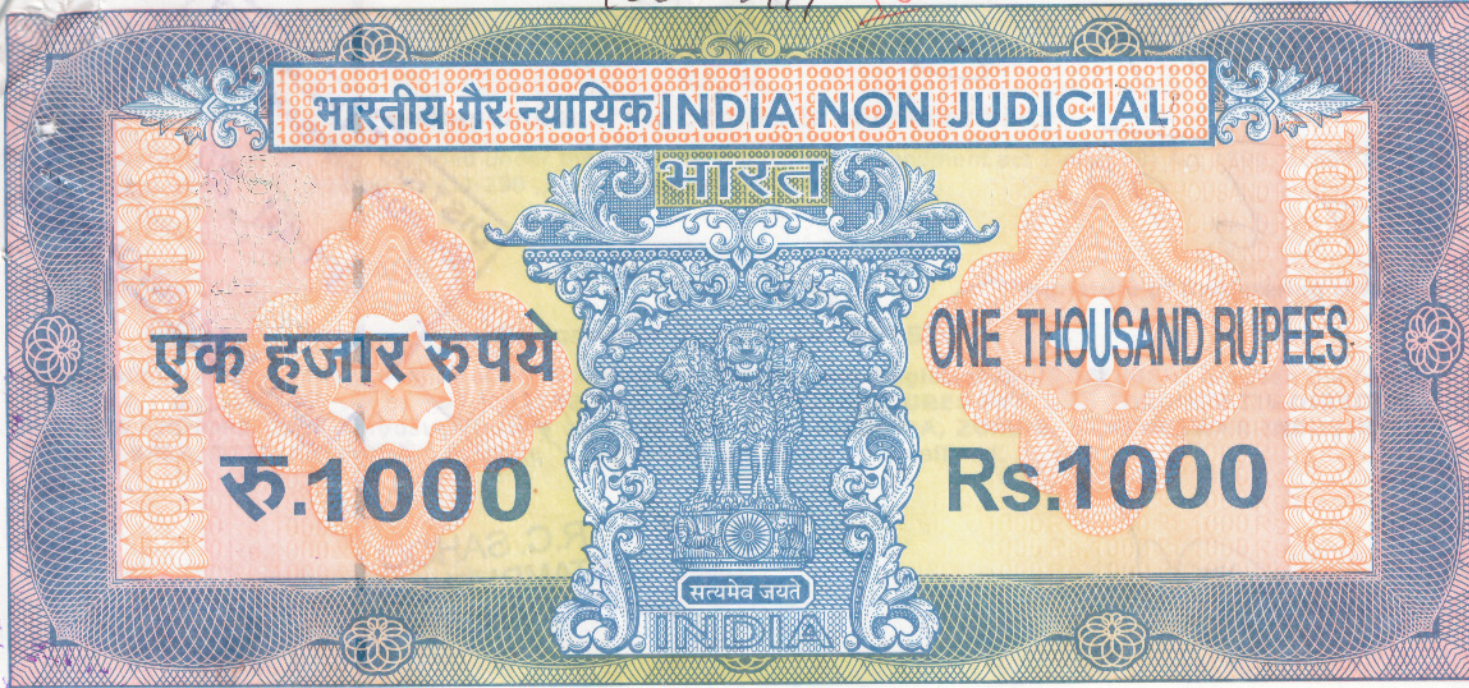


1082208999 10

1000



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F 284050

Handwritten red ink notes:

- ASD 2/3
- ASD 4/0
- vic 2/3
- 2/0

IRREVOCABLE GENERAL  
POWER OF ATTORNEY

07.06.2022.



Evos Buildcon Pvt. Ltd.

Keleaga Keshari

Managing Director

Evos Buildcon Pvt. Ltd.

D.M.T. INFRASTRUCTURES (P) LTD.

Director

WA-BITON to Puzhi

M. M. Manabhar Khande



7622

DISTRICT TREASURY  
KURDA, BHUBANESWAR  
JAN 2022  
ADDL. TREASURY

R.C. SAHOO  
STAMP VENDER  
BHUBANESWAR

07.06.2022  
VTI-858

07.06.2022

Kalanga Keshar Das  
07/06/22

VTI-859

Commission is hereby issued U/s 33.  
Sub Section (3) Sub Section (2) of Registration Act  
1908 (XVI) of 1908 to Narech Pratap Singh Raj Kumar, JC  
for the Purpose of Inquiring whether this document  
has been executed by Nikhonia Kichore Das  
B16, Sector-A, Zone-B, Mancheswar,  
vt. B.B.S.P. Khordha

