

SHIL



Sabyasachi Sinapati

SIGNATURE OF PURCHASER





Sabyasachi Senapati
 L.T. 9-08
 Sabyasachi Senapati
 23-08-2023

Gajalaxmi Construction Pvt. Ltd.
 Sri Srikanta Kumar Mohanty
 Managing Director

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 L.T. 9-08
 Sri Srikanta Kumar Mohanty
 23-08-2023

Sabyasachi Senapati

Gajalaxmi Construction Pvt. Ltd.

Sri Srikanta Kumar Mohanty
 Managing Director

Saty Ranjan Senapati

SUBA RANJAN SENAPATI

IRREVOCABLE
GENERAL POWER OF ATTORNEY.

KNOW ALL MEN BY THESE PRESENT that **SRI Sabyasachi Senapati**, aged about 38 years Son of Sri Sarangadhar Senapati, by Profession-Business, by Caste-Brahmin, resident of At/P.O-Kuha, P.S-Air Field, Bhubaneswar-751002, Dist-Khurda, Odisha, **PAN:DCMPS6492B, Aadhaar No.412682027498, Mobile No.9437925958** (herein after called the "PRINCIPAL") do hereby constitute, nominate and appoint **M/S GAJALAXMI CONSTRUCTION PVT. LTD**, a Company, having CIN:U45200OR2012PTC015617 and Regd. Office at Plot No.319, Nuagaon Municipality Road, Bhubaneswar-751002, Dist-Khurda, Odisha, **PAN:AAECG7941B**, represented through its Managing Director **SRI SRIKANTA KUMAR MOHANTY**, aged about 43 years, Son of Sri Ratnakar Mohanty, by Profession-Business, **Aadhaar No:965396839095, Mobile No.9338216998.** (Herein after called the

ATTORNEY HOLDER) as our true and lawful Attorney in my name and on my behalf.

WHEREAS, the above named Principal is the absolute owner of the property mentioned in the Schedule below, having purchased the same from Smt Manorama Acharya through Regd. Sale Deed No.11122200898 dt.15.02.2022 and from Sri Baishnab Charan Senapati through Regd. Sale Deed No.11122300621 dt.30.01.2023, both are registered in the office of Sub-Registrar, Jatni and since then the Principal is in peaceful possession of the same with all right, title, interest thereon and except the 1st Party, there are no other claimants in respect of the Property.

AND WHEREAS, the Principal is in possession in respect of his purchased property, got his purchased property mutated/recorded in his name vide Mutation Case No.1878/2022 and Mutation Case No.1685/2023 and obtained "PATTA" thereof vide Khata No.377/817, Plot No.45, Area Ac0.230 decimals, Kisam-Gharabari, Status-Stitiban and Khata No.377/926, Chaka No.28, Plot No.44, Area Ac0.105 decimals of Mouza-Kuha and got the property under Khata No.377/926 from Agricultural use to Residential use vide OLR 8(A) Case No.5315/2023.

AND WHEREAS, the Principal has been paying the land revenue to the Govt. through Tahasildar, Jatni regularly and obtained receipts thereof.

AND WHEREAS, the above named executant/Principal, has entered into a Development agreement with M/S GAJALAXMI CONSTRUCTION PVT LTD, a Company, having CIN:U45200OR2012PTC015617 and Regd. Office at Plot No.319,

Sabyasachi Senapati

Gajalaxmi Construction Pvt. Ltd.
Sabyasachi Senapati
Managing Director

Smt Manorama Acharya

Smt Manorama Acharya

Nuagaon Municipality Road, Bhubaneswar, Dist-Khurda, Odisha, PAN:AAECG7941B, represented through its Managing Director **SRI SRIKANTA KUMAR MOHANTY**, aged about 43 years, Son of Sri Ratnakar Mohanty, on dt.21.08.2023, conferring right and authority upon the builder/developer to erect and construct Duplex units as per plans to be sanctioned and approved by Bhubaneswar Development Authority/Bhubaneswar Municipal Corporation, upon a certain terms, conditions and covenants spelt out in the agreement executed inter-se between the parties, including any supplementary agreement which may be executed.

AND WHEREAS, under the scheme of the aforesaid agreement, I, the executant had undertaken to execute a power of Attorney in favour of the Developer, for effecting the aims and objectives of the said Development agreement and to translate into reality, the Developer having appraised us and informed that their Managing Director **SRI SRIKANTA KUMAR MOHANTY** shall be Attorney Holder, hence this Power of Attorney is being executed by the Principal/Executant in favour of **M/S GAJALAXMI CONSTRUCTION PVT LTD**, represented through its Managing Director **SRI SRIKANTA KUMAR MOHANTY**.

