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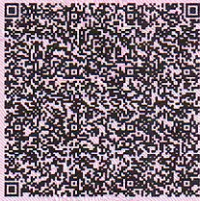


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD02790815698823T
Certificate Issued Date : 15-Nov-2021 04:49 PM
Account Reference : SHCIL (FI)/ odshcil01/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0103765130928247T
Purchased by : MS MOTWANI CONSTRUCTIONS PVT LTD DIR M MOTWANI
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA-NUAHAT
Consideration Price (Rs.) : 4,46,03,900
(Four Crore Forty Six Lakh Three Thousand Nine Hundred only)
First Party : GM INFRATECH LTD DIR RAJKUMAR MISHRA
Second Party : MS MOTWANI CONSTRUCTIONS PVT LTD DIR M MOTWANI
Stamp Duty Paid By : MS MOTWANI CONSTRUCTIONS PVT LTD DIR M MOTWANI
Stamp Duty Amount(Rs.) : 8,92,078
(Eight Lakh Ninety Two Thousand And Seventy Eight only)



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

For Motwani Constructions Pvt. Ltd.

Manas Motwani
16.11.21
DIRECTOR

For GM Infratech Ltd.

Raj Kumar
Director

w1 Dinobandhu Sahoo
16.11.21

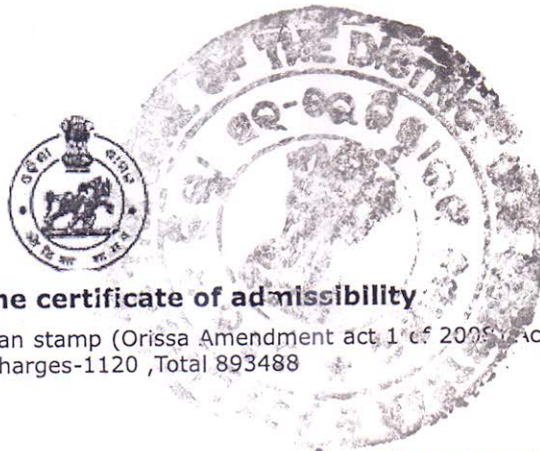
w2 Rama Chandra Mehera
16.11.21

QT 0002731875

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.

SHCIL



Manoj Mohan
SIGNATURE OF PURCHASER

Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2005) Act 1899, Schedule 1-A No. 48(g). Fees Paid: A18(iii) & A(1)-892368 ,, User Charges-1120 ,Total 893488

Date: 16/11/2021

[Signature]
Signature of Registering officer

Endorsement under section 52

[Signature]
Registering Officer

Presented for registration in the office of the District Sub-Registrar CUTTACK between the hours of 10:00 AM and 1:30 PM on the 16/11/2021 by G M INFRATECH LTD REPRESENTED THROUGH ITS DIRECTOR RAJ KUMAR MISRA , son/wife of LATE GHANSHYAM MISRA , of AT/PO/PS- GORUMAHISANI, DIST- MAYURBHANJ , by caste General , profession Business and finger prints affixed.

[Signature]

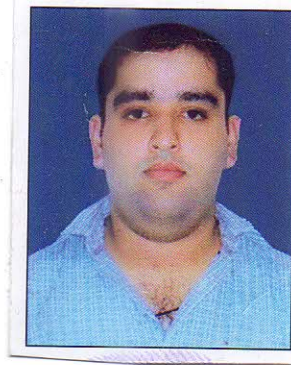
Signature of Presenter / Date: 16/11/2021

[Signature]
Signature of Registering officer

000523182



Lead Price
 AC 892078 -
 A/D 250
 A/D 40.
 892368.
 1120.
893488



16/11



Registering Officer
CUTTACK

By Kumar
of - 75 Attested.
S/O
Adm, BBSR.

Manas Motwani
of 15 Attested.
S/O
Adm, BBSR.

