

1132005637



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD01278687145514S
Certificate Issued Date : 12-Oct-2020 01:12 PM
Account Reference : SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0101667965463275S
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.) : 8,04,540
(Eight Lakh Four Thousand Five Hundred And Forty only)
First Party : RABINDRA KUMAR DAS
Second Party : SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS P LTD
Stamp Duty Paid By : SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS P LTD
Stamp Duty Amount(Rs.) : 40,330
(Forty Thousand Three Hundred And Thirty only)



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

Rabindra Kumar Das

Aditya Kumar Nayak

RS 0002542223

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.

12

Handwritten signature

Handwritten notes in red ink: A) 1609, B) 23, C) 20, D) 40, 1663T

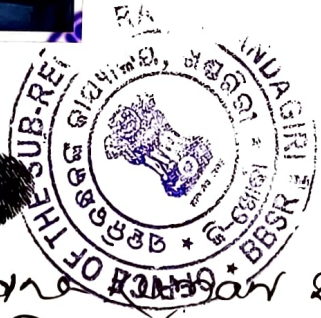


Handwritten signature 'R' over the photo



Aditya Kumar Nayak

Managing Director 12.10.2020



Handwritten signature 'R' over the stamp

Rabin Das

Handwritten signature 'Asah' over the stamp



Handwritten signature 'R' over the fingerprint

Aditya Kumar Nayak

Handwritten signature 'Asah' over the fingerprint

12

Handwritten signature in red ink

Irrevocable General Power of Attorney

KNOW ALL MEN BY THESE PRESENTS that I, SRI. RABINDRA KUMAR DAS, Adhar No.- 738899306456, aged about 42 years, S/o Sri. Anirudha Das, By Cast: Gopal, By Profession: Service, Resident of At: Kuanl, PO: Kuanl, PS: Mangalpur, Dist: Jajpur, Odisha. Mob No- 7978044242 (hereinafter called the "PRINCIPALS/LANDOWNERS")

Handwritten signature

W.1. Bikram Kumar Das

W.2. Bhakami Lakshmi Das

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.

Rabindra Kumar Das
Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

WHEREAS, the above mentioned principals being the owner of the landed property covered under Dist.- Khurda, P.S.- Chandaka, P.S. No.-41, Tahasil – Bhubaneswar, Mouza- Sundarpur, Khata No.- 890/156, Plot No.- 2357/3006 Area- Ac0.012 Dec and Plot No. – 2358/3007 Area- Ac0.057 Dec (Total One Khata and Two Plot with Total Area –Ac. 0.069), 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 12.10.2022 ~~12.10.2022~~ Sl no. 307 at 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, We, the above named Principals, are 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.- 890/156, Plot No.- 2357/3006 Area- Ac0.012 Dec and Plot No. – 2358/3007 Area-

Rabindra Kumar Das

Bikram Kumar

Bharani Sundarpur



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)-16381 ,, User Charges-250 ,Total 16631

Date: 12/10/2020

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **KHANDAGIRI** between the hours of 10:00 AM and 1:30 PM on the **12/10/2020** by **RABINDRA KUMAR DAS** , son/daughter/wife of **ANIRUDHA DAS** , of **AT - KUANL, PO - KUANL, PS - MANGALPUR, DIST - JAJPUR** , by caste **General** , profession **Others** and finger prints affixed.

Rabindra Kumar Das

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
RABINDRA KUMAR DAS		 313966671	<i>Rabindra Kumar Das</i>	12-Oct-2020
ADITYA KUMAR NAYAK MANAGING DIRECTOR MS SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS PVT LTD		 242333577	<i>Aditya Kumar Nayak</i>	12-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		 41612414	<i>Bhabani Sankar Sahoo</i>	12-Oct-2020

Date: 12/10/2020

Signature of Registering officer

Endorsement of certificate of registration under section 60

Ac0.057 Dec (Total One Khata and Two Plot with Total Area –Ac. 0.069), Kissam – Gharabari, 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.

Rabindra Kumar Das
Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

Bikram Kumar
Kamini Parichay

Pooharani Sankar Sahoo

Print Endorsement

Pa

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

Book Number : 1 || Volume Number : 108

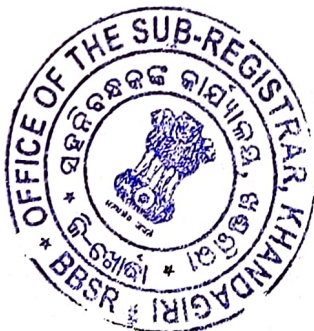
Document Number : 11132005343

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.

Rabindra Kumar Das
Siddhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

Bikram Kishore

Prakashini Sankar Sankar

- 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.- 890/156, Plot No.- 2357/3006, Area- Ac0.012 Dec, and Plot No.- 2358/3007, Area- Ac0.057 Dec (Total One Khata and Two Plots Total Area Ac0.069) Dec. Kissam - Gharabari, Annual Rent - Rs.4.00

This Document is Valued at Rs.8,04,540/- (Rupees Eight Lakh Four Thosand Five Hundred Fourty) only.

Rabindra Kumar Das
Siddhivayak Infrastructure & Developers (P) Ltd.

Debiya Kuma Nayak
Managing Director

Ritikumy Keshari
Bhabani Lankar Sahar

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

Witnesses:-

1.

Ritum Keman Parich
S/O - Mr. Kalandi Ch. Parich
Plot no - 428, Canal Road,
Sambajadia, Bhubaneswar. BSK-10

Rabinore Kumar Das
Signature of Executant / Principals 12.10.2020

2.

Shabani Sonkar Sahoo
S/o. D. C. Sahoo
P/O: Benamanipuri
Dist. 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.

~~Asah~~
Advocate, Bhubaneswar.

Arnada Sonkar Sahoo

Valuation Report

Application No- **1132005637**

Registration Office- **KHANDAGIRI**

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
1132005637	12-OCT-20	12-OCT-20	1	10		

FEE DETAILS (In ₹.)

Stamp Duty :	40227	
Consideration Amount :	804540	
Benchmark Value :	0	

Registration Fee :	0	
A18(iii) & A(1):	16341	
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"/> POS <input type="checkbox"/> NEFT <input type="checkbox"/> RTGS <input type="checkbox"/> IMPS <input type="checkbox"/> IFMS		

<input type="checkbox"/> CASH	<input type="checkbox"/> CHEQUE	<input type="checkbox"/> DD
<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
RABINDRA KUMAR DAS	FATHER	ANIRUDHA DAS	MALE	42		General	PRINCIPAL/SELF	YES	YES	AT - KUANL, PO - KUANL, PS - MANGALPUR, DIST - JAJPUR

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			RP-104 LANE NO - 3, PANDAV NAGAR, TANKAPANI ROAD, BBSR, DIST - KHURDA

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	RP-104 LANE NO - 3, PANDAV NAGAR, TANKAPANI ROAD, BBSR, DIST - KHURDA	MANAGING DIRECTOR

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	890/156	2358/3007	0.057 Acre (57Decimal)	GHARABARI	0	Not Available	Not Available
East	West	North	South	Property Transaction Details				
NA	NA	NA	NA	POWER AREA AC. 0.057 DEC.				
KHURDA	SUNDAR PUR-41	890/156	2357/3006	0.012 Acre (12Decimal)	GHARABARI	0	Not Available	Not Available
East	West	North	South	Property Transaction Details				
NA	NA	NA	NA	POWER AREA AC. 0.012 DEC.				

The total transacted area is:0.069 acre(s).

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