

ଓଡ଼ିଶା ओड़िशा ODISHA

Handwritten red scribbles and numbers, possibly '2000' and '40'.

F 527962

IRREVOCABLE GENERAL POWER OF ATTORNEY

DATE - 24-12-2024

PAID
Handwritten signature in Odia script.

Evos Buildcon Pvt. Ltd.
Kalanga Kishore Patra
Managing Director

w1 - Babuli Chandra Pachhara
w2 - Bisoy Ku Pathi
Rajesh Pachhara

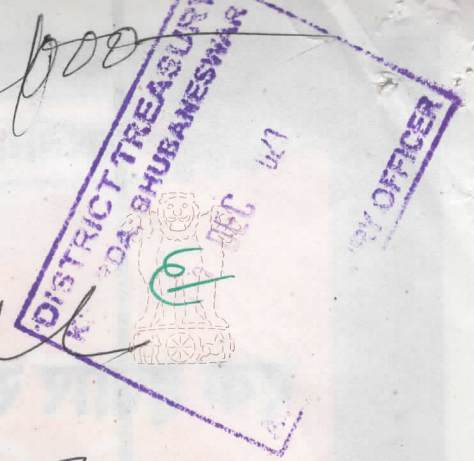
2144

Kalinga Keshari Rath

24/12/2021

[Handwritten signature]

B.K. PANDA
STAMP VENDER
BHUBANESWAR



[Handwritten Odia text]

A Commission is hereby issued U/s 33, Sub Section (3) Sub Section (2) of Registration Act, 1908 (XVI) of 1908 to Jaymendra Nalik for the Purpose of Inquiring whether this document has been executed by Swaraj Padhihari @ Samal



VTI-1999

of BBSR by whom it Purports to have been executed

Registering Officer

- ① Swaraj Padhihari @ Samal
- ② Kalinga Keshari Rath

[Handwritten Odia text]

Having Visited the Residence of at 05:30 PM on the 24/12/2021 at Plot No - M/76, Baramunda I have this day examined the said Executive Housing Board colony Who have been identified to my satisfaction Baramunda, BBSR by Babuli Charan Padhihari of the same place and the said Executive admitted execution of this document.



VTI-2060

Kalinga Keshari Rath



VTI-2001

Babuli Charan Padhihari

From the above report I am satisfied that this document has been executed by.....
① Swaraj Padhihari @ Samal
② Kalinga Keshari Rath
and I accordingly admit it to registration

Registering Office

100
24/11/24

~~100~~



Kalinga Keshari Patra

ସ୍ୱରାଜ ପଦ୍ମହରି ପାତ୍ର

କାଳିଙ୍ଗ କେଶରୀ ପାତ୍ର

IRREVOCABLE GENERAL POWER OF ATTORNEY

By this power of attorney:

Sri Swaraj Padhihari@Samal, aged about 67, S/o- Late Balu Padhihari, By Caste: Khandayat, By Profession: Retd. Govt. Servant, Aadhar 5697 7723 3410, PAN:EXLPS2317Q, Contact No:, permanent resident of Vill./Po.-Raghunathpur, P.S.: Nandankanan, Bhubaneswar, Dist.-Khurda, Odisha,, (hereinafter called the **Principal/Executant** which expression shall mean and include its heirs, successors, and representatives etc.)

Evos Buildcon Pvt. Ltd.
Kalinga Keshari Patra
Managing Director

in Basuli dhanu padhihari
w2- Bitoy & padhi
Rajesh padhihari

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Faint, mostly illegible text in Odia script, likely the main body of a document or a power of attorney, located in the center of the page.

A handwritten signature or mark in green ink, located in the lower right quadrant of the page.

Handwritten text in Odia script at the bottom of the page, possibly a date or additional notes.

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 plaints, written statements, petitions, claims and objections, memorandums of appeal and applications and to file them in any court-offices / 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.

EVOS Buildcon Pvt. Ltd.

Kalinga Keshari Rath

Managing Director

w1 - Babuli chandra paduhari
w2 - Bitay ms paghi
Rajesh paduhari

Handwritten notes in the top left corner, including the number '10' and some illegible scribbles.

