RECEIPT UNDER SECTION 52 CLAUSE (B) ( Duplicate )

Registration Office : KHURDA(BBSR)

Year: 2024

Application Id: 1082402556

Book No: 1

**Executant Name** ARATI DAS

Presenter Name ARATI DAS

Claimant Name MS UTKAL BUILDERS LTD REPRESENTED MANAGING SHEETIPE SHABAPEBERPant

Fee Details

\_ has been authorised to receive the document.

Total Registration Fees Paid :

A18(iii) & A(1):

User Charges :

Expected date of return of document

Received the document mentioned in this receip

Date: 27-Feb-2024

Signature of the Registering Officer

₹ 540

₹ 250

₹250

27-Feb-2024

Date:

Signature of the Receiver



RECEIPT UNDER SECTION 52 CLAUSE (B) ( Triplicate )

Year: 2024

Application Id : 1082402556

Book No: 1

**Executant Name** 

ARATI DAS

Registration Office : KHURDA(BBSR)

Presenter Name

ARATI DAS

Claimant Name MS UTKAL BUILDERS LTD REPRESENTED MANAGING

DIRECTOR SHARAD BAID

Fee Details

Total Registration Fees Paid :

A18(iii) & A(1):

User Charges :

Expected date of return of document

Received the document mentioned in this receipt.

Date: 27-Feb-2024

Signature of the Registering Officer

₹ 540

₹ 250

₹250

27-Feb-2024

Date:

Signature of the Receiver

Terms & Conditions :

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







#### INDIA NON JUDICIAL

#### **Government of Odisha**

#### e-Stamp

#### Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

**Property Description** 

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-OD08738100235204W

27-Feb-2024 12:08 PM

NONACC (IV)/ od5003103/ BHUBANESWAR/ OD-KRD

SUBIN-ODOD500310312303933436742W

M S UTKAL BUILDERS LIMITED DIR SHARAD BAID

Article IA-48 Power of Attorney Deed

MOUZA - PATIA

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(Zero)

ARATI DAS

M S UTKAL BUILDERS LIMITED DIR SHARAD BAID

M S UTKAL BUILDERS LIMITED DIR SHARAD BAID

1.000

(One Thousand only)



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#### 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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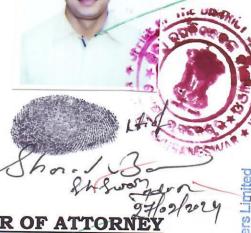


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IRREVOCABLE GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, ARATI DAS, aged 68 years, W/o-Late Pabitra Nanda Das Adhikari, resident of Qtr No- 502, Bhanja Sarani, Ps-Paradeep, Dist-Jagatsinghpur, Pin-754142, State-Odisha, by Profession-Doctor, by Caste- Karan, having PAN:-AFJPD9816K, Aadhaar No:-XXXX-XXXX-4493, Mob:-9178607445 (Hereinafter called as Land Owner/First Party/Principal which expression unless excluded by or repugnant to the subject or context shall deem to mean and include his legal heirs, representatives, successors, administrators, executors, agents and assigns) Hereinafter called the FIRST PART/PRINCIPAL, do hereby nominate, constitute and appoint M/S UTKAL BUILDERS LIMITED, CIN-U45202OR1990PLC002529, PAN-AAACU5502C, a company registered under companies Act, 1956 and having its Head office at 777, Saheed Nagar, Bhubaneswar-750007, represented through it's Managing

> Prinayak Das Jethikari Ang Maldits

Page 1 of 8

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Director Mr. Sharad Baid, aged about 47 years, S/o-Bhanwar Lal Baid, Plot No.777, Saheed Nagar, Bhubaneswar, Dist-Khordha, Odisha, By Cast: Oswal, By Profession: Business, Aadhaar No- XXXX-XXXX-0025, PAN-ADEPB3155G, Mob:-9437555111 (Hereinafter referred to as "Promoter/Developer/Builder" which expression unless repugnant to the context or meaning thereof shall mean and include its successors, executors, administrators and assigns) of the SECOND PART as attorney holder.

