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Government of Odisha

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सत्यमेव जयते

Certificate No.	:	IN-OD00128995408581P
Certificate Issued Date	:	02-Aug-2017 01:16 PM
Account Reference	:	SHCIL (FI)/ odshcil01/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference	:	SUBIN-ODODSHCIL0100129810515523P
Purchased by	:	MS HARSHPRIYA CONSTRUCTIONS PVT LTD
Description of Document	:	Article IA-48 Power of Attorney Deed
Property Description	:	MZ-BARAMUNDA,KHATA-444,PLOT-1138,AREA-AC0.219 DEC,OUT OF AC0.578 DEC
Consideration Price (Rs.)	:	1,83,96,000 (One Crore Eighty Three Lakh Ninety Six Thousand only)
First Party	:	NALINI DEVI AND OTHERS
Second Party	:	MS HARSHPRIYA CONSTRUCTIONS PVT LTD
Stamp Duty Paid By	:	MS HARSHPRIYA CONSTRUCTIONS PVT LTD
Stamp Duty Amount(Rs.)	:	9,19,900 (Nine Lakh Ninteen Thousand Nine Hundred only)

Please write or type below this line

Dhirendra Kumar Ray

Dhananjaya Ray

Mrityunjaya Ray

Chetan Sarkar

VO 0004236631

A) 367920
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ମାଷ୍ଟର୍ 50
A ମାଷ୍ଟର୍ 250
368420

(33)

Bijay Kumar Ray 02/08/2012
Dhananjaya Ray 02/08/2012
Mrutyunjaya Ray 02/08/2012

For Harshpriya Constructions Pvt. Ltd.
Chetan Kumar Agarwal
Director

183960001

POWER OF ATTORNEY

Know all men by these presents that we (1) **SMT. NALINI DEVI**, aged about 73 years, W/O-Late. Dr. Banamali Das @ Benudhar Ray (2) **SRI BIJAYA KUMAR RAY**, aged about 55 years (3) **SRI DHANANJAYA RAY** aged about 52 years (4) **SRI MRUTYUNJAYA RAY**, aged about 44 years, Sl Nos. 2, 3 & 4 are sons of Late. Dr. Banamali Das @ Benudhar Ray all are resident of Plot No-63, Siripur, P.S- Khandagiri, Bhubaneswar, Odisha hereinafter referred to and called as the Principals which expression shall include their legal heirs, successors, executors, administrators and assigns.

LTI of Dhananjaya Ray

LTI of Mrutyunjaya Ray

Dhananjaya Ray

Mrutyunjaya Ray

WHEREAS the principals / executants hereby declare that the land in question appertaining to Khata No-444, Plot No-1138, Area : Ac.0.219 dec (west side) out of total area of Ac0.578 dec stands recorded in the name of Mr. Banamali Das (alias Benudhar Ray) as per settlement ROR prepared & published by the Settlement authority in the year 1988-89. After death of Banamali Ray on 29th April 2000, the executants along with 3 daughters of Late. Banamali Das are the legal heirs and successors to the property of the deceased and they have inherited the entire estate of said deceased Banamali Das by way of inheritance.

Subsequently Smt. Sanjukta Ray, Smt. Sabita Ray and Smt. Sasmita Ray, 3 married daughters of deceased recorded tenant Banamali Ray have executed a registered Deed of Relinquishment bearing No-111316059/3.8.2016 before the Sub Register, Khandagiri, Bhubaneswar relinquishing their all rights over Ac0.338 dec of schedule land out of Ac0.578 dec and vested all rights, title and interest in favour of their mother Smt. Nalinini Devi (Executant No.1) and brothers Sri Bijaya Kumar Ray, Sri Dhananjaya Ray and Sri Mrutyunjaya Ray respectively (Executnt No.2 to 4). Since then the executants became the absolute owners of the schedule land having every right, title and interest over the same.

Bijaya Kumar Ray

Dhananjaya Ray

Mrutyunjaya Ray

For Harshpriya Constructions Pvt. Ltd.

Chitta Ranjan Tripathy

Director

1. Purnottam Barik

2. Bikram Sahu

LTI of Chetan Kumar Tekariwal.

Chetan Kumar Tekariwal

Bijoy Kumar Roy
Dhananjaya Roy
Mrutyunjay Roy

AND WHEREAS there is a concluded contract between the executants and **M/S. HARSHPRIYA CONSTRUCTIONS PVT. LTD.**, for commercial exploitation of the land in question and as a step in that direction there is an irrevocable arrangement spelling out the essential terms and conditions. However, with a view to effectuate the objectives and for successful implementation of the scheme formulated by the developer, the executants intend to execute an irrevocable general Power of Attorney in favour of **M/S. HARSHPRIYA CONSTRUCTIONS PVT. LTD., REPRESENTED THROUGH ITS DIRECTOR SRI CHETAN KUMAR TEKARIWAL**, aged about 60 years, son of Late Mannalal Tekariwal,.

