

1082206785

20



सत्यमेव जयते

INDIA NON JUDICIAL Government of Odisha

e-Stamp

Certificate No.	: IN-OD03751909275148U
Certificate Issued Date	: 02-May-2022 12:12 PM
Account Reference	: SHCIL (FI)/ odshcil01/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference	: SUBIN-ODODSHCIL0105088059747575U
Purchased by	: MS STALWART PROJECTS PVT LTD
Description of Document	: Article IA-48 Power of Attorney Deed
Property Description	: MOUZA-PATIA
Consideration Price (Rs.)	: 0 (Zero)
First Party	: MS MEHERS HANDLOOM PVT LTD
Second Party	: MS STALWART PROJECTS PVT LTD
Stamp Duty Paid By	: MS STALWART PROJECTS PVT LTD
Stamp Duty Amount(Rs.)	: 1,000 (One Thousand only)



.....Please write or type below this line.....

Sachin Kumar Meher

PU 0000454505

Statutory Alert:

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



SIGNATURE OF PURCHASER

[Handwritten signature]



[Handwritten mark]

00000000

1082206785

estd

Subk...
2/15



Handwritten signatures and initials in red ink.



Saur Kumar Meher

For Stalwart Projects (P) Ltd. Managing Director
For Meher Handloom Pvt. Ltd. Managing Director
Saur Kumar Meher

**IRREVOCABLE
GENERAL POWER OF ATTORNEY**

Know all men by these present that, **MEHERS HANDLOOM PVT LTD**, having its corporate office at Plot No.3, Unit-2, Ashok Nagar, Bhubaneswar-9, Dist-Khurda (Odisha), having PAN- AADCM9443P, represented by its Director SRI

w1 Anamika Nayak
w2 Sanjaya Kumar Samal

PAN No. AAQCS1757F having its Registered Office at Plot No.-1, Tulsivihar Complex, Sailashree Vihar, Chandrasekharpur, Bhubaneswar-751021, Dist.-Khurda, represented through its Managing Director Mr. Sharat Kumar Sahu aged about 55 years, S/o. Late Narahari Sahu to do the following acts in my name and on my behalf.

As such, **MEHERS HANDLOOM PVT LTD**, the Principal / executant do hereby nominate, appoint and constitute **M/s. STALWART PROJECTS PVT LTD** represented through its Managing Director Mr. Sharat Kumar Sahu aged about 55 years, S/o. Late Narahari Sahu 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 apply for demarcation and measurement of the said property to the Tahasildar, Bhubaneswar, or any other authorities in our name and on our behalf.
2. To submit affidavit, indemnity bond, rent receipts etc. along with the other requirements as well as complete other formalities prescribed by the Authorities, for the purpose of approval of plan/ development of project.
3. To advertise and negotiate to sell the said property, receive advance consideration money from the intending purchasers, execute agreements for the purpose of sale to Developers share (50%) excluding identified owner's share.
4. To get the building plans including revised plans prepared through qualified Architects and to submit the same before the Bhubaneswar Development Authority/BMC/Any other

For Meher Handloom Pvt. Ltd.
Sharat Kumar Sahu
Managing Director

w1 Anamika Nayak
w2 Sangaya Kumar Samal



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(q) Fees Paid : A18(iii) & A(1)-290 ,, User Charges-250 ,Total 540

Date: 02/05/2022

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 02/05/2022 by SANKAR KUMAR MEHER DIRECTOR OF MS MEHERS HANDLOOM PVT. LTD. , son/daughter/wife of , of AT- PLOT NO.3, UNIT-II, ASHOK NAGAR, BBSR, DIST- KHORDHA , by caste , profession and finger prints affixed.

