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ଓଡ଼ିଶା ओडिशा ODISHA

F 556447

IRREVOCABLE
 GENERAL POWER OF ATTORNEY
 ~~~~~  
 Dt - 24-01-2022

*Imarendra Mohan Saha*

24-01-2022

*[Signature]*

- w1 - Himanshu Agarwal
- w2 - Santosh Saha

2613

24.1.1972

*[Handwritten signature]*

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B.K. PANDA  
STAMP VENDER  
BHUBANESWAR



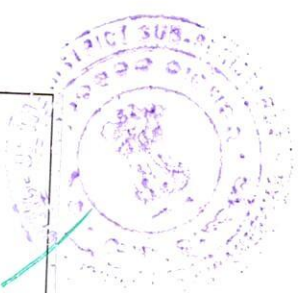
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①  
4/24/22

② ~~22-01-20~~

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22/01/22



Handwritten signature and fingerprint of Amarendra Mohapatra

Handwritten signature and fingerprint of Akshaya Kumar Mohapatra

~~Stamp: Power of Attorney #247/22~~

57,50,000/-

**IRREVOCABLE  
GENERAL POWER OF ATTORNEY**

Know all men by these present that, MR. AMARENDRA MOHAPATRA aged about 54 years, S/o.-Akshaya Kumar Mohapatra, resident at- A-21, PPL Housing Colony, Balipada, Khandagiri, PIN: 751030, Dist. Khorda, Odisha, by profession -

- W1- Himanshu Nayak
- W2- Ranjith Saha

For Stalwart Projects (P) Ltd.  
Managing Director

Amarendra Mohapatra

Chartered Accountant, by caste – Khandayat, PAN-ACEPM7345Q, Aadhar Card No.8145-9024-6696, Mob-9437064902, (hereinafter called the “**PRINCIPAL**”) do here ~~by~~ constitute, nominate and appoint **M/s. STALWART PROJECTS PVT LTD**, incorporated under the Indian Companies Act 1956, vide Registration No.U450010R2011PTCO13975 and PAN No. AAQCS1757F having its Registered Office at Plot No.-1, Tulsivihar Complex, Sailashree Vihar, Chandrasekharpur, Bhubaneswar-751021, Dist.-Khurda, represented through its Managing Director Mr. Sharat Kumar Sahu aged about 55 years, S/o. Late Narahari Sahu, by Caste- Sundhi, by profession- Business, Aadhar Card No.4675-2299-2428, Mob-9040042622 (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.

**WHEREAS**, the property situated in mouza-PATIA, bearing Khata No.-474/3700, Revenue Plot No.-306/1712/4256, Area-Ac.0.055 decimals (2200sqft) was purchased by principal from **Sri Dillip Kumar Palei**, S/o.Kapileswar Palei vide Regd. Sale Deed No.-13204, dtd.29.08.2008 and subsequently mutated in his favour an area of Ac.0.050 decimals on the basis possession.

**AND WHEREAS**, the Principal is the Owner of the land which is more fully mentioned in the schedule below in Mouza-PATIA, measuring an area of Ac.0.050 dec, Mutation Khata No.-474/3700, Mutation Plot No.-306/1712/4256 and accordingly the present principal became the absolute owner in possession without any dispute till date.

**WHEREAS**, I the Principal herewith execute this General Power of Attorney in favour of **M/s. STALWART PROJECTS PVT LTD**, incorporated under the Indian Companies Act 1956, vide Registration No.U450010R2011PTCO13975 and PAN No. AAQCS1757F having its Registered Office at Plot No.-1, Tulsivihar Complex, Sailashree Vihar, Chandrasekharpur, Bhubaneswar-751021, Dist.-Khurda, represented through its Managing Director Mr. Sharat Kumar Sahu aged about 55 years, S/o. Late Narahari Sahu to do the following acts in my name and on my behalf.

As such, **MR. AMARENDRA MOHAPATRA**, the Principal / executant do hereby nominate, appoint and constitute **M/s. STALWART PROJECTS PVT LTD** represented through its Managing Director Mr. Sharat Kumar Sahu aged about 55 years, S/o. Late Narahari Sahu true and lawful Attorney to do, perform or cause to be done and perform the following acts deeds and things as specified below namely:

1. To submit affidavit, indemnity bond, rent receipts etc. along with the other requirements as well as complete other formalities prescribed by the Authorities, for the purpose of approval of plan/development of project.
2. To get the building plans including revised plans prepared through qualified Architects and to submit the same before the Bhubaneswar Development Authority/BMC/Any other Departments or Agencies for sanction of approval and subsequent modification and/or revision of such plan or plans.

For Stalwart Projects (P) Ltd.

Managing Director

Amarendra Mohapatra  
Himanshu Nayak  
Sharat Kumar Sahu



### 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: 24/01/2022

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 **24/01/2022** by **AMARENDRA MOHAPATRA**, son/daughter/wife of **AKSHAYA KUMAR MOHAPATRA**, of **AT- A-21, PPL HOUSING COLONY, BALIPADA, KHANDAGIRI, BBSR, DIST- KHORDHA**, by caste **General**, profession **Others** and finger prints affixed.