**WHEREAS**, the First Party/Principal is the absolute land owner and in peaceful possession of the property pertaining to Mouza-Patia, having mutation Khata No-474/568, Plot No-369/2381, Area-Ac.0.200dec, Kisam-Gharabari which are described in schedule of this Power of Attorney (Hereinafter referred to the "Schedule of Property").

**WHEREAS**, the Principal/Landowner hereby declared that the below mentioned property is free from all encumbrances, litigation, disputes, liens, attachments and charges etc. and the Principal is in peaceful possession over the said property having all rights, titles and interests etc.

**WHEREAS**, the 1<sup>st</sup> Party has been paying land revenue (rent) to the Govt. of Odisha through the Tahasildar, Bhubaneswar and obtained receipts thereof.

**WHEREAS,** the 1<sup>st</sup> Party having the right, title, interest and possession over the said plot is paying cent, tax and cess to the norms of Government of Odisha.

AND WHEREAS, we, the Principal (owner of the scheduled property) has entered into an "Irrevocable General Power Attorney" vide Regd. Document No- 41082102594, Book Number-4, on dated

Bineral Das Adhiko

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Page 2 of 8

For Lithal Builders Limited

17.02.2021 with M/S UTKAL BUILDERS LIMITED, a company registered under companies Act, 1956 and having its Head office at 777, Saheed Nagar, Bhubaneswar-751007, represented through it's Director M/S UTKAL BUILDERS LIMITED, a company registered under companies Act, 1956 and having its Head office at 777, Saheed Nagar, Bhubaneswar-751007, represented through it's Managing Director Sharad Baid, aged about 47 years, S/o-Bhanwar Lal Baid, Plot No.777, Saheed Nagar, Bhubaneswar, Dist-Khordha, Odisha, By Cast: Oswal, By Profession: Business, Aadhaar No-XXXX-XXXX-0025, PAN-ADEPB3155G, as our lawful attorney holder to do and perform the following acts, deeds & things on our behalf and on our name as per agreed terms and conditions.

WHEREAS, I the above named Principal (owners of the scheduled property)have duly appointed M/S UTKAL BUILDERS LIMITED, having its head office at 777, Saheed Nagar, Bhubaneswar-750007, represented through it's Managing Director Sharad Baid as my lawful attorney holder to do and perform the following acts, deeds & things on my behalf and on my 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 Residential building on our demarcated schedule property mentioned below.

To sign such building plans, drawings, sketches, specifications etc. on my behalf & submit in my name to the appropriate

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Page 3 of 8

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### 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 - 250, Total - 540.

Date: 27-Feb-2024

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 Date **27/02/2024** by **ARATI DAS**, son/daughter/wife of **LATE PABITRA NANDA DAS** of **AT- QTR NO- 502, BHANJA SARANI, PS- PARADEEP, DIST- JAGATSINGHPUR**, by caste **GENERAL**, profession **OTHER** and finger prints affixed.

brak ides

Signature of Presenter / Date: 27-Feb-2024

Signature of Registering officer.

#### **Endorsement under section 58**

Execution is admitted by :

NAME	РНОТО	THUMB IMPRESSION	SIGNATURE	DATE OF ADMISSION OF EXECUTION	
ARATI DAS		317317524	brown Das	27-FEB-2024	
MS UTKAL BUILDERS LID REPRESENTED MANAGING DIRECTOR SHARAD BAID		244449661	Show 3-	27-FEB-2024	
	AS ADHIKARI Son/Wife of 2 KHURDA by profession	PABITRANANDA DAS of AT- P	LOT NO- 502, BHANJA SAI	RANI, PARADEEP,	
BINAYAK DAS ADHIKARI		43195680	by and all Dol	27-FEB-2024	

Date: 27-Feb-2024

Signature of Registering officer

Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the District Sub-Registrar , In URDA (BBSR)

Book Number: 1 || Volume Number: 45

**Document Number: 11082402239** 

For the year: 2024

Seal :

٠.

Date: 27/02/2024

Signature of Registering officer



authorities along with applications, declarations, bonds & represent our self before such authorities for the 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 i.e. B.D.A., B.M.C., ORERA, Fire etc. for construction of Residential 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.

