

# 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-OD01106147179158S

: 10-Jul-2020 12:36 PM

: SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD

: SUBIN-ODODSHCIL0101421260147713S

: ESSEN CONSTRUCTION PARTNER PRADEEP THACKER

: Article IA-48 Power of Attorney Deed

: MOUZA-NAHARAKANTA,KHATA-609/122,PLOT-1413 AND

1414, TOTAL AREA A0.300 DEC

: 1,05,60,000

(One Crore Five Lakh Sixty Thousand only)

: LAXMIPRIYA SAHOO

: ESSEN CONSTRUCTION PARTNER PRADEEP THACKER

: ESSEN CONSTRUCTION PARTNER PRADEEP THACKER

5.28.000

(Five Lakh Twenty Eight Thousand only)



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In also Trouber



LTI Ob Ladmipriga Sakov 13 affested. Aldv 10/07/2028

RS 0002536265

### Statutory Alert:

- The authenticity of this Stamp Certificate should be verified at "www.shcllestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.



Laxmipriya Sakov

**GENERAL POWER OF ATTORNEY** 

This Deed of Power of Attorney is executed by LAXMIPRIYA SAHOO, aged about 63.years W/o Kailash Chandra Sahoo , By profession- House wife, By Caste-Sundhi, residents of At/-Hanspal, P.O.-Naharkanta, P.S.-Mancheswar, Odisha, by Caste: Sundhi, By profession: House wife (which expression shall mean and include his successors, legal assignees, legal heirs etc. hereinafter called the "Executant") do hereby appointment M/S ESSEN CONSTRUCTION (PAN-AACFE0760H) a / registered Partnership Firm having its registered office at S-2/A-42, Mancheswar Industrial Estate, Bhubaneswar, Mancheswar, Bhubaneswar, Dist: Khurda, PIN-751010(Odisha) represented through its Partner PRADEEP THACKER now aged about 54 years S/o late Manilal Thacker (Mob No-9937067936) (AADHAR No. 6448 1015 6080) by Caste: Vaysya, By profession: Business (which expression shall mean and include it's representative, successors, executants, legal assignees, etc. hereinafter called the Attorney Holder).

Lewson priya Sahor

2's addested fly Adv.

10/09/2020

VTI-455

Kailash Ch. Sokw

Late
Syl. Lokanath Sokro

Honspal,

Walar banya,

A Comm

Sub Section

P.S. Honcheswar

Khuoda. 10. J. 2020



by whom it Purports to have been exucuted

Registering Officer

Whereas the above named principal is the absolute owner of the property mentioned in the schedule below. which stands recorded in her name and in peaceful possession over the same without any dispute.

AND WHEREAS, I the Executant known to the Attorney Holder since long and thus having enough trust & confidence on the Attorney Holder , do hereby appoint, empower and constitute said M/S ESSEN CONSTRUCTION represented by its Partner SRI PRADEEP THACKER to execute and perform all or any of the following acts, deeds and things for and on my in respect of my below mentioned schedule property.

- To manage take possession, administrate with immediate effect landed property as scheduled below for and on my behalf.
- 2. To prepare agreement/agreements, letters, applications, correspondences and sign the same with/or any Govt. authority, Undertaking Individuals, Firms, Company or any Govt. Deptt. For the development of schedule property in my name and on my behalf.
- 3. To make application for Mutation wherever required and pursue the same before appropriate authority, make payment of conversion charges/fee etc. and obtain Mutation/conversion ROR(Patta) as the case may be for the development of scheduled property in my name & on my behalf.

vit Kailash Ce. Sanson

Having Visited the Residence of Laxmipriya Sahoo

at 6.30 pront the 1017/2000 at Hanspal, Naharkanka, Manchelwar,

thave this day examined the said. Execution to the said. Execution to the said. Execution to the said. Execution to the same place and the said.

The same place and the said.

Execution this document.

Maresh Pratcip Singh Rajkumar Visiting Officer

From the above report I am satisfied that this document has been executed by......

and I accordingly admit it to registration

Registering Officer



- 4. The said attorney shall nominate, select and appoint draftsman, engineers, Architects, Contractors, Labour Contractors, masons, Labour and for any other person or persons or any other company, companies, firm and/or firms for purpose of construction of building and after completion of the same for maintenance of the constructed building as and when the attorney shall deem necessary and shall make payment all costs, remuneration on my behalf and shall accept the receipts thereof.
- In the said attorney shall receive and accept any letters, documents, sanctioned plan, amended plan and sign and resubmit the same and or tax bills and land rent, electric bills, water bills, gas bills and or any other bills or challans or demand from the Govt. and or any other authority and pay the same as the case may be in my name and on my behalf.
- That the said attorney shall represent me 6. Bhubaneswar Development Authorities, Municipal Authorities, fire brigade, P.H.D., Electricity Board, Development authorities, Police and other public institutions, Govt. Depts. and Semi-Govt. Depts./undertakings in connection with development and construction upon the said land stated in the schedule and shall prepare, execute, sign register and/or file all papers, plans, application/petitions, execute gift deed of any portion of land being acquired/ affected by development plan / required to be gifted to any government authority, this Gift deed to be done by the Power of Attorney Holder for his

-1 Kaeilash Bu Safas



### Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Oricsa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 48(q) Fees Paid: A18(iii) & A(1)-211400 ,, User Charges-250 ,Total 211740

Date: 10/07/2020

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 10/07/2020 by LAXMIPRIYA SAHOO, son/daughter/wife of KAILASH CHANDRA SAHOO, of AT- HANSPAL, PO- NAHARKANTA, PS- MANCHESWAR, BBSR, DIST-KHORDHA, by caste General, profession Others and finger prints affixed.

