



RECEIPT UNDER SECTION 52 CLAUSE (B) (Triplicate)

Registration Office : KHURDA(BBSR)

Year : 2019

Application id: 1081914814

Book No : 1

Executant Name
SURENDRA NATH PATTNAIK

Presenter Name
SURENDRA NATH PATTNAIK

Claimant Name
PRADEEP THACKER DIRECTOR OF MS
KHUSHI REALCON PVT. LTD.

Total Registration Fees Paid :

₹424040

A18(iii) & A(1) :

₹423750

Incidental Fee Details

₹250

User Charges :

17-Dec-2019

Expected date of return of document :

Date: 17-Dec-2019

Date: *Surendra Nath Pattnaik*
Signature of the Receiver

Signature of the Registering Officer

Terms & Conditions :

- The Presenter should deposit this receipt duly signed by him.
- Documents other than WILL will be destroyed if not received within 2 years.
- If the document refused for registration, the registration fee shall be returned.

Back

108914817



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD00800327136925R
Certificate Issued Date : 17-Dec-2019 01:11 PM
Account Reference : SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0100996155745908R
Purchased by : KHUSHI REALCON PVT LTD DIR PRADEEP THACKER
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA-GOVINDA PRASAD,KHATA-1057/1257,PLOT-622/2468,A0.111 DECAND PLOT-710,A0.064 DEC
Consideration Price (Rs.) : 2,11,75,000
(Two Crore Eleven Lakh Seventy Five Thousand only)
First Party : SURENDRA NATH PATTNAIK
Second Party : KHUSHI REALCON PVT LTD DIR PRADEEP THACKER
Stamp Duty Paid By : KHUSHI REALCON PVT LTD DIR PRADEEP THACKER
Stamp Duty Amount(Rs.) : 10,58,850
(Ten Lakh Fifty Eight Thousand Eight Hundred And Fifty only)



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

Surendra Nath Pattnaik

Pradeep Thacker

0010040554

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

INDIAN ARCHITECTURE
STANDARD CONTRACT DOCUMENTS

Form No. 1



Abhishek Thacker

SIGNATURE OF PURCHASER



1234
5678
91011

estd 10-1880
INOP CO 800327/309257

424040
423500

17.12.19

424040
423500



LT 19

Surendra Nath Pattnaik

LT 19 S.K. Raik Adv BBSN

Sri S.K. Raik Adv BBSN

**IRREVOCABLE
GENERAL POWER OF ATTORNEY**

2,11,75,000/-

KNOW ALL MEN BY THESE PRESENT that I Sri Surendra Nath Pattnaik (PAN NO - ADAPP6467B, AADHAAR No. - 753147567950) aged about 69 years S/o Late Rama Chandra Pattnaik, by Caste-Karan and by Profession- Business, Resident of Flat No. 105, 1st Floor, Sudersan Tower, Saheed Nagar, P.S.-Saheed Nagar, Bhubaneswar, PIN -- 751007, Dist-Khorda, Odisha (hereinafter called the "Principal") do hereby constitute, nominate and appoint M/S KHUSHI REALCON (P) LTD. (CIN- U45201OR2012PTC015524, PAN - AAECK8235G) a private limited company, resgitered under

Surendra Nath Pattnaik

KHUSHI REALCON PVT. LTD.

S.K. Raik Adv BBSN

Director

V, Santosh Kr Raik
Advocate, BBSN
L No 0/192/90

Dr. Sibanam Choudhury

Companies Act, in the state of Odisha having its registered office at S-2/A-42,43 & 44, Mancheswar Industrial Estate, Bhubaneswar, PIN – 751010, P.S. Mancheswar, Dist.Khorda (Odisha) represented by its director **SRI PRADEEP THACKER(DIN-01886198, PAN NO. -- AAKPT7887L, AADHAR NO. 644810156080)** aged about 54 years. Residing at Plot No.9/C. Jaydurga Nagar. Bomikhal. Bhubaneswar-751006. S/o Late Mani Lal Thacker. By Caste-Bania. by profession – Business. (herein after called the Attorney Holder) as my true and lawful Attorney in my name and on my behalf.

AND WHEREAS, I the executant known to the attorney holder since long and thus having enough mutual trust & confidence on the attorney holder do hereby appoint, empower and constitute said M/S KHUSHI REALCON (P) LTD. represented by its Director Sri Pradeep Thacker, to execute and perform all or any of the following acts, deed, and things for and on my behalf in respect of below mentioned scheduled property.