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

To apply and represent before Bhubaneswar Development Authority, Bhubaneswar Municipal Corporation, Odisha Real Estate Regulatory Authority, Block authorities, Fire brigade, Environmental Authorities, P.H.D. Electricity Board, Pollution Control Board (if required), Development Authorities, Court of law. Police and other Public Institutions, Government departments to apply for sanction plan / permission or clearance under any law relating to land / building for the time being in force.

Bineyaz Das Adhikani

# 4. TO APPEAR BEFORE NOTARY PUBLIC AND MAGISTRATE ETC:-

To appear before any Notary Public, magistrates & other authorities having jurisdiction and to acknowledge and present any documents, applications, affidavits, writings etc. signed or made by my said attorney by virtue of this power conferred unto for above act.

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

To apply for & obtain from concerned authorities electrical, drawings, sewerage, telephone connection, cable, soil testing and other civil facilities may be generally required for such Apartment or building and take concern person of above mentioned department to the below schedule property for the purpose of field verification.

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

To make constructions of new Residential building /apartment 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.

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

To negotiate, advertise, for sale of Residential units/flats with undivided proportionate interest of the schedule property in respect of the developer's share i.e. 60% in Residential project in respect of schedule property in favour of the intending

Brayak Das Delhikani

For Utkal Builders Limits

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Page 5 of 8

purchasers and shall enter into agreements of sale and construct buildings, Residential units/flats to create charges in respect of the developers share/allotment of the 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 Residential units/flats, 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 Residential units/flats with proportionate undivided right, title and interest on the scheduled properties.

### 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 Residential units/flats from the allotted developers share and to give receipts thereof.

**AND** to do all other acts, deeds and things which will be required from time to time for the said property in my name and on my behalf.

Bonayak Dar Adhikani Harp Jalder For Uthal Builders Limited

Arah, Das

AND I, do hereby undertake to ratify and confirm all such acts, deeds and things done by out Attorney by virtue of this presents & the attorney holder shall not do any act except the acts mentioned above.

### SCHEDULE OF PROPERTY

Dist-Khurda, Tahasil-Bhubaneswar, Tahasil No-260, Ps-New Capital (Chandrasekharpur), Ps No-22, Mouza-Patia, Khata No-474/568, Plot No-369/2381, Area-Ac.0.200dec, Kisam- Gharabari, corresponding to previous Khata No-117. and the sketch map is attached in red colour Bounded By:-

North:-Other purchasers/Balance area of Plot No-369.

South:- Road.

East:-Akshya Kumar Dash & others.

West:-Plot No-368.

IN WITNESS WHEREOF the parties here to 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 above mentioned day/month/year, at Bhubaneswar.

### Witnesses

1. Bring of Das Adlikar 40-Lare Dr Robert range Dos Adhi C/0-PLOT NO-502, BHANTASARANT PARADIP- 954142

Signature of Executant

Signature of Attorney Holder

### **CERTIFICATE**

Certified that the Executant of this deed of General Power of Attorney is 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. 0-1167/13





Anah Das Hollery



### ଖତିୟାନ

ମୌଜା : ପଟିଆ ଥାନା : ନିଉକ୍ୟାପିଟାଲ ଥାନା ନୟର : 22

ତହସିଲ : ଭୁବନେଶ୍ୱର ତହସିଲ ନୟର : 260

ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

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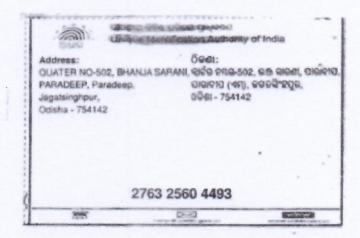


