



**RECEIPT UNDER SECTION 52 CLAUSE (B) (Duplicate)**

Registration Office : KHURDA(BBSR)  
Executant Name  
SHANKAR ACHARYA

Year : 2023

Presenter Name  
SHANKAR ACHARYA

Application id: 1082304504

Book No : 1  
Claimant Name  
MS UTKAL BUILDERS LTD ITS MANAGING  
DIRECTOR MR. SHARAD BAID

\_\_\_\_\_ has been authorised to receive the document.

Total Registration Fees Paid :  
A18(iii) & A(1) : `555  
Incidental Fee Details : `250  
User Charges :  
Expected date of return of document : `265

Signature of the Presentant

Date: 04-Apr-2023

04-Apr-2023

Signature of the Registering Officer

Date: *Shard Baid*  
Signature of the Receiver



**RECEIPT UNDER SECTION 52 CLAUSE (B) (TriPLICATE)**

Registration Office : KHURDA(BBSR)  
Executant Name  
SHANKAR ACHARYA

Year : 2023

Presenter Name  
SHANKAR ACHARYA

Application id: 1082304504

Book No : 1  
Claimant Name  
MS UTKAL BUILDERS LTD ITS MANAGING  
DIRECTOR MR. SHARAD BAID

Total Registration Fees Paid :  
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Expected date of return of document : `265

Date: 04-Apr-2023

04-Apr-2023

Signature of the Registering Officer

Date: *Shard Baid*  
Signature of the Receiver

Terms & Conditions :

- The Presenter should deposit this receipt duly signed by him.
- Documents other than WILL will be destroyed if not received within 2 years.
- If the document refused for registration, the registration fee shall be returned.

Back

108 2304504



सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Odisha**

**e-Stamp**

**Certificate No.** : IN-OD05966210591319V  
**Certificate Issued Date** : 04-Apr-2023 10:36 AM  
**Account Reference** : NONACC (IV)/ od5003103/ BHUBANESWAR/ OD-KRD  
**Unique Doc. Reference** : SUBIN-ODOD500310308301822255244V  
**Purchased by** : M S UTKAL BUILDERS LTD DIR SHARAD BAID  
**Description of Document** : Article IA-48 Power of Attorney Deed  
**Property Description** : MOUZA - PATIA  
**Consideration Price (Rs.)** : 0  
(Zero)  
**First Party** : SHANKAR ACHARYA  
**Second Party** : M S UTKAL BUILDERS LTD DIR SHARAD BAID  
**Stamp Duty Paid By** : M S UTKAL BUILDERS LTD DIR SHARAD BAID  
**Stamp Duty Amount(Rs.)** : 1,000  
(One Thousand only)



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

*Shard Ba*

*Shankar Acharya*

**PU 0004802650**

**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.

AIS (11) 250 2  
AIS (11) 50 2  
U/Z 265-2  
555-2



*Handwritten signature in green ink*



*Shankar Acharya*  
*Shankar Acharya*  
*12/04/2023*

*12/04/2023*  
*12/04/2023*

**IRREVOCABLE GENERAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS I, Mr. **Shankar Acharya**, aged 61 years, S/o-Prasanna Kumar Acharya (P. K. Acharya), Permanent resident of 38, Engineers Enclave Pitampura, P.O. Saraswati Vihar, P.S. Ashok Vihar Delhi - 110034, PAN-ACXPA4813C, AADHAAR No-2743-8355-2758, Mob:- 9212545551, resident of Vill-Artakabiraj Road, Ps/Dist-Balasore (Hereinafter called as "**Land Owner/Principal/First Party**") which expression unless excluded by or repugnant to the subject or context shall deem to mean and include their legal heirs, representatives, successors, administrators, executors, agents and assigns) Hereinafter called the owner of the **FIRST PART**, do hereby nominate, constitute and appoint **M/S UTKAL BUILDERS LIMITED (PAN:-AAACU5502C) (CIN:-U45202OR1990PLC002529)**, a company incorporated under Companies Act, 1956