Sankar Kumar Meher

Signature of Presenter / Date: 02/05/2022

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SANKAR KUMAR MEHER DIRECTOR OF MS MEHERS HANDLOOM PVT. LTD.		 315345713		02-May-2022
SHARAT KUMAR SAHU MANAGING DIRECTOR OF MS STALWART PROJECTS PVT. LTD.		 243209403		02-May-2022

Identified by HIMANSHU NAYAK Son/Wife of SAMBARU NAYAK of AT- C.S. PUR, BBSR, DIST- KHORDHA by profession Others

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
HIMANSHU NAYAK		 42298562		02-May-2022

Date: 02/05/2022

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 : 134

Document Number : 11082206521

For the year : 2022

Seal :

Signature of Reaisterina officer

SANKAR KUMAR MEHER aged about 62 years, S/o. Chaturbhuja Meher on the basis of board of resolution dtd.30.04.2022, by caste – Bhulia, by profession – Business, Aadhar No.5472-4673-8565, Mob: 9437001441 (hereinafter called the “**PRINCIPAL**”) do here by constitute, nominate and appoint M/s. **STALWART PROJECTS PVT LTD**, incorporated under the Indian Companies Act 1956, vide Registration No.U450010R2011PTCO13975 and PAN No. AAQCS1757F having its Registered Office at Plot No.-1, Tulsivihar Complex, Sailashree Vihar, Chandrasekharapur, Bhubaneswar-751021, Dist.-Khurda, represented through its Managing Director Mr. Sharat Kumar Sahu aged about 55 years, S/o. Late Narahari Sahu, by Caste- Sundhi, by profession- Business, Aadhar Card No.4675-2299-2428, Mob-9040042622 (here-in-after called the “**Attorney Holder**”) as my true and lawful attorney on my behalf, in respect of my landed property more fully described, in the schedule of property below.

WHEREAS, the property situated in mouza-PATIA, bearing Khata No.-474/1628, Plot No.-306/1711, Area-Ac.0.180 decimals out of Ac.0.500 decimals was purchased by principal from **Sri Diptiman Das**, S/o. Late Sarat Chandra Das vide Regd. Sale Deed ID No.1081907430, Document No.-11081907018, dtd.18.06.2019 and subsequently mutated in his favour an area of Ac.0.180 decimals vide Mutation Khata No.-474/5009, Mutation Plot No.-306/1711/5558 and accordingly the present principal became the absolute owner in possession without any dispute till date.

AND WHEREAS, I the Principal herewith execute this General Power of Attorney in favour of M/s. **STALWART PROJECTS PVT LTD**, incorporated under the Indian Companies Act 1956, vide Registration No.U450010R2011PTCO13975 and

For **idloom Pvt. Ltd.** For **Stalwart Projects (P) Ltd.**

Sankar Kumar Meher

Sharat Kumar Sahu

Managing Director

Managing Director

w1 *Hiraman Shri Singh*

w2 *Sanjaya Kumar Samal*

Departments or Agencies for sanction of approval and subsequent modification and/or revision of such plan or plans.

5. To appear and represent me before the Bhubaneswar Development Authority/BMC/RERA 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 complex/flat/apartment.
6. 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.
7. To deal with and dispose 50% of the scheduled property as proportionate impartible undivided share in the land, as well as the saleable super built up / built-up area / carpet area pertaining to the Builder's allocation in the proposed Complex.
8. To enter into any agreements, with the intending purchasers regarding transfer of Flats / Units by way of absolute sale pertaining to the Super built up area/ Built up area/Carpet area specified as the builders allocation except identified Owner's share 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.

For Stalwart Projects (P) Ltd.
Saurabh Kumar Mishra

Managing Director

Managing Director

w1 Anamika A Nayak

w2 Sayfara Kumar Samal

9. To take all steps in any legal proceedings and/or litigations that may arise during the period of construction including engaging any Advocate / Solicitor.
10. To apply to Courts and / or any Office for copies of any documents and papers.
11. To create a mortgage of the said property described in the Schedule hereunder written to Banks/ Financial Institution to take Project Loan for completion of Project.
12. 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.
13. To appear before any Registrar of Assurances, other Officer(s), Authority/ies having jurisdiction to entertain and receive the conveyance for registration, execute and register sale deeds, conveyances, instruments transferring Flats / Units together with proportionate impartible undivided share in the land (50%) in favour of intending purchasers of such Units (**pertaining to Builder's allocation**) of Super built up/built-up area/ carpet area together with proportionate interest in the land in question as enjoined by the law in force except the owner's share in the project.
14. To negotiate for sale and transfer, let out charge or encumber land and building for intending purchasers /owners of the Units / Flats pertaining to Builder's allocation except identified

For Meneer's Handloom Pvt. Ltd.
 Sanjay Kumar Mehta For Stalwart Projects (P) Ltd.
 Managing Director

007 Anand Kumar Singh
 002 Sanjaya Kumar Saonai

Owner's share in the project by the said Attorney at their discretion as may deemed fit and expedient.

