

1132007495



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD01442428945987S
Certificate Issued Date : 07-Dec-2020 01:43 PM
Account Reference : SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0101902819884916S
Purchased by : SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS P.LTD
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA-SUNDARPUR
Consideration Price (Rs.) : 7,84,400
(Seven Lakh Eighty Four Thousand Four Hundred only)
First Party : MANDAKINI PARIDA
Second Party : SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS P.LTD
Stamp Duty Paid By : SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS P.LTD
Stamp Duty Amount(Rs.) : 39,320
(Thirty Nine Thousand Three Hundred And Twenty only)



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

to Mandakini Parida

Aditya Kumar Nayak

LB 0012829789

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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mandy file

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A/15688

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A/811125

A/811140

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayyar

Managing Director

7-12-20



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of Mandakini Parida

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayyar

Managing Director

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Parida

7.12.20

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Irrevocable General Power of Attorney

KNOW ALL MEN BY THESE PRESENTS that We,
SMT. MANDAKINI PARIDA, Adhar No-742645042163
aged about 34 years, ~~W/o Lalit Kumar Barik~~, By Cast: Barik, By
Profession: service, Resident of Plot No. 428, Canal Road, Sameigadia,

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W1

W2

Rasulgarh, PS: Mancheswar, Bhubaneswar, Dist: Khurda Odisha., Mob No.9090179798.

(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 having its corporate office at RP-104, Lane No.-3, Pandav Nagar, Tankapani Road, Bhubaneswar-751018, Dist. - Khurda, represented by its Managing Director, **ADITYA KU. NAYAK**, Adhar No.331216982926 aged about 42 years, S/O Sri Krupasindhu Nayak, of Village Sanakal, PO: Alabol 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.- 890/155, Plot No.- 2356/3005 Area- Ac0.045 Dec , Plot No. - 2357/3004 Area- Ac0.008 Dec and Plot No. - 2358/3003 Area- Ac0.021 Dec (Total One Khata and Three Plot with Total Area -Ac. 0.074), 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 07/12/2020 at Bhubaneswar to develop the said plot of land by constructing a residential complex as per various terms and conditions stipulated in the said development agreement.

AND WHEREAS, I, the above named Principals, are the absolute owner of the property mentioned in the schedule below situated At Dist.- Khurda, P.S.- Chandaka, P.S. No.-41, Tahasil -

Mandakini Pasida

Bihari Keshari Pasida

W1

W2 Shabani Sanjay Laksh

W2

Bhubaneswar, Mouza- Sundarpur, Khata No.- 890/155, Plot No.- 2356/3005 Area- Ac0.045 Dec , Plot No. – 2357/3004 Area- Ac0.008 Dec and Plot No. – 2358/3003 Area- Ac0.021 Dec (Total One Khata and Three Plot with Total Area –Ac. 0.074), Kissam – Gharabari, Annual Rent - Rs.4.00. 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

Mandakini Parida

Sikany Kishan Parida

Sidhivinyak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

Prabhati Lakshmi 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)-15978 ,, User Charges-250 ,Total 16228

Date: 07/12/2020

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 **07/12/2020** by **MANDAKINI PARIDA** , son/daughter/wife of **LALIT KUMAR BARIK** , of **PLOT NO - 428, CANAL ROAD, SAMEIGADIA, RASULGARH, MANCHESWAR, BBSR, DIST - KHURDA** , by caste **General** , profession **Others** and finger prints affixed.

Mandakini Parida

Signature of Presenter / Date: 07/12/2020

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
MANDAKINI PARIDA		 314096578	Mandakini Parida	07-Dec-2020
ADITYA KUMAR NAYAK MANAGING DIRECTOR MS SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS PVT LTD		 242420097	Aditya Kumar Nayak	07-Dec-2020

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

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BHABANI SANKAR SAHOO		 41679445	Bhabanisankar Sahoo	07-Dec-2020

Date: 07/12/2020

Signature of Registering officer

Endorsement of certificate of registration under section 60



- 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.

x Mandakini Parida

w. Bikum Kheroi Parida

w. Bhabanii Parake Parida

Sidhvinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

Print Endorsement

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

Book Number : 1 || Volume Number : 144

Document Number : 11132007057

For the year : 2020

Seal :