For Utkal Builders Limited  
*Shankar Acharya*  
Managing Director  
12/04/2023

*Shankar Acharya*

*Prana K. Acharya*  
*Shankar Acharya*

(Amended by Companies Act 2013) having its registered office at 777, Saheed Nagar, Post Office: Saheed Nagar, Police Station: Saheed Nagar, Bhubaneswar-750007, Dist-Khurda, State-Odisha, represented by its Managing Director. **MR. SHARAD BAID (PAN: ADEPB3155G) (Aadhaar No.6393-3855-0025) (Mobile No-9437555111)**, son of Shri Bhanwar Lal Baid, aged about 45 years, by Occupation-Business, by Caste- Oswal, working for gain at 777, Saheed Nagar, Post Office: Saheed Nagar, Police Station: Saheed Nagar, Bhubaneswar-750007, Dist-Khurda, State-Odisha (Hereinafter referred to as **"Promoter/Developer/Second Party"** which expression unless repugnant to the context or meaning thereof shall mean and include its directors, successors, executors, administrators and assigns) of the **SECOND PART** as lawful Attorney Holder.

**WHEREAS**, the Land Owner (First Party) is the lawful owner of the Property under Mouza-Patia, having Mutation Khata No-474/3221 (which details, described as schedule of property and called as **property**).

**WHEREAS**, the below mentioned property has been duly mutated in the government records in the name of Land Owner (First Party) along with Mr. Subrat Kumar Acharya, Sumanta Acharya, & Mr. Arvind Acharya and all of them have entered into a Memorandum of Understanding amongst themselves and have agreed to develop the property jointly and for this purpose had been looking for a builder who can help them in developing the property referred above.

**WHEREAS**, the Developer (Second Party) has represented himself that he is a renowned Developer /builder

For Utkal Builders Limited  
Shard Baid  
Managing Director

Shard Baid

Prava K. Acharya

Arvind Acharya

and they have completed number of residential /commercial projects in Odisha and therefore the Land Owner (First Party), on the representation of the Developer (Second Party) has agreed to get the property, referred above, developed by the Developer (Second Party) and for this purpose the parties have decided to enter into the agreement to develop the land.

**WHEREAS**, the Land Owner (First Party) has declared the said property is free from litigation, dispute, lien, attachment, changes and the Land Owner (First Party) are in peaceful possession over the said property having all right titles and interests.

**WHEREAS**, the Land Owner (First Party) has paid applicable land revenue (rent), tax & cess to the Govt. of Odisha as demanded through the Tahasildar, Bhubaneswar.

**WHEREAS**, the Developer (Second Party) is satisfied about the title of the property which vests in the Land Owner (First Party) and the Developer (Second Party) has duly verified the land records and all the relevant documents regarding the ownership of the Land Owner (First Party) from the concerned Authorities and also satisfied himself about the demarcation of the property along with the boundaries of the same as mentioned in the schedule of the property.

**AND WHEREAS**, we the Principal (owner of the scheduled property) has entered into an **AGREEMENT FOR DEVELOPMENT OF PROPERTY (LAND)** with **M/S UTKAL BUILDERS LIMITED (PAN:-AAACU5502C) (CIN:-U45202OR1990PLC002529)**, a company incorporated under Companies Act, 1956 (Amended by Companies Act

For Utkal Builders Limited

Managing Director

Shankar Prasad

Praveen K. Sahoo  
A. P. Mohapatra



**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)-290 , User Charges-265 ,Total 555

Date: 04/04/2023

  
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 04/04/2023 by SHANKAR ACHARYA , son/daughter/wife of PRASANNA KUMAR ACHARYA , of AT. 38, ENGINEERS ENCLAVE PITAMPUR, PO. SARASWATI VIHAR, PS. ASHOK VIHAR, DELHI - 110034 , by caste General , profession Business and finger prints affixed.








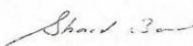
Signature of Presenter / Date: 04/04/2023



  
Signature of Registering officer.

