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सत्यमेव जयते

INDIA NON JUDICIAL
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e-Stamp

Certificate No. : IN-OD01593735556590T
Certificate Issued Date : 20-Jan-2021 02:22 PM
Account Reference : NONACC (IV)/ od5006203/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODOD500620302118627543864T
Purchased by : SAI RAJ HOMES
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA - KALARAHANGA
Consideration Price (Rs.) : 19,50,000
(Nineteen Lakh Fifty Thousand only)
First Party : SUBHASINI DUTTA
Second Party : SAI RAJ HOMES
Stamp Duty Paid By : SAI RAJ HOMES
Stamp Duty Amount(Rs.) : 97,500
(Ninety Seven Thousand Five Hundred only)



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

LB 0012832428

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.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

JALTON N... ..

SHCIL

Estamping Authorised Collection Centre
Sagarika Das
Sagarika Das, Bhubaneswar

854-SC85100

4/38(2) complete (S. Case) &
 transferred to effect
 hi
 20/1/21

Rs 39000
 Rs 11122
 Rs 111240
 net 1222
 39520



Subhasini Dutta
 20/01/2021

For SAI RAJ HOMES
 Samru' Raju Das
 Managing Partner 20/01/2021

Subhasini Dutta
 Samru' Raju Das

POWER OF ATTORNEY

Know all men by these presents that I,

SUBHASINI DUTTA aged about 44 years, wife of Debesh Dutta, having PAN-AMAPB4034D & Aadhar No.7675 5330 0549; resident of Plot No.128/2863, ~~Ekamra Vihar, Ebaranga, PO.: Sundarpada,~~ PS : Airfield, Bhubaneswar, Dist-Khurda (Odisha) PIN-751002; by profession: Nusiness, by caste: Bengali Khandayat, Mobile No.9853771271; hereinafter referred to and called as the Executant /Principal which expression shall include his/her legal heirs, successors, executors, administrators and assigns.

recy
 20/1/21

Anil Kumar Mohanty
 Manasmita Mohanty

WHEREAS the principal / executant hereby declare that the land in question described in schedule below has been purchased by her from Santilata Biswal vide RSD No.11131314561 dated 17/12/2013 executed before Sub Registrar Khandagiri. After purchasing the same the executant has mutated her purchased area vide Mutation Case No.1497/2019 and accordingly concerned Tahasildar have issued mutation ROR in her name. Since the date of purchase the executant was/is possessing the schedule property having every right, title and interest thereover.

AND WHEREAS there is a concluded contract between the executant and **SAI RAJ HOMES**, hereinafter referred to as Developer for commercial exploitation of the land in question and as a step in that direction there is an arrangement spelling out the essential terms and conditions. However, with a view to effectuate the objectives and for successful implementation of the scheme formulated by the developer, the executant intend to execute a General Power of Attorney in favour of **SAI RAJ HOMES** represented through its Managing Partner **SRI SMRUTI RANJAN DAS** aged about 52 years, son of Late Bansidhar Das.

Hence, the executant do hereby nominate, appoint and constitute **SAI RAJ HOMES**, having its office at Plot No.37, Budha Nagar, Bhubaneswar, District-Khurda (Odisha), PAN-ACNFS1020K; represented by its Managing Partner **SRI SMRUTI RANJAN DAS** aged about 52 years, son of Late Bansidhar Das, by caste-Karan, by profession-Business; Aadhar No.4774 1229 8760; Mobile No.9437231479; as my true and lawful Attorney to do, perform or cause to be done and perform the following acts deeds and things as specified below namely:

- 1) To submit applications ~~affidavit~~, indemnity bond, rent receipts etc. along with the other requirements as well as complete other formalities prescribed by the Authorities, in this regard.
- 2) To get the building plans including revised plans prepared through qualified Architects for construction of the Multi Storied Building complex comprising of Units/Flats/Parking spaces and to submit the same before the Concerned Development Authority or any other Departments or Agencies for sanction, approval and subsequent modification and/or revision of such plan or plans.

Subhasini Routter

For SAI RAJ HOMES
Smruti Ranjan Das
Managing Partner

Anil Kumar Mohanty
Manasmita Mohanty



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)-39290 ,, User Charges-250 ,Total 39540

Date: 20/01/2021

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 **20/01/2021** by **SUBHASINI DUTTA** , son/daughter/wife of **DEBESH DUTTA** , of **PLOT NO - 128/2863, EKAMRA VIHAR, EBARANG, PO - SUNDARPAD, PS - AIRFIELD, DIST - KHURDA** , by caste **General** , profession **Others** and finger prints affixed.



Signature of Presenter / Date: 20/01/2021

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SUBHASINI DUTTA		 314204287		20-Jan-2021

- 3) To appear and represent me before the Bhubaneswar Development Authority/ Bhubaneswar Municipal Corporation, ORERA 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 construction of the housing/commercial complex.
- 4) 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.
- 5) To apply for and obtain electricity, water, sewerage, drainage or other connections or any other utility / facility / amenities to the said Multi Storied building 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.
- 6) To receive from the intending buyers any earnest money advance or advances and also the balance of the consideration money and to grant the receipt for the same in their own name at their own risk, except Executants' 50% share.
- 7) To deal with and dispose of the proportionate impartible undivided share in the land in question as well as the saleable super built up area in the proposed Housing Complex or vacant land to any intending purchaser.
- 8) To enter into any agreements, with the intending purchasers regarding transfer of Flats / Units by way of absolute sale and to take advances, consideration amount and / or construction cost as settled in respect of such Units and to grant proper receipts and discharge for the same, except Executants' 50% share.