Signature of Presenter / Date: 24/01/2022

Signature of Registering officer.

### Endorsement under section 58

Execution is admitted by :

| Name                                                                  | Photo | Thumb Impression | Signature | Date of Admission of Execution |
|-----------------------------------------------------------------------|-------|------------------|-----------|--------------------------------|
| AMARENDRA MOHAPATRA                                                   |       | <br>315066834    |           | 24-Jan-2022                    |
| SHARAT KUMAR SAHU MANAGING DIRECTOR OF MS STALWART PROJECTS PVT. LTD. |       | <br>243039218    |           | 24-Jan-2022                    |

Identified by **HIMANSHU NAYAK** Son/Wife of **SAMBARU NAYAK** of **C.S. PUR, BBSR, DIST- KHORDHA**

3. To appear and represent me before the Bhubaneswar Development Authority/BMC/RERA and other appropriate authorities and obtain approval /permission required from the concerned authorities in connection with the sanction, modification and/or alteration of the plans for construction of the housing complex/flat/apartment.
4. To sign and submit all papers, documents, statements, undertakings, applications and plans as may be required for getting the plans sanctioned, modified and/or revised by the authorities concerned for construction of the Building Complex over the said land.
5. To apply for and obtain electricity, water, sewerage, drainage or other connections or any other utility / facility / amenities to the said Multi Storied building complex and for that purpose to sign, execute and submit all papers / documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
6. To deal with and dispose of the proportionate impartible undivided share in the land in question as well as the saleable super built up / built-up area / carpet area pertaining to the Builder's allocation in the proposed Housing Complex.




Himanshu Dasgupta  
Santosh Saha

For Stalwart Projects (P) Ltd.

Managing Director

Anandendra Mohapatra

by profession **Others**

| Name           | Photo                                                                             | Thumb Impression                                                                              | Signature                                                                          | Date of Admission of Execution |
|----------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------------|
| HIMANSHU NAYAK |  | <br>42165984 |  | 24-Jan-2022                    |

Date: 24/01/2022

  
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 : 16

Document Number : 11082200931

For the year : 2022

Seal :

Date: 24/01/2022

  
Signature of Registering officer





7. To enter into any agreements, with the intending purchasers regarding transfer of Flats / Units by way of absolute sale pertaining to the Super built up area/ Built up area/Carpet area specified as the builders allocation and to take advances, consideration amount and / or construction cost as settled in respect of such Units and to grant proper receipts and discharge for the same.
8. 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 Builder's allocation of the total Super built up areas /flats / units at its cost and expenses.
9. To take all steps in any legal proceedings and/or litigations that may arise during the period of construction including engaging any Advocate / Solicitor.
10. To apply to Courts and / or any Office for copies of any documents and papers.
11. To accept service of summons, notices to writ to be issued by any Court or authority concerning or arising out of construction of the Housing Complex on the said land.
12. To appear before any Registrar of Assurances, other Officer(s), Authority/ies having jurisdiction to entertain and receive the conveyance for registration, execute and register sale deeds, conveyances, instruments transferring Flats / Units together with proportionate impartible undivided share in the land in favour of

Himanshu Nayak  
Baruch Seal

Amarendra Mohan Sharma

intending purchasers of such Units (pertaining to Builder's allocation ) of Super built up/built-up area/ carpet area together with proportionate interest in the land in question as enjoined by the law in force except the owner's share in the project.

13. To negotiate for sale and transfer, let out charge or encumber land and building for intending purchasers /owners of the Units / Flats (pertaining to Builder's allocation) except the 1 no. of 4BHK flat with super built of area of 1750 sq.ft (Approx.) in any floor as per owner's choice in the project by the said Attorney at their discretion as may deemed fit and expedient.

14. To sign, execute, draw, present for registration and admit registration of documents, sale deeds and other documents in connection with sale and transfer of the Flats / Units, together with proportionate impartible undivided share in the land (pertaining to Builder's allocation ) in favour of intending purchaser of the Units / Flats except the owner's share (except the 1 no. of 4BHK flat with super built of area of 1750 sq.ft (Approx.) in any floor as per owner's choice) in the project and deliver the possession of the said flat in favour of the owners of those flats transferred.

For Stalwart Projects (P) Ltd.  
  
Managing Director

Amarendra Mohapatra

Himanshu Nayak  
Santosh Saha

AND GENERALLY to do all acts, deeds, and things by virtue of the delegation and conferment of authority hereunder, as may be required, for and on our behalf and to execute and to sign all deeds, acts and things for complete and effectual implementation of the scheme formulated and for successful completion of the project and accordingly we hereby delivered the possession of our land in favour of our attorney holder on the day of execution of this deed.