whom it Purports to have been executed



Registering Officer

Bijoy Kumar Pasari  
So- B.C Pasari  
at- 780 Sahas Nw  
BBSR

VTI-860





### Endorsement of the certificate of admissibility

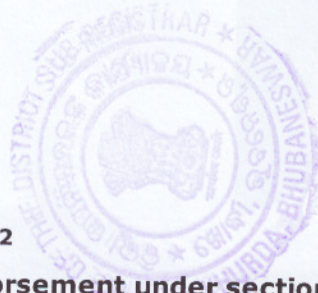
Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 48(g) Fees Paid : A18(iii) & A(1)-290 ,, User Charges-250 ,Total 540

Date: 07/06/2022

  
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 10:00 AM and 1:30 PM on the **07/06/2022** by **DNT INFRASTRUCTURES PVT. LTD. THROUGH ITS DIRECTOR NIKUNJA KISHORE DAS** , son/daughter/wife of , of **AT- B/6, SECTOR-A, ZONE-B, MANCHESWAR INDUSTRIAL ESTATE, BBSR, DIST- KHORDHA** , by caste , profession and finger prints affixed.



Signature of Presenter / Date: 07/06/2022

  
Signature of Registering officer.

### Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
DNT INFRASTRUCTURES PVT. LTD. THROUGH ITS DIRECTOR NIKUNJA KISHORE DAS	-----	-----	-----	-----
MS EVOS BUILDCON PVT. LTD. THROUGH ITS MANAGING DIRECTOR KALINGA KESHARI RATH	-----	-----	-----	-----

Identified by **BIJOY KUMAR PADHI** Son/Wife of **B.C. PADHI** of **AT- 780, SAHID NAGAR, BBSR, DIST- KHORDHA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BIJOY KUMAR PADHI	-----	-----	-----	-----

Date: 07/06/2022

  
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 : 194

Document Number : 11082208881

For the year : 2022

Seal :

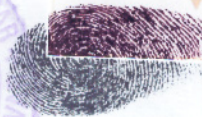
Date: 28/06/2022

  
Signature of Registering officer





*N. Kishore Das*



*Kalehga Kishore Das*



D.N.T. INFRASTRUCTURES (P) LTD.

Director

**IRREVOCABLE GENERAL POWER OF ATTORNEY**

By this power of attorney: DNT INFRASTRUCTURES (P) LTD., a company registered under the Companies Act, 1956 vide CIN: U45201OR2010PTC011622, having its office at B/6, SECTOR- A, ZONE-B, MANCHESWAR INDUSTRIAL ESTATE, BHUBANESWAR- 751010, represented through its Director Mr. Nikunja Kishore Das, aged about 56 years, S/o. Late Rama Krushna Das, residing at : Plot No: 80-B, HIG Duplex, Baramunda, Bhubaneswar-751003, Dist: Khurda, Odisha,

**Evos Buildcon Pvt. Ltd.**  
*Kalehga Kishore Das*  
Managing Director


*u- Biju k. pr...*  
*Nikunja Kishore Das*



Having Visited the Property of Hikunja Kishore Das  
at 7:00 pm on 7/6/2022 at B16, Sector-A, Zone-B, Mancheswar,  
I have th executant BBSR, Khordha  
Who hav. my satisfaction  
by Bijay Ku. Padhi, s/o B.C. Padhi, 780, Sahel Nagar, BBSR  
of the same place and the said executant  
admitted execution of t. is document.



From the above report I am satisfied  
that this document has been executed by.....  
Hikunja Kishore Das  
Kalinga Keshari Rath  
and I accordingly admit it to registration

  
Registering Office





PAN:ABPPD6472K, Aadhar No:2251 8604 1340, By Profession-Business, (hereinafter called the **Principal/Executant** which expression shall mean and include its heirs, successors, and representatives etc.)

**WHEREAS**, I the Principal/Executant do hereby hand over possession of the schedule property given below to the said company **M/s. EVOS Buildcon Pvt. Ltd.**, a company registered under the Companies Act,1956 Vide CIN : U70101OR2010PTC012674 (PAN-AACCE5477G), having its office at Plot No:- M/76, Baramunda Housing Board Colony, Baramunda, P.S.- Khandagiri, Bhubaneswar, Dist.- Khurda,Odisha, presented through its Managing Director **SRI KALINGA KESHARI RATH**, aged about 37 years, S/o – Late Kailash Chandra Rath, Permanent resident of Flat No.-202, “Olive Enclave”, G.A Plot No.-11, Chandrasekharpur, Bhubaneswar, Odisha by Caste – Brahmin, By Profession – Business, as my true and lawful attorney for me and on behalf of me to do execute and perform all or any of the following acts deed and things till the completion or hand over of project to the flat owners welfare society.

