

1132005723



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD01285532724052S
Certificate Issued Date : 14-Oct-2020 12:44 PM
Account Reference : SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0101678895593688S
Purchased by : SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS P LTD
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA-SUNDARPUR
Consideration Price (Rs.) : 14,22,520
(Fourteen Lakh Twenty Two Thousand Five Hundred And Twenty only)
First Party : ANUPAMA MOHANTY
Second Party : SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS P LTD
Stamp Duty Paid By : SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS P LTD
Stamp Duty Amount(Rs.) : 71,230
(Seventy One Thousand Two Hundred And Thirty only)



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

Anupama Mohanty

Aditya Kumar Nayak

RS 0002542321

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.

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14/10/20

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Rayak Infrastructure & Developers (P) Ltd.

Heetha Kuma Nayana
Managing Director

14.10.2020



AV



Anupama Mohanty
is AHSW by
Heetha Kuma Nayana
AV



att of

Heetha Kuma Nayana
AHSW by
Heetha Kuma Nayana
AV

Anupama Mohanty

14.10.2020

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Irrevocable General Power of Attorney

KNOW ALL MEN BY THESE PRESENTS that I, **SMT. ANUPAMA MOHANTY**, Adhar No- 804166125603, aged about 38 years, W/o Sarat Kumar Mohanty, By Cast: Khandayat, By Profession: Business, Resident of Flat No. 24/4, MIG-1, Chandrasekharapur Housing Board Colony, PS: Chandrasekharapur, Bhubaneswar, Dist: Khurda Odisha.

14/10/20

V B Ambekar Sena

V B Ambekar Sena
V B Ambekar Sena

AV

Mob No.- 9937201677 (hereinafter called the "PRINCIPALS/LANDOWNERS") do hereby constitute, nominate and appoint **M/S. SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS (P) LTD.** a company incorporated under the Indian companies Act, 1956, vide Corporate Id No.U70101OR2011PTC013878 having its corporate office at RP-104,Lane No.-3,Pandav Nagar, Tankapani Road, Bhubaneswar-751018, Dist. – Khurda, represented by its Managing Director, **ADITYA KUMAR NAYAK**, Adhar No.-331216982926, aged about 42 years, S/O Sri Krupasindhu Nayak, of Village Sanakal, PO: Alabol via Balikuda, Dist: Jagatshingpur. Odisha. PS: (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 above mentioned principal being the owner of the landed property covered under Dist.- Khurda, P.S.- Chandaka, P.S. No.-41, Tahasil – Bhubaneswar, Mouza- Sundarpur, Khata No.- 890/135, Plot No.- 2355/2982 Area- Ac0.097 Dec and 2357/2983, Area- Ac0.025 Dec, (Total One Khata and two Plots Total Area- Ac0.122 Dec) have entered into a Development agreement with the present attorney holder Sidhivinayak Infrastructure and Developers (P) Ltd. Through its Managing Director Sri Aditya Kumar Nayak on dated 31/3 at 14.10.20 to develop the said plot of land by constructing a residential complex as per various terms and conditions stipulated in the said development agreement.

AND WHEREAS, I, the above named Principal, is the absolute owner of the property mentioned in the schedule below situated At Dist.- Khurda, P.S.- Chandaka, P.S. No.-41, Tahasil – Bhubaneswar,

1 Anupama Mohanty

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

2 Samanbar Sen.

3 Phobani Sen/14/10/20



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(a) Fees Paid : A18(III) & A(1)-28741 ,, User Charges-250 ,Total 28991

Date: 14/10/2020

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 **14/10/2020** by **ANUPAMA MOHANTY** , son/daughter/wife of **SARAT KUMAR MOHANTY** , of **FLAT NO - 24/4, MIG - 1, C S PUR HOUSING BOARD COLONY, PS -C S PUR, BBSR, DIST - KHURDA** , by caste **General** , profession **Others** and finger prints affixed.