Signature of Presenter / Date: 10/07/2020

Signature of Registering officer.

### Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
LAXMIPRIYA SAHOO		## WT 1 10 10 1 1 10 10 10	M (1) (1) (4) (4) (4)	
PRADEEP THACKER PARTNER OF MS ESSEN CONSTRUCTION		2422 3059 3	landing Maker	13-Jul-2020

Identified by KAILASH CH. SAHOC Sc //Wife of LATE LOKANATH SAHOO of NAHARAKANTA, PS- MANCHESWAR, BBSR, DIST- KHORDHA by profession Others

Name	Photo Resident Thumb Impression	Signature	Date of Admission of Execution
KAILASH CH. SAHOO	2 6 60 8 W	W 00 00 00 00 00 00 00 00 00 00 00 00 00	

Date: 10/07/2020

Signature of Registering officer

Endorsement of certificate of registration under section/60
Registered and true copy filed in Coffice of the District Sub-Registrar, KHURDA(BBSR)

Book Number : 1 || Volume Number 207

Document Number : 11082005253

For the year : 2020

share as well as my share and or amalgamation deed for the said purpose and do all acts, deeds and things as may be necessary for the said purpose and as well as before ORERA in the said connection in my name and on my behalf.

- 7. To apply for and obtain quotas and to procure cement, steel, bricks and other building materials which may be required for development and construction of the said scheduled premises/land as my authorized representative and sign all papers for the said purpose in his own name as my constituent attorney and to represent before all authorities for the said purpose in my name and on my behalf without creating any financial liability on my name.
- 8. To negotiate with the intending buyers(**for 60%** of the constructed area along with proportionate share of Land) in my land and to accept earnest money, advances, installments from intending buyers or third parties, individuals and to sign and execute all such formal agreement as and when required on my scheduled property.
- 9. To sign, execute and register sale deed or sale deeds, agreement or agreements of sale conveyances or conveyances of the land in respect of the 60% area of constructed residential space along with proportionate share of Land of the schedule property and to receive consideration in respect of such agreement/sale and represent me before the registering authority, Bhubaneswar and sign and verify all such agreements of sale, sale deed,

Lesimitations 25 categodes

3 3

conveyance of the land in respect of the land on the schedule property and admit the executions before the registering authority Bhubaneswar in my name and on my behalf. The Power of Attorney cannot sell constructed area beyond 60% the constructed area as allowed to him.

- 10. To enter into, modify, cancel, alter, draw, approve, present for registration all agreement of sale, sale deeds, conveyance of land including gift deeds of land if required by law in respect of the residential space of schedule property (to the extent of 60% of undivided land along with Construction built) and sign all such modifications, cancellations, alterations, deeds/agreements of sale and admit execution of all such documents before appropriate registering authority, in my name and on my behalf.
- 11. To do all acts, deeds, which may be required to implement the said respective agreement with a view to implement the cause of development of the said premises stated and described in the schedule for construction of the building with self-contained independent flats in each floor, in my name and on my behalf.
- 12. That the said attorney shall make all payment of fees tax, rents, levy bills, challans to the Govt. and/or other authority and/or authorities or to anybody appointed by the such attorney and further if necessary, shall make objection against any demand

W. t Karlash Ch. Softw N-2 AXJU Mayor hoo or assessment by the Govt. and/or any authority/authorities and in such case the said attorney shall appear before appropriate authority or authorities demand personal hearing, appear and represent me before authorities for hearing.

13. That this Power of Attorney is Irrevocable in nature.

I hereby further agree and declare that all acts, things deeds done law-fully by the said attorney shall be construed as acts, things and deeds, done by us and we undertake to ratify and confirm all and whatsoever that our said attorney does, in pursuant to Agreement dated. 12:06:2020, Vide 5.1: No. 655/12, June 2020

**SCHEDULE OF PROPERTY** 

Dist: Khurda, Tahasil - Bhubaneswar, P.S,- New Capital P.S No-27 Mouza:Naharakanta, under the Jurisdiction of Sub Dist. Registrar, Bhubaneswar, Stitiban (Six Khata No -609/122 Hundred Nine/ One Hundred Twenty Two), Plot No-1413(One thousand Four Hundred Thirteen) measuring an Area Ac0.070 dec. & Plot No.1414 (One thousand Four Hundred Fourteen)measuring Ac0.230 dec., Total area of one Khata Two Plots Ac 0.300 decimals .Kissam Biali Do Fasal

Valuation-Rs. 1,05,60,000 /- (Rupees one crore Five Lakh Sixty Thousand ) only

W-F Kailast Ch. Salas W-S. ABJUNG Jahas IN WITNESS WHEREOF the above named Principal and Attorney Holder signed this deed on the toth day of Tuly 2020 (two thousand Twenty) in presence of following witnesses.