Santosh Kr Sahu
Srujana Nalka Pattneik
Sivanam Choudhury
KHUSHI REALCON PVT. LTD.
Pradeep Thacker
Director



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)-423790 ,, User Charges-250 ,Total 424040

Date: 17-12-2019

[Signature]
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 10:30 AM and 2:30 PM on the **17-12-2019** by **SURENDRA NATH PATTNAIK**, son/daughter/wife of **LATE RAMA CHANDRA PATTNAIK**, of **AT- FLAT NO.105, 1ST FLOOR, SUDARSAN TOWER, SAHEED NAGAR, PS- SAHEED NAGAR, BBSR, DIST- KHORDHA**, by caste **General**, profession **Business** and finger prints affixed.

Surendra Nath Pattnaik



Signature of Presenter / Date: 17-12-2019

[Signature]
Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SURENDRA NATH PATTNAIK		 313525179	<i>Surendra Nath Pattnaik</i>	17-Dec-2019
PRADEEP THACKER DIRECTOR OF MS				17-Dec-2019

WHEREAS, I the Principal is the absolute owner and in peaceful possession over the scheduled property without any dispute and paying rent to the Govt. Authority.

AND WHEREAS, to develop the said property and do the following Acts, deeds and things an agreement no 2012 was made on dtd 16.12.2019 by me with M/s. KHUSHI REALCON (P) LTD. represented by its director Sri Pradeep Thacker. That agreement, amongst other things contained that M/s. KHUSHI REALCON (P) LTD. will develop the scheduled property and construct a commercial building after getting it approved from BDA / BMC on my behalf. And as required by the agreement, I execute this General Power of Attorney in favour of the Attorney Holder to do the following in my / my name and on my / my behalf

AND WHEREAS, I hereby appoint, empower and constitute said M/s KHUSHI REALCON (P) LTD. represented by its director SRI PRADEEP THACKER, to execute and perform all or any of the following acts, deeds and things for and on my behalf in respect of below mentioned schedule property

- 1 To manage and administer landed property as scheduled below for and on my behalf for construction of commercial building.
- 2 To hereby prepare agreement/agreements, letters, applications, correspondences and sign the same with/ or any Govt. authority, Undertaking Individuals, Firms, Company or any Govt. Deptt. for the development of commercial space on schedule of property in my name and on my behalf
- 3 The said attorney shall nominate, select and appoint draftsman, engineers, Architects, Contractors, Labour Contractors, masons and any other person or persons or any other company.

Sanjiv K. N. Suresh
Sri Pradeep Thacker
Director
KHUSHI REALCON PVT. LTD.

Subram Choudhury


**KHUSHI REALCON
PVT. LTD.**



242033258

Santosh Kumar Rath

Identified by **SANTOSH KUMAR RATH** Son/Wife of **N/A** of **ADV., BBSR** by profession **Advocate**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SANTOSH KUMAR RATH		 <p>41374153</p>	<p><i>Santosh Kumar Rath</i></p>	<p>17-Dec-2019</p>

Date: 17-12-2019

Santosh Kumar Rath
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 : 279

Document Number : 11081914032

For the year : 2019

Seal :

Date: 18-12-2019

Print



Santosh Kumar Rath
Signature of Registering officer

companies, firm and/or firms for purpose of construction of building and after completion of the same for maintenance of the constructed building as and when the attorney shall deem necessary and shall make payment of all costs, remuneration on my behalf and shall accept the receipts thereof.

4. The said attorney shall receive and accept any letters, documents, sanctioned plan, amended plan and sign and resubmit the same and or tax bills and land rent, electric bills, water bills, gas bills and or any other bills or challans or demand from the Govt and or any other authority and pay the same as the case may be in my name and on my behalf
5. That the said attorney shall represent before Bhubaneswar Development Authorities, Municipal Authorities, Fire Brigade, P.H.D., Electricity Board, Development Authorities, Police and other public institutions, Govt. Depts. And Semi-Govt. Depts /undertakings in connection with development and construction upon the said land stated in the schedule and shall prepare, execute, sign register and/or file all papers, plans application/petitions, gift deed of any portion of land being acquired/affected by development plan/required to be gifted to any government authority and amalgamation deed for the said purpose and do all acts, deeds and things as may be necessary for the said purpose and as well as before ORERA in the said connection for sale of shops/offices in my name and on my behalf.
6. To apply for and obtain quotas and to procure cement, steel, bricks and other building materials which may be required for development and construction on the said scheduled property/premises/land as my authorized representative and sign all papers for the said purpose in his own name as my constituent attorney and to represent before all authorities for

Santosh Kumar Sahu. Surendra Nath Padhanik

KHUSHI REALCON PVT. LTD.