1. To apply for conversion of the schedule property to the concerned Tahasildar, deposit necessary conversion fees/taxes or any other dues for the purpose and also execute necessary papers/documents as required by the authorities for the purpose in my name and on my behalf.
2. To sign plans and/or document regarding sanction of building plans for construction of Multistoried Apartment complex over the schedule Property and submit the same before the BDA/BMC and to pay charges for the same and obtain receipt thereof, and also to collect such plans and orders after its sanction and/or approvals.
3. To present / pursue/ prosecute suits / proceeding by filling complaints, written statements, petitions, claims and objections, memorandums of appeal and applications and to file them in any court-offices /

— W — Bitoj M. J. J.  
Nishant Kumar



Handwritten text, possibly a name or address, located on the left side of the page.



A handwritten signature or initials in green ink, located to the right of the stamp.



Authorities regarding the proposed construction of Multistoried Apartment complex over the land in question in terms of the development agreement executed between the parties and to settle any dispute / claim which may arise during the period of construction of the Multistoried Apartment complex of both residential and commercial.

4. To appoint any advocate and/or legal practitioners in case of any dispute, which may arise in course of execution of the construction work and such advocate(s) shall be competent to appear before any court / proceeding.
5. To submit necessary application before the competent authority and/or initiate any proceeding before the competent court of law to obtain an easementary right of passage to the land in question.
6. To erect and construct multi storied Apartment complex comprising of independent units and apartments with parking spaces and other common utility areas / amenities over the lands belonging to me in consonance with the plan to be sanctioned and approved by the BDA/BMC.
7. To do all works pertaining to the construction of the Multistoried Apartment complex of both residential and commercial, over the Schedule land as delineated above.
8. To take measurement of the plot, cause survey and to raise new constructions according to the plans and specifications as may be duly sanctioned by the appropriate authority.
9. To enter into any agreement with any person, regarding booking and/or construction of units pertaining to the developers' allocation of the built-up area in the proposed Multistoried Apartment Complex to be constructed over the plot in question and to receive the construction cost from such intending owners except the owners' allocation of **30% upto base F.A.R and 10% above the base F.A.R** and parking space of proposed Multistoried Apartment Complex.

*on behalf of*  
*Nikhil Chandra...*



10. To enter into any agreement/lease agreement with any individual person/corporate bodies/undertaking sectors to lease out/let out the said Multistoried Apartment Complex including both residential and commercial so far as builders share to the extent of **70% of the Super built up area upto base F.A.R., 90% above base F.A.R., along with parking spaces and undivided impartible proportionate share in land**, sign and execute lease deed/lease agreements, negotiate the lease rent/receive lease rent from the intending tenants/Lessees, present the said lease agreement for registration, admit the execution and do all other acts, which will be required for the purpose.
11. To sign and execute all such documents such as agreements for Sale, Sale deeds, in favour of the prospective buyers or financiers so far builder's share to an extent of **70% of the Super built up area upto base F.A.R., 90% above base F.A.R., along with parking spaces and undivided impartible proportionate share in land**, admit the execution and to register the same by appearing before the Concerned District Registrar/Sub-Registrar, Bhubaneswar, Dist.Khurda or any authority or authorities having power to admit execution/ registration of such documents and to take delivery of the deeds upon its registration.
12. To apply for and/or obtain electricity, water, drainage, sewerage and telephone connection cable T.V. and for any other facilities that our said attorney may think fit and proper to provide in the said Multistoried Apartment Complex which includes residential and commercial .
13. To take of the possible steps in the proceeding and/or litigation that may arise during the period of construction.
14. To invest money for erecting building according to the plan and specification as may be legally sanctioned by the appropriate authority.
15. To apply to courts and/or office for copies of documents and papers.

D.N.T. INFRASTRUCTURES (P) LTD.

*[Signature]*  
Director

Evos Buildcon Pvt. Ltd.

