ac.0.110 Decimals, Kisam- Gharabari, marked as Sub Plot No.1 & 2.

[Signature]
For Stalwart Projects Pvt. Ltd.
[Signature]
Director

Bounded by:

North – Plot No.1711

South – Road

East – Sub Plot No.3

West – 200ft Nandankanana Road.

The valuation of schedule land as per bench mark valuation is **Rs.1,39,15,000/-** and accordingly applicable stamp duty and registration fees hereby paid.

[Signature]
[Signature]

IN WITNESS WHEREOF, we the Executant have executed this Power of Attorney on this the **03rd day of August, 2022** (Two thousand twenty two) in presence of the Witnesses named below-

WITNESSES:-

1. *Amresh Kumar*
Advocate
C.S.Pu BBSR

2. *Santosh Saha*
S/O - Karthik Saha
V. Sekhary



SIGNATURE OF
EXECUTANT/PRINCIPAL


For Stalwart Projects Pvt. Ltd.


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


03-08-2022



DECLARED & TRUE AS
FILED IN
BOOK NO.
Volume No.
Pages
Serial No.
for the year 2022
1082211439

3-8-22

Valuation Report

Application No- 1082211439

Registration Office- KHURDA(BBSR)

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
1082211439	03-AUG-22	03-AUG-22	1	10		

FEE DETAILS (In ₹.)

Stamp Duty :	0	Registration Fee :	0
Consideration Amount :	0	A18(iii) & A(1):	250
Benchmark Value :	13915000	Incidental Fee Details	
		User Charges :	250
<input type="checkbox"/> STAMP	<input type="checkbox"/> E-STAMP	<input type="checkbox"/> FRANKING	
<input type="checkbox"/> CASH	<input type="checkbox"/> CHEQUE	<input type="checkbox"/> DD	<input type="checkbox"/> CHALLAN
<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
SUMAN SOURAV	FATHER	PRADIPTA CHANDRA BEHERA	MALE	33	Business	General	FIRST PARTY/SELF	YES	YES	AT- PLOT NO.453/11, MAYANSHI RESIDENCY, 3RD FLOOR, NUASAH, LANE-2, NEAR MAYANSHI RESIDENCY, NAYAPALLI, BBSR, DIST- KHORDHA

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
MS STALWART PROJECTS PVT. LTD. THROUGH ITS DIRECTOR SHARAT KUMAR SAHU				55		GENERAL	ATTORNEY/INSTITUTION			AT- PLOT NO.1, TULASI VIHAR COMPLEX, SAILASHREE VIHAR, PS- CHANDRASEKHARPUR, BBSR, DIST- KHORDHA
Representative Name			Institution Name				Representative Address			Representative Designation
MS STALWART PROJECTS PVT. LTD. THROUGH ITS DIRECTOR SHARAT KUMAR SAHU			MS STALWART PROJECTS PVT. LTD.				AT- PLOT NO.1, TULASI VIHAR COMPLEX, SAILASHREE VIHAR, PS- CHANDRASEKHARPUR, BBSR, DIST- KHORDHA			DIRECTOR

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
HIMANSHU NAYAK	SAMBARU NAYAK	C.S. PUR, BBSR, DIST- KHORDHA	MALE	0	Others	A

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	PATIA-22	474/2770	306/1712/4449	0.11 Acre (110Decimal)	GHARABARI	13915000	Not Available	Not Available
East		West		North	South	Property Transaction Details		
SUB PLOT NO.3		200FT. NANDANKANAN ROAD		PLOT NO.1711	ROAD	POWER AREA AC.0.110DEC., SUB PLOT NO.1 & 2		

The total transacted area is:0.11 acre(s).

APPLICATION ID CREATED BY : NARESH PRATAP SINGH RAJKUMAR

DOCUMENT ENTERED BY : SUSANTA KUMAR DAS



आयकर विभाग
INCOME TAX DEPARTMENT




भारत सरकार
GOVT. OF INDIA

SUMAN SOURAV
PRADIPTA CHANDRA BEHERA

24/11/1987
Permanent Account Number

BWGPS8787M

Suman Sourav
Signature



01042013

Suman Sourav



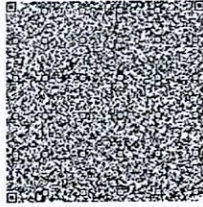
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0638/10856/01416

To
Suman Sourav
Pradipta Chandra Behera
Mayanshi Residency, Plot No. 453/11, 3rd Floor
Nuasahi, Lane-2
Near Mayanshi Residency
Nuasahi Nayapalli
Nayapalli
Khorda Odisha - 751012
7381666666

Validity: unknown
Digitally signed by Suman Sourav
DN: cn=Suman Sourav, o=Unique Identification
Authority of India, ou=UIDAI, email=Suman.Sourav@uidai.gov.in, c=IN



आपका आधार क्रमांक / Your Aadhaar No. :

2991 8998 8332

VID : 9177 8445 6866 9105

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Suman Sourav
Date of Birth/DOB: 24/11/1987
Male/ MALE

Issue Date: 20/11/2011

2991 8998 8332

VID : 9177 8445 6866 9105

मेरा आधार, मेरी पहचान



Government of India



सूचना

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- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

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- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
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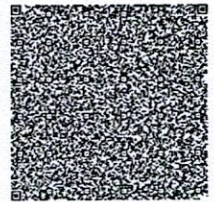


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Unique Identification Authority of India



Address:
Pradipta Chandra Behera, Mayanshi
Residency, Plot No. 453/11, 3rd Floor,
Nuasahi, Lane-2, Near Mayanshi Residency,
Nuasahi Nayapalli, Nayapalli, Khorda,
Odisha - 751012

Download Date: 17/04/2032



2991 8998 8332

VID : 9177 8445 6866 9105



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Suman Sourav


ଭାରତ ସରକାର
Government of India




ଶରତ କୁମାର ସାହୁ
Sharat Kumar Sahu
ପିତା - ନରାହାରୀ ସାହୁ
Father - NARAHARI SAHU
ଜନ୍ମ ତାରିଖ / DOB - 24/09/1965
ଲିଙ୍ଗ / Male



4675 2299 2428


ଆଧାର - ସାଧାରଣ ଲୋକର ଅଧିକାର



ଭାରତୀୟ ଏକମିତିକତା ପରିଷଦ
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ପ୍ଲଟ ନଂ 1, ଟୁଲସୀ ବିହାର କମ୍ପ୍ଲେକ୍ସ
ନିକଟ ହିଗ୍ ବିହାର ମଣ୍ଡପ, ସାଲେଶ୍ଵରୀ
ବିହାର, ଭୁବନେଶ୍ଵର, ଓଡ଼ିଶା ବିହାର, ଓଡ଼ିଶା
ପିନ୍ କୋଡ୍ - 751021

Address: PLOT N-1, TULASI
VIHAR COMPLEX, NEAR HIG
DURGA MANDAP, SAILESHREE
VIHAR, BHUBANESWAR,
Saileshree Vihar, Khorda,
Saileshree Vihar, Odisha, 751021

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AM

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INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHARAT KUMAR SAHU
NARA HARI SAHU

24/08/1965
Permanent Account Number
AJLPS2715B

Sharat
Signature



21042007

Sharat