Pradseep Thakur
Director

Sibansum Choudhury

the said purpose in my name and on my behalf without creating any financial liability on my name

7. To negotiate with the intending buyers in the said building to be constructed on the land of the said premises and to accept earnest money, advances, installments from intending buyers or third parties, individuals and to sign and execute all such formal agreement as and when required on the constructed property. This will be done at the own risk of the power of attorney holder and without affecting the interest of the principal.
8. To sign, execute and register sale deed, or sale deeds, agreement or agreements of sale conveyances or conveyances in respect of the total constructed space along with proportionate land area of the schedule property and to receive consideration in respect of such agreement/sale and represent me before the registering authority, Bhubaneswar and sign and verify all such agreements of sale, sale deed, conveyance of the Shops / Offices along with proportionate land area built out of the land on the schedule property and admit the executions before the registering authority Bhubaneswar in my name and on my behalf.
9. To enter into, modify, cancel, alter, draw, approve, present for registration all agreement of sale, sale deeds, gift deeds, conveyance of proportionate land in respect of the super built up area / commercial space on schedule of property and sign all such modifications, cancellations, alterations, deeds/agreements of sale and admit execution of all such documents before any and all appropriate registering authority, in my name and on my behalf.
10. To do all acts, deeds, which may be required to implement the said respective agreement with a view to implement the cause of development of the said premises stated and described in the

Santosh Kumar Pattnaik

Saravindra Nath

Santosh Kumar Pattnaik

KHUSHI REALCON PVT. LTD.

Shardul Thakur
Director

Sibaram Choudhury

schedule for construction of the commercial building with self contained independent shops / offices in each floor. in my name and on my behalf.

11. That the said attorney shall make all payment of fees, tax, rents, levy bills, challans to the Govt. and/or other authority and/or authorities or to anybody appointed by the such attorney and further if necessary, shall make objection against any demand or assessment by the Govt. and/or any authority/authorities and in such case the said attorney shall appear before appropriate authority or authorities demand personal hearing, appear and represent me before authorities for hearing

12. That this Power of Attorney is Irrevocable in nature

I hereby further agree and declare that all acts, things deeds done law-fully by the said attorney shall be constructed as acts, things and deeds done by me and I undertake to ratify and confirm all and whatsoever that my said attorney does done in pursuant to construction agreement. Dtd 16.12.2019

SCHEDULE OF PROPERTY

Dist: Khorda, Tahasil – Bhubaneswar P.S.- Laxmisagar, Mouza - Gobindaprasad(Bhubaneswar Sahar Unit No. 32) under the Jurisdiction of District Sub Registrar Khorda at Bhubaneswar, Khata No. 1057/1257(One Thousand and Fifty Seven Over One Thousand Two hundred and Fifty Seven), Plot No – 710(Seven Hundred and Ten) area Ac 0.064 decimals (Sixty Four Decimals) and Plot No - 622/2468 (Six Hundred and Twenty Two over Two thousand Four hundred and Sixty Eight) area Ac 0.111 decimals (One Hundred and Eleven Decimals), total One Khata Two Plots Total Area Ac 0.175 decimals (One Hundred and Seventy Five decimals) Kisam -- Gharabari.

Patnauk
KHUSHI REALCON PVT. LTD.
Pradeep Thakur
Director

Swrendra Nath

Santosh Kumar
Sibanam Choudhury

Amount of consideration of Rs. 2,11,75,000/- (Rupees Two Crore Eleven Lakh and Seventy Five thousand) only, as per Govt. bench mark value for purpose of registration.

IN WITNESS WHEREOF I the above named Principals and Attorney Holder signed this deed on the 17th day of December 2019 in presence of following witnesses.

WITNESSES

1 Santosh K. Ram.
Advocate, BBSR

Surendra Nath Pattanaik
EXECUTANT/PRINCIPAL

2 Sibarom Choudhury
S/o Bhaskar Choudhury
Chakeisani
BBSR

KHUSHI REALCON PVT. LTD.
Rajesh Thacker
ATTORNEY HOLDER Director

Drafted & Typed by me

Identified by me

S. Patil
Advocate, BBSR