AND, I hereby agree and undertake that all acts, deeds and things lawfully done by my said Attorney shall be construed as acts, deeds and things lawfully done by me and I undertake to ratify and confirm all what-so-ever my said Attorney shall lawfully do or cause to be done for and on my behalf by virtue of the powers, rights and authorities delegated, and hereby vested.

### SCHEDULE OF PROPERTY

Dist. Khurda, Tahasil. Bhubaneswar, P.S. New Capital, Thana No.22, Hal P.S. Chandrasekharpur, under the jurisdiction of District Sub-Registrar, Khurda, Bhubaneswar.

**Mouza- PATIA**, Khata No.-474/22 and Plot No.306/1712 corresponding to Mutation Khata No.-474/3700, Mutation Plot No.-306/1712/4256, Sthitiban, **Area-Ac.0.050** Decimals, Kisam-Gharabari., marked as Sub Plot No.105.

*Himanshu Nayak*  
*Prakash Saha*

For Stalwart Projects (P) Ltd.

Managing Director

*Prakash Saha*

**BOUNDED BY:**

North – Plot No.1711  
South – Samina Behera  
East – Sub Plot No.106  
West – Sub Plot No.104

The valuation of schedule land as per bench mark valuation is **Rs.57,50,000/-** and accordingly applicable stamp duty and registration fees hereby paid.

**IN WITNESS WHEREOF WE**, the above named Principals do hereby execute this deed of GENERAL POWER OF ATTORNEY on this the 24<sup>th</sup> day of January, 2022 at Bhubaneswar after understanding its contents and well explained to us in our vernacular language to which we have admitted to be true and correct in all respect.

**WITNESSES**

1. Himanshu Nayak  
S/o Sambhu Nayak  
C.S PW BBSR

Amarendra Mohapatra

**PRINCIPALS**

2. Sanku Sahoo  
S/o Kanti Sahoo  
Vikram Nagar  
Old Town

For Stalwart Projects (P) Ltd.

*[Signature]*  
Managing Director

**ATTORNEY HOLDER**

Typed by me.  
Advocate.

*[Signature]*  
24-1-2022



*Handwritten in red ink:*  
Afr. 0 rones  
11,50,00,000  
1,15,000  
per dec

CONFIRMED & TRUE COPY  
FILED IN  
BOOK NO. ....  
Volume No. ....  
Pages .....  
Serial No .....  
for the year 2022  
1082200974  
D-24/1-22





# BHULEKH

## LAND RECORDS WEB PORTAL OF ODISHA



Schedule I Form No.39-A

### ଖତିୟାନ

ମୌଜା : ପଟିଆ

ଚହସିଲ : ଭୁବନେଶ୍ୱର

ଥାନା : ନିଉକ୍ୟାପିଟାଲ

ଚହସିଲ ନମ୍ବର : 260

ଥାନା ନମ୍ବର : 22

ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

|                                            |       |                                                                                                                                       |        |                                           |        |                                |
|--------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------|--------|-------------------------------------------|--------|--------------------------------|
| ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତର ବା ଖତିୟାନର ଜମିକ ନମ୍ବର |       | ଓଡିଶା ସରକାର ଖେତର ନମ୍ବର 1                                                                                                              |        |                                           |        |                                |
| 1) ଖତିୟାନର ଜମିକ ନମ୍ବର                      |       | 474/3700                                                                                                                              |        |                                           |        |                                |
| 2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ  |       | ଅମରେନ୍ଦ୍ର ମହାପାତ୍ର ପି:ଅକ୍ଷୟ କୁମାର ମହାପାତ୍ର ବା: ବି . ସି . ସେନ୍ ରୋଡ, ଥା - ବାଲେଶ୍ୱର ଜି - ବାଲେଶ୍ୱର                                        |        |                                           |        |                                |
| 3) ସ୍ୱତ୍ୱ                                  | ହିସାବ |                                                                                                                                       |        |                                           |        |                                |
| 4) ଦେୟ :                                   | ଜଳକର  | ଖଜଣା                                                                                                                                  | ସେସ୍   | ନିଷ୍କାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ | ମୋଟ    | 5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ |
|                                            |       | 150.00                                                                                                                                | 113.00 |                                           | 263.00 |                                |