16.11.21
For GM Infratech Ltd.
By Kumar

DEVELOPMENT POWER OF ATTORNEY

THIS POWER OF ATTORNEY is made on this the 15TH day of November, Two Thousand and Twenty One (2021) by

G. M. Infratech Limited a company incorporated under the Companies Act, 1956 having its, **registration No.- 45400WB2011PLC167996, PAN -AECG4626M** and having its registered office at 7, Waterloo street, 2nd floor, Kolkata, West Bengal, pin-700069, represented through its Director Sri. Raj Kumar Misra, aged about **62** years, S/o: Late Ghanshyam Misra, by Caste:- Brahmin, by Profession: Business, at: Gorumahisani, P.o: Gorumahisani, P.S: Gorumahisani, Dist: Mayurbhanj,

PH:- 9937008989

w1 Dinabandhu Sahoo

w2 Rama Ch Bhowra

31 Dinabandhu Sahoo 16.11.21
32 Rama Ch Bhowra 16.11.21

For Motwani Constructions Pvt. Ltd.
Manas Motwani
DIRECTOR



S. B. Pillai

Registering Officer
CUTTACK

AADHAR NO-3742 71680716, (hereinafter, called the "PRINCIPAL") do hereby nominate, appoint and constitute "M/s **Motwani Constructions PVT LTD**", a company incorporated under the Companies Act having its registration No. **U70100OR2008PTC010136**, PAN- **AAGCM2496K** having its registered office at. N- 4 -229, IRC VILLAGE **NAYAPALLI BHUBANESWAR**, Khordha, represented through its Director Shri Manas Motwani, aged about 31 years, son of Shri Dillip Kumar Motwani, having **AADHAR no- 3437 7938 0545**(hereinafter called the "ATTORNEY"),

PH:- 7504022458

WHEREAS:-

A. The Principal is the exclusive owner and absolutely seized and possessed of and / otherwise well and sufficiently entitled to **ALL THAT** piece of parcel of land measure **Total Area Acres. 1.76.3 Kadi** situated in , Dist- Cuttack, P.S: Sub Registrar office and Tahasil- Cuttack Sadar. P.S. No.45, Tahasil No. 273, Mouza: Nuahat, Kisam:-Gharabari, Status- Stithiban. 1. Mutation Khata No. 498/511, Plot No- 1250/2114, Mula Khata No.498/110 and mula plot no 1250, , Area Ac1.09 decs, 2. Mutation Khata No.498/320, Plot No-1247/1984, Mula Khata No.234, Area Ac. 0.08 decs. 3. Mutation Khata No.498/321, Plot No-1259/1985, Area Ac. 0.03.3 Kadi and Plot No-1251/1986, Area Ac. 0.53 decs, Total Area Ac. 0.56.3 Kadi 4. Mutation Khata No.498/732, Plot No-1260/2326, Mula Khata No.498/61 and mula plot no 1260/1513, Area Ac. 0.03 decs, totalling to **One Mouza, Four Khata and Five Plots**, ad measuring a **total area of Acres. 1.76.3 Kadi**,

For GM Infrotech Ltd.
Raj Kumar

16.11.21

Director

For Motwani Constructions Pvt. Ltd.

Manas Motwani

DIRECTOR

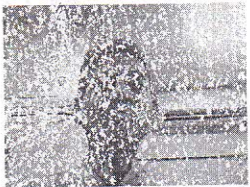
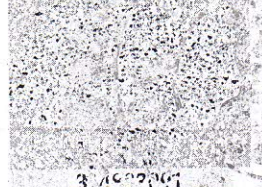

16.11.21

M/s Dimpal Kumar Sahoo
16/11/21

M/s Dimpal Kumar Sahoo
16.11.21

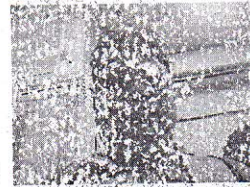
Endorsement under

Execution is admitted by :


Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
G M INERATECH LTD. REPRESENTED THROUGH ITS DIRECTOR RAI KUMAR MISRA				16-Nov-2021

MS MOTWANI CONSTRUCTION PVT LTD PRESENTED THROUGH ITS DIRECTOR MANAS MOTWANI			 Manas Motwani	16-Nov-2021
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Authenticated by: DINABANDHU SAHOO Son/Wife of ... SAHOO of AT/PO TURINETI, DISTANCE ...
by profession ...

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
DINABANDHU SAHOO				16-Nov-2021

Order 15/11/2021


Signature of Registering Officer

together with all right of easements, common facilities and amenities annexed thereto (hereinafter, referred to as the **SCHEDULE PROPERTY**).

