



RECEIPT UNDER SECTION 52 CLAUSE (B) (Duplicate)

Registration Office : KHURDA(BBSR)

Year : 2023

Application id: 1082304501

Book No : 1

Executant Name
MR. ARVIND ACHARYA

Presenter Name
MR. ARVIND ACHARYA

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

Signature of the Presentant

User Charges :

Expected date of return of document :

`265

Date: 04-Apr-2023

04-Apr-2023

Signature of the Registering Officer

Date:

Signature of the Receiver

[Handwritten Signature]



RECEIPT UNDER SECTION 52 CLAUSE (B) (Triplicate)

Registration Office : KHURDA(BBSR)

Year : 2023

Application id: 1082304501

Book No : 1

Executant Name
MR. ARVIND ACHARYA

Presenter Name
MR. ARVIND ACHARYA

Claimant Name
MS UTKAL BUILDERS LTD ITS MANAGING
DIRECTOR MR. SHARAD BAID

Total Registration Fees Paid :

A18(iii) & A(1) :

`555

Incidental Fee Details

`250

User Charges :

Expected date of return of document :

`265

Date: 04-Apr-2023

04-Apr-2023

Signature of the Registering Officer

Date:

Signature of the Receiver

[Handwritten Signature]

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

1082304501



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD05966269637599V
Certificate Issued Date : 04-Apr-2023 10:38 AM
Account Reference : NONACC (IV)/ od5003103/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODOD500310308302233084414V
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 : ARVIND 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-----

Arvind

Sharad Ba

PU 0004802652

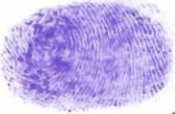
Statutory Alert:

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



A/B(11) 250-00
V/F 265-00
515-00
A/B(12) 40-00
555-00

Handwritten signature in green ink.



Paul Arvind Acharya
Date: 01.01.2023

Shreed-3
Date: 01.01.2023



IRREVOCABLE GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, **Mr. Arvind Acharya**, aged 57 years, S/o-Sh. Prasanna Kumar Acharya (P. K. Acharya), Permanent resident of A-13, Type-7, Block-B-2, 13th Floor, Deendayal Upadhaya Marg, New Delhi, G.P.O, Delhi - 110001, PAN-AAEPA2667H, AADHAAR No-3137-1854-0704, Mob:-9899444226, 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
Shreed-3
Managing Director

Handwritten signature in red ink.

Prava Ka... (Handwritten signature)

Handwritten signature in blue ink.

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
Shree 13
Managing Director

Shree 13

Parava K. G. Sahoo

Prabhat



Endorsement of the certificate of admissibility

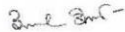
Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 48(g). Fees Paid : A18(iii) & A(1)-290 ,, User Charges-265 ,Total 555

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 MR. ARVIND ACHARYA , son/daughter/wife of SH. PRASANNA KUMAR ACHARYA , of AT. A-13, TYPE - 7, BLOCK-B-2, 13TH FLOOR, DEENDAYAL UPADHYA MARG, NEW DELHI, G.P.O., DELHI - 110001 by caste General , profession Business and finger prints affixed.








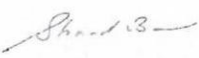
Signature of Presenter / Date: 04/04/2023




Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
MR. ARVIND ACHARYA		 316296089		04-Apr-2023
MS UTKAL BUILDERS LTD ITS MANAGING DIRECTOR MR. SHARAD BAID		 243788282		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

(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-474/3220 (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. Shankar 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

to my plabik

Prava Ka Saeeen

ANUP MAHALIK



42744567

Anup Mahalik

04-Apr-2023

Date: 04/04/2023

[Signature]
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 : 11082304696

For the year : 2023

Seal :

Date: 15/04/2023

[Signature]
Signature of Registering officer



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 Utkal Builders Limited
Sharad Baid
Managing Director

Sharad Baid

Prava Ka

Prava Ka

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 Uttal Builders Limited
Shreed
Managing Director

Shreed

Pravara

Pravara K. S. S. S.

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 B
Managing Director

Shree B

Shree B

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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
Shree 30
Managing Director

Shree 30

Pravee K. G. S. S.

hp palakita

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

S. h. ...
Managing Director

Shub...

Prava ...

hp ...