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 : 346

Document Number : 11082116028

For the year : 2021

Seal :

Date: 29/12/2021

Signature of Registering officer



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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 land owners' allocation of 23000 sqft SBA**) and parking space of proposed Multistoried Apartment Complex.
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 constructed area (**except land owners' allocation of 23000 sqft SBA**), 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

2013/15 (2) BDR-10/15
 x

Evos Buildcon Pvt. Ltd.
 Kalega Keshari
 Managing Director

w 1 - Babuli dhanu panchani
 w 2 - Piyaj mypanhi
 Rajesh padinani

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Handwritten text at the bottom of the page, possibly a name or date.

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 the constructed area (**except land owners' allocation of 23000 sqft SBA**), 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.
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 below and to receive advance consideration money from the intending purchasers so far as Builders/Developer's share to the constructed area (**except land owners' allocation of 23000 sqft SBA**), along with parking spaces and

Handwritten signature/initials at the top right of the page.

Evos Buildcon Pvt. Ltd.
Kalenja Kuberan Patil
Managing Director

w1 - Babuli chandra panchhi
w2 - Biju mupathi
Rajesh padhan

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undivided impartible proportionate share in land, 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 so far as builders share to the constructed area (**except owners' allocation of 23000 sqft SBA**), along with parking spaces and undivided impartible proportionate share in land, 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 I hereby agree that all acts, deed and things lawfully done by the attorney shall be construed as acts, deeds and things lawfully done by me and I hereby undertake to ratify and confirm all whatsoever the said attorney shall lawful do or cause to be done for and on my behalf by virtue of this power of Attorney.

SCHEDULE OF PROPERTY

Mouza: Raghunathpur, Police Station: New Capital, Police Station No.14, now under Nandankanan Police Station, Tahasil: Bhubaneswar, Tahasil No:263, District-Khordha (Odisha), within the jurisdiction of Bhubaneswar Development Authority (BDA), Bhubaneswar Municipal Corporation (BMC) and District Sub-Registrar (DSR), Khordha at Bhubaneswar.

Evos Buildcon Pvt. Ltd.
Kalyana Kishore Patil
Managing Director

W1 - Bhubaneswar chamon panchhuni Page 5 of 6
W2 - BITOJ dy paghi
Rajesh padinhari

Wangsa Duta
Kampung Kuning
Eace Bnjacou bar 174

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SCHEDULE OF PROPERTY

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1. Hal ROR Khata No. 729/142, Plot No. 2166, Ac0.180dec.Kissam-Sarad-I,
2. Hal ROR Khata No. 729/219, Plot No. 2167, Ac0.180dec.Kissam-Sarad-I,
3. Hal ROR Khata No. 729/671, Plot No. 2208/2790, Ac0.175 dec.Kissam- Blali Do Fasal,
4. Hal ROR Khata No. 729/952, Plot No. 2208/3451, Ac0.060 dec. out of Ac0.120 decimal, Kissam-Blali Do Fasal,

Total 1 Khata, 4 Plots, AreaAc0.595 decimal.

IN WITNESS WHEREOF we have here to set my hand this 24th day of December, 2021

Witnesses:

(Handwritten signature in Odia)

Babuli chenu padhani

Signature of the Executant/Principal

1. S/o - Raghunath ch padhani
At - Raghunath pur.

Evos Buildcon Pvt. Ltd.

(Handwritten signature)
Managing Director

Signature of the P.A.H.

2. Bitoy my padhi
S/o - P.C. Padhi
At - Bagan pur
BBS2

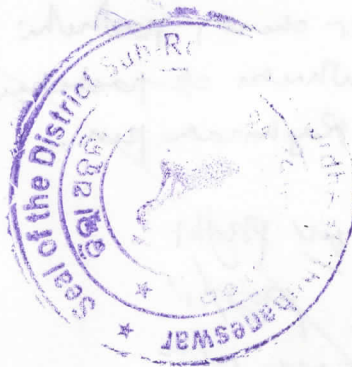
Certificate

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

(Handwritten signature)
24-12-2021

2. Ramesh padhani
S/o - Swaraj Padhani
At - Raghunath pur
At - Mandan Kanan
Dist - Khordha



REGISTERED & TRUE COPY
FILED IN
BOOK NO.
Volume No.
Pages.
Being No.
for the year 2021
1082116833
Digitized by Srujanika@gmail.com
21277221

Valuation ReportApplication No- **1082116833**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
1082116833	24-DEC-21	24-DEC-21	1	7		

FEE DETAILS (In `.)