| 6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ              |       | ବାଖା କେସ ନଂ 11206/08 ହୁମୁ ଖା 474/2602 ଚାଲୁ। OLR U/S 8(A) CASE NO-1891/2021 ହୁମୁ ସ୍ୱତ୍ୱ 306/1712/4256 ର ବିସମ ଘରବାର ଓ ଜମା ସଂଶୋଧନ କରାଗଲା |        |                                           |        |                                |
| BLANK SPACE FOR STAMPING                   |       |                                                                                                                                       |        |                                           |        |                                |
| ଅତିରିକ୍ତ ସ୍ୱାକ୍ଷର ବାକିଶ -                  |       |                                                                                                                                       |        |                                           |        |                                |
| ଖଜଣା ଧାର୍ଯ୍ୟ ବାକିଶ -                       |       |                                                                                                                                       |        |                                           |        |                                |

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 04/01/2022 03:21:17 IP :117.201.121.7

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[Khatyan Page](#)
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# BHULEKH

## LAND RECORDS WEB PORTAL OF ODISHA



| ଖତିୟାନର କ୍ରମିକ ନଂ : 474/3700 |                  | ମୌଜା : ପଟିଆ                    |      |      | ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା |         |
|------------------------------|------------------|--------------------------------|------|------|-------------------|---------|
| ପୁର ନମ୍ବର ଓ ଚକର ନାମ          | କିସମ ଓ ପୁରର ଖଜଣା | କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଗୌହଦି | ରକଦା |      |                   | ମତ୍ତବ୍ୟ |
|                              |                  |                                | ଏ.   | ଡି.  | ହେକ୍ଟର            |         |
| 7                            | 8                | 9                              | 10   | 11   | 12                |         |
| 306/1712/4256                | ଘରବାରି           |                                | 0    | 0500 | 0.0202            |         |
| 1 plot                       |                  |                                | 0    | 0500 | 0.0202            |         |

ରାଷ୍ଟ୍ରୀୟ ସ୍ତରର ବିଜ୍ଞାନ କେନ୍ଦ୍ର 04/01/2022 03:20:59 IP :117.201.121.7

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[Khatyan Page](#)
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PERMANENT ACCOUNT NUMBER  
ACEPM7345Q

NAME  
AMARENDRA MOHAPATRA

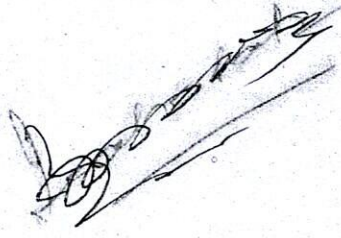
FATHER'S NAME  
AKSHAYA KUMAR MOHAPATRA

DATE OF BIRTH  
04-01-1967

SIGNATURE

COMMISSIONER OF INCOME TAX, BILUBANSWAR

ACEPM7345Q



AMARENDRA MOHAPATRA





भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



E-Aadhaar Letter

ନିର୍ଦ୍ଦେଶ ସଂଖ୍ୟା/Enrolment No.: 1040/10992/00587

Date: 19/07/2015

AMARENDRA MOHAPATRA (ଅମରେନ୍ଦ୍ର ମହାପାତ୍ର)

PLOT NO.A-21, PPL HOUSING COLONY,  
KHANDAGIRI, Balipada, Khorda,  
Odisha - 751030

ଆପଣଙ୍କର ଆଧାର ନଂ (ନମ୍ବର) / Your Aadhaar No.:

8145 9024 6696



ଆଧାର-ସାଧାରଣ ଜନତାର ଅଧିକାର



1800 300 1347

help@uidai.gov.in

www.uidai.gov.in

Validity unknown  
Digitally signed by UNIQUE IDENTIFICATION AUTHORITY OF INDIA  
Date: 2015.07.19 12:56:20 IST

- ଆଧାର ପଢ଼ିବାର ପ୍ରମାଣ ଅଟେ, ନାଗରିକତାର ନୁହେଁ
- ପଢ଼ିବାର ପୂର୍ବରୁ ପାଇଁ ଅନଲାଇନ ଗେ ପ୍ରମାଣିକରଣ କରନ୍ତୁ
- ଏହା ଇଲେକଟ୍ରୋନିକ୍ ପଦ୍ଧତି ଦ୍ୱାରା ଜନମଧ୍ୟରେ ଜଣାଯାଇଥିବା ଠିକ୍ ଅଟେ

INFORMATION

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- To establish identity, authenticate online.
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- ଆଧାର ସାଧାରଣ ସେବାରେ ମାଧ୍ୟମ
- ଆଧାର ଆପଣଙ୍କ ପ୍ରତି ନିଜ ନାମାଙ୍କନ କରାଯାଇଥିବା ଆବେଦନ
- କର୍ମଚାରୀ ଆଧାରକାରୀଙ୍କ ନିମନ୍ତେ ଓ ଉପଯୋଗୀ ଠିକଣା ନିର୍ଦ୍ଦେଶାବଳୀ କରନ୍ତୁ, ଏହା ଆପଣଙ୍କୁ ଭବିଷ୍ୟତରେ ଭବିଷ୍ୟତରେ ଶେଷ ସାଧ୍ୟତା କରିବ

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GOVERNMENT OF INDIA



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UNIQUE IDENTIFICATION AUTHORITY OF INDIA



ଅମରେନ୍ଦ୍ର ମହାପାତ୍ର  
AMARENDRA MOHAPATRA  
ଜନ୍ମ ତାରିଖ / DOB:  
04/01/1967  
ପୁରୁଷ / MALE



ଠିକଣା:  
ପ୍ଲଟ ନଂ-ଏ-21, ପି.ପି.ଏଚ୍.ଏଲ୍  
ଖଣ୍ଡଗିରି, ବାଲିପାଡା,  
ଖର୍ଦ୍ଦା,  
ଓଡ଼ିଶା - 751030

Address:  
PLOT NO.A-21, PPL HOUSING  
COLONY, KHANDAGIRI, Balipada,  
Khorda,  
Odisha - 751030

8145 9024 6696

8145 9024 6696

ଆଧାର-ସାଧାରଣ ଜନତାର ଅଧିକାର

Aadhaar-Aam Admi ka Adhikar



For Stalwart Projects (P) Ltd.