Hence, the executants do hereby nominate, appoint and constitute **SRI CHETAN KUMAR TEKARIWAL**, aged about 60 years, son of Late Mannalal Tekariwal, Director of **M/S. HARSHPRIYA CONSTRUCTIONS PVT. LTD**, as our 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 applications affidavit, indemnity bond, rent receipts etc. along with the other requirements as well as complete other formalities prescribed by the Authorities, in this regard.
2) To amalgamate and/or join/include/merge our share along with our co-sharer's share in the land to other adjoining plots/land to make it a larger project and/or to make it a part of a larger project and 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 approval and subsequent modification and/or revision of such plan or plans.

For Harshpriya Constructions Pvt. Ltd.
Chetan Kumar Tekariwal
Director

1. Purnobhanda Banik
2. Bikram Chandra Sahoo

3) To appear and represent us before the Bhubaneswar Development Authority 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/commercial complex.

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 receive from the intending buyers any earnest money advance or advances and also the balance of the consideration money and to grant the receipt for the same in their own name at their own risk.

7) To deal with and dispose of the proportionate impartible undivided share in the land in question as well as the saleable super built up area in the proposed Housing Complex or vacant land to any intending purchaser.

8) To enter into any agreements, with the intending purchasers regarding transfer of Flats / Units by way of absolute sale 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.

9) To appear before any income Tax, Wealth Tax, Sales Tax /GST or such other authorities and before any court of law tribunal committee and/or commissioner pertaining labour of staff matters or otherwise and to answer and offer explanations to any question arising out of such proceeding before them and to engage counsels(s) verify and submit statements and other records and papers before them and prefer appeals or revisions and make applications or petition before any such or other authorities as may be necessary.

For Harshpriya Constructions Pvt. Ltd.
Director

Print Endorsement

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. 62(g). Fees Paid : A18(iii) & A(1)-368210 ,, User Charges-250 ,Total 368460

Signature of Registering officer

Date: 02/08/2017

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **Sub-Registrar KHANDAGIRI** between the hours of 10:30 AM and 2:30 PM on the **02/08/2017** by **NALINI DEVI** , son/wife of **LATE DR. BANAMALI DAS ALIAS BENUDHAR RAY** , of **PLOT NO - 63, SIRIPUR, PS - KHANDAGIRI, BBSR, DIST - KHURDA** , by caste **General** , profession **Others** and under prints affixed.

Signature of Registering officer

Signature of Presenter Date 02/08/2017

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb impression	Signature	Date of Admission of Execution
NALINI DEVI		311946293		02-Aug-2017
BIJAYA KUMAR RAY				02-Aug-2017

10)To insert advertisements in any local and national daily News Papers offering for sale of Flats / Units in the proposed building complex of the total Super built up areas /flats / commercial units at its cost and expenses.

11)To take all steps in any legal proceedings and/or litigations that may arise during the period of construction including engaging any Advocate / Solicitor.

12)To apply to Courts and / or any Office for copies of any documents and papers.

13)To apply for inspection and / or to inspect the judicial/revenue records.

14)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.

15)To appear before any Registrar of Assurances, other Officer(s), Authority/ies having jurisdiction to entertain and receive the conveyance for registration and execute and register sale deeds, conveyances, instruments transferring Flats / Units together with proportionate impartible undivided share in the land in favour of intending owners of such Units of Super built up area together with proportionate interest in the land in question as enjoined by the law in force.

16)To negotiate for sale and transfer, let out charge or encumber land and building and / or Flats / Units, Parking spaces by the said Attorney at its discretion as may deemed fit and expedient.

17)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 in favour of intending owners of the Units / Flats in the project and deliver the possession of the said flat/commercial units in favour of the owners of those transferred.

18)To mortgage commercial/residential built up space together with proportionate impartiable undivided interest on the land in the project before any bank or financial institution to avail finance except 45% of our share allotted in the project.