AND WHEREAS, by these presents that I, the executant/owner do hereby nominate, constitute and appoint said **M/S GAJALAXMI CONSTRUCTION PVT LTD**, represented through its Managing Director **SRI SRIKANTA KUMAR MOHANTY**, as our lawful Attorney to do, perform, execute the following acts/deeds/things for us and on our behalf in terms of the covenants contained in the agreement executed inter-se by and between the

Sabyasachi Senapati

Gajalaxmi Construction Pvt. Ltd.
Sri Srikanta Kumar Mohanty
Managing Director

Smt. Ranjan Senapati

SEDA NO.24/140
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parties within the scope of the authority agreed upon to be vested and delegated in favour of such attorney for me and on my behalf namely:

1. To apply for demarcation of the said property to the concerned Tahasildar or any other authorities in my name and on my behalf.
2. To get the building plans including revised plans prepared through qualified Architects, for approval of Sub-division of Plots/Sub Plots/Lay out plots, construction of independent Duplex houses etc, and to submit the same before the concerned Development Authority or any other Departments or Agencies for sanction/approval and subsequent modifications and /or revision of such plan of plans.
3. To appear and represent me before the concerned 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 Sub-division of Plots/Sub Plots/Lay out Plots as well as for construction of independent Duplex houses/parking spaces/community halls, in the proposed housing complex.
4. To erect and to construct housing complex over the land containing Duplex houses/parking spaces/community halls or any other structures, in accordance with the plan/plans to be approved and/ or sanctioned by the Authorities concerned upon the land mentioned in the land schedule, herein referred as "SCHEDULE OF PROPERTY".

Sabyasachi Senapati

Dr. Ranjan Senapati

Gajanan Construction Pvt. Ltd.
K. K. Mohanty

Suba Narayan Das

Managing Director

5. 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.
6. To do and take necessary steps for ensuring construction of Duplex houses/parking spaces/community halls or any other structures in the proposed housing complex and to take all possible steps regarding smooth completion of the construction of the housing complex over the said land.
7. To apply for and obtain electricity, water, sewerage, drainage or other connections or any other utility/facility/amenities to the proposed housing complex and for that purpose to sign, execute and 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.
8. To appoint Architects, Engineers, skilled and unskilled labourers, masons, marketers and all other agencies related to the construction of the housing complex on such terms, conditions and remunerations as may be decided by the said Attorney.
9. To deal with and dispose of the individual lay out Plots/Sub Plots or the Duplex houses to be constructed in respect of individual lay out Plots/Sub Plots, in favour of any intending buyers/purchasers in the proposed housing complex in terms of the Development Agreement.

Sabyasachi Senapati

Gajalaxmi Construction Pvt. Ltd.
Sabyasachi Mohanty
Managing Director

Saty Ranjan Senapati

DEBA DAZAMA DASAR

10. To enter into any agreements with the intending buyers/purchasers regarding transfer of lay out Plots/Sub Plots or the Duplex houses to be constructed in respect of individual lay out Plots/Sub Plots, by way of absolute sale in the proposed housing complex in terms of the Development Agreement and also receive advance/part consideration money/full consideration money as settled in respect of such lay out Plots/Sub Plots or the Duplex houses to be constructed in respect of individual lay out Plots/Sub Plots, grant proper receipts thereof.
11. To insert advertisements in any local and national daily news papers or adopting such other forms for advertisements by offering sale of lay out Plots/Sub Plots or the Duplex houses to be constructed in respect of individual lay out Plots/Sub Plots, in the proposed housing complex.
12. To take all steps in any legal proceedings and / or litigations that may arise from the date of execution of agreement up till completion of the project including engaging any Advocate/Solicitor.
13. To apply to courts and / or any Office for copies of any documents and papers.
14. To apply for inspect and / or inspect the Judicial/Revenue records.
15. To accept service of summons, notices to writ to be issued by any court of authority concerning or arising in connection with the proposed housing complex.

Sahyasad Swagati

Galaxy Construction Pvt. Ltd.

Subhanta K. Mohanty
Managing Director

Shri Ramon Senapati

Shri NARAYAN SINGH

16. To appear before District Sub-Registrar, Sub-Registrar, Jatni or any other Officers (s), Authority/ies having jurisdiction to accept and receive the conveyance for registration, execute and register sale deeds, conveyances, instruments for transfer of lay out Plots/Sub Plots or the Duplex houses to be constructed in respect of individual lay out Plots/Sub Plots, in the proposed housing complex.
17. To negotiate for sale and transfer of lay out Plots/Sub Plots or the Duplex houses to be constructed in respect of individual lay out Plots/Sub Plots, in the proposed housing complex, by the said attorney at its discretion as may deemed fit and expedient pertaining to builders/developers allocation only.
18. To sign, execute, draw, present for registration and admit registration of documents, sale deeds or any deed of conveyances including Lease deed, Lease Agreement etc, in connection with sale and transfer of the lay out Plots/Sub Plots or the Duplex houses to be constructed in respect of individual lay out Plots/Sub Plots, in the proposed housing complex, in favour of intending buyers/purchasers.
19. To purchase stamp papers, sign and execute sale Agreement/Lease agreement/Sale Deed/ Gift deed/Rectification deed/Deed of Cancellation or any deed of conveyance in favour of intending purchasers/customers, receive advance/full consideration money from the purchasers, issue money receipts in favour of the intending purchasers in respect of the lay out Plots/Sub Plots or the Duplex houses, to be constructed in