Managing Director



ଭାରତ ସରକାର  
Government of India



ଶରତ କୁମାର ସାହୁ  
Sharat Kumar Sahu  
ପିତା : ନରହରି ସାହୁ  
Father : NARAHARI SAHU  
ଜନ୍ମ ତାରିଖ / DOB : 24/08/1965  
ପୁରୁଷ / Male



4675 2299 2428

ଆଧାର - ସାଧାରଣ ଲୋକର ଅଧିକାର



ଭାରତୀୟ ଉପସ୍ଥାପନା କମିଶନ  
Unique Identification Authority of India

ଠିକଣା: ପ୍ଲଟ ନଂ-1,ତୁଳସୀ ବିହାରକମ୍ପ୍ଲେକ୍ସ,  
ଏଡ ଆଇ ଟି ଟୁର୍ଣ୍ଣା ନିକଟ ପାଖ, ଶୈଳେଶ୍ରୀ  
ବିହାର, ଭୁବନେଶ୍ୱର, ଶୈଳେଶ୍ରୀ ବିହାର, ଖୋର୍ଦ୍ଧା,  
ଶୈଳେଶ୍ରୀ ବିହାର, ଓଡିଶା, 751021

Address: PLOT N-1, TULASI  
VIHAR COMPLEX, NEAR HIG  
DURGA MANDAP, SAILESHREE  
VIHAR, BHUBANESWAR,  
Sailashree Vihar, Khorda,  
Sailashree Vihar, Odisha, 751021

4675 2299 2428

1947  
1800 300 1947

help@uidai.gov.in

www  
www.uidai.gov.in

# Form No.26

## Certificate of Encumbrance on Property

Certificate No. : EC1082020010133

Application No : 2020108012301

Applicant Name : SHARAT KUMAR SAHU

Owner Name(as per application) : GOPAL CHANDRA SAHU

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 |
|---------|----------|-----------|----------|-----------|----------------|---------------|---------------|----------------|
| 1       | PATIA-22 | 474/22    | 306/1712 | 1<br>Acre |                |               |               |                |

I hereby certify that a search has been made in book and in the indexes relating thereto for 26 years from 01-JAN-95 to 22-JUN-20 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances as detailed on the reverse appear.

I also certify that save the aforesaid acts and encumbrances no other acts and encumbrances effecting the said property have been found.

Office : KHURDA(BBSR)

Date 22-JUN-20

Digitally signed by SAMAL  
PABITRA KUMAR  
Date: 2020.06.22 13:08:46  
+05:30

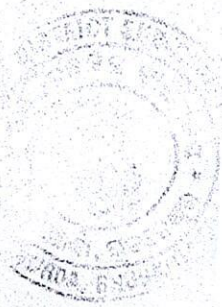
Signature of Registering Officer

| Registration Office. | Description Of Property(Village/ Khata Number/ Plot Number /Area/Boundary(East/West/ North/South )/- Chaka Number/Flat Number)                                                                                                           | Registration Number | Execution Date | Deed Type      | Consideration Amount | First Party                                         | Second Party                               |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------|----------------|----------------------|-----------------------------------------------------|--------------------------------------------|
| KHURDA(BBSR)         | PATIA-22   474/22   306/1712   0.101decAcre SUB PLOT NO. 114, PRESENT BUYER PADA RAJ JI   NANDANKANAN ROAD   ROAD LEFT BY SELLER   PLOT NO. 306/1780       [SOLD AREA A0.10.1DEC OUT OF A1.00DEC RENT 0.40P' SUB PLOT NO-114]            | 5177/2002/1         | 08-Jul-2002    | SALE IMMOVABLE | 212,100.00           | 1-SRI GOPAL CHANDRA SAHU<br>2-SRI HADU BANDHU SAHOO | 1-SRI SWARUP SEKHAR JI                     |
| KHURDA(BBSR)         | PATIA-22   474/22   306/1712   0.05.5decAcre PLOT NO. 306   SUB PLOT NO. 110   ROAD LEFT BY SELLER   PLOT NO. 306/1780       [SOLD AREA A0.5.5DEC OUT OF A1.00 DEC RENT 0.20P SUB PLOT NO-109]                                           | 5179/2002/1         | 08-Jul-2002    | SALE IMMOVABLE | 106,050.00           | 1-SRI GOPAL CHANDRA SAHU                            | 1-SRI NALINI KUMAR MOHANTY                 |