### WITNESSES

1. Kariland Ch en Son Slo-lade lokaredt Sahov AS-Hansfal por-Klahenkardt P.S-Manchestvar, Dist-Khanda och sha

2. AS JUNICSOMO Sto-Balargor Sahoo AS-Sadgorgoods Pan Po-Garrapala

Dist Pimi

Drafted & Typed by me.

Advocate, Bhubaneswa

Page **7** of **7** 

LTJOB Latmiporiya Sahoo

EXECUTANT/PRIN

ESSEN CONSTRUCTION





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ଜିଲା : ଖୋର୍ଦ୍ଧା

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3) ସ୍বତ୍ୱ	ସ୍ଥିତିବାନ										
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4) ଦେୟ :		1.80	1.35		3.15						
6) ବିଶେଷ ଅ	ନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ										
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Form No.25

28,900

# Nil Certificate Of Encumbrance On Property

Certificate No. : **EC1082020010482** 

Application No: 2020108012729

Applicant Name: SURESH CHANDRA TRIPATHY

Owner Name(as per application): KAILASH CHANDRA SAHOO AND LAXMIPRIYA SAHOO

Having applied to me for a certificate giving particulars of registered acts and encumbrances, if any in respect of undermentioned property :-

Sr. No.	Village	Khata No.	Plot No.	Area	North Boundary	West Boundary	East Boundary	South Boundary
н	NAHARKANTA-27	609/1178	1412	60 Decimal1000D =1Acre				
2	NAHARKANTA-27	609/122	1413	70 Decimal1000D =1Acre				
m	NAHARKANTA-27	609/1177	1404	110 Decimal1000D =1Acre				
4	NAHARKANTA-27	609/1177	1403	37 Decimal1000D =1Acre				
. 2	NAHARKANTA-27	609/122	1414	230 Decimal1000D =1Acre				

I hereby certify that a search has been made in Book 1 and in the indexes relating thereto for 13 years from 01-JAN-08 to 25-JUN-20 for acts and encumbrances affecting the said property and that on such search no acts or encumbrance affecting and said property has been found.

Office: KHURDA(BBSR)

Date 25-JUN-20

Digitally signed by SAMAL PARITRA KUMAR Date: 2020.06.25 16:50:47 +05:30

Signature of Registering Officer

ded in the certificate. described in registered documents in a manner different from the way in which the applicant has described them in the application the transactions evidenced by such

make the search themselves, when the registers and indexes will be placed before them on payment of the prescribed fees. the Registration Act and Rule 137(i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof, or certificates of encumbrances on specified

rold itself responsible for any errors in the results of the search embodied in this certificate. ne present case the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the Offices but the department will not, on any

Digitally signed by SAMAL PABITRA KUMAR Date: 2020.06.25 16:50:47 +05:30

Office: KHURDA(BBSR)

25-JUN-20

Date

## **Valuation Report**

Application No- 1082005472

Registration Office- KHURDA(BBSR)

1082005472   10-JUL-20   10-JUL-20   1   10   10   10   10   10   10   1	Application Ty									Y			S	status- I	Pendi	ing fo	or Fee	colle
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RADEEP THACKER PARTNER OF MS ESSEN CONSTRUCTION  AT - S-2/A-42, MANCHESWAR INDUSTRIAL ESTATE, BBSR, PS-MANCHESWAR, DIST-KHORDHA  DENTIFIER DETAILS  Name Father/Husband's Name  KAILASH CH. LATE LOKANATH SAHOO BBSR, DIST-KHORBHA  COPERTY DETAILS  District Village/Mouja-Thana Khata Plot Area Kisam Type MarketValue Khata No. Not Available Available No. Not Available Available No. Not Not Available No. Not	Repr	esentativ	e Name				Institu	ition Nai	ne		1	Repre	sentati	ve Addr	ess	R		***********
Name   Father/Husband's   Name   Name	RADEEP THACK CO	CER PAR NSTRUC	TNER OF	F MS ESSE	N	N						MA NDU MAN	ANCHI STRIA: BBSR, CHESW	ESWAR L ESTAT PS- /AR, DIS		The second second	NAMES OF THE PARTY	CONTRACTOR AND ADDRESS OF
Name KAILASH CH. SAHOO S	ENTIFIER DET	AILS				- /	765			7			d loki					
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	1	NM						* 44		Pro PC	perty DWER A	Tran REA	AC.0.	on Deta	ils			·
e total transacted area is:0.3 acre(s).	e total trar	sacte	d area	is:0.3	acre	(s).												