Date: 07/12/2020


Signature of Registering officer



- 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.- 890/155, Plot No.- 2356/3005, Area- Ac0.45 Dec, Plot No.- 2357/3004, Area- Ac0.008 Dec and Plot No.- 2358/3003, Area- Ac0.21 Dec Kissam - Gharabari, (Total One Khata and Three Plot Total Area Ac0.74 Dec) Annual Rent - Rs. 4.00

Bench mark valuation Rs 7,84,400 -

This Document is Valued at Rs 7,84,400 Rupees *seven lakh eight four thousand four hundred*) only.

x Mandakini Parida

w. Bikram Keshari Parida

Sidhivinayak Infrastructure & Developers (P) Ltd

Amita Kumar Nayak
Managing Director

w. Gharabari Sundar Lachar

In witnesses whereof, We, the above named executants / principals have signed this on...^{7th} day of^{Dec}....., 2020.

Witnesses:-

1.

Sikram Keshari Parida
S/O-Mr. Kalandi Ch. Parida
Plot no-428, Canal Road
Samejadia, Bhubaneswar - 751010.

x Mandayini Parida

Signature of Executant / Principals

2. Dhabani Lenka Saha

S/O. D. C. Saha
Office: Benamanki Pur,

Sidhivinayak Infrastructure & Developers (P) Ltd.

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.

Annada Lenka Saha
Advocate, Bhubaneswar.

Valuation Report

Application No- 1132007495

Registration Office- **KHANDAGIRI**

Application Type- **POA WITH POSSESSION**

DEED DETAILS

Status- **Completed**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date	Communication Mobile No
1132007495	07-DEC-20	07-DEC-20	1	10	11132007057	07-DEC-20	9090179798

FEE DETAILS (In ₹)

Stamp Duty :	15688	Registration Fee :	16228
Consideration Amount :	784400	A18(iii) & A(1):	15938
Benchmark Value :	0	Incidental Fee Details	
		Revalidation Fee :	Rs. 5
		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"/> 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	Mobile No
MANDAKINI PARIDA	HUSBAND	LALIT KUMAR BARIK	FEMALE	34		General	PRINCIPAL/SELF	YES	YES	PLOT NO - 428, CANAL ROAD, SAMEIGADIA, RASULGARH, MANCHESWAR, BBSR, DIST - KHURDA	9090179798

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Mobile No
ADITYA KUMAR NAYAK MANAGING DIRECTOR MS SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS PVT LTD				42		GENERAL	ATTORNEY/INSTITUTION			RP - 104, LANE -3, PANDAV NAGAR , TANKAPANI ROAD, BBSR, DIST - KHURDA	
Representative Name			Institution Name				Representative Address		Representative Designation		
ADITYA KUMAR NAYAK MANAGING DIRECTOR MS SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS PVT LTD			MS SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS PVT LTD				RP - 104, LANE -3, PANDAV NAGAR , TANKAPANI ROAD, BBSR, DIST -KHURDA		MANAGING DIRECTOR		

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
BHABANI SANKAR SAHOO		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	SUNDAR PUR-41	890/155	2357/3004	0.008 Acre (0.008Acre)	GHARA BARI	0	Not Available	Not Available	
Property Transaction Details									
East	West	North	South						
NM	NM	NM	NM						
KHURDA	SUNDAR PUR-41	890/155	2358/3003	0.021 Acre (21Decimal)	GHARABARI	0	Not Available	Not Available	
Property Transaction Details									
East	West	North	South						
NA	NA	NA	NA	POWER AREA AC. 0.021 DEC,					
KHURDA	SUNDAR PUR-41	890/155	2356/3005	0.045 Acre (45Decimal)	GHARABARI	0	Not Available	Not Available	
Property Transaction Details									
East	West	North	South						

NA

NA

NA

POWER AREA AC. 0.045 DEC,

The total transacted area is:0.074 acre(s).

REMARK DETAILS

ok

I have no objection in authenticating myself and fully understand that information provided by me shall be used for authenticating my identity through Aadhaar Authentication System for the purpose stated above and no other purpose.

APPLICATION ID CREATED BY : DILLIP KAR

DOCUMENT ENTERED BY : MALAY RANJAN SAHOO