| KHURDA(BBSR)         | PATIA-22   474/22   306/1712   0.05.5 decAcre SUB PLOT NO. 113   SUB PLOT NO. 115, PRESENT BUYER SWARUP SEKHAR JI   ROAD LEFT BY SELLER   PLOT NO. 306/1780       [SOLD AREA A0.050.50DEC OUT OF A00.5.5 DEC RENT 0.20P SUB PLOT NO-114] | 5178/2002/1         | 08-Jul-2002    | SALE IMMOVABLE | 106,050.00           | 1-GOPAL CHANDRA SAHU                                | 1-SMT PANKAJ JI                            |
| KHURDA(BBSR)         | PATIA-22   474/22   306/1712   0.05.5decAcre SUB PLOT 105   SUB PLOT 103   PLOT NO.1711   ROAD       [SOLD AREA A0.50.5DEC OUT OF A005.5DEC RENT 0.20P' SUB PLOT NO-04]                                                                  | 8291/2002/1         | 11-Nov-2002    | SALE IMMOVABLE | 106,050.00           | 1-GOPAL CHANDRA SAHOO                               | 1-SMT.PUSPA JEE                            |
| KHURDA(BBSR)         | PATIA-22   474/22   306/1712   0.05.5 DecAcre SUB PLOT NO-112   SUB PLOT NO-114   SELLERS LEFT ROAD   PLOT NO-1780       [SOLD AREA A0.05.5 DEC OUT OF A1.00 DEC SUB PLOT NO-113 RENT 0.20P]                                             | 7849/2002/1         | 15-Nov-2002    | SALE IMMOVABLE | 106,050.00           | <del>1-GOPAL CHANDRA SAHOO</del>                    | <del>1-KALPATARU BHISWAL</del>             |
| KHURDA(BBSR)         | PATIA-22   474/22   306/1712   0.50.5 DecAcre SUB PLOT NO. 113   SUB PLOT NO. 113   22&apos; FEET WIDE ROAD   REVENUE PLOT NO. 306/1780       [AREA SOLD A 0.50.5 DEC OUT OF AC 1.000DEC SUB PLOT NO 112, RENT RS.1.00 P]                | 8292/2002/1         | 10-Dec-2002    | SALE IMMOVABLE | 10,605.00            | 1-SRI GOPAL CHANDRA SAHOO                           | 1-SMT.SUSHAMA SAHU<br><i>Suman Pradhan</i> |

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PABITRA KUMAR  
Date: 2020.06.22 13:08:47  
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| Sl. No. | Registration Office. | Description Of Property(Village/Khata Number/ Plot Number / Area /Boundary(East/ West/ North/ South )/ Chaka Number/Flat Number)                                                                             | Registration Number | Execution Date | Deed Type           | Consideration Amount | First Party                                    | Secor.                          |
|---------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------|---------------------|----------------------|------------------------------------------------|---------------------------------|
| 7       | KHURDA(BBSR)         | PATIA-22   474/22   306/1712   0.050.5 DismilAcre SUB PLOT NO.107   SUB PLOT NO.105   PLOT NO.306/1711   22FEET ROAD     [SOLD AREA AC.0.050.5 DEC OUT OF AC.1.000 DEC SUB PLOT NO.106 RENT RS.1.00P]        | 8681/2002/1         | 24-Dec-2002    | SALE IMMOVABLE      | 106,050.00           | 1-GOPAL CHANDRA SAHOO                          | 1-K. MANGALAXMI<br>2-DHANALAXMI |
| 8       | KHURDA(BBSR)         | PATIA-22   474/22   306/1712   0.50.5 DismilAcre SUB PLOT NO.108   SUB PLOT NO.106   22 FEET ROAD   REVENUE PLOT NO.306/1711     [SOLD AREA AC.0.50.5 DEC OUT OF AC.1.000 DEC SUB PLOT NO.107 RENT RS.1.00P] | 8681/2002/1         | 24-Dec-2002    | SALE IMMOVABLE      | 106,050.00           | 1-GOPAL CHANDRA SAHOO                          | 1-S. SRINIVAS NAIDU             |