B. The principal has executed a Development Agreement on 15/11/2021 in respect of the Schedule Property in favour of **M/s Motwani Constructions PVT LTD** a company incorporated under the Companies Act having its registration No. **U70100OR2008PTC010136**, **PAN AAGCM2496K** having its registered office at. N-4-229, IRC VILLAGE, NAYAPALLI BHUBANESWAR, Khordha, represented through its Director Shri Manas Motwani, aged about 31 years, son of Shri Dillip Kumar Motwani, having **AADHAR no- 3437 7938 0545** (hereinafter, referred to as the "Developer").

C. The Principal is desirous of appointing, nominating and constituting the Attorney herein, as its true and lawful Attorney for and on its behalf and in its name, place and stead without prejudice to its interest, to do the following acts, deeds, matters and things lawfully in respect of the Schedule Property that is to say:-

1. To hold, defend, possess, manage and maintain the Schedule Property and to construct the building upon the land at the Schedule Property in terms of the Development Agreements.
2. To erect boundary walls in and around of the Schedule Property.

For Motwani Constructions Pvt. Ltd.

Manas Motwani

DIRECTOR

16.11.21

M. D. Bhandari Sano
16/11/21

M. 2. Bhandari Sano
16.11.21

For GM Infratech Ltd.

[Signature]

Director

16.11.21



[Handwritten Signature]
Registering Officer
CUTTACK

3. To apply for and obtain sanction of the building plan from the CUTTACK DEVELOPMENT AUTHORITY and/or any other authorities and to sign and execute any such papers documents instruments that may be required in this regard.
4. To sign, execute and submit all applications maps plans specification new plans, to CUTTACK DEVELOPMENT AUTHORITY and obtain the same there from upon sanction in respect of any maps, plans, new plan and/or any modification or alterations thereafter upon the building plan sanctioned by the CUTTACK DEVELOPMENT AUTHORITY and to sign and execute and submit any papers and documents and perform all the formalities and obligations as may be required or necessary from time to time in connection therewith.
5. To pay fees to obtain sanction and other records permission and/or consents from the necessary authorities as may be necessary or required for sanction, modification and/or alteration of the plan and/or any utility serving and/or concerning the Schedule Property and also to sign other documents as may be required by the authorities from time to time.
6. To appoint Engineers, Architects and their agent or agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of fees and charges of such Architects, Engineers and their agent or agents and/or sub-contractors, for and on behalf of the Principal.

For GM Infratech Ltd.

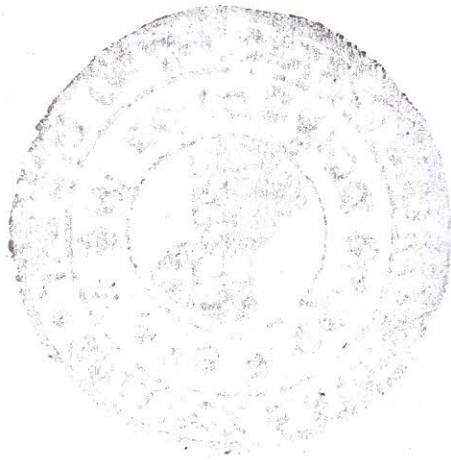
By Kunt
Director
16.11.21

For Motwani Constructions Pvt. Ltd.

Marcy M...

DIRECTOR

W1 Dinabandhu Samo 16.11.21
W2 P... out remove 16.11.21



Small
Registering Officer
CUTTACK

7. To apply for electricity, water, drainage, sewerage, telephone, lift or of any other utility in the Schedule Property including the said property and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the attorney.
8. To apply for and obtain licenses and permissions that may be necessary or be required for the purpose of installation and running of lift, generator for auxiliary power supply or for the purpose of having the drain of the Schedule Property including the said property to be disconnected and/or connected to the municipal drain and for all or any of the purposes above mentioned to sign and execute all necessary papers and documents.
9. To make supervise the construction of the building and/or structures according to the sanction building plan to be sanctioned by the CUTTACK DEVELOPMENT AUTHORITY in respect of the Schedule Property as mentioned in hereunder and to that effect to get signed, pursue and collect on behalf of the principal all such or relevant applications, drawings, documents and any representations of whatsoever manner or nature that is being sought to be done by the aforesaid department of the competent authority or by other as and when necessary and/or asked for.