**Endorsement under section 58**

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SHANKAR ACHARYA		 316296097		04-Apr-2023
MS UTKAL BUILDERS LTD ITS MANAGING DIRECTOR MR. SHARAD BAID		 243788292		04-Apr-2023

Identified by ANUP MAHALIK Son/Wife of AKSHAYA KUMAR MAHALIK of AT. FLAT NO. M-57, MADHUSUDAN NAGAR, BHUBANESWAR GPO, DIST. KHORDHA, PIN - 751001 by profession Others

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution

2013) having its registered office at 777, Saheed Nagar, Post Office: Saheed Nagar, Police Station: Saheed Nagar, Bhubaneswar-750007, Dist-Khurda, State-Odisha, represented by its Managing Director. **MR. SHARAD BAID (PAN: ADEPB3155G) (Aadhaar No.6393-3855-0025) (Mobile No-9437555111)**, son of Shri Bhanwar Lal Baid, aged about 45 years, by Occupation-Business, by Caste-Oswal, working for gain at 777, Saheed Nagar, Post Office: Saheed Nagar, Police Station: Saheed Nagar, Bhubaneswar-750007, Dist-Khurda, State-Odisha as our lawful attorney holder to do and perform the following acts, deeds & things on our behalf and on our name.

**1. TO PREPARE & FILE BUILDING PLANS:-**

To prepare agreement(s), letters, applications, correspondences, building plan and its amendments, modify the building Plans, drawings, sketches, specifications etc. and to nominate, appoint Architects & Engineers, Draftsman, Contractors, and any other person(s), company/companies, firm(s) for purpose of construction of new building i.e. residential multi storied buildings on my demarcated schedule property mentioned below.

To sign such building plans, drawings, sketches, specifications etc. on my behalf & submit in my name to the appropriate authorities such as Bhubaneswar Development Authority (BDA), Bhubaneswar Municipal Corporation (BMC), Odisha Real Estate Regulatory Authority (ORERA) along with applications, declarations, bonds & represent myself before such authorities for the

For Uttkal Builders Limited  
Sharad Baid  
Managing Director

Sharad Baid

Prava K. Sahoo

Prava K. Sahoo

ANUP MAHALIK		 42744570		04-Apr-2023
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Date: 04/04/2023

  
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 : 90

Document Number : 11082304694

For the year : 2023

Seal :

Date: 15/04/2023

  
Signature of Registering officer





purpose of obtaining sanctions and/or permissions, approvals thereof and in general to do all such acts, deeds and things that may be required from time to time for obtaining permission from the competent authorities for construction of new building on the below schedule property.

**2. TO FILE DECLARATIONS:-**

To sign, declare, affirm and file declarations, statements, applications and/or returns & all other documents & writings & papers in any way connected with the said property before any appropriate authority having jurisdiction as may be required under any law(s) now prevailing or in future may become applicable & to do, exercise, execute and perform any or all necessary acts, deeds, things as may be required to be done as our said attorney may deem fit necessary and expedient for obtaining sanction of building plan & necessary permission/clearance for construction of multi storied building.

**3. TO APPEAR BEFORE ANY AUTHORITY OR AUTHORITIES:-**

To apply and represent before Bhubaneswar Development Authority, Municipal Authorities, ORERA, Block authorities, Fire brigade, Environmental Authorities, P.H.D. Electricity Board, Development Authorities, Court of law, Police and other Public Institutions, Government departments to apply for sanction plan / permission or

For Ltkal Builders Limited  
Shree 13  
Managing Director

Shree 13

Prava KA Boes

Prava KA Boes

clearance under any law relating to land / building for the time being in force.

**4. TO APPEAR BEFORE REGISTRAR, NOTARY PUBLIC, AND MAGISTRATE ETC:-**

To appear before any Notary Public, Register of Deeds & Assurances. District Registrar of Deeds & Assurances, Sub-Registrar, magistrates & other authorities having jurisdiction and to acknowledge and present admit for Registration or have registered and perfected all deeds, documents, writings executed, signed or made by our said attorney by virtue of this power conferred unto.

**5. TO APPLY FOR AND OBTAIN FACILITIES:-**

To apply for & obtain from concerned authorities electrical, drawings, sewerage, telephone connection, cable and other civil facilities may be generally required for such Apartment or building

**6. TO BUILD AND UNDERTAKE CONSTRUCTION :-**

To make constructions of Multi-Storey Residential Apartments & Multi-storey Commercial Complex along-with associated common infrastructure like vehicle parking, lifts, wash rooms, club house, open area, roof top, basement etc. at their own risk and cost and for the purpose to acquire raw material and engage and/or depute and/or discharge, Engineers, Architects, Supervisors, Masons, Carpenters, Plumbers, Electricians etc by entering work agreement as per law by proper verification of identity with their license from competent authority.