| 9       | KHURDA(BBSR)         | PATIA-22   474/22   306/1712   0.050.5 DismilAcre REV. PLOT NO.306   SUB PLOT NO.107   PLOT NO.306/1711   22FEET ROAD     [SOLD AREA AC.0.050.5 DEC OUT OF AC.1.000 DEC SUB PLOT NO.108 RENT RS.1.00P]       | 8680/2002/1         | 27-Dec-2002    | SALE IMMOVABLE      | 106,050.00           | 1-GOPAL CHANDRA SAHOO                          | 1-S. SATYAM NAIDU               |
| 10      | KHURDA(BBSR)         | PATIA-22   474/22   306/1712   AC 0.063 DecAcre SUB PLOT NO-113   SUB PLOT NO-115   ROAD LEFT BY THE SELLER   PLOT NO-113     [SOLD AREA AC 0.063 DEC OUT OF AREA AC 1.000 DEC.RENT RS.0.30P]                | 3655/2003/1         | 16-May-2003    | SALE IMMOVABLE      | 163,800.00           | 1-GOPAL CHANDRA SAHU                           | 1-MANORANJAN SAHU               |
| 11      | KHURDA(BBSR)         | PATIA-22   474/22   306/1712   0.006.3 DecAcre SUB-PLOT NO.113   SUB-PLOT NO.115   ROAD   PLOT NO.1780     [0.006.3 DEC OUT OF AC.1.000 DEC,SUB PLOT 114, RENT 0.30 PS]                                      | 7585/2003/1         | 24-Oct-2003    | SALE IMMOVABLE      | 217,400.00           | 1-MANORANJAN SAHOO                             | 1-AKSHAYA KUMAR SATPATHY        |
| 12      | KHURDA(BBSR)         | PATIA-22   474/22   306/1712   0.05.5 decAcre SUB PLOT NO.112   SUB PLOT NO.114   22FT. WIDE ROAD   PLOT NO.1780     [ANNUAL RENT RS 0.20P]                                                                  | 7748/2006/1         | 21-Jul-2006    | POA WITH POSSESSION | 1,000.00             | 1-KALPATARU BISWAL                             | 1-SRI SHASHI KUMAR SAHOO        |
| 13      | KHURDA(BBSR)         | PATIA-22   474/22   306/1712   0.50 Dismil.50 KadiAcre PLOT NO 112   PLOT NO 114   22 FT WIDE ROAD   PLOT NO 1780     [AREA SOLD AC.0.05.5DEC, SUB PLOT NO 113, RENT 0.50P]                                  | 7772/2006/1         | 22-Jul-2006    | SALE IMMOVABLE      | 200,000.00           | 1-KAIPATARU BISWAL<br>2-SRI SHASHI KUMAR SAHOO | 1-SRI KISHORE KUMAR PRAHARAJ    |

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Date: 2020.06.22 13:08:47  
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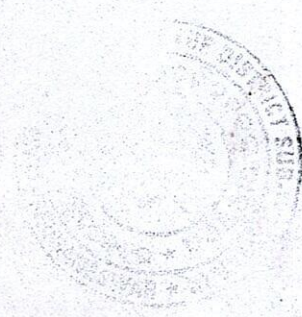
Office : KHURDA(BBSR)

Date 22-JUN-20

Signature of Registering Officer


**Note :**

- a) The acts and encumbrances shown in the certificate are those discovered with reference to the description of properties furnished by the applicant. If the same properties have been described in registered documents in a manner different from the way in which the applicant has described them transactions evidenced by such documents will not be included in the certificate.
- (2) Under Section 57 of the Registration Act and Rule 137(i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof or requiring certificates of encumbrances on specified properties should make the search themselves; when the registers and indexes will be placed before them on payment of the prescribed fees.
- a) But as in the present case, the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office; but the department will not on any account hold itself responsible for any errors in the results of the search embodied in this certificate.



Office : KHURDA(BBSR)

Date 22-JUN-20

  
Digitally signed by SAMAL  
PABITRA KUMAR  
Date: 2020.06.22 13:38:47  
+0530

Signature of Registering Officer

DIST - KHURDA

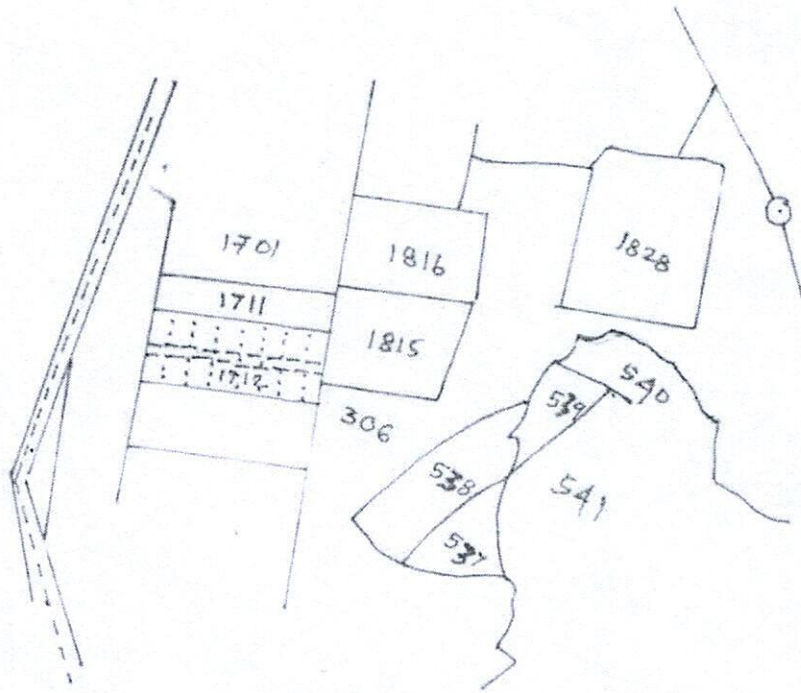
MOUZA - PATIA

PS - NEW CAPITAL NOW C.S.PUR No. 22.

