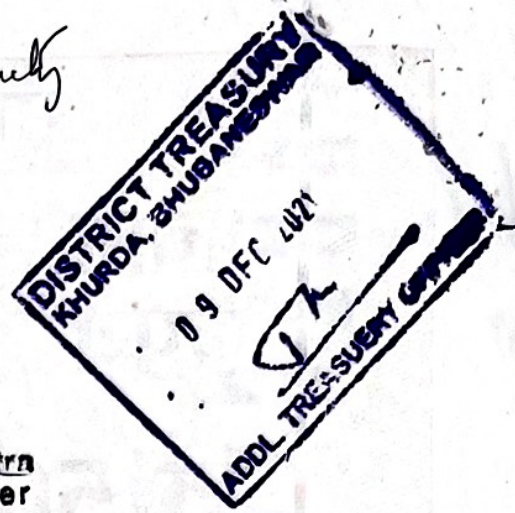


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27/12/24
Rosa

Ramesh Mohanty
Suni



A. K Mahapatra
Stamp Vender
Bhubaneswar

for
A. K Mahapatra
Adv

Ramesh Mohanty

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Msusaiding Director
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Shi. R. G.

Bamadev Mohanty

For ARCHID BUILDERS PVT. LTD.

Bamadev Mohanty

IRREVOCABLE GENERAL POWER
OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT;

Dr. Bamadev Mohanty, aged about 81 years, S/o Late Madhusudhan Mohanty, Caste: Karan, by profession: Retd. State Government Employee, resident of Tala Mali Sahi, Puri Town, Dist: Puri, Odisha, PIN: 752002 (hereinafter called as the **Executant/Principal** which expression unless excluded by or repugnant to the

Bamadev Mohanty

W-1 Prasanna by Das

W-2 Anant Prasad

For ARCHID BUILDERS PVT. LTD.
Bamadev Mohanty
Managing Director

A Commission is hereby issued to the undersigned to execute the powers of the Executant/Principal in the name of ARCHID BUILDERS PVT. LTD. in the name of the Executant/Principal in the name of ARCHID BUILDERS PVT. LTD. in the name of the Executant/Principal in the name of ARCHID BUILDERS PVT. LTD.

28.12.2021

2021-12-28

28.12.2021

28.12.2021

2021-12-28

Bamadev Mohanty
28.12.2021



VTI-2006

Bamadev Mohanty
28.12.2021

A Commission is hereby issued U/s 33-
Sub Section (3) Sub Section (2) of Registration Act
1908 (Act) of 1908 to Jagjivan Naik
for the purpose of inquiring whether this document
has been executed by Bamadev Mohanty

In Prasanta Kumar Das
S/o Late Bhagaban Das
A/Po Lingaraj Nagar
Old town
Dt 28.12.21

of P. URI
where it Purports to have been executed
Registering Officer



VTI-2014

Having Visited the Residence of Bamadev Mohanty
at 05:30 PM on the 28/12/2021 at Tala, malisahi, Puri
I have this day examined the said Executant
Who have been identified to my satisfaction
by Prasanta Kumar Das S/o V Bhagaban Das
of the same place and the said AT/PO - Lingaraj Nagar
Executant old town, BBSR
admitted execution of t. is document.



From the above report I am satisfied
that this document has been executed by
Bamadev Mohanty
and I accordingly admit it to registration

context shall mean and include our heirs, successors, assignees and legal representatives), **DO HEREBY appoint, constitute and empower;**

ARCHID BUILDERS (P) LTD., a company registered under the Companies Act, 1956 and having its registered office at 4th Floor, Archid Central, Plot No: 315, District Center, P.O. : Chandrashekherpur, P.S. : Chandrashekherpur, Bhubaneswar, Dist.- Khurda, represented through its Managing Director, **SRI BANDAN MOHANTY** aged about 48 years, son of Late Khitindra Kumar Mohanty, by Caste : Karan, by Occupation : Business (hereinafter called as the **Our Attorney Holder**), as my true and lawful Attorney on my behalf to do, execute and perform all or any of the following acts, deeds and things in respect of my landed property, more fully described in the schedule below;

The property mentioned below, now in the peaceful possession by the owner. The said property mentioned below stands recorded in his name by way of ROR was published from the concerned authority and as such his name still stands recorded.