Subhasini Rout

For SAI RAJ HOMES

Somnath Rajan Das
Managing Partner

Anil Kumar Mohanty

Manasmita Mohanty

SMRUTI RANJAN DAS MANAGING PARTNER SAI RAJ HOMES		 242493520		20-Jan-2021
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Identified by **ANIL KUMAR MOHANTY** Son/Wife of **N/A** of **BBSR, DIST - KHURDA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
ANIL KUMAR MOHANTY		 41736787		20-Jan-2021

Date: 20/01/2021

Signature of Registering officer

Endorsement of certificate of registration under section 60

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

Book Number : 1 || Volume Number : 14

Document Number : 11132100781

For the year : 2021

Seal :

Date: 20/01/2021



Signature of Registering officer

- 9) To appear before any income Tax, Wealth Tax, Sales Tax /GST or such other authorities and before any court of law tribunal committee and/or commissioner pertaining labour of staff matters or otherwise and to answer and offer explanations to any question arising out of such proceeding before them and to engage counsels(s) verify and submit statements and other records and papers before them and prefer appeals or revisions and make applications or petition before any such or other authorities as may be necessary.
- 10) To insert advertisements in any local and national daily News Papers offering for sale of Flats / Units in the proposed building complex of the total Super built up areas /flats / commercial units at its cost and expenses.
- 11) To take all steps in any legal proceedings and/or litigations that may arise during the period of construction including engaging any Advocate / Solicitor.
- 12) To apply to Courts and / or any Office for copies of any documents and papers.
- 13) To apply for inspection and / or to inspect the judicial/revenue records.
- 14) To accept service of summons, notices to writ to be issued by any Court or authority concerning or arising out of construction of the Housing Complex on the said land.
- 15) To appear before any Registrar of Assurances, other Officer(s), Authority/ies having jurisdiction to entertain and receive the conveyance for registration and execute and register sale deeds, conveyances, instruments transferring Flats / Units together with proportionate impartible undivided share in the land in favour of intending purchasers of such Units of Super built up area together with proportionate interest in the land in question as enjoined by the law in force.
- 16) To negotiate for sale and transfer, let out charge or encumber land and building and / or Flats / Units, Parking spaces by the said Attorney at its discretion as may deemed fit and expedient.

Subhasini Datta

For SAI RAJ HOMES

Smruti Prasad Das
Managing Partner

Anil Kumar Mohanty

Manamita Mohanty

17) To sign, execute, draw, present for registration and admit registration of documents, sale deeds transferring proportionate impartible undivided share in the land in favour of the intending purchasers of the Flats/Units, and other documents in connection with sale and transfer of the Flats/Units, together with proportionate impartible undivided share in the land in favour of ~~intending purchasers of the Units/Flats except~~ Executant's 50% share in the project as per Memorandum of Agreement dated 20/01/2021.

18) To mortgage residential built up space together with proportionate impartible undivided interest on the land in the project before any bank or financial institution to avail finance except Executant's 50% share allotted in the project as per Memorandum of Agreement dated 20/01/2021.

19) To offer on lease/rent built up commercial/residential units/~~spaces including proportionate undivided interest~~ on the said land in the project except Executant's 50% share of built up space allotted in the project as per Memorandum of Agreement dated 20/01/2021.

AND GENERALLY to do all acts, deeds, and things by virtue of the delegation and conferment of authority hereunder, as may be required, for and on my 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~~ accordingly I hereby delivered the possession of my land in favour of my attorney holder on the day of execution of this deed.

AND, I hereby agree and undertake that all acts, deeds and things lawfully done by my said Attorney shall be construed as acts, deeds and things lawfully done by me and I undertake to ratify and confirm all what-so-ever 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.

Subhasini Dutta

For SAI RAJ HOMES

Somvir Raina IAS
Managing Partner

Anil Kumar Mohanty
Manamita Mohanty

SCHEDULE PROPERTY

Dist-Khurda, Tahasil- Bhubaneswar, Under sub-registrar Khandagiri, P.S.: New Capital No. 16, Mouza- **KALARAHANGA**, Sthitiban Khata No. 725/3943, Plot No. 280/2896/6238, Kissam : Taila-1, Area : Ac.0.075 decimals (full Plot) ~~marked in RED colour sketch map attached herewith.~~ Annual Rent: Rs.1.00. Which is corresponding to previous Khata No.725/224 and which further corresponds to settlement Khata No.258

BOUNDED BY:

NORTH : Road
SOUTH : Plot No.285
EAST : Plot No.280
WEST : Plot No. 400.

The valuation of schedule land is Rs.19,50,000/- (Rupees nineteen lakhs fifty thousand) only and accordingly applicable stamp duty and registration fees hereby paid.

IN WITNESS WHEREOF, I the Executant have executed this Power of Attorney on this the 20th day of January 2021 (Two thousand Twenty One) in presence of the Witnesses named below:-

WITNESSES:-

1. Anil Kumar Mohanty
S/o- Manoj Kumar Mohanty
AD - Chindamaniswar, BBSR


Subhasini Dutt
SIGNATURE OF 20/01/2021
EXECUTANT/PRINCIPAL

2. Manasmita Mohanty
S/o- Manoj Kumar Mohanty
AD - Chindamaniswar
BBSR

For SAI RAJ HOMES
Somus' Raj Das
Managing Partner 20/01/2021

SIGNATURE OF
ATTORNEY HOLDER

Certified that, this Deed of General Power of Attorney is drafted and prepared by me as per the direction and information of the Principal and after being understood fully having been read over and explained the contents of this deed in his/her/their vernacular language, she put her signature in presence of the witnesses before me.


Abimal Kishore Mohanti
Advocate, BBSR