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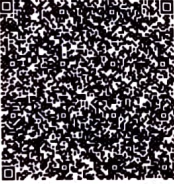


सत्यमेव जयते

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

**e-Stamp**

**Certificate No.** : IN-OD01500319178355S  
**Certificate Issued Date** : 23-Dec-2020 02:57 PM  
**Account Reference** : SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD  
**Unique Doc. Reference** : SUBIN-ODODSHCIL0101984791363439S  
**Purchased by** : MS SIDHIVINAYAK INFRASTRUCTURE P LTD  
**Description of Document** : Article IA-48 Power of Attorney Deed  
**Property Description** : MOUZA-SUNDARPUR  
**Consideration Price (Rs.)** : 12,93,200  
(Twelve Lakh Ninety Three Thousand Two Hundred only)  
**First Party** : SUBRAT RANJAN JENA  
**Second Party** : MS SIDHIVINAYAK INFRASTRUCTURE P LTD  
**Stamp Duty Paid By** : MS SIDHIVINAYAK INFRASTRUCTURE P LTD  
**Stamp Duty Amount(Rs.)** : 64,660  
(Sixty Four Thousand Six Hundred And Sixty only)



.....Please write or type below this line.....

Subrat Ranjan Jena

LB0012832704

**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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met 23/12/23

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2644

Subsat Ranjan Jena

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak  
Managing Director



Fee Paid

Date 25/12/23



Art of



Subsat Ranjan Jena

is ADD by  
Aditya Kumar Nayak



Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak  
Managing Director

is ADD by  
Aditya Kumar Nayak

2651002

**Irrevocable General Power of Attorney**

met 23/12/23  
(5)

KNOW ALL MEN BY THESE PRESENTS that I ~~SRI SUBRAT~~  
**RANJAN JENA**, Adhar No.- 442877715217 aged about 30 years, S/o  
Banambar Jena, By Cast: Khandayat, By Profession: Business,  
Resident of Plot No. 410, Sector-5, NiladriVihar, PS:

Aditya Kumar Nayak  
Managing Director

Chandrasekharpur, Bhubaneswar, Dist: Khurda, Odisha. Phone No.- .- 9439777389

(hereinafter called the "PRINCIPALS/LANDOWNERS") do hereby constitute, nominate and appoint M/S. SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS (P) LTD. a company incorporated under the Indian companies Act, 1956, vide Corporate Id No.U70101OR2011PTC013878 having its corporate office at RP-104,Lane No.-3,Pandav Nagar, Tankapani Road, Bhubaneswar-751018, Dist. – Khurda, represented by its Managing Director, ADITYA KUMAR NAYAK, Adhar No.-331216982926 , aged about 42 years, S/O Sri Krupasindhu Nayak, of Village Sanakal, PO: Atabel via Balikuda, Dist: Jagatshingpur. Odisha. PS: (here-in-after called the "Attorney Holder") as my true and lawful attorney on my behalf, in respect of my landed property more fully described in the schedule of property below.

WHEREAS, the above mentioned principals being the owner of the landed property covered under Dist.- Khurda, P.S.- Chandaka, P.S. No.-41, Tahasil – Bhubaneswar, Mouza- Sundarpur, Khata No.- 890/138, Plot No.- 2355/2987, Area- Ac0.097 Dec and Plot No.- 2357/2987, Area- Ac0.025 Dec. (Tota one khata and two plot total Area- Ac0.122 Dec.), have entered into a Development agreement with the present attorney holder Sidhivinayak Infrastructure and Developers (P) Ltd. Through its Managing Director Sri Aditya Kumar Nayak on dated ..... at ..... to develop the said plot of land by constructing a residential complex as per various terms and conditions stipulated in the said development agreement.

Subodh Sanjan Jena

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak  
Managing Director

Aditya Kumar Nayak

Aditya Kumar Nayak



**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(q) Fees Paid : A18(III) & A(1)-26154 ,, User Charges-250 ,Total 26404

Signature of Registering officer

Date: 23/12/2020

**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 **23/12/2020** by **SUBRAT RANJAN JENA**, son/daughter/wife of **BANAMBAR JENA**, of **PLOT NO - 410, SECTOR - 5, NILDRIVIHAR, PS - C S PUR, BBSR, DIST - KHURDA**, by caste **General**, profession **Others** and finger prints affixed.

*Subrat Ranjan Jena*

Signature of Presenter / Date: 23/12/2020

Signature of Registering officer.