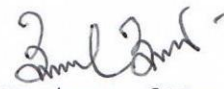
SCHEDULE OF PROPERTY


Dist-Khurda, Tahasil-Bhubaneswar, Ps-New Capital, Ps No-22, Mouza-Patia, Status-Stitiban, Kisam-Gharabari, Khata No-474/3220, Plot No-369/1940/4893, Area-Ac.0.2000 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 4th day of April 2023, at Bhubaneswar.

Witnesses:-

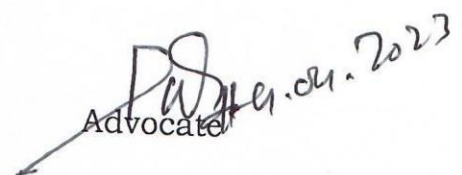
Pravakar Sain
S/O Sathedar Sain
As Jaga ratho malho lane
Old Pusaon
Anup Palalik
S/O A.K. Malalik
Unit-4. M-57
BRSR.


Signature of Executants

For Utkal Builders Limited

Managing Director
Signature of Attorney Holder

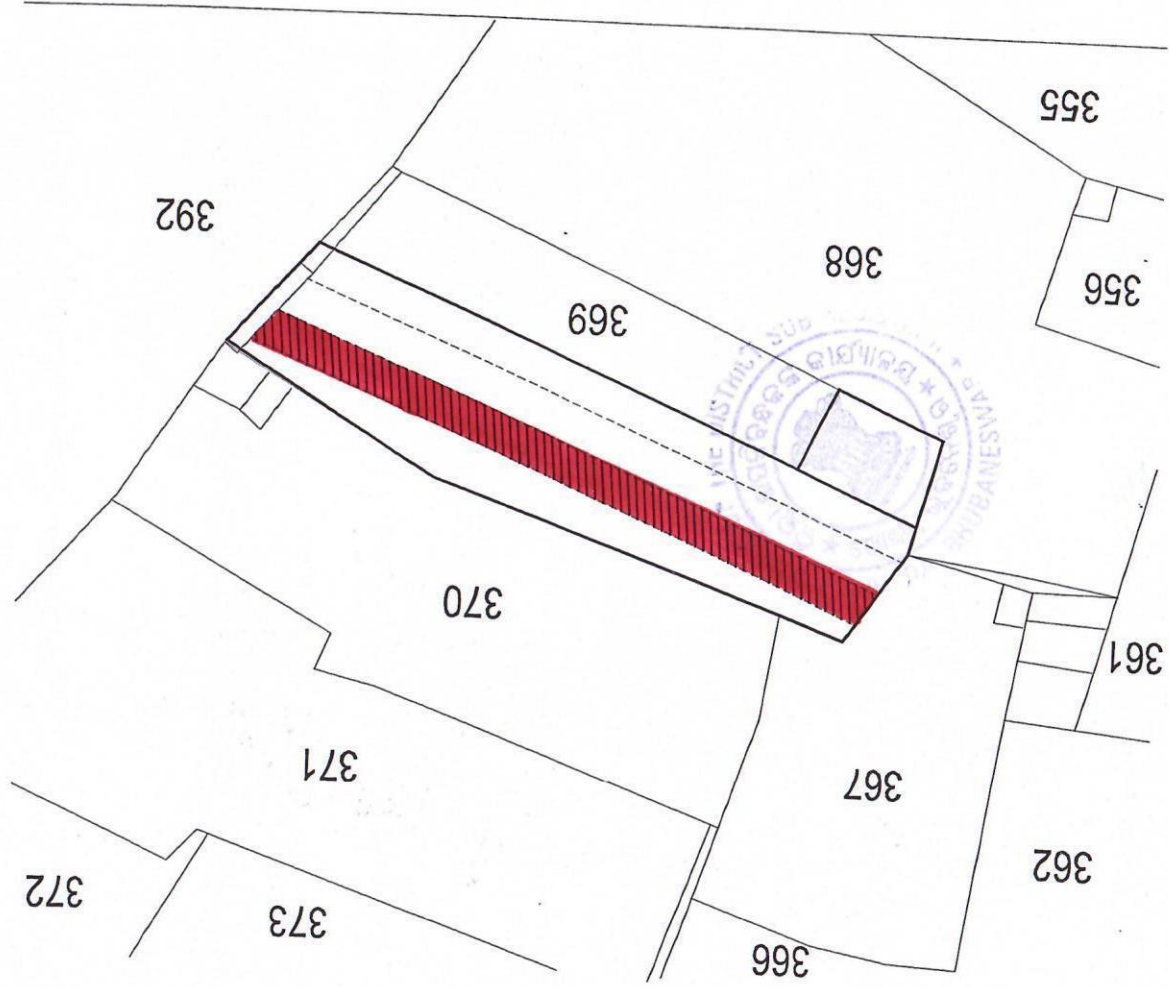
CERTIFICATE

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

Plot no. - 369/1940/4893 Area - 0.200

Shardul



Shardul

Shardul

Dr D/4/125

BOOK NO.
 Volume No.
 Pages
 Being No.
 for the year 2023
 1082304501

REGISTERED & FILED IN



ଖତିୟାନ

ମୌଜା : ପଟିଆ
ଆନା : ନିଉକ୍ୟାପିଟାଲ
ଆନା ନମ୍ବର : 22

ତହସିଲ : ଭୁବନେଶ୍ୱର
ତହସିଲ ନମ୍ବର : 260
ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତ୍ରାଂଶ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡ଼ିଶା ସରକାର ଖେତ୍ରାଂଶ ନମ୍ବର 1				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		474/3220				
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ଅରବିନ୍ଦ ଆଚାର୍ଯ୍ୟ ପି:ପ୍ରଶନ୍ନ କୁମାର ଆଚାର୍ଯ୍ୟ ଜା: ବ୍ରାହ୍ମଣ ବା: ଆର୍ତ୍ତକବିରାଜ ରୋଡ, ଥା / ଜି - ବାଲେଶ୍ୱର				
3) ସ୍ୱତ୍ୱ	ସ୍ଥିତିବାନ					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		60.00	45.00		105.00	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		OLR u/s 19 (1) (C) case no 3777/05 ହୁମୁ ଖା 474/225 ତାରୁ OLR u/s 8(A) case no 5597/08 ହୁମୁ ଖାର ମୁ ନଂ 369/1940/4893 ର କିସମ ବିଆଳି ପରିବର୍ତ୍ତେ ଘରବାର କରାଗଲା ଏବଂ ଜମା ଶଂଖୋଧନ କରାଗଲା				