Sanjay Kumar Ray
Dhananjay Ray
Mrityunjay Ray

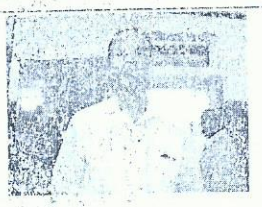
For Harshpriya Constructions Pvt. Ltd.
Chetan Kumar Singhania
Director

1. Premsoottane Barik
2. Bhawani Chowdhury

Print Endorsement

		311946299		
DHANANJAYA RAY		311946309		02-Aug-2017
MRUTYUNJAYA RAY		311946310		02-Aug-2017
CHETAN KUMAR TEKARIWAL DIRECTOR M/S HARSHPRIYA CONSTRUCTION PVT LTD		241027204		02-Aug-2017

Identified by PRAMOD KUMAR MALLICK Son/Wife of N/A of BHUBAN, DIST - KHURDA by profession Others

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
PRAMOD KUMAR MALLICK				02-Aug-2017

Date: 02/08/2017

Signature of Registering officer

Endorsement of certificate of registration under section 60

19)To offer on lease/rent built up commercial/residential units/spaces including proportionate undivided interest on the said land in the project except our 45% share of built up space allotted in the project.

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

SCHEDULE OF LAND

Dist.-Khurda, Tahasil : Bhubaneswar, under the Jurisdiction of Sub Registrar Khandagiri, Mouza- **BARAMUNDA**, Khata No-444, Plot No-1138 Kisam- Gharabari, consisting an area of Ac.0.219 dec out of total area of Ac.0.578 decimals, marked in red colour sketch map attached herewith.

Bounded by

North	:	Plot No-1140 ,2156 & 2163
South	:	Plot No-1137 & 1068
East	:	Rest Part of Plot No-1138
West	:	Rest Part of Plot No-1138

The valuation of schedule land as per bench mark valuation is Rs.1,83,96,000/- (Rupees one crore eighty three thousands ninety six thousand) only and accordingly applicable stamp duty and registration fees hereby paid.

For Harshpriya Constructions Pvt. Ltd.
Director

1. Purnottama Barik
2. Bhikari Charan Sahu

Print Endorsement

Book Number : 1 || Volume Number : 121

Document Number : 11131706111

For the year : 2017

Seal :

Date: 04/08/2017

Signature of Registering officer

OFFICE OF THE SUB-REGISTRAR, KHANDAGIRI

IN WITNESS WHEREOF, We the Executants have executed this Power of Attorney on this the 02nd day of August 2017 (Two thousand seventeen) in presence of the Witnesses named below:-

WITNESSES:-

1. Purusottam Barik
at House No-001, Gauri Garden
Phase-2, Old Town, BBSR-2.

ଗୁରୁପ୍ରସାଦ ବାରିକ
02/08/2017

Bijay Kumar Ray
02/08/2017

Dhananjaya Ray
02/08/2017

Manthunjaya Ray
02/08/2017

2. Ishwar Chandra Sahu
S/o- Late. R.C Sahu
542, Sahid Nagar
BBSR

SIGNATURE OF
EXECUTANTS/PRINCIPALS

For Harshpriya Constructions Pvt. Ltd.
Chetan Kumar Pirawah
02/08/2017
Director

SIGNATURE OF
ATTORNEY HOLDER

Certified that, this Deed of General Power of Attorney is drafted and prepared by me as per the direction and information of the Principal and after being understood fully having been read over and explained the contents of this deed in his/her/their vernacular language, they put their signature in presence of the witnesses before me.

Advocate, BBSR

Registered A True Copy the
in..... Book No. 1.....
Volume No.....121.....
Pages from... .....to.....
Being No. 111317061 for the
Year..2017

Registering Officer, Khandagiri

1131606595

GOVT. OF ODISHA
SR , KHANDAGIRI
KHURDA
LICENSE NO : KHDFRA003

भारत
सत्यमेव जयते
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Proper Officer
S.R. Khandagiri

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For Harshpriya Constructions Pvt. Ltd.
Chetan Kumar Tarasiwala
Director
29/07/2016

Nalini Devi

Bijay Kumar Ray

Bijay Kumar Ray
Dhananjaya Ray
Mrutyunjay Ray
Sanjukta Ray
Sabita Ray
Sasmita Ray
Prafulla Kumar Patnaik
Narayan Mohanty

POWER OF ATTORNEY

Know all men by these presents that we (1) **SMT. NALINI DEVI**, aged about 73 years, W/O-Late Banamali Das @ Benudhar Ray (2) **SRI BIJAYA KUMAR RAY**, aged about 58 years (3) **SRI DHANANJAYA RAY** aged about 51 years (4) **SRI MRUTYUNJAY RAY**, aged about 42 years (5) **MRS. SANJUKTA RAY**, aged about 60 years (6) **MRS. SABITA RAY**, aged about 55 years (7) **MRS. SASMITA RAY** aged about 53 years, Sl Nos. 2, 3 & 4 are sons and 5, 6 & 7 are daughters of Late. Banamali Das @ Benudhar Ray, all are permanent resident of Damanabhuin, Dist.-Khurda and presently residing at Plot No-63, Siripur, P.S- Khandagiri, Bhubaneswar, Dist.-Khurda (Odisha); hereinafter referred to and called as the Principals which expression shall include their legal heirs, successors, executors, administrators and assigns.