Our attorney holder, is engaged in the business of developing, promoting construction of apartments from its own financial resource, to carry out any development schemes, including construction of residential apartments by engaging engineers, masons and labourers and also put resource for apartments and supervise

Bandan Mohanty

For ARCHID BUILDERS PVT. LTD.
Bandan Mohanty
Managing Director

W-1 *Prasanna B Das*

W-2 *Asar Bhatnagar*



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)-692790 ,, User Charges-250 ,Total 693040

Date: 28/12/2021

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 28/12/2021 by DR. BAMADEV MOHANTY, son/daughter/wife of LATE MADHUSUDHAN MOHANTY, of AT. TALA MALI SAHI, PURI TOWN, DIST. PURI. PIN - 752002, by caste General, profession Others and finger prints affixed.



Signature of Presenter / Date: 28/12/2021

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Finger Impression	Signature	Date of Admission of Execution
DR. BAMADEV MOHANTY	-----	-----	-----	-----
ARCHED BUILDERS PVT LTD ITS MANAGING DIRECTOR SRI BANDAN MOHANTY		 243000997	<i>P. B. S.</i>	29-Dec-2021

Identified by PRASANTA KUNAR DAS Son/Wife of LATE MADHUSUDHAN DAS of AT. LINGARAJNAGAR, OLD TOWN, SHREE LINGARAJ, PHUZANESWAR, DIST. KHURDA by profession Others

completing the construction of the proposed residential apartments and to procure prospective buyers for the residential apartments and other spaces to be built as per the sanctioned plan in our land.

We the Principal Executants desire to develop the schedule property and make apartment/s on sharing basis, that, out of the total B.D.A/B.M.C approved area 50% of the area will be for Land Owners and 50% of area will be Developer's share. In toto, the Ratio of the approved B.D.A/B.M.C area will be **For Land Owners 50% And 50% For Attorney Holder.**

Now this deed of General Power of Attorney witnessed as follows:

1. **Our Attorney Holder,** is empowered to manage, administer the landed property as scheduled below for and on my behalf.
2. **Our Attorney Holder,** is authorized to present agreement/agreements, letters, applications, correspondences and sign the same with/or any Govt. authority, undertakings, individuals, firms, company, or any Govt. department for the development of the scheduled property in my name and in my behalf.
3. **Our Attorney Holder,** shall nominate, select and appoint draftsman, engineers, architects, contractors, labour contractors, masons, labourers and/or any other person/persons or any other company/companies, firm/firms for the purpose of construction of

Banader mndant

FOR ARCHID BUILDERS PVT. LTD.

[Signature]
Managing Director



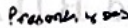
W-1 *Prasanna IS Das*

W-2 *Aparna Pattnaik*

completing the construction of the proposed residential apartments and to procure prospective buyers for the residential apartments and other spaces to be built as per the sanctioned plan in our land.

We the Principal Executants desire to develop the schedule property and make apartments on sharing basis that out of the total B.D.A.B.M.C approved area 50% of the area will

Handwritten notes:
 Sub-Registrar
 Khurda

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
FRASANTA KUMAR DAS		 42136681		28-Dec-2021

Date: 28/12/2021


 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 : 350

Document Number : 11082116162

For the year : 2021

Seal :

Date: 30/12/2021


 Signature of Registering officer



building and after completion of the same, for the maintenance of the constructed building as and when the Attorney shall deem necessary and shall make payment of all costs, remunerations on my behalf and shall accept all receipts thereof.