BLANK SPACE FOR STAMPING						
ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ -						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						

Shard 3

Shard 3

Shard 3

ଖରିଦାମାନଙ୍କର ମୂଲ୍ୟ : 474/3220		ମୌଜା : ପରିଆ		କ୍ର. : ୧୩୩	
ଏକ ବ୍ୟକ୍ତି ବ୍ୟବହାର ପାଇଁ ଉଦ୍ଦିଷ୍ଟ		୪. ଭି.		ପତ୍ରିକା	
କୃଷିମାନଙ୍କର ମୂଲ୍ୟ ଉପରେ ଆଧାର		୧୦		୧୧	
୩ - ପ୍ଲଟ ନଂ - ୩୭୦ ଡି - ଶାନ୍ତି ଆବାସ		୦		୧୨	
୨ - ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ		୨୦୦୦		୧୩	
୧ - ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ		୦.୦୮୦୯		୧୪	
୧ ପ୍ଲଟ		୦		୧୫	
		୨୦୦୦		୧୬	
		୦.୦୮୦୯		୧୭	

Valuation ReportApplication No- **1082304501**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
1082304501	04-APR-23	04-APR-23	1	11			9437555111

FEE DETAILS (In `.)

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

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
MR. ARVIND ACHARYA	FATHER	SH. PRASANNA KUMAR ACHARYA	MALE	57	Business	General	PRINCIPAL/SELF	YES	YES	AT. A-13, TYPE - 7, BLOCK-B-2, 13TH FLOOR, DEENDAYAL UPADHYA MARG, NEW DELHI, G.P.O., DELHI - 110001	9899444226

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	474/3220	369/1940/4893	0.2 Acre (200Decimal)	GHRABARI	0	Not Available	Not Available
East	West	North	South	Property Transaction Details				
NA	NA	NA	NA	POWER AREA A 0.200 DEC				

The total transacted area is:0.2 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