For Utkal Builders Limited  
Shree. S. S. S. S. S.  
Managing Director

Shree. S. S. S. S. S.

Praveen S. S. S. S. S.

Shree. S. S. S. S. S.

**7. TO SELL AND TRANSFER:-**

To negotiate, advertise, for sale of flats/commercial units with undivided proportionate interest of the schedule property in respect of the Developer's share that is 55% in respect of the residential portion & 50% in respect of the commercial portion in respect of schedule property in favour of the intending purchasers and shall enter into agreements of sale and construct buildings to create charges in respect of the Developer's share/allotment of the flats/commercial units.

**8. TO EXECUTE DEEDS:-**

To sign, execute, purchase stamp papers, enter into agreements(s), modify, cancel, approve the deeds/conveyance and to present the same for registration, admit registration of the deeds, documents, sale deeds, contracts, agreements, applications drawings, declarations, undertakings, and other documents in connection with sale of buildings and Flats/Units, Parking spaces, constructed by the Attorney holder in the schedule properties in respect of their share allotment and receive consideration money in respect of such agreements/sale deeds etc. and to endorse the ticket in favour of the respective purchasers and others for receiving sale deed/deeds in respect of the Developers allotment/share of the flats with proportionate undivided right, title and interest on the scheduled properties.

For Utkal Builders Limited  
Share 1-3  
Managing Director

Shareholder

Prava K W Sahoo

Shareholder

**9. TO RECEIVE MONEY AND GIVE RECEIPTS :-**

To demand, collect and receive money from all person(s) including individuals, public and private organizations in the shape of advances, rent, fees, duties, interest, profits, deposits, compensations for the sale of flats from the allotted Developers share and to give receipts thereof.

**AND GENERALLY TO DO ALL** such things, acts, deeds and things which may be required to develop the property as the said Attorney may deem fit and necessary as per mutual discussion.

**To** invest money out of its own funds or funds collected from the prospective purchasers for the aforesaid proposed construction of the buildings on apartment basis.

**To** insert advertisements in any local and national daily news papers offering for sale of flats / units in the proposed building complex in respect of the builders allocation of the total built up areas/flats / units at his cost and expenses.

**AND WE**, do hereby undertake to ratify and confirm all such acts, deeds and things done by my Attorney by virtue of this presents as we have done.

For Utkal Builders Limited  
Shree Anil  
Managing Director

Shree Anil

Prava ka Seva

kp parhali

**SCHEDULE OF PROPERTY**

Dist-Khurda, Tahasil-Bhubaneswar, Ps-New Capital, Ps No-22, Mouza-Patia, Status-Stitiban, Kisam-Gharabari, Khata No-474/3221, Plot No-369/1940/4894, Area-Ac.0.2110 decimals sketch map relating to the schedule property marked in red colour attached to this document.

**IN WITNESS WHEREOF** the parties hereto having been agreed with the terms and conditions stated in this IGPA are set and subscribe their hand and seal as token of free consent/will on this 4<sup>th</sup> day of April 2023, at Bhubaneswar.

**Witnesses:-**

Prava ka Saeein  
10 Subbedar Saeein  
B. Jaganath mitalan  
Old TWS

for  
A.K. Mahalik  
Unit - 4 M.SZ  
BBSR.

