



**RECEIPT UNDER SECTION 52 CLAUSE (B) (Triplicate)**

Registration Office : KHURDA(BBSR)

Year : 2019

Application id: 1081914813

Book No : 1

Executant Name  
SANJEETA PATTNAIK

Presenter Name  
SANJEETA PATTNAIK

Claimant Name  
PRADEEP THACKER DIRECTOR OF MS  
KHUSHI REALCON PVT. LTD.

Total Registration Fees Paid :

`230440

A18(iii) & A(1) :

`230150

Incidental Fee Details

User Charges :

`250

Expected date of return of document :

17-Dec-2019

Date: 17-Dec-2019

Signature of the Registering Officer

Date: *Sanjeeta Pattnaik*  
Signature of the Receiver

Terms & Conditions :

- The Presenter should deposit this receipt duly signed by him.
- Documents other than WILL will be destroyed if not received within 2 years.
- If the document refused for registration, the registration fee shall be returned.

Back

108/9/4813



सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Odisha**

**e-Stamp**

Certificate No.	: IN-OD00800335671559R
Certificate Issued Date	: 17-Dec-2019 01:12 PM
Account Reference	: SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD
Unique Doc. Reference	: SUBIN-ODODSHCIL0100996217495127R
Purchased by	: KHUSHI REALCON PVT LTD DIR PRADEEP THACKER
Description of Document	: Article IA-48 Power of Attorney Deed
Property Description	: MOUZA-GOVINDA PRASAD, KHATA-1057/1256 AND OTHERS, PLOT-710/3435 AND OTHERS, TOTAL AREA-A0.095 DEC
Consideration Price (Rs.)	: 1,14,95,000 (One Crore Fourteen Lakh Ninety Five Thousand only)
First Party	: SANJEETA PATTNAIK
Second Party	: KHUSHI REALCON PVT LTD DIR PRADEEP THACKER
Stamp Duty Paid By	: KHUSHI REALCON PVT LTD DIR PRADEEP THACKER
Stamp Duty Amount(Rs.)	: 5,74,850 (Five Lakh Seventy Four Thousand Eight Hundred And Fifty only)



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

Sanjeeta Pattnaik

Pradeep Thacker

0010040552

**Statutory Alert:**

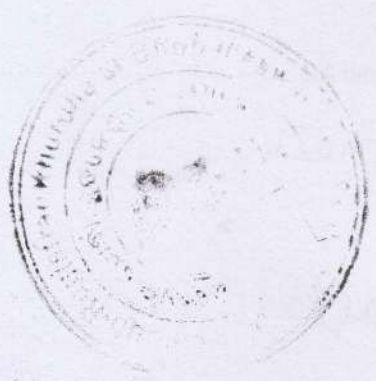
1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

GOVERNMENT OF ODISHA



*Gadep Traker*

SIGNATURE OF PURCHASER



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IND CO 8003201129

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230440



KHUSHI REALCON PVT. LTD.  
Gadep Thacker  
Director



L719 Sanjeeta Pattnaik  
Sri S.K. Raik Adv. BBSR

L719 Gadep Thacker  
Sri S.K. Raik Adv. BBSR

Sanjeeta Pattnaik

**IRREVOCABLE**  
**GENERAL POWER OF ATTORNEY**

1,14,95,000/-

KNOW ALL MEN BY THESE PRESENT that I **Smt. Sanjeeta Pattnaik** (PAN NO - AEAPP9822K, AADHAAR No. - 636583866157) aged about 64 years W/o Sri Surendra Nath Pattnaik, by Caste- Karan and by Profession-Business, Resident of Flat No. 105, 1<sup>st</sup> Floor, Sudarsan Tower, Saheed Nagar, P.S.-Saheed Nagar, Bhubaneswar, PIN - 751007, Dist-Khorda, Odisha (hereinafter called the "Principal") do hereby constitute, nominate and appoint **M/S KHUSHI REALCON (P) LTD. (CIN-U45201OR2012PTC015524, PAN - AAECK8235G)** a private limited company, registered under the Companies Act, in the state of Odisha

W1 Santosh Kr Raik  
Advocate, BBSR  
L No. 0/192/90

W2 Subaram Choudhury

having its registered office at S-2/A-42,43 & 44, Mancheswar Industrial Estate, Bhubaneswar, PIN – 751010, P.S. Mancheswar, Dist.Khorda (Odisha) represented by its director **SRI PRADEEP THACKER(DIN-01886198, PAN NO. – AAKPT7887L, AADHAR NO. 644810156080)** aged about 54 years, Residing at Plot No.9/C. Jaydurga Nagar, Bomikhal, Bhubaneswar-751006, S/o Late Mani Lal Thacker, By Caste-Bania, by profession – Business, (herein after called the Attorney Holder) as my true and lawful Attorney in my name and on my behalf.