Rachyastada Senapati

Gajalaxmi Construction Pvt. Ltd.
Pratik Kumar Singh Mohanty
 Managing Director

Gitika Ranjan Senapati

Devi Lakshmi Das



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)-330 ,, User Charges-250 ,Total 580

Date: 23/08/2023

(Signature) Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **Sub-Registrar JATANI** between the hours of 10:00 AM and 1:30 PM on the **23/08/2023** by **SABYASACHI SENAPATI**, son/daughter/wife of **SARANGADHAR SENAPATI**, of **AT/PO-KUHA, PS- AIRFIELD, BBSR, DIST- KHORDHA**, by caste **General**, profession **Business** and finger prints affixed.

Signature of Presenter / Date: 23/08/2023

(Signature) Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SABYASACHI SENAPATI		 316794266	<i>(Signature)</i>	23-Aug-2023

MS GAJALAXMI CONSTRUCTION PVT LTD ITS MANAGING DIRECTOR SRIKANTA KUMAR MOHANTY		 244124795	<i>(Signature)</i>	23-Aug-2023
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Identified by **SATYARANJAN SENAPATI** Son/Wife of **SHARAT KUMAR SENAPATI** of **AT: KUHA, PS- AIRFIELD, DIST- KHORDHA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SATYARANJAN SENAPATI		 42948573	<i>(Signature)</i>	23-Aug-2023

Date: 23/08/2023

(Signature) Signature of Registering officer

Rule 1-A

respect of individual lay out Plots/Sub Plots, in the proposed housing complex to the extent of developer/builders share.

- 20. To execute and register Gift Deed in favour of BDO/BDA/BMC or any other Govt. Authorities for Road purpose only.
- 21. To deliver physical possession of the lay out Plots/Sub Plots or the Duplex houses, in the proposed housing complex in favour of the prospective purchasers.

AND GENERALLY to do all acts, deeds and things by virtue of the delegation and conferment of authority hereunder made for construction of the housing complex over the said land 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 I, hereby agree and undertake that all acts, deed and things lawfully done by my said attorney shall be construed as acts, deeds and things lawfully done by us and I, undertake to ratify and confirm all whatsoever 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-Jatni, P.S-Bhubaneswar, P.S.No.51, Hal P.S-Air Field, under the Jurisdiction of Sub-Registrar, Jatni **MOUZA-KUHA**, Khata No.377/817 (Three hundred seventy seven/Eight hundred seventeen), Plot No.45 (Forty five), Area Ac0.230 Decimals (Two hundred thirty decimals), Kisam-

Sabyasachi Swain
Sabyasachi Swain
 Sabyasachi Swain
 Managing Director

Sanjay Kumar Sanjay
Sanjay Kumar Sanjay
 Sanjay Kumar Sanjay

Endorsement of certificate of registration under section 60

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

Book Number : 1 || Volume Number : 103

Document Number : 11122305056

For the year : 2023

Seal :

Date: 23/08/2023

 Signature of Registering offi



Gharabari (Vacant land), Full Plot, Status-Stitiban. Annual rent Rs.64.00 paisa.

AND

Khata No.377/926 (Three hundred seventy seven/Nine hundred twenty six), Plot No.44 (Forty four), Area Ac0.105 Decimals (One hundred five decimals), Kisam-Gharabari (Vacant land) Full Plot, Status-Stitiban. Annual rent Rs.32.00 paisa.

Total One Mouza, two Khata, two Plots and total Area Ac0.335 decimals (Three hundred thirty five decimals).

Stamp duty of Rs.1000/- is hereby paid on this GPA, as full stamp duty paid in the Development Agreement duly executed between the same parties as well as in respect of the same property.

In witnesses whereof we the Principal and Attorney Holder have signed this Irrevocable General Power of Attorney in our own will and sound mind on this 21st day of August 2023 in presence of following witnesses.

WITNESSES:-

1. *Saty Ranjan Sengupta* *Sabyasachi Sengupta*
S/O - Sandip K. Sengupta
At/PO - Kucha, PS - Hindiakhil
Pin - 751002
mob - 9668545945
EXECUTANT/PRINCIPAL

2. *Saty Ranjan Sengupta* *Gajalaxmi Construction Pvt. Ltd.*
S/O - Sandip K. Sengupta
319 - ANAGAR
Pratikanta Ty Mohanty
Managing Director
ATTORNEY HOLDER



Saty Ranjan Sengupta



At/home - 9552 4078 7856

Prepared by
[Signature]
23/08/2023

Muralidhar Pradhan
Deed Writer
S.R. Office, Jatni
L.No. 25/1997

e-Registration ID No.....1122305155
e-Registration Doct. No.....11122305056
Book No. 1
Date 28/8 and year 23

23/08/23

22/08/23
REGISTERED