For GM Infatech Ltd.

[Handwritten signature]

Director
16.11.21

For Motwani Constructions Pvt. Ltd.

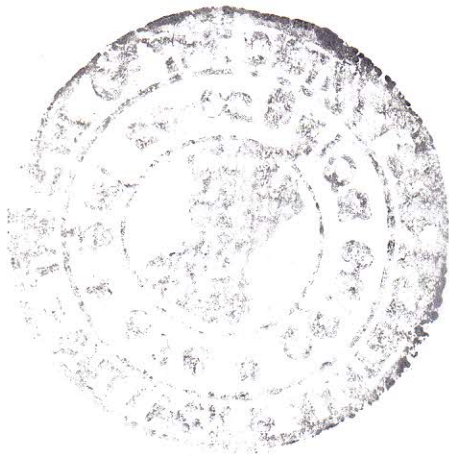
[Handwritten signature]

DIRECTOR

16.11.21

M1 Dhanabandhu Sahob
16/11/21

M2 Rona av Benerre
16.11.21



Handwritten signature

Registering Officer
CUTTACK

10. To appear and represent the Principal before the CUTTACK DEVELOPMENT AUTHORITY, building Tribunal and other authorities concerned regarding any notice received or served upon the Principal in respect of the Schedule Property including the said property and to make representations, prefer appeals reviews and revisions and for that to sign and submit all papers appeals applications and papers and to appear and make representation for and on behalf of the Principal before the authorities concerned.
11. To appear and represent the Principal before the CUTTACK DEVELOPMENT AUTHORITY, Fire Services Dept. Odisha & Local Police, electricity power of corporation in connection with the Schedule Property and to sign and execute all the papers and documents wherever necessary.
12. To apply for electricity, water, drainage, sewerage, telephone, lift or of any other utility in the Schedule Property including the said property and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the Attorney.
13. To sign and execute all papers and documents for and on behalf of the Principal to obtain land ceiling clearance from the Competent Authority in respect of the Schedule Property including the said property.
14. To appear and represent Principal before any Notary Public, Registrar of Assurances, District Registrar, Sub-

For M Infotech Ltd.

Director
16.11.21

For Motwani Constructions Pvt. Ltd.

Mans Motwar
DIRECTOR
16.11.21

M. Dinabandhu Sahoo
16/11/21

M. Ranga Prasad
16.11.21



[Handwritten signature]
Registering Officer
CUTTACK

Registrar or any other officer or officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, documents and instruments executed and signed by the said Attorney in any manner concerning the Developer allocation in terms of the Development Agreements in respect the Schedule Property or any part thereof and to admit execution thereof and to perform and complete all legal formalities thereon.

15. To enter into agreement for sale, deed of conveyance, transfer or otherwise in respect of the Developer's allocation in terms of the Development Agreements by and between the Principal and the Developer at a settled price to be settled by the attorney and to collect money from the intending Purchaser(s) and to grant receipt and acknowledge the payment.
16. To sign and execute any other deeds, documents, Agreements for Sale, Deed of Conveyance or Deed of Sale in respect of the Developer's allocation in terms of the Development Agreements by and between the Principal and the Developer and to present the same for registration before the registering authority and admit the execution thereof.
17. To receive money or moneys whether in advance or booking from time to time or at a time from the intending Purchaser or Purchasers in respect of the Developer's Allocation in terms of the Development Agreements and to grant proper receipt and discharge thereof.

For GM Infratech Ltd.

KJ Kemerth
Director
16.11.21

For Motwani Constructions Pvt. Ltd.

Manos Motwani

DIRECTOR

W1 Dhirabanshu Singh
16/11/21

Mr. Rama Prasad
16.11.21



5/16/11
Registering Officer
CUTTACK

18. To deliver khas and vacant possession of the Developer's Allocation in terms of the Development Agreements by and between the Principal and the Developer to the intending Purchaser or Purchasers.
19. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.
20. To sign and execute Agreements for Sale, Deeds of Conveyances or Deeds of sale or any others deeds, documents, declarations for and on behalf of the Principal if the Principal sale and/or transfer its share/portions or part of it to the Developer on the basis of the Development Agreement executed by and between the principal and the developer and to present the same for registration before the registering authority and admit the execution thereof.