15. To sign, execute, draw, present for registration and admit registration of documents, sale deeds and other documents in connection with sale and transfer of the Flats / Units, together with proportionate impartible undivided share in the land pertaining to Builder's allocation in favour of intending purchaser of the Units / Flats except the owner's share in the project and deliver the possession of the said flat in favour of the owners of those flats transferred.

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 our 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 project and accordingly we hereby delivered the possession of our land in favour of our 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.

w1 Anandhi Lakshmi

w2 Sanjaya Kumar Samal

For Meiners Handloom Pvt. Ltd. For Stalwart Projects (P) Ltd.
Sanjay Kumar Meher

Managing Director

Managing Director

SCHEDULE OF PROPERTY

Dist. Khurda, Tahasil. Bhubaneswar, P.S. New Capital, Thana No.22, Hal P.S. Chandrasekharpur, under the jurisdiction of District Sub-Registrar, Khurda, Bhubaneswar.

Mouza- PATIA, Khata No.-474/1628 and Plot No.306/1711 corresponding to Mutation Khata No.-474/5009, Mutation Plot No.-306/1711/5558, Area Ac.0.180 dcml, Kisam- Gharabari.

BOUNDED BY:

North – Plot No.306/1701

South – Plot No.306/1712

East – Plot No.306(Part)

West – Plot No.306/1711 (Abhilash Meher & Abhisek Meher)

The valuation of schedule land as per bench mark valuation is Rs...../- and accordingly applicable stamp duty and registration fees hereby paid.

IN WITNESS WHEREOF WE, the above named Principals do hereby execute this deed of GENERAL POWER OF ATTORNEY on this the 02nd day of May, 2022 at Bhubaneswar after understanding its contents and well explained to us in our vernacular language to which we have admitted to be true and correct in all respect.

For Meher's Handloom Pvt. Ltd. For Stalwart Projects (P) Ltd.

Sunil Kumar Meher

Managing Director

Asok
Managing Director

w1 *Amrita Kumar*

w2 *Sanjaya Kumar Samal*

WITNESSES

1. Himanshu Nayak
S/o Sambhu Nayak
C. S. No. 13682-21

For Mehers Handloom Pvt. Ltd.

Souvik Kumar Mehers

Managing Director

PRINCIPALS

2. Sanjaya Kumar Samal

Soukeshree Nihan
Bhubaneswar

751021

For Stalwart Projects (P) Ltd.

Asit
Managing Director

ATTORNEY HOLDER

Typed by me.
Advocate.

[Signature]

02-05-2022

REGISTERED & TRUE COPY
FILED IN



REGISTERED & TRUE COPY
FILED IN
BOOK NO.
Volume No.
pages.....to.....
Serial No
for the year 2022

1082206285

15/02/22



For Mehers Handloom Pvt. Ltd.

Sachin Kumar Meher

Managing Director

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACSPM3953C



नाम /NAME

SANKAR KUMAR MEHER

पिता का नाम /FATHER'S NAME

CHATURBHUJA MEHER

जन्म तिथि /DATE OF BIRTH

09-08-1959

हस्ताक्षर /SIGNATURE

Sankar Kumar Meher
Signature of the

M. S. Meher

आयकर आयुक्त, भुवनेश्वर

COMMISSIONER OF INCOME-TAX, BHUBANESWAR

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त,
15, उद्यान मार्ग,
भुवनेश्वर - 751 009 .

In case this card is lost/found, kindly inform/return to
the issuing authority :


Commissioner of Income-tax,

15, Udyan Marg,


Bhubaneswar - 751 009 .

Sankar Kumar Meher

भारत सरकार
GOVERNMENT OF INDIA




Sankar Kumar Meher
Date of Birth / Year of Birth 1959
Sex / Male



5472 4673 8565





आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA



पता
S/O
751001

Address:
S/O Chaturbhuj Meher, plot
no-53ra, back side of labour
commissioner office,
Kharwala nagar, unit 3
Shubaneswar, Shubaneswar
G.P.O. Khordha, Orissa
751001

Sankar Kumar Meher
Sankar Kumar Meher

I.