Signature of Executants  
04.04.2023

For Utkal Builders Limited  
Managing Director  
Signature of Attorney Holder  
04.04.2023

For Utkal Builders Limited  
Managing Director  
Shreed 3

**CERTIFICATE**

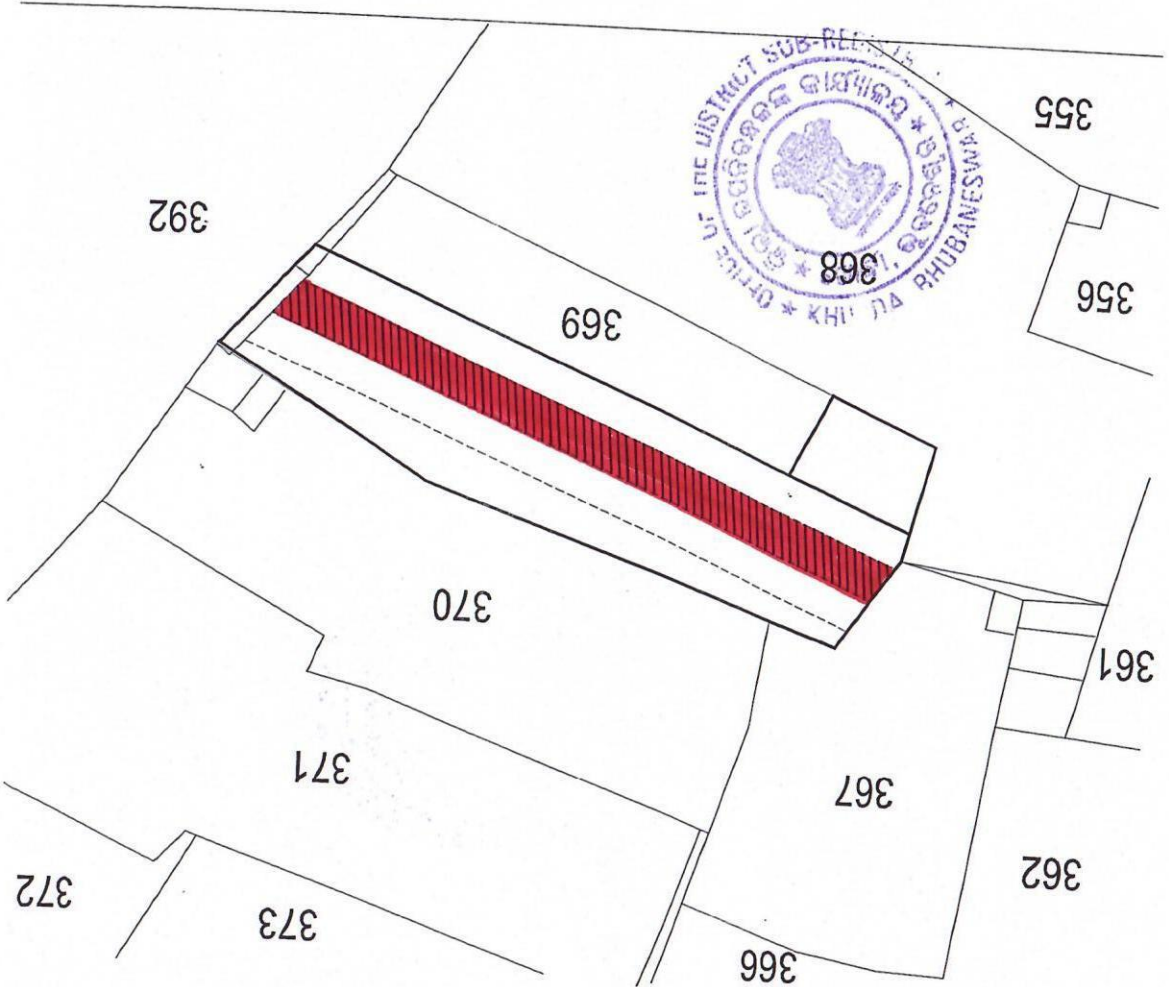
Certified that the Executant of this deed of Irrevocable General Power of Attorney are my clients and the deed has been processed in computer by my computer operator, according to my dictation and the contents of the deed was explained to the executants, who being satisfied about the correctness of the same put their signatures in my presence and in presence of the witnesses.