Stamp Duty :	0	Registration Fee :	0
Consideration Amount :	0	A18(iii) & A(1):	250
Benchmark Value :	9325986	Incidental Fee Details	
		User Charges :	250
<input type="checkbox"/> STAMP	<input type="checkbox"/> E-STAMP	<input type="checkbox"/> FRANKING	
		<input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE <input type="checkbox"/> DD <input type="checkbox"/> CHALLAN <input type="checkbox"/>	
		POS	
<input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE <input type="checkbox"/> DD <input type="checkbox"/> POS		<input type="checkbox"/> NEFT <input type="checkbox"/> RTGS <input type="checkbox"/> IMPS <input type="checkbox"/> IFMS	

FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
SWARAJ PADHIHARI SALIAS SAMAL	FATHER	LATE BALU PADHIHARI	MALE	67	RETD. GOVT. SERVANT	General	FIRST PARTY/SELF	YES	YES	AT/PO- RAGHUNATHPUR, PS- NANDANKANAN, BHUBANESWAR, DIST- KHORDHA

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
KALINGA KESHARI RATH MANAGING DIRECTOR OF MS EVOS BUILDCON PVT. LTD.				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	
KALINGA KESHARI RATH MANAGING DIRECTOR OF MS EVOS BUILDCON PVT. LTD.			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
BABULI CHARAN PADHIHARI		AT/PO- RAGHUNATHPUR, PS- NANDANKANAN, DIST- KHORDHA	MALE	0	Others	A

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	MarketValue	Sabak Khata No.	Sabak Plot No.	
KHURDA	RAGHUNATHPUR (BALIPADA)-14	729/952	2208/3451	0.06 Acre (60Decimal)	BIALI DO FASAL	7986	Not Available	Not Available	
Property Transaction Details									
East	West	North	South	POWER AREA AC.0.060DEC. OUT OF AC.0.120DEC., TOTAL POWER AREA AC.0.595DEC.					
NM	NM	NM	NM						
KHURDA	RAGHUNATHPUR (BALIPADA)-14	729/671	2208/2790	0.175 Acre (175Decimal)	BIALI DO FASAL	5250000	Not Available	Not Available	
Property Transaction Details									
East	West	North	South	POWER AREA AC.0.175DEC.					
NM	NM	NM	NM						
KHURDA	RAGHUNATHPUR (BALIPADA)-14	729/219	2167	0.18 Acre (180Decimal)	SARAD-I	2034000	Not Available	Not Available	

East	West	North	South	Property Transaction Details				
NM	NM	NM	NM	POWER AREA AC.0.180DEC.				
KHURDA	RAGHUNATHPUR (BALIPADA)-14	729/142	2166	0.18 Acre (180Decimal)	SARAD-I	2034000	Not Available	Not Available
East	West	North	South	Property Transaction Details				
NM	NM	NM	NM	POWER AREA AC.0.180DEC.				

The total transacted area is:0.595 acre(s).

APPLICATION ID CREATED BY : NARESH PRATAP Singh RAJKUMAR
DOCUMENT ENTERED BY : SUSANTA KUMAR DAS

Name	Relation	Relation's Name	Gender	Age	Profession	Code	Interest Type	Present/Signat	Present Address
SARAD I	MALE	MALE	37	GENERAL ATTORNEY/INSTITUTION					

Name	Relation	Relation's Name	Gender	Age	Profession	Code	Interest Type	Present/Signat	Present Address
SARAD I	MALE	MALE	37	GENERAL ATTORNEY/INSTITUTION					