4. **Our Attorney Holder**, shall receive and accept any letters, documents, sanctioned plan, amended plan and sign resubmit the same and/or tax bill and land rents, electric bills, water bills, gas bills and/or any other bills or challans or demands, 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. **Our Attorney Holder**, shall represent us before the development authorities, Municipal authorities, fire brigade, PHD, electricity board, police and other public institutions, Govt. departments and semi-govt. departments/undertakings in connection with the development and construction upon the said land stated in the schedule and shall prepare, execute, sign, register and/or file all papers, plans applications/petitions and amalgamation deeds for the said purpose and do all acts, deeds and things as may be necessary for the said purpose and in said connection, in my name and on my behalf.

6. **Our Attorney Holder**, is further authorized to apply for and obtain quotas and to procure cement, steel, bricks and other building materials, which may be required for development and construction of the said schedule premises/land as my authorized representative and sign all papers

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For ARCHID BUILDERS PVT. LTD.
[Signature]
Managing Director

W-1 Prasanna 18 Das

W-2 Anur Prasad

building and after completion of the same, for the maintenance of the constructed building as and when the Attorney shall deem necessary and shall at the payment of all costs, remunerations on my behalf and shall accept all receipts thereof.

4. Our Attorney Holder shall receive and accept any letters, documents, sanctioned plan, sanctioned plan and sign resubmit the same and/or tax bill and land rents, electric bills, water bills, gas bills and/or any other bills or challans or demands, 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. Our Attorney Holder shall represent us before the development authorities, Municipal authorities, fire brigade, PWD, electricity board, police and other public institutions, Govt. departments and semi-govt. departments and undertakings in connection with the development and construction of the said land and execute the plans and applications petition and things for the said purpose and in as may be necessary for the said purpose and in said connection, in my name and on my behalf.

6. Our Attorney Holder is further authorized to apply for and obtain quotes and to procure cement, steel, bricks and other building materials, which may be required for development and construction of the said schedule premises and as my authorized representative and sign all papers



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for the said purpose in their own names as all authorities, for the said purpose in my name and on my behalf.

7. **Our Attorney Holder**, is hereby empowered to raise loan for the Project and the Customers by mortgaging their part i.e. 50% of construction area for and on my behalf, without imposing any liability to the principal executants.

8. **Our Attorney Holder**, is further nominated to enter into, modify, alter, draw, approve, present for registration for all agreements or Sale Deed(s)/conveyance(s) of land, in respect of the construction area/residential space of schedule property and sign all such modifications, alterations Deeds, agreements of sale and admit execution of all such documents before the registering authority, Bhubaneswar in our names and on our behalf in a reasonable and rational manner.

9. **Our Attorney Holder**, is hereby empowered to sale his share of 50% of construction area as allotted flats to potential customers, negotiate rates with them, execute agreement(s), receive advance(s) as well as full and final consideration money and do an discharge all such activities as may be required for the purpose from time to time.

10. As regards the execution of any documents or applications as per the authorization, given by Our Power of Attorney Holder herein, can execute the same for and on our behalf.

Bamadev Mishra

For ARCHID BUILDERS PVT. LTD.
Bamadev Mishra
Managing Director

W-1 *Prasanta Das*

W-2 *Arun Pattnaik*

for the said purpose in their own names as all authorities, for the said purpose in my name and on my behalf.

7. Our Attorney Holder is hereby empowered to raise loan for the Project and the company mortgaging their part i.e. 50% of construction area for and on my behalf, without imposing any liability to the principal executants.

8. Our Attorney Holder is further nominated to enter into, modify, alter, draw, approve, present for registration for all agreements or Sale Deed(s)/conveyance(s) of land, in respect of the construction area/residential space of schedule property and sign all such modifications, alterations, Deeds, agreements of sale and admit execution of all such documents before the registering authority, Bhubaneswar in our names and on our behalf in a reasonable and rational manner.