Anupama Mohanty

Signature of Presenter / Date: 14/10/2020

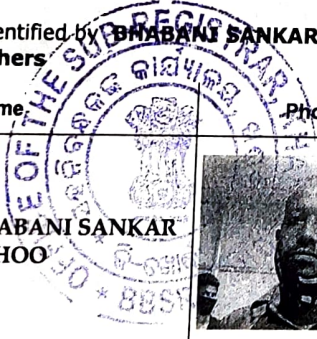
Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
ANUPAMA MOHANTY		 313972310	<i>Anupama Mohanty</i>	14-Oct-2020
ADITYA KUMAR NAYAK MANAGING DIRECTOR MS SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS PVT LTD		 242337568	<i>Aditya Kumar Nayak</i>	14-Oct-2020

Identified by **BHABANI SANKAR SAHOO** Son/Wife of **N/A** of **BBSR, DIST -KHURDA** by profession **Others**



Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BHABANI SANKAR SAHOO		 41615393	<i>Bhabani Sankar Sahoo</i>	14-Oct-2020

Date: 14/10/2020

Signature of Registering officer

Endorsement of certificate of registration under section 60

1899,

Mouza- Sundarpur, Khata No.- 890/135, Plot No.- 2355/2982 Area- Ac0.097 Dec and 2357/2983, Area- Ac0.025 Dec, (Total One Khata and two Plots Total Area- Ac0.122 Dec), Kissam – Gharabari, Annual Rent - Rs.7.40. and I at my discretion and free will hereby execute this General Power of Attorney in favour of **M/S. SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS (P) LTD.** represented by its Managing Director, **SRI. Aditya Kumar Nayak**, to do the following acts, things and deeds in Our name and on Our behalf:-

- 1) To deposit rents, cess, taxes and other charges on property mentioned in the schedule below and whatever construction to come up thereon and to obtain receipts thereof on my behalf.
- 2) To nominate, select and appoint Draftsman, Engineers, Architects, Contractors, Labour contractors, Masons, Labours and any other person or persons, any other Company or Companies, Firm or Firms for the purpose of construction of Residential Cum Commercial Complex or Bungalows or condominiums and EWS & LIG units.
- 3) To submit and obtain building plans on all or part of the schedule property to be approved by the Bhubaneswar Development Authority/Bhubaneswar Municipal Corporation for a Residential Cum Commercial Complex or Bungalows or condominiums and EWS & LIG units.
- 4) To appeal before the Bhubaneswar Development Authority (BDA)/ Bhubaneswar Municipal Corporation (BMC) and / or other Authority(ies) or other body concerned with the scheduled property or any part thereof in relation to any construction thereon including the assessment thereof and to file objections and other documents, papers and affirmations relating to any other proceedings concerning the same.

Anupama Mohanty
 Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
 Managing Director

Bamban Verma

Dhobani Somnath Sahoo

Print Endorsement

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

Book Number : 1 || Volume Number : 109

Document Number : 11132005412

For the year : 2020

Seal :

Date: 14/10/2020

Signature of Registering officer



- 5) To apply for and to obtain necessary Electric, Water, Telephone, Sewage, Cable and other connections / facilities in or for the property mentioned in the schedule below.
- 6) To carry out necessary construction of Boundary walls, approach roads, sewerage systems and construction work as per the BDA /BMC approved building plan using top class building materials.
- 7) To arrange for getting a separate electric transformer installed at the site.
- 8) To arrange for digging bore-well(s) for provision of perennial source of water at the site.
- 9) To arrange finance from any Bank or Financial institution for the intending Purchaser/Purchasers of the flat Units to be constructed or erected over the property as loan on the share of the developer.
- 10) That our attorney is entitled to sell only the developer's share of the super built up area of the proposed Residential Cum Commercial Complex or Bungalows or condominiums along with the developer's share of land on which the residential/commercial complex shall be constructed and also sell the proportionate numbers of the garages on the schedule property to potential purchasers of flat units.
- 11) To purchase stamp papers, sign and execute sale deed or any other deed of conveyance, agreements etc., as required and present the same before the registering authority for registration and admit the execution thereof in our name and on our behalf in respect of the Share of the Developer.
- 12) To advertise for sale of proportionate Land and the built-up area to be constructed except the portion allotted to me/land owner.

Anupama Mohanty
 Sidhivinayak Infrastructure & Developers (P) Ltd.
Aditya Kumar Nayak
 Managing Director

✓ Anand Arvind.
Dhobani Sanjay Sahoo

- 13) To do and perform all other acts, deeds and things that may be required from time to time for smooth development of the scheduled property by mutual consent.

I, hereby agree to ratify and confirm all and whatever other act or acts my said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the schedule property for carrying out the necessary development by virtue of this deed of power of attorney.