AND GENERALLY to do all acts and things concerning the powers herein conferred in respect of the said property which the Principal could have done lawfully under her own hands, if present personally. And I the Principal do hereby agree ratify and confirm all acts, deeds and things whatsoever and the said Attorney shall do and/or cause to do in accordance herewith.

for GM Infrotech L

By Kumar ^{Dinesh}
16.11.21

For Motwani Constructions Pvt. Ltd.

Manoj Motwani

DIRECTOR

16.11.21

31 Dinabandhu Sahoo
16/11/21

32 Rana or Behere
16.11.21



[Handwritten signature]

Registering Officer
CUTTACK

THE SCHEDULE PROPERTY ABOVE REFERRED TO

(Description of the Schedule Property)

ALL THAT piece of parcel of land measure **Total Area Acres. 1.76.3 Kadi** situated in , Dist- Cuttack, P.S: Sub Registrar office and Tahasil- Cuttack Sadar. P.S. No.45, Tahasil No. 273, Mouza: Nuahat, Kisam:-Gharabari, Status- Stithiban. 1. Mutation Khata No. 498/511, Plot No- 1250/2114, Mula Khata No.498/110 and mula plot no 1250, , Area Ac1.09 decs, 2. Mutation Khata No.498/320, Plot No-1247/1984, Mula Khata No.234, Area Ac. 0.08 decs. 3. Mutation Khata No.498/321, Plot No- 1259/1985, Area Ac. 0.03.3 Kadi and Plot No-1251/1986, Area Ac. 0.53 decs, Total Area Ac. 0.56.3 Kadi 4. Mutation Khata No.498/732, Plot No-1260/2326, Mula Khata No.498/61 and mula plot no 1260/1513, Area Ac. 0.03 decs, totalling to One Mouza, Four Khata and Five Plots, ad measuring a **total area of Acres. 1.76.3 Kadi**, together with all right of easements, common facilities and amenities annexed thereto.

For GM Infrotech Ltd.

Signature

Dir

16.11.24

For Motwani Constructions Pvt. Ltd.

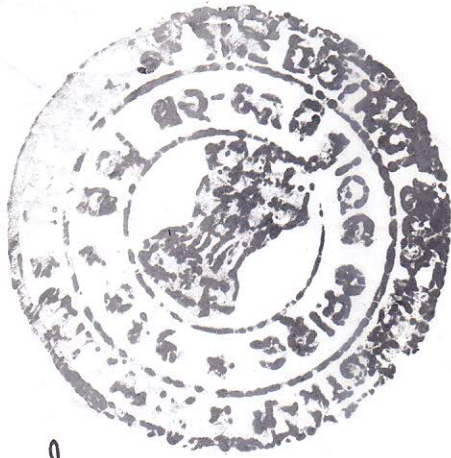
Mancos Motwani

DIRECTOR

16.11.24

Mr. Dinabandhu Sahoo
16/11/24

Mr. Rama Chandra Behera
16.11.24



S
16/11
Registering Officer
CUTTACK

IN WITNESS WHEREOF the Principal has put his signature on this the day, month and year first above written in presence of Witnesses.

WITNESSES :-

W1. ~~Dinabandhu Sano~~
S/O. ~~Kaishan Chandra Sano~~
HT/PO. ~~Tureintina, Balipatana~~
~~Khondha~~
~~16/11/21~~

W2 ~~Rama on Benera~~
~~Manoj Kumar on Benera~~
~~A 2 de et es 9 2 R~~
~~etc~~
~~16/11/21~~

For GM Infratech Ltd.

~~Ry Kumar~~ Director

16.11.21

Signature of the **PRINCIPAL**

For Motwani Constructions Pvt. Ltd.

~~Manoj Motwa~~
DIRECTOR

16.11.21

Signature of the **ATTORNEY**

Typed and prepared by me.

~~Manoj Kumar Jena.~~

~~Adv. BDR.~~

~~ENR-0-726/15~~



h
Registering Officer
CUTTACK

Endorsement of certificate of registration under section 60

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

Book Number : 1 || Volume Number : 143

Document Number : 10392106706

For the year : 2021

Seal :

Date: 16/11/2021

[Signature]
Signature of Registering officer