*[Signature]*  
Managing Director

*[Signature]*  
Bijoy V. Patra  
Nataraj Kumar Patra



16. To apply for inspection and/or inspect judicial records.
17. To appoint architect, engineers, contractors consultants, marketers, brokers, supervisors and/or any employee and agents staff necessary for any of the aforesaid purposes at their cost.
18. To make advertisement in any papers offering sale of the units and parking spaces of the proposed Multistoried Apartment Complex over the schedule property described and delineated above and to receive advance consideration money from the intending purchasers so far the share of the Builder/Developer to an extent of **70% of the Super built up area upto base F.A.R., 90% above base F.A.R., along with parking spaces and undivided impartible proportionate share in land.**
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 share of the builder/developer to an extent of **70% of the Super built up area upto base F.A.R., 90% above base F.A.R, along with parking spaces and undivided impartible proportionate share in land.**
20. To deliver physical possession of the constructed units to prospective purchasers.
21. Generally to act as attorney or agent in relation to the matters aforesaid and of other matters in which we may be interested and on our behalf to execute and sign all deeds documents and writing and to do all such acts or things fully and effectually in all respects.

AND we hereby agree that all acts, deed and things lawfully done by the attorney shall be construed as acts, deeds and things lawfully done by us and we hereby undertake to ratify and confirm all whatsoever

*or Bitaraj B. Panigrahi*  
*Nitendra Kumar Choudhary*

D.N.T. INFRASTRUCTURES (P) LTD.

*[Signature]*  
 Director

Evos Buildcon Pvt. Ltd.

*Kalaga Keshari Patil*  
 Managing Director



the said attorney shall lawful do or cause to be done for and on our behalf by virtue of this power of Attorney.

### SCHEDULE OF PROPERTY

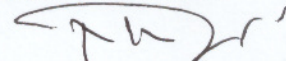
Dist.-Khurda, Mouza-Raghnunathpur, R.I Cercle: Balipada, Tahasil-Bhubaneswar, P.S.:New Capital (Now Nandankanan), P.S No:14, situated within the jurisdiction of Bhubaneswar Development Authority (BDA), Bhubaneswar Municipal Corporation (BMC) and District Sub-Registrar (DSR), Khordha at Bhubaneswar.

SL NO	KHATA NO	PLOT NO	AREA IN DECIMAL
1	236	2135	26.66
2		2136	26.66
3		2148	16.66
4		2158	53.33
5		2207	61.66
6	729/3969	2210	60.00
		TOTAL AREA	244.97

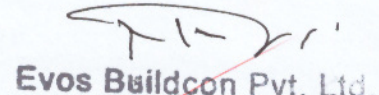
IN WITNESS WHEREOF we have here to set my hand this 07<sup>th</sup> day of June, 2022.

Witnesses:

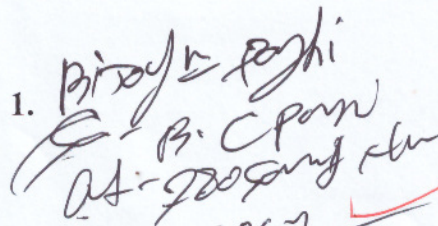
D.N.T. INFRASTRUCTURES (P) LTD.

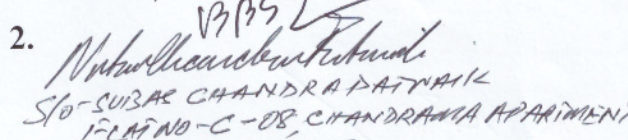
  
Director

Signature of the Executant/Principal

  
Evos Buildcon Pvt. Ltd.  
Managing Director

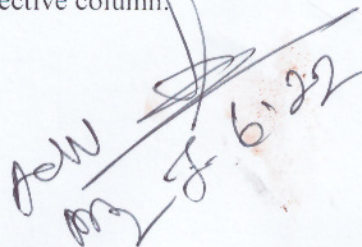
Signature of the P.A.H.

1.   
B. C. Patra  
A-2209/1/1

2.   
S/O - SUZAR CHANDRA PATNAIK  
FLAT NO - C - 08, CHANDRAMA APARTMENT  
K HARVEL NAGAR,  
BHUBANESWAR - 751001.

### Certificate

Certified that the Executants are my clients and as per their instructions, I prepared this Agreement. I explained them all the facts in their vernacular language and after found correct, they put their signatures on the respective column.