SCHEDULE OF PROPERTIES

Dist.- Khurda, P.S.- Chandaka, P.S. No.-41, Tahasil -
Bhubaneswar, Mouza- Sundarpur, Khata No.- 890/135, Plot No.-
2355/2982 Area- Ac0.097 Dec and 2357/2983, Area- Ac0.025 Dec,
(Total One Khata and two Plots Total Area- Ac0.122 Dec), Kissam
- Gharabari, Annual Rent - Rs.7.40

This Document is Valued at Rs.14,22,520/- (Rupees Fourteen Lakh
Twenty Two Thousand Five Hundred Twenty) only.

Anupama Mohanty
Sidhivinyak Infrastructures & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

Sundarbar Jena,

Bhabani Samantar Ray,

In witnesses whereof, I, the above named executants / principals have signed this on... 14th day of ... Oct, 2020.

Witnesses:-

1. *Bamambaw Jung* *Anupama Mohanty*
Signature of Executant / Principals
30- Late Godrami Dur.

Plot No- 410, Sec 5
Niladri Vihar, Cspw
Bhubaneswar.

Sidhivinayak Infrastructure & Developers (P) Ltd.

2. *Bhabani Sankar Jaha*
S/O - D. C. Jaha
Ajpe' Barama adipur.
Si's + rish urde.

Jaitya Kumar Deyan
Managing Director

Signature of Attorney Holder

CERTIFICATE

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

Arunda Sankar Jaha
Advocate, Bhubaneswar.

Valuation Report

Application No- **1132005723**

Registration Office- **KHANDAGIRI**

App. cat or type POA WITH POSSESSION	DEED DETAILS				Status- Pending for Fee collection	
Application No. 1132005723	Execution Date 14-OCT-20	Presentation Date 14-OCT-20	Book No. 1	No. of Pages 10	Registration No	Registration Date

DETAILS (Cont)			
Stamp Duty	71126	Registration Fee	0
Consent on Amount :	1422520	A18(iii) & A(1):	28701
Benchmark Value :	0	Incidental Fee Details	
		User Charges :	250
<input type="checkbox"/> STAMP	<input type="checkbox"/> F. STAMP	<input type="checkbox"/> CASH	<input type="checkbox"/> CHEQUE
<input type="checkbox"/> FRANKING	<input type="checkbox"/> CASH	<input type="checkbox"/> DD	<input type="checkbox"/> CHEQUE
<input type="checkbox"/> CASH	<input type="checkbox"/> CHEQUE	<input type="checkbox"/> POS	<input type="checkbox"/> DD
<input type="checkbox"/> NEFT	<input type="checkbox"/> RTGS	<input type="checkbox"/> IMPS	<input type="checkbox"/> IMPS
<input type="checkbox"/> POS	<input type="checkbox"/> NEFT	<input type="checkbox"/> RTGS	<input type="checkbox"/> IMPS

FIRST PARTY DETAILS						
Name	Relation	Relation's Name	Gender	Age	Profession	Present Address
MOHANTY	HUSBAND	SARAT KUMAR MOHANTY	MALE	38	General	FLAT NO - 24/A, M.O. S. CS PUR HOUSING BOARD, CO. UVY, BSK, KHURDA

SECOND PARTY DETAILS						
Name	Relation	Relation's Name	Gender	Age	Profession	Present Address
ADITYA KUMAR NAYAK	Representative Name	ADITYA KUMAR NAYAK		27	OWNER	RP 101, ANE NO 1, SANJANA, KHANDAGIRI, KHURDA
NAGARAJ CHITRE AND DEVELOPERS PVT LTD	Representative Name	MADHUSHEKHAR NAGARAJ CHITRE			INSTITUTION	RP 101, ANE NO 1, SANJANA, KHANDAGIRI, KHURDA
	Representative Name				Institution Name	
					Representative Address	
					Representative Designation	

IDENTIFIER DETAILS						
Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
BHABANI SANKAR SAHOO		BBSR, DIST KHURDA	MALE	0	Others	0

PROPERTY DETAILS								
District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	SUNDAR PUR 41	890/135	2357/2981	0.025 Acre (298Decimal)	GHARABARI	0	Not Available	Not Available
East	West	North	South	Property Transaction Details				
NA	NA	NA	NA	POWER AREA AC 0.025 298				
KHURDA	SUNDAR PUR 41	890/135	2355/2982	0.097 Acre (97Decimal)	GHARABARI	0	Not Available	Not Available
East	West	North	South	Property Transaction Details				
NA	NA	NA	NA	POWER AREA AC 0.097 97				

The total transacted area is: 0.122 acre(s).

APPLICATION ID CREATED BY : DILLIP KAR
DOCUMENT ENTERED BY : MALAY RANJAN SAHOO