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MS UTKAL BUILDERS LTD LTD RELATION NAME GENDER AGE PROFESSION CASTE INTEREST/TYPE PRESENTER SIGNED AT- 777, SAHEED	71.757	
BUILDERS LTD AT- 777, SAHEED	DBILE NO.	
SAHED		
MANAGING ATTORNEY/INSTITUTION NO YES NAGAR, 943	555111	
DIRECTOR BBSR, KHORDHA		
PRESENTATIVE NAME		
A DOUBLE		
MS UTKAL BUILDERS LTD REPRESENTED MS UTKAL BUILDERS LTD		
BBSR, KHORDHA		
DENTIFIER DETAILS		
NAME FATHER/HUSBAND'S GENDER ACE PROFESSION OF THE		
NAME NAME GENDER AGE PROFESSION CASTE PRESENT ADDRESS		
ADHIKARI PABITRANANDA DAS MALE 0 AT- PLOT NO- 502, BHANJA SARANI, PARADEEF		
JAGATSINGHPUR- 754142  OPERTY DETAILS		
VILLAGE/MOUJA-		
THANA KHATA PLOT AREA KISAM TYPE MARKET SABAK SABAK		
KHURDA PATIA-22 474/568 369/2381 0.2 ACRE (200 DECIMAL1000D=1ACRE) GHARABARI 0		
EAST WEST NORTH SOUTH PROPERTY TRANSACTION	N	
AKSHYA KUMAR DASH AND PLOT NO- OTHER PURCHASERS/BALANCE AREA OF PLOT NO.		
OTHER 368 369 ROAD POWER AREA AC.0.200 D	c	
TOTAL TRANSACTER AREA VO. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.		
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 THAT ADDRESS ADDRESS AND NO OTHER PURPOSE.		
APPLICATION ID CREATED BY : AVASH DAKUA	OUGH	

DOCUMENT ENTERED BY :

AVASH DAKUA





Arad Das

### THE REST COUNT NUMBER

### AFJPD9816K



**ARATI DAS** 

पिता का नाम /FATHER'S NAME SRIDHAR CHANDRA DAS

जन्म तिथि /DATE OF BIRTH

05-11-1953

EXCILATE /SIGNATURE

Dr. Arake Par

आयकर आयुक्त(क.प्र.), भुवनेश्वर

Commissioner of Income-tax(Computer Operations)



### भारत सरकार

GOVERNMENT OF INDIA



ଶରତ ବୈତ SHARAD BAID ଜନ୍ମ ତାରିଖ / DOB: 17/09/1976 ପୁରୁଷ / MALE



6393 3855 0025

ମୋ ଆଧାର, ମୋ ପରିଚୟ



### भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

### ଠିକଣା:

ନାମ: ଭବରଲାଲ ବୈତ, ଫ୍ଲାଟ BZ.BLOCK-D.8TH FLOOR. UTKAL ROYAL RESIDENCY. ନଂ-୫2,ବ୍ଲକ-ଡି.୫ଥ ଫୁର, ଉଡକଲ ରୋୟାଲ ରେସିଡେନସି, ଗୌଡମ ନଗର, Khorda. ଜନ୍ମେଶ୍ୱର ବିଳେ ବି ଭୁବନେଶବର, ବି ଜେ ବି ନଗର୍, ଖୋଦଧା, ଓଡ଼ିଶା - 751014

#### Address:

ପିତା ଡକ୍ ନାମ / ମାତା ଡକ୍ S/O: Bhawarlata Baid, FLAT NO-GAUTAM NAGAR. BHUBANESWAR, B J B Nagar,

6393 3855 0025

MERA AADHAAR, MERI PEHACHAN

Sha. 13-



Shor. 1.3

आयकर विभाग INCOME TAX DEPARTMENT UTKAL BUILDERS LIMITED

भारत सरकार GOVT. OF INDIA

08/06/1990

Permanent Account Number
AAACU5502C

102007

इस कार्ड के खोने / पाने पर कृपया सूचित करें / सौटाएं: आयकर पैन सेवा इकाई, एन एस डी एल पहली मंजिल, टाईम्स टॉवर, कमला मिल्स कम्पाउंड, एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

If this card is lost /someone's lost card is found, please inform /return to:
Income Tax PAN Services Unit, NSDL
Ist Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664, e-mail: tininfo@gadl.co.in

For Uttal Builders Limited

Managing Director