  
Advocate

Advocate



**Valuation Report**Application No- **1082208999**Registration Office- **KHURDA(BBSR)****DEED DETAILS**Application Type- **POA WITH POSSESSION**Status- **Pending for Fee collection**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1082208999	07-JUN-22	07-JUN-22	1	7		

**FEE DETAILS (In ₹.)**

Stamp Duty : 0  
 Consideration Amount : 0  
 Benchmark Value : 4584530

Registration Fee : 0  
 A18(iii) & A(1): 250  
 Incidental Fee Details  
 User Charges : 250

STAMP  E-STAMP  FRANKING

CASH  CHEQUE  DD  POS  
 NEFT  RTGS  IMPS  IFMS

CASH  CHEQUE  DD  CHALLAN  POST  
 NEFT  RTGS  IMPS  IFMS

**FIRST PARTY DETAILS**

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
DNT INFRASTRUCTURES PVT. LTD. THROUGH ITS DIRECTOR NIKUNJA KISHORE DAS				56			PRINCIPAL/INSTITUTION			AT- SECT-7 ZONE-B, MANCI INDUSTRIAL EST BBSR, KHURDA
Representative Name			Institution Name			Representative Address			Representative Designation	
DNT INFRASTRUCTURES PVT. LTD. THROUGH ITS DIRECTOR NIKUNJA KISHORE DAS			DNT INFRASTRUCTURES PVT. LTD.			AT- B/6, SECTOR-A, ZONE-B, MANCHESWAR INDUSTRIAL ESTATE, BBSR, DIST- KHORDHA			DIRECTOR	

**SECOND PARTY DETAILS**

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
MS EVOS BUILDCON PVT. LTD. THROUGH ITS MANAGING DIRECTOR KALINGA KESHARI RATH				37			GENERAL ATTORNEY/INSTITUTION			AT- PLOT NO.M/76, BARAMUNDA HOUSING BOARD COLONY, BARAMUNDA, PS- KHANDAGIRI, BBSR, DIST- KHORDHA
Representative Name			Institution Name			Representative Address			Representative Designation	
MS EVOS BUILDCON PVT. LTD. THROUGH ITS MANAGING DIRECTOR KALINGA KESHARI RATH			MS EVOS BUILDCON PVT. LTD.			AT- PLOT NO.M/76, BARAMUNDA HOUSING BOARD COLONY, BARAMUNDA, PS- KHANDAGIRI, BBSR, DIST- KHORDHA			MANAGING DIRECTOR	

**IDENTIFIER DETAILS**

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
BIJOY KUMAR PADHI	B.C. PADHI	AT- 780, SAHID NAGAR, BBSR, DIST- KHORDHA	MALE	0	Others	A

**PROPERTY DETAILS**

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	RAGHUNATHPUR (BALIPADA)-14	729/3969	2210	0.06 Acre ( 60Decimal )	GHARABARI	1260000	Not Available	Not Available
<b>East</b>	<b>West</b>	<b>North</b>	<b>South</b>	<b>Property Transaction Details</b>				
NM	NM	NM	NM	POWER AREA AC.0.060DEC., TOTAL POWER AREA AC.0.244.97DEC.				
KHURDA	RAGHUNATHPUR	236	2207	0.06166 Acre (	GHARABARI	1294860	Not	Not



East	West	North	South	Property Transaction Details				
(BALIPADA)-14			61.66Decimal )				Available	Available
NM	NM	NM	NM	POWER AREA AC.0.061.66DEC.				
KHURDA	RAGHUNATHPUR (BALIPADA)-14	236	2158	0.05333 Acre ( 53.33Decimal )	GHARABARI	1119930	Not Available	Not Available
East	West	North	South	Property Transaction Details				
NM	NM	NM	NM	POWER AREA AC.0.053.33DEC.				
KHURDA	RAGHUNATHPUR (BALIPADA)-14	236	2148	0.01666 Acre ( 16.66Decimal )	GHARABARI	216580	Not Available	Not Available
East	West	North	South	Property Transaction Details				
NM	NM	NM	NM	POWER AREA AC.0.016.66DEC.				
KHURDA	RAGHUNATHPUR (BALIPADA)-14	236	2136	0.02666 Acre ( 26.66Decimal )	GHARABARI	346580	Not Available	Not Available
East	West	North	South	Property Transaction Details				
NM	NM	NM	NM	POWER AREA AC.0.026.66DEC.				
KHURDA	RAGHUNATHPUR (BALIPADA)-14	236	2135	0.02666 Acre ( 26.66Decimal )	GHARABARI	346580	Not Available	Not Available
East	West	North	South	Property Transaction Details				
NM	NM	NM	NM	POWER AREA AC.0.026.66DEC.				

The total transacted area is:0.24497 acre(s).

APPLICATION ID CREATED BY : PRAKASH RANJAN ACHARYA

DOCUMENT ENTERED BY : SUSANTA KUMAR DAS