

1132102565

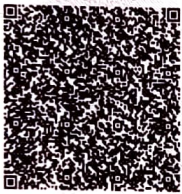


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Odisha

## e-Stamp

Certificate No.	: IN-OD01751512625993T
Certificate Issued Date	: 02-Mar-2021 02:17 PM
Account Reference	: SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD
Unique Doc. Reference	: SUBIN-ODODSHCIL0102347290946551T
Purchased by	: SIDHI VINAYAK INFRASTRUCTURE AND DEVELOPERS P LTD
Description of Document	: Article IA-48 Power of Attorney Deed
Property Description	: MOUZA-SUNDARPUR
Consideration Price (Rs.)	: 4,87,600 (Four Lakh Eighty Seven Thousand Six Hundred only)
First Party	: DURGA PRASAD DAS
Second Party	: SIDHI VINAYAK INFRASTRUCTURE AND DEVELOPERS P LTD
Stamp Duty Paid By	: SIDHI VINAYAK INFRASTRUCTURE AND DEVELOPERS P LTD
Stamp Duty Amount(Rs.)	: 24,500 (Twenty Four Thousand Five Hundred only)



-----Please write or type below this line-----

*Durga Prasad Das*

*Aditya Kumar Nayak*

**RS** 0004078380

**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.



3/3/21

A) 9 752

A(8 III) 25

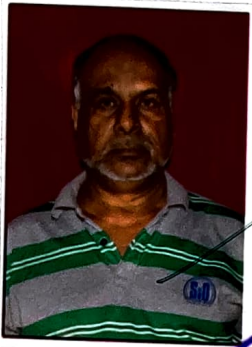
A(6 III) 40  
we 25

10.2

Sridhivayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak

Managing Director 1.3.2021



Durga Prasad Das  
I Ramesh Chandra Das Adv

Sridhivayak Infrastructure & Developers (P) Ltd.  
Aditya Kumar Nayak  
Managing Director

Durga Prasad Das

Bhabani Lakshmi Das  
Mr. Samir Das

**Irrevocable General Power of Attorney**

KNOW ALL MEN BY THESE PRESENTS that I, **SRI DURGA PRASAD DAS**, Adhar No.- 360472034349, aged about 72 years, S/o Late. Chakrapani Das, By Caste: Bramhin, By Profession: Retd. Service Holder, Resident of Flat No.1/H, Aditya Palace Apartment, Paika Nagar, Khandagiri, PS: Khandagiri, Bhubaneswar, Dist: Khurda Odisha. Mob No-9040524028 (hereinafter called the

3/3/21

"PRINCIPAL/LANDOWNER") 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 scheduled property below.

**WHEREAS**, the above mentioned principals being the owner of the landed property covered under Dist.- Khurda, P.S.- Chandaka, No.-41, Tahasil – Bhubaneswar, Mouza- Sundarpur, Khata No.- 890/139, Plot No.- 2358/2988 Area- Ac0.046 Dec, (Total One Khata and One Plot), 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 ..... 60 ..... at 3.3.2021 to develop the said plot of land by constructing a residential/ Commercial complex as per various terms and conditions stipulated in the said development agreement.

**AND WHEREAS**, I, the above named Principal, am 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 890/139, Plot No.- 2358/2988 Area- Ac0.046 Dec, (Total One Khata and One Plot), Kissam – Gharabari, and I at my discretion and free will hereby execute this General Power of

*Dutya Prasad Das*

Sidhivinayak Infrastructure & Developers (P) Ltd.

*Aditya Kumar Nayak*  
Managing Director

*Shobani Sankar Sahoo*  
N2 Samir Das





**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)-10042 ,, User Charges-250 ,Total 10292

**Date: 03/03/2021**

**Signature of Registering officer**

**Endorsement under section 52**

Presented for registration in the office of the Sub-Registrar **Sub-Registrar KHANDAGIRI** between the hours of 10:00 AM and 1:30 PM on the **03/03/2021** by **DURGA PRASAD DAS** , son/daughter/wife of **LATE CHAKRAPANI DAS** , of **FLAT NO- 1/H, ADITYA PALACE APARTMENT, PAIKA NAGAR, KHANDARIRI, BBSR, DIST - KHURDA** , by caste **General** , profession **Others** and finger prints affixed.