SCALE - 64 = 1 MILE

YEAR 1973-74

58



ALL PLOTS AREA = 40.050 DEC.  
= 40' x 55' = 2200 SFT.

Dilip Kumar Saha  
29.08.08

SIGN. OF VENDOR / SELLER.



**Valuation Report**

Application No- 1082200974

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 |
|-----------------|----------------|-------------------|----------|--------------|-----------------|-------------------|
| 1082200974      | 24-JAN-22      | 24-JAN-22         | 1        | 10           |                 |                   |

## FEE DETAILS (In ₹.)

|                                |                                  |                                   |                                  |
|--------------------------------|----------------------------------|-----------------------------------|----------------------------------|
| Stamp Duty :                   | 0                                | Registration Fee :                | 0                                |
| Consideration Amount :         | 0                                | A18(iii) & A(1):                  | 250                              |
| Benchmark Value :              | 5750000                          | 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"/> CHALLAN |
| <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 |                                                                         |
|---------------------|----------|-------------------------|--------|-----|----------------------|---------|------------------|------------------|-----------------|-------------------------------------------------------------------------|
| AMARENDRA MOHAPATRA | FATHER   | AKSHAYA KUMAR MOHAPATRA | MALE   | 54  | CHARTERED ACCOUNTANT | General | FIRST PARTY/SELF | YES              | YES             | AT- A-21, PPL HOUSING COLONY, BALIPADA, KHANDAGIRI, BBSR, DIST- KHORDHA |

## SECOND PARTY DETAILS

| Name                                                                     | Relation | Relation's Name | Gender                         | Age | Profession | Caste                                                                                         | Interest/Type                | Presenter Signed | Present Address            |                                                                                               |
|--------------------------------------------------------------------------|----------|-----------------|--------------------------------|-----|------------|-----------------------------------------------------------------------------------------------|------------------------------|------------------|----------------------------|-----------------------------------------------------------------------------------------------|
| SHARAT KUMAR SAHU<br>MANAGING DIRECTOR OF MS STALWART PROJECTS PVT. LTD. |          |                 |                                | 55  |            |                                                                                               | GENERAL ATTORNEY/INSTITUTION |                  |                            | AT- PLOT NO.1, TULSIVIHAR COMPLEX, SAILASHREE VIHAR, CHANDRASEKHARPUR, BBSR-21, DIST- KHORDHA |
| Representative Name                                                      |          |                 | Institution Name               |     |            | Representative Address                                                                        |                              |                  | Representative Designation |                                                                                               |
| SHARAT KUMAR SAHU MANAGING DIRECTOR OF MS STALWART PROJECTS PVT. LTD.    |          |                 | MS STALWART PROJECTS PVT. LTD. |     |            | AT- PLOT NO.1, TULSIVIHAR COMPLEX, SAILASHREE VIHAR, CHANDRASEKHARPUR, BBSR-21, DIST- KHORDHA |                              |                  | MANAGING DIRECTOR          |                                                                                               |

## IDENTIFIER DETAILS

| Name           | Father/Husband's Name | Address                       | Gender | Age | Profession | ID Proof |
|----------------|-----------------------|-------------------------------|--------|-----|------------|----------|
| HIMANSHU NAYAK | SAMBARU NAYAK         | C.S. PUR, BBSR, DIST- KHORDHA | MALE   | 0   | Others     | A        |

## PROPERTY DETAILS

| District        | Village/Mouja-Thana | Khata        | Plot          | Area                                                                                 | Kisam Type | MarketValue | Sabak Khata No. | Sabak Plot No. |
|-----------------|---------------------|--------------|---------------|--------------------------------------------------------------------------------------|------------|-------------|-----------------|----------------|
| KHURDA          | PATIA-22            | 474/3700     | 306/1712/4256 | 0.05 Acre ( 50Decimal )                                                              | GHARABARI  | 5750000     | Not Available   | Not Available  |
| East            | West                | North        | South         | Property Transaction Details                                                         |            |             |                 |                |
| SUB PLOT NO.106 | SUB PLOT NO.104     | PLOT NO.1711 | SAMINA BEHERA | POWER AREA AC.0.050DEC., SUB PLOT NO.105, PREVIOUS KHATA NO.474/22, PLOT NO.306/1712 |            |             |                 |                |

The total transacted area is:0.05 acre(s).

APPLICATION ID CREATED BY : SUSHANTA KUMAR MAJHI

DOCUMENT ENTERED BY : SUSANTA KUMAR DAS