  
Advocate  
Dt 04.04.2023



Plot no. - 369/1940/4894 Area - 0.211

*Shreed B*





REGISTERED & TRUE COPY  
FILED IN  
BOOK NO. ....  
Volume No. ....  
Pages.....to.....  
Being No .....  
for the year 2023  
1082304504

DK04/4/23



## ଖତିୟାନ

ମୌଜା : ପଟିଆ  
 ଥାନା : ନିଉକ୍ୟାପିଟାଲ  
 ଥାନା ନମ୍ବର : 22

ତହସିଲ : ଭୁବନେଶ୍ୱର  
 ତହସିଲ ନମ୍ବର : 260  
 ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

27

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତାଚ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡ଼ିଶା ସରକାର ଖେତାଚ ନମ୍ବର 1				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		474/3221				
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ଶଙ୍କର ଆଚାର୍ଯ୍ୟ ପି:ପ୍ରଶନ୍ତ କୁମାର ଆଚାର୍ଯ୍ୟ ଜା: ବ୍ରାହ୍ମଣ ବା: ଆର୍ତ୍ତକବିରାଜ ରୋଡ, ଥା / ଜି - ବାଲେଶ୍ୱର				
3) ସ୍ୱତ୍ୱ	ସ୍ଥିତିବାନ					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେୟ	ନିଷ୍କାର ସେୟ ଓ ଅନ୍ୟାନ୍ୟ ସେୟ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ତ୍ତନଶୀଳ ଖଜଣାର ବିବରଣୀ
		64.00	48.00		112.00	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		OLR u/s 19 (1) (C) case no 3777/05 ହୁମୁ ଖା 474/225 ଚାରୁ । OLR u/s 8(A) case no 5595/08 ହୁମୁ ଖାର ପ୍ଲଟ ନଂ 369/1940/4894 ର କିସମ ବିଆଳି ପରିବର୍ତ୍ତେ ଘରବାରୀ କରାଗଲା ଏବଂ ଜମା ଶଂଖୋଧନ କରାଗଲା ।				
<b>BLANK SPACE FOR STAMPING</b>						
ଅଛିନ ପ୍ରକାଶନ ତାରିଖ -						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						

Shree 3

Shree Arjun



**Valuation Report**Application No- **1082304504**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	Communication Mobile No
1082304504	04-APR-23	04-APR-23	1	11			9437555111

**FEE DETAILS (In .)**

Stamp Duty : 0  
 Consideration Amount : 0  
 Benchmark Value : 32029800

Registration Fee : 0  
 A18(iii) & A(1): 250  
 Incidental Fee Details  
 User Charges : 265

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	Mobile No
SHANKAR ACHARYA	FATHER	PRASANNA KUMAR ACHARYA	MALE	61	Business	General	FIRST PARTY/SELF	YES	YES	AT. 38, ENGINEERS ENCLAVE PITAMPUR, PO. SARASWATI VIHAR, PS. ASHOK VIHAR, DELHI - 110034	9212545551

**SECOND PARTY DETAILS**

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Mobile No
MS UTKAL BUILDERS LTD ITS MANAGING DIRECTOR MR. SHARAD BAID				46		GENERAL	ATTORNEY/INSTITUTION			AT. 777, SAHEED NAGAR, BHUBANESWAR, DIST. KHORDHA, PIN - 751007	
Representative Name			Institution Name				Representative Address			Representative Designation	
MS UTKAL BUILDERS LTD ITS MANAGING DIRECTOR MR. SHARAD BAID			MS UTKAL BUILDERS LTD				AT. 777, SAHEED NAGAR, BHUBANESWAR, DIST. KHORDHA, PIN - 751007			MANAGING DIRECTOR	

**IDENTIFIER DETAILS**

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
ANUP MAHALIK	AKSHAYA KUMAR MAHALIK	AT. FLAT NO. M-57, MADHUSUDAN NAGAR, BHUBANESWAR GPO, DIST. KHORDHA, PIN - 751001	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	474/3221	369/1940/4894	0.211 Acre ( 211Decimal )	GHARABARI	32029800	Not Available	Not Available							
East				West				North				South			
NA				NA				NA				NA			
Property Transaction Details															
POWER AREA A 0.211 DEC.															

The total transacted area is:0.211 acre(s).

I have no objection in authenticating myself and fully understand that information provided by me shall be used for authenticating my identity through Aadhaar Authentication System for the purpose stated above and no other purpose.

APPLICATION ID CREATED BY : NANDITA PATRO  
 DOCUMENT ENTERED BY : RASMI RANJAN MALLIK