*Durga Prasad Das*

**Signature of Presenter / Date: 03/03/2021**

**Signature of Registering officer.**

**Endorsement under section 58**

**Execution is admitted by :**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
DURGA PRASAD DAS		 314316422	<i>Durga Prasad Das</i>	03-Mar-2021
ADITYA KUMAR NAYAK MANAGING DIRECTOR MS SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS PVT LTD		 242567774	<i>Aditya Kumar Nayak</i>	03-Mar-2021

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		 41795135	<i>Bhabani Sankar Sahoo</i>	03-Mar-2021

**Date: 03/03/2021**

**Signature of Registering officer**

**Endorsement of certificate of registration under section 60**

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 my name and on my 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.
- 5) To apply for and to obtain necessary Electric, Water, Telephone, Sewerage, Cable and other connections / facilities in or for the property mentioned in the schedule below.

✓ Devesh Prasad Das

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak  
Managing Director

Rohit Kumar Das  
W. Samir Das

**Print Endorsement**

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

**Book Number : 1 || Volume Number : 47**

**Document Number : 11132102392**

**For the year : 2021**

**Seal :**

**Date: 03/03/2021**

**Signature of Registering officer**





- 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 my name and on my 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.
- 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.

✓ Durgadevi Prasad Das

Siddhivinyak Infrastructure & Developers (P) Ltd.

Alitna Kumar Nayak  
Managing Director

Ashobani Samanta Das  
W2 Samir Das

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 scheduled property for carrying out necessary development by virtue of this deed of power of attorney.

SCHEDULE OF PROPERTY

Dist.- Khurda, P.S.-Chandaka , P.S. No.- 41, Tahasil -  
Bhubaneswar, Mouza- Sundarpur, Khata No.- 890/139, Plot No.-  
2358/2988, Area- Ac0.46 Dec, Kissam - Gharabari, Annual Rent -  
Rs.3.70

This Document is Valued at Rs.4,87,600/- (Rupees Four Lakh Eighty  
Seven Thousand Six Hundred) only.

*Durga Basad Das*

Sidhinayak Infrastructure & Developers (P) Ltd.

*Debita Kumar Nayak*  
Managing Director

*Dypti Lankar Sahoo*

*Mr Somir Das*



In witnesses whereof, We, the above named executants / principals have signed this on.....<sup>18<sup>th</sup></sup> day of .....<sup>mar</sup>....., 2021.

**Witnesses:-**

1. Shabani Lankar Sahoo  
S/o. D. C. Sahoo  
At/Po: Baramandi Pur,  
Bilal - Khurda

✓ Durga Prasad Das  
Signature of Executant / Principal  
1.3.2021

Sidhivinayak Infrastructure & Developers (P) Ltd.

2. Samir Das

Aditya Kumar Nayak  
Managing Director

Signature of Attorney Holder

1.3.2021

**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, he has put his signature in presence of the witnesses.

  
1.3.2021  
Advocate, Bhubaneswar.

Application No- 1132102565

**Valuation Report**

Registration Office- **KHANDAGIRI**

Application Type- **POA WITH POSSESSION**

**DEED DETAILS**

Status- Pending for Fee collection

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1132102565	03-MAR-21	03-MAR-21	1	10		

**FEE DETAILS (In ₹.)**

Stamp Duty :  
 Consideration Amount : 24380  
 Benchmark Value : 487600  
 0

Registration Fee : 0  
 A18(III) & A(1): 10002  
 Incidental Fee Details  
 User Charges : 250

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
DURGA PRASAD DAS	FATHER	LATE CHAKRAPANI DAS	MALE	72		General	PRINCIPAL/SELF	YES	YES	FLAT NO- 1/H, ADITYA PALACE APARTMENT, PAIKA NAGAR, KHANDARIRI, BBSR, DIST - KHURDA

**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 DEVELOPMENT 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	MarketValue	Sabak Khata No.	Sabak Plot No.
KHURDA	SUNDAR PUR-41	890/139	2358/2988	0.046 Acre ( 46Decimal )	GHARABARI	0	Not Available	Not Available

East	West	North	South	Property Transaction Details
NA	NA	NA	NA	POWER AREA AC. 0.046 DEC

The total transacted area is:0.046 acre(s).

**APPLICATION ID CREATED BY :** DILLIP KAR  
**DOCUMENT ENTERED BY :** MALAY RANJAN SAHOO