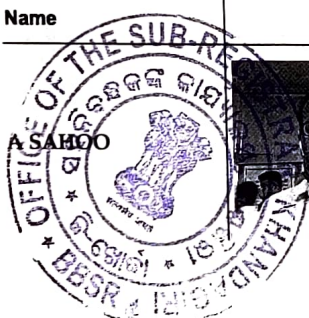
**Endorsement under section 58**

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SUBRAT RANJAN JENA		 314139601	<i>Subrat Ranjan Jena</i>	23-Dec-2020
ADITYA KUMAR NAYAK MANAGING DIRECTOR MS SIDHIVINAYK INFRASTRUCTURE AND DEVELOPES PVT LTD		 242448614	<i>Aditya Kumar Nayak</i>	23-Dec-2020

Identified by **A SAHOO** Son/Wife of **N/A** of **BBSR , DIST - KHURDA** by profession **Advocate**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
<b>A SAHOO</b>		 41701844	<i>A Sahoo</i>	23-Dec-2020



Date: 23/12/2020

Signature of Registering officer

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

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



ct 1899,

**AND WHEREAS**, I, the above named Principals, is the absolute owner of the property mentioned in the schedule below situated At Dist.- Khurda, P.S.- Chandaka, P.S. No.-41, Tahasil – Bhubaneswar, Mouza- Sundarpur, Khata No.- 890/138, Plot No.- 2355/2987, Area- Ac0.097 Dec and Plot No.- 2357/2987, Area- Ac0.025 Dec. (Total one khata and two plot total Area- Ac0.122 Dec.) Kissam – Gharabari, and I at my discretion and free will hereby execute this General Power of Attorney in favour of **M/S. SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS (P) LTD.** represented by its Managing Director, **SRI. Aditya Kumar Nayak**, to do the following acts, things and deeds in Our name and on Our behalf:-

- 1) To deposit rents, cess, taxes and other charges on property mentioned in the schedule below and whatever construction to come up thereon and to obtain receipts thereof on my behalf.
- 2) To nominate, select and appoint Draftsman, Engineers, Architects, Contractors, Labour contractors, Masons, Labours and any other person or persons, any other Company or Companies, Firm or Firms for the purpose of construction of Residential Cum Commercial Complex or Bungalows or condominiums and EWS & LIG units.
- 3) To submit and obtain building plans on all or part of the schedule property to be approved by the Bhubaneswar Development Authority/Bhubaneswar Municipal Corporation for a Residential Cum Commercial Complex or Bungalows or condominiums and EWS & LIG units.
- 4) To appeal before the Bhubaneswar Development Authority (BDA)/ Bhubaneswar Municipal Corporation (BMC) and / or other Authority(ies) or other body concerned with the scheduled property or any part thereof in relation to any construction thereon including the assessment thereof and to

*Subrata Samanta Sena*

Sidhivinayak Infrastructure & Developers (P) Ltd.

*Aditya Kumar Nayak*  
Managing Director

*Anand Kumar Saha*

*Anil Prasad*

Print Endorsement

Page

Book Number : 1 || Volume Number : 154

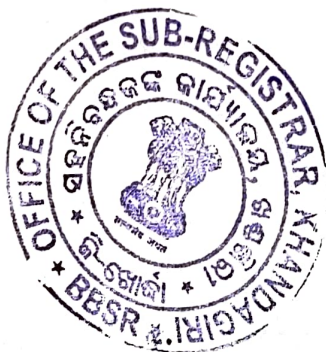
Document Number : 11132007646

For the year : 2020 .

Seal :

Date: 23/12/2020

Signature of Registering officer



file objections and other documents, papers and affirmations relating to any other proceedings concerning the same.

- 5) To apply for and to obtain necessary Electric, Water, Telephone, Sewage, Cable and other connections / facilities in or for the property mentioned in the schedule below.
- 6) To carry out necessary construction of Boundary walls, approach roads, sewerage systems and construction work as per the BDA /BMC approved building plan using top class building materials.
- 7) To arrange for getting a separate electric transformer installed at the site.
- 8) To arrange for digging bore-well(s) for provision of perennial source of water at the site.
- 9) To arrange finance from any Bank or Financial institution for the intending Purchaser/Purchasers of the flat Units to be constructed or erected over the property as loan on the share of the developer.
- 10) That our attorney is entitled to sell only the developer's share of the super built up area of the proposed Residential Cum Commercial Complex or Bungalows or condominiums along with the developer's share of land on which the residential/commercial complex shall be constructed and also sell the proportionate numbers of the garages on the schedule property to potential purchasers of flat units.
- 11) To purchase stamp papers, sign and execute sale deed or any other deed of conveyance, agreements etc., as required and present the same before the registering authority for registration and admit the execution thereof in our name and on our behalf in respect of the Share of the Developer.

*Subrat Sanjay Jena*

Sidhivayak Infrastructure & Developers (P) Ltd.