AND WHEREAS, I the executant known to the attorney holder since long and thus having enough mutual trust & confidence on the attorney holder do hereby appoint, empower and constitute said M/S KHUSHI REALCON (P) LTD. represented by its Director Sri Pradeep Thacker, to execute and perform all or any of the following acts, deed, and things for and on my behalf in respect of below mentioned scheduled property.

KHUSHI REALCON PVT. LTD.

Pradeep Thacker  
Director

Sanjeeta Pattnaik

Santosh K. Rath

Sibaram Choudhury



**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)-230190 ,, User Charges-250 ,Total 230440

Date: 17-12-2019

*[Signature]*  
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 10:30 AM and 2:30 PM on the 17-12-2019 by SANJEETA PATTNAIK , son/daughter/wife of SURENDRA NATH PATTNAIK , of AT- FLAT NO.105, 1ST FLOOR, SUDARSAN TOWER, SAHEED NAGAR, PS- SAHEED NAGAR, BBSR, DIST- KHORDHA , by caste General , profession ସ୍ୱତନ୍ତ୍ର and finger prints affixed.

*Sandeeta Pattnaik*  
  
Signature of Presenter / Date: 17-12-2019

*[Signature]*  
Signature of Registering officer.

**Endorsement under section 58**

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SANJEETA PATTNAIK		 313525126	<i>Sandeeta Pattnaik</i>	17-Dec-2019
PRADEEP THACKER DIRECTOR OF MS				17-Dec-2019

WHEREAS, I the Principal is the absolute owner and in peaceful possession over the scheduled property without any dispute and paying rent to the Govt. Authority.

AND WHEREAS, to develop the said property and do the following Acts, deeds and things an agreement no. 2013 was made on dtd 16.12.19 by me with M/s. KHUSHI REALCON (P) LTD., represented by its director Sri Pradeep Thacker. That agreement, amongst other things, contained that M/s. KHUSHI REALCON (P) LTD will develop the scheduled property and construct a commercial building, after getting it approved from BDA / BMC on my behalf. And as required by the agreement, I execute this General Power of Attorney in favour of the Attorney Holder to do the following in my / my name and on my / my behalf

AND WHEREAS, I hereby appoint, empower and constitute said M/s KHUSHI REALCON (P) LTD. represented by its director SRI PRADEEP THACKER, to execute and perform all or any of the following acts, deeds and things for and on my behalf in respect of my share of below mentioned schedule property.

1. To manage and administer landed property as scheduled below for and on my behalf for construction of commercial building
2. To hereby 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 commercial space on schedule property in my name and on my behalf.
3. The said attorney shall nominate, select and appoint draftsman, engineers, Architects, Contractors, Labour Contractors, masons and any other person or persons or any other company.

Sarjeeta Pattnaik

KHUSHI REALCON PVT. LTD.

Pradeep Thacker  
Director

Santosh Kumar

Sivanam Choudhury



KHUSHI REALCON  
PVT. LTD.



*Santosh Kumar*

242033220

Identified by **SANTOSH KUMAR RATH** Son/Wife of **N/A** of **ADV., BBSR** by profession **Advocate**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SANTOSH KUMAR RATH		 41374117	<i>Santosh Kumar</i>	17-Dec-2019

Date: 17-12-2019

*[Signature]*  
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 : 279

Document Number : 11081914033

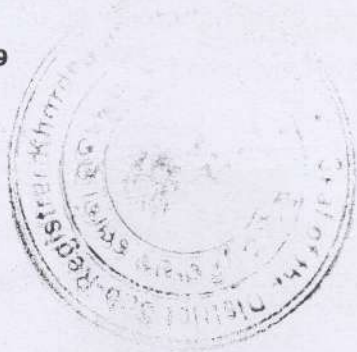
For the year : 2019

Seal :

Date: 18-12-2019

Print

*[Signature]*  
Signature of Registering officer





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 of all costs, remuneration on my behalf and shall accept the receipts thereof.

4. 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
5. That the said attorney shall represent before 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, gift deed of any portion of land being acquired/affected by development plan/required to be gifted to any government authority and 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 for sale of shops/offices in my name and on my behalf.
6. To apply for and obtain quotas and to procure cement, steel, bricks and other building materials which may be required for development and construction on the said scheduled property 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

Sanjeeta Pattnaik

KHUSHI REALCON PVT. LTD.  
Director

Santosh Kumar  
Sivarani Choudhury

purpose in my name and on my behalf without creating any financial liability on my name.

