

1132005633

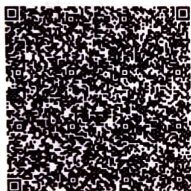


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD01278718911069S
Certificate Issued Date : 12-Oct-2020 01:14 PM
Account Reference : SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0101667840106616S
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.) : 5,36,360
(Five Lakh Thirty Six Thousand Three Hundred And Sixty only)
First Party : SARASWATI BEHERA
Second Party : SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS P LTD
Stamp Duty Paid By : SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS P LTD
Stamp Duty Amount(Rs.) : 26,920
(Twenty Six Thousand Nine Hundred And Twenty only)



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

Saraswati Behera
Aditya Kumar Nayak

RS 0002542226

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.

1132005633

12/10/20

Ay 10728

12/10/20

ALG III) 40

ALG III) 250

11268



Saraswati Behera 12.10.2020

Sidhivinyak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayana 12.10.2020
Managing Director



12/10/20

Saraswati

is APD by
Asah
Adv

Aditya Kumar Nayana

is APD by
Asah
Adv

12

Irrevocable General Power of Attorney

12/10/20

KNOW ALL MEN BY THESE PRESENTS that I, **SMT. SARASWATI BEHERA**, Adhar no. 303051126249 , aged about 36 years, W/o Sri. Bikram Kesari Parida, By Cast: Gopal, By Profession: Housewife, Resident of Plot No. 428, Canal Road, Sameigadia, Rasulgarh, PS: Mancheswar, Bhubaneswar, Dist: Khurda Odisha. Mob

W1 - Bikram Kesari Parida

W2 - Babbari Shankar Sahoo

No:- 9337556688. (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.

Sarvaswati Behera
Sidhivinayak Infrastructure & Developers (P) Ltd.
Aditya Kumar Nayak
Managing Director

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.- 890/109, Plot No.- 2356/2964 Area- Ac0.046 Dec , (Total One Khata and One Plot), 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 12.10.2020 at LN-308 to develop the said plot of land by constructing a residential complex as per various terms and conditions stipulated in the said development agreement.

w-1 - Bikumy Keshari Sahoo
Bharani Sankar Sahoo

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, Mouza- Sundarpur, Khata No.- 890/109, Plot No.- 2356/2964 Area-



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)-11018 ,, User Charges-250 ,Total 11268

Date: 12/10/2020

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 **12/10/2020** by **SARASWATI BEHERA**, son/daughter/wife of **BIKRAM KESARI PARIDA**, of **PLOT NO - 428, CANAL ROAD, SAMEIGADIA, RASULGARH, PS - MANCHESWAR, BBSR, DIST - KHURDA**, by caste **General**, profession **Others** and finger prints affixed.

Saraswati Behera

Signature of Presenter / Date: 12/10/2020

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SARASWATI BEHERA		 313965714	<i>Saraswati Behera</i>	12-Oct-2020
ADITYA KUMAR NAYAK MANAGING DIRECTOR MS SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS PVT LTD		 242332958	<i>Aditya Kumar Nayak</i>	12-Oct-2020

Identified by **BHABANI SANKAR SAHOO** Son/Wife of **N/A** of **SAME PLACE** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BHABANI SANKAR SAHOO		 41611905	<i>Bhabani Sankar Sahoo</i>	12-Oct-2020

Date: 12/10/2020

Signature of Registering officer

Endorsement of certificate of registration under section 60

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

Ac0.046 Dec , (Total One Khata and One Plot), Kissam – Gharabari, and We at Our 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.

Saraswati Behera
Sidhivinyak Infrastructure & Developers (P) Ltd.
Aditya Kumar Nayak

3-1-2019
Kamini Anil Das

Rashmi Senapati Sahoo

Print Endorsement

Book Number : 1 || Volume Number : 108

Document Number : 11132005347

For the year : 2020

Seal :

Date: 12/10/2020

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.

Saraswati Behera
Siddhiviyak Infrastructure & Developers (P) Ltd.
Aditya Kumar Nayak
Managing Director

W. S. Srinivas
Kenji Sridhar
Bhabani Sankar 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.

Saraswati Behera
Sidhinayak Infrastructure & Developers (P) Ltd.
Jaidya Kumar Nayak
Managing Director

SCHEDULE OF PROPERTIES

Dist.- Khurda, P.S.- Chandaka, P.S. No.- 41, Tahasil -
Bhubaneswar, Mouza- Sundarpur, Khata No.- 890/109, Plot No.-
2356/2964, Area- Ac0.046 Dec, Kissam - Gharabari, Annual Rent -
Rs.3.50

This Document is Valued at Rs.5,36,360/- (Rupees Five Lakh Thirty Six
Thousand Three Hundred Sixty) Only

W-1 Biju Kumar
Kumar
Bhaskar Kumar
Sachin

In witnesses whereof, I, the above named executants / principals have signed this on ^{12th} day of ^{Oct}, 2020.

Witnesses:-

1. Bikram Keshari Nayak
DO - Kalandi charan Nayak
Plot no. 428, Canal Road
Samejadia, Rasulgadh-10
BBSR.

Sarvaswati Behera
12.10.2020
Signature of Executant / Principals

2. Dhabani Shankar Sahoo
Sp. D. C. Sahoo
A.P. Benamani Puri
BBSR - Khurda

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director
12.10.2020
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.


Advocate, Bhubaneswar.

(Ananda Shankar Sahoo)

Valuation Report

Application No- **1132005633**

Registration Office- **KHANDAGIRI**

Application Type- **POA WITH POSSESSION**

DEED DETAILS

Status- **Pending for Fee collection**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1132005633	12-OCT-20	12-OCT-20	1	10		

FEE DETAILS (In `.)

Stamp Duty :
 Consideration Amount : 26818
 Benchmark Value : 536360

Registration Fee : 0
 A18(III) & A(1): 10978
 Incidental Fee Details
 User Charges : 250

STAMP E-STAMP FRANKING

CASH CHEQUE DD POS
 NEFT RTGS IMPS IFMS

CASH CHEQUE DD CHALLAN POS
 NEFT RTGS IMPS IFMS

FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
SARASWATI BEHERA	HUSBAND	BIKRAM KESARI PARIDA	FEMALE	36		General	PRINCIPAL/SELF	YES	YES	PLOT NO - 428, CANA ROAD, SAMEIGADIA, RASULGARH, PS - MANCHESWAR, BBSR DIST - KHURDA

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
ADITYA KUMAR NAYAK MANAGING DIRECTOR MS SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS PVT LTD				42		GENERAL	ATTORNEY/INSTITUTION			AT - SANAKAL, PO - ALABOL, VIA - BALIKUDA, DIST - JAGATSINGHPUR
Representative Name			Institution Name			Representative Address			Representative Designation	
ADITYA KUMAR NAYAK MANAGING DIRECTOR MS SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS PVT LTD			MS SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS PVT LTD			AT - SANAKAL, PO - ALABOL, VIA - BALIKUDA, DIST - JAGATSINGHPUR			MANAGING DIRECTOR	

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
BHABANI SANKAR SAHOO		SAME PLACE	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	890/109	2356/2964	0.046 Acre (46Decimal)	GHARABARI	0	Not Available	Not Available
East	West	North	South	Property Transaction Details				
NA	NA	NA	NA	POWER AREA AC. 0.046 DEC.				

The total transacted area is:0.046 acre(s).

APPLICATION ID CREATED BY : basudeba nayak
DOCUMENT ENTERED BY : MALAY RANJAN SAHOO