*Aditya Kumar Nayak*  
Managing Director

*Dr. Sagar*

*A. D.*

*Abhishek*

- 12) To advertise for sale of proportionate Land and the built-up area to be constructed except the portion allotted to me/land owner.
- 13) To do and perform all other acts, deeds and things that may be required from time to time for smooth development of the scheduled property by mutual consent.

I, hereby agree to ratify and confirm all and whatever other act or acts my said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the schedule property for carrying out the necessary development by virtue of this deed of power of attorney.

#### SCHEDULE OF PROPERTIES

Dist.- Khurda, P.S.- Chandaka, P.S. No.- 41, Tahasil - Bhubaneswar, Mouza- Sundarpur, Khata No.- 890/138, Plot No.- 2355/3263, Area- Ac0.097 Dec and Plot No.- 2357/2987, Area- Ac0.025 Dec. (Total one khata and two plot total Area- Ac0.122 Dec.) Kissam - Gharabari, Annual Rent - Rs.7.40

This Document is Valued at Rs.12,93,200/- (Rupees Twelve Lakh Ninety Three Thousand Two Hundred ) only.

*Subodh Sanjan Sarda*

Sidhivinyak Infrastructure & Developers (P) Ltd.

*Aditya Kumar Nayyar*  
Managing Director

*Anita Sarda Sarda*

*Anil Prasad*



In witnesses whereof, We, the above named executants / principals  
have signed this on...22 day of ...Dec, 2020.

Witnesses:-

1. Anurag Kumar Subrat Karmakar  
Adv. Bhubaneswar  
Signature of Executant / Principals

Sidhivinayak Infrastructure & Developers (P) Ltd.

2. Amit Patil  
S/o Manoj Kumar Patil  
Korika Square, Rongach.  
Cuttack-8.

Aditya Kumar Nayak  
Managing Director

Signature of Attorney Holder

CERTIFICATE

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

Advocate, Bhubaneswar.

### Valuation Report

Application No- 1132008159

Registration Office- KHANDAGIRI

Application Type- **POA WITH POSSESSION** **DEED DETAILS** Status-

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1132008159	23-DEC-20	23-DEC-20	1	10	11132007646	23-DEC-20

**FEE DETAILS (In ₹)**

Stamp Duty : 64660  
 Consideration Amount : 1293200  
 Benchmark Value : 0

Registration Fee : 26404  
 A18(III) & A(1): 26114  
 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
SUBRAT RANJAN JENA	FATHER	BANAMBAR JENA	MALE	30		General	PRINCIPAL/SELF	YES	YES	PLOT NO - 410, SECTOR - 5, NILDRIVIHAR, PS - C S PUR, BBSR, DIST - KHURDA

**SECOND PARTY DETAILS**

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
ADITYA KUMAR NAYAK MANAGING DIRECTOR MS SIDHIVINAYK INFRASTRUCTURE AND DEVELOPES PVT LTD				42		GENERAL	ATTORNEY/INSTITUTION			RP - 104, LANE - 3, PANDABA NAGAR, TANKAPANI ROAD, BBSR, DIST - KHURDA
<b>Representative Name</b>			<b>Institution Name</b>				<b>Representative Address</b>		<b>Representative Designation</b>	
ADITYA KUMAR NAYAK MANAGING DIRECTOR MS SIDHIVINAYK INFRASTRUCTURE AND DEVELOPES PVT LTD			MS SIDHIVINAYK INFRASTRUCTURE AND DEVELOPERS PVT LTD				RP - 104, LANE - 3, PANDABA NAGAR, TANKAPANI ROAD, BBSR, DIST - KHURDA		MANAGING DIRECTOR	

**IDENTIFIER DETAILS**

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
A SAHOO		BBSR , DIST - KHURDA	MALE	0	Advocate	0

**PROPERTY DETAILS**

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	SUNDAR PUR-41	890/138	2357/2987	0.025 Acre ( 25Decimal )	GHARABARI	0	Not Available	Not Available
<b>East</b>	<b>West</b>	<b>North</b>	<b>South</b>	<b>Property Transaction Details</b>				
NA	NA	NA	NA	POWER AREA AC. 0.025 DEC,				
KHURDA	SUNDAR PUR-41	890/138	2355/3263	0.097 Acre ( 97Decimal )	GHARABARI	0	Not Available	Not Available
<b>East</b>	<b>West</b>	<b>North</b>	<b>South</b>	<b>Property Transaction Details</b>				
NA	NA	NA	NA	POWER AREA AC. 0.097 DEC,				

The total transacted area is:0.122 acre(s).

**REMARK DETAILS**  
ok

**APPLICATION ID CREATED BY :** DILLIP KAR  
**DOCUMENT ENTERED BY :** MALAY RANJAN SAHOO