7. To negotiate with the intending buyers in the said building to be constructed on the land of the said premises 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 the constructed property. This will be done at the own risk of the power of attorney holder and without affecting the interest of the principal.
8. To sign, execute and register sale deed, or sale deeds, agreement or agreements of sale conveyances or conveyances in respect of the total constructed space along with proportionate land area 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, conveyance of the Shops / Offices along with proportionate land area built out of the land on the schedule property and admit the executions before the registering authority Bhubaneswar in my name and on my behalf.
9. To enter into, modify, cancel, alter, draw, approve, present for registration all agreement of sale, sale deeds, gift deeds, conveyance of proportionate land in respect of the super built up area / commercial space on schedule of property and sign all such modifications, cancellations, alterations, deeds/agreements of sale and admit execution of all such documents before any and all appropriate registering authority in my name and on my behalf.
10. 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

Sanjeeta Pattnaik

KHUSHI REALCON PVT. LTD.

Sanjeeta Pattnaik  
Director

Santosh Kumar

Subhansu Choudhury

schedule for construction of the commercial building with self contained independent shops / offices in each floor, in my name and on my behalf.

- 11 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 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
- 12 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 constructed as acts things and deeds done by me and I undertake to ratify and confirm all and whatsoever that my said attorney does, done in pursuant to construction agreement, Dtd 16-12-2019.

Sanjeeta Pathnaik

#### SCHEDULE OF PROPERTY

Dist: Khorda, Tahasil – Bhubaneswar P.S.- Laxmisagar, Mouza – Gobindaprasad (Bhubaneswar Sahar Unit No. 32) under the Jurisdiction of District Sub Registrar Khorda at Bhubaneswar, Khata No. 1057/1256 (One Thousand and Fifty Seven Over One Thousand Two hundred and Fifty Six), Plot No – 710/3435 (Seven Hundred and Ten over Three Thousand Four Hundred and Thirty Five) area Ac 0.079 decimals (Seventy Nine Decimals) and Plot No – 622/2468/3436 (Six Hundred and Twenty Two over Two thousand Four hundred and Sixty Eight over Three Thousand Four Hundred and Thirty Six) area Ac 0.007 decimals (Seven Decimals), Khata No. 1057/2154 (One Thousand and Fifty Seven Over Two Thousand One Hundred and

KHUSHI REALCON PVT. LTD.

Deep Thakur  
Director

Santosh Kr Nath

Sibaroom choudhury

Fifty Four), Plot No. 710/4280. (Seven Hundred and Ten over Four Thousand Two Hundred and Eighty), Area - Ac. 0.007 (Seven Decimals) and Plot No. 622/2468/4281 (Six Hundred and Twenty Two over Two thousand Four hundred and Sixty Eight over Four Thousand Two Hundred and Eighty One) area Ac 0.002 decimals (Two Decimals) total Two Khatas Four Plots Total Area Ac 0.095 decimals (Ninety Five decimals) Kisam - Gharabari.

Amount of consideration of Rs. 1,14,95,000/- (Rupees One Crore Fourteen Lakh and Ninety Five thousand) only, as per Govt. bench mark value for purpose of registration.

IN WITNESS WHEREOF I the above named Principals and Attorney Holder signed this deed on the 17<sup>th</sup> day of December 2019 in presence of following witnesses

WITNESSES

1. Santosh K. Nain  
Advocate, BBSR

Sanjeeta Pattnaik  
EXECUTANT/PRINCIPAL

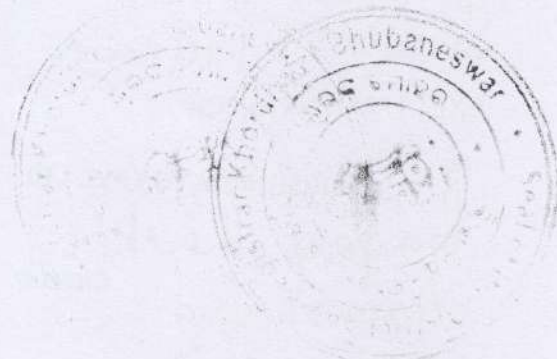
2. Sibanam Choudhury  
s/o Bhaskar Choudhury  
Charisiani  
BBSR

KHUSHI REALCON PVT. LTD.  
Ajaydeep Thakur  
Director  
ATTORNEY HOLDER

Drafted & Typed by me.

SRain  
Adv BBSR  
Identified by me

SRain  
Adv BBSR  
Advocate, BBSR



1081914813

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DT 12/12/19



12,10,00,000/-  
1,21,000/-  
per pie