9. Our Attorney Holder is hereby empowered to execute all documents relating to construction and to negotiate with customers, negotiators, agents, etc. as well as full agreement(s), receipt(s) and do an and final consideration money and do discharge all such activities as may be required for the purpose from time to time.

10. As regards the execution of any documents or applications as per the authorization, given by Our Power of Attorney Holder herein, can execute the same for and on our behalf.



Handwritten signature/initials

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And generally to do, execute, perform all other acts, deeds, things and matters as may be required from time to time in respect of the said property fully and effectually in all respects, as I could do the same myself, if personally present and doing the same.

We, do hereby further agree and declare, that all acts, deeds, things and matters do, execute, perform and caused to be done, executed or performed by the said Attorney shall be constructed as acts, deeds, things done by us and we undertake to ratify and confirm all and whatsoever that our said Attorney hereby done, executed or performed.

SCHEDULE OF THE PROPERTY

Dist.- Khurda, Tahasil : .Bhubaneswar, Tahasil No:260, under jurisdiction of District Sub-Registrar, Bhubaneswar, P.S. : New Capital, Thana No:22, Mouza :Patia, Khata No.- 493/38, Plot No.- 403, Kissam : Gharabari, Area :Ac0.500 decimals.

BOUNDED BY :

NORTH : PLOT NO-403/191

SOUTH : ROAD

EAST : PLOT NO-403/1972

WEST : PLOT NO.391

Banadav
For ARCHID BUILDERS PVT. LTD.
Managing Director

W-1 Prasantha K DAS
W-2 Anirban Pattnaik

And generally to do, execute, perform, and
other acts, deeds, things and matters as may be
required from time to time in respect of the said
property fully and effectually in all respects and
could do the same myself, if personally present
and doing the same.

We, do hereby further agree and
declare, that all acts, deeds, things and matters
do, execute, perform and cause to be done,
executed or performed by the said Attorney, shall
be construed as acts, deeds, things done by us
and we undertake to ratify and confirm all and
whosoever that our said Attorney may hereafter
execute or perform.

SCHEDULE OF THE PROPERTY

Plot - 12 under, Tahsil, ...
No: 260, under ...
Registrar, Bhubaneswar, ...
Thana No: ...
No - 493/38, Plot ...
Area: Aco. 200 decim ...



BOUND BY:

NORTH : PLOT NO. 12
ROAD : SOUTH
EAST : PLOT NO. 12
WEST : PLOT NO. 12

VALUATION OF THE PROPERTY: RS. 3,46,25,000/-

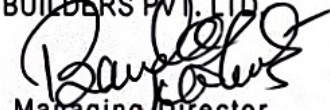
IN WITNESS WHEREOF, I, the above named principal, after reading and understanding all the clauses of this Deed of General Power of Attorney, signed and executed this on this ^{28th} day of December, 2021

WITNESSES:

1. Prasantha Das
A/po Jayaraj Rajan
A/D Town
P.O.S.R

Banadur Indrab
Signature of 28.12.21
Executant/Principal


For ARCHID BUILDERS PVT. LTD


Managing Director

2. Anur Prabhakar
A/D Town
P.O.S.R

Signature of
Attorney Holder

Certified that, this deed of General Power of Attorney is drafted and typed by me as per the direction and dictation of the Principal and after understanding fully the contents of this deed, they put their signature in presence of the witnesses.


Atma Prakash Mohanty
(Advocate)

VALUATION OF THE PROPERTY: RS. 3,46,22,000/-

IN WITNESS WHEREOF, I the above named principal after reading and understanding all the clauses of this Deed of General Power of Attorney, signed and executed this on this 28th day of December,

2021

WITNESSES:



Executive/Principal

Signature of Attorney Holder

Certified that this deed of General Power of Attorney is drafted and typed by me as per the direction and dictation of the Principal and after understanding fully the contents of this deed, they put their signature in presence of the witnesses.

Atma Prakash Mohanty
(Advocate)

Page 2 of 2

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