MEHERS HANDLOOM PVT. LTD

Regd. Office Plot No.3, Unit-2, Ashok Nagar, Bhubaneswar-9, Dist-Khurda

Ref No. mhpl/patia/01

Date 30/04/2022

EXTRACT OF THE BOARD RESOLUTION OF MEHERS HANDLOOM PRIVATE LIMITED HELD ON 30/04/2022 AT THE REGISTERED OFFICE OF THE COMPANY AT TULASI VIHAR 1, SAILASHREE VIHAR, BHUBANESWAR AT 11.30 A.M.

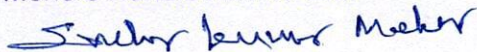
CIN: U51311OR2000PTC006189

Resolved that Shri. Sankar Kumar Meher (Director) of the company be hereby authorized to sign in all documents for execution of General Power of Attorney (GPA) & Memorandum Agreement (Development Agreement) for the landed property Khata No.-474/5009, Plot No.-306/1711/5558, Area Ac.0.180 dcml, mz.Patia in favour of M/s.Stalwart Projects Pvt. Ltd. in District Sub-Registrar Office, Khurda, Bhubaneswar on behalf of company.

Resolved further that these resolutions be communicated to all concerned officials for registration and remain in force until dully rescinded and notice thereof in writing be given to the them by the director/(s) of the Company.

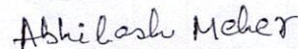
For Mehers Handloom Private Limited

For Mehers Handloom Pvt. Ltd.



Managing Director

SANKAR KUMAR MEHER
DIRECTOR (DIN: 01153029)



ABHILASH MEHER
DIRECTOR (DIN: 03604240)

Valuation ReportApplication No- **1082206785**Registration Office- **KHURDA(BBSR)****DEED DETAILS**Application Type- **POA WITH POSSESSION**Status- **Fee Collected**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1082206785	02-MAY-22	02-MAY-22	1	10		

FEE DETAILS (In `.)

Stamp Duty :	0	Registration Fee :	540
Consideration Amount :	0	A18(iii) & A(1):	250
Benchmark Value :	22770000	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"/> 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
SANKAR KUMAR MEHER DIRECTOR OF MS MEHERS HANDLOOM PVT. LTD.				62			PRINCIPAL/INSTITUTION			AT- PLOT NO.3, UNIT-II, ASHOK NAGAR, BBSR, DIST- KHORDHA
Representative Name			Institution Name			Representative Address		Representative Designation		
SANKAR KUMAR MEHER DIRECTOR OF MS MEHERS HANDLOOM PVT. LTD.			MS MEHERS HANDLOOM PVT. LTD.			AT- PLOT NO.3, UNIT- II, ASHOK NAGAR, BBSR, DIST- KHORDHA		DIRECTOR		

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
SHARAT KUMAR SAHU MANAGING DIRECTOR OF MS STALWART PROJECTS PVT. LTD.				55			GENERAL ATTORNEY/INSTITUTION			AT- PLOT NO.1, TULSIVIHAR COMPLEX, SAILASHREE VIHAR, CHANDRASEKHARPUR, BBSR-21, DIST- KHORDHA
Representative Name			Institution Name			Representative Address		Representative Designation		
SHARAT KUMAR SAHU MANAGING DIRECTOR OF MS STALWART PROJECTS PVT. LTD.			MS STALWART PROJECTS PVT. LTD.			AT- PLOT NO.1, TULSIVIHAR COMPLEX, SAILASHREE VIHAR, CHANDRASEKHARPUR, BBSR- 21, DIST- KHORDHA		MANAGING DIRECTOR		

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
HIMANSHU NAYAK	SAMBARU NAYAK	AT- C.S. PUR, 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	PATIA-22	474/5009	306/1711/5558	0.18 Acre (180Decimal)	GHARABARI	22770000	Not Available	Not Available
East		West		North	South	Property Transaction Details		
PLOT NO.306(PART)		PLOT NO.306/1711(ABHILASH MEHER & ABHISEK MEHER)		PLOT NO.306/1701	PLOT NO.306/1712	POWER AREA AC.0.180DEC., PREVIOUS KHATA NO.474/1628, PLOT NO.306/1711		

The total transacted area is:0.18 acre(s).

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