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Date
Rs. 10/08/005

Name
Address

Nature of M...

Chetan K. Tekorial

29/12/16

Chetan Kumar Tekoriwal

KHANDAGIRI

For Harshpriya Constructions Pvt. Ltd.

Director

Dhananjaya Ray

Mrutyunjaya Ray

Pojaej Kumar Ray

Dhananjaya Ray

Mrutyunjaya Ray

Sanjukta Ray

WHEREAS the principals / executants hereby declare that the land in question originally stood recorded in the name of Banamali Das (deceased husband of executant No.1, father of executant No.2 to 7) as per settlement ROR prepared and published by the govt. in the year 1988-89. And after death of said recorded tenant the above named executants being his legal heirs and successors in interest inherited the entire estate of said deceased Banamali Das by way of inheritance. And in the year 2015 the above named executants have mutated the schedule property in their names by changing the prajakhana of the said ROR vide mutation case No.19322/15 and accordingly concerned Tahasildar have issued mutation ROR in their name and the present executants also applied for conversion of the schedule property from agricultural to homestead vide OLR 8(A) Case No.3196/16. Since then the present executants were/are possessing the schedule property having every right, title and interest thereover.

Sabita Ray

Jasmita Ray

Prafulla Kumar Prasad

Niranjan Mohanty

W/of Sanjukta Ray

Sanjukta Ray

W/of Sabita Ray

Sabita Ray

For Harshpriya Constructions Pvt. Ltd.

Director

Brijay Kumar Ray

Dhananjaya Ray

Mrityunjay Ray

Sanjukta Ray

Sabita Ray

Sasmita Ray

AND WHEREAS there is a concluded contract between the executants and **M/S. HARSHPRIYA CONSTRUCTIONS PVT. LTD.**, for commercial exploitation of the land in question and as a step in that direction there is an irrevocable arrangement spelling out the essential terms and conditions. However, with a view to effectuate the objectives and for successful implementation of the scheme formulated by the developer, the executants intend to execute an irrevocable general Power of Attorney in favour of **M/S. HARSHPRIYA CONSTRUCTIONS PVT. LTD., REPRESENTED THROUGH ITS DIRECTOR SRI CHETAN KUMAR TEKARIWAL**, aged about 59 years, son of Late Mannalal Tekariwal,.

Hence, the executants do hereby nominate, appoint and constitute **SRI CHETAN KUMAR TEKARIWAL**, aged about 59 years, son of Late Mannalal Tekariwal, Director of **M/S. HARSHPRIYA CONSTRUCTIONS PVT. LTD**, as our 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 applications affidavit, indemnity bond, rent receipts etc. along with the other requirements as well as complete other formalities prescribed by the Authorities, in this regard.

Pratulla Kumar Pattanaik

Jeevan Mohanty

Sasmita Ray

Chetan Kumar Agarwal

For Harshpriya Constructions Pvt. Ltd.

Chetan Kumar Agarwal

Director

Sasmita Ray

Chetan Kumar Agarwal

Biju Kumar Ray

Dharanjaya Ray

Mrityunjay Ray

Sanjeeta Ray

2) To amalgamate and/or join/include/merge the land to other adjoining plots/land to make it a larger project and/or to make it a part of a larger project and 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 approval and subsequent modification and/or revision of such plan or plans.

3) To appear and represent us before the Bhubaneswar Development Authority 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.

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.

Sabita Ray

Sasmita Ray

Prafulla Kumar Pradhan

Niranjan Mohanty

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 receive from the intending buyers any earnest money advance or advances and also the balance of the consideration money and to grant the receipt for the same in their own name at their own risk.

7) To deal with and dispose of the proportionate impartible undivided share in the land in question as well as the saleable super built up area in the proposed Housing Complex or vacant land to any intending purchaser.

8) To enter into any agreements, with the intending purchasers regarding for transfer of Flats / Units by way of absolute sale 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.

9) To appear before any income Tax, Wealth Tax, Sales Tax or such other authorities and before any court of law tribunal committee and/or commission pertaining labour of staff matters or otherwise and to answer and offer explanations to any question arising out of such proceeding before them and to engage counsels(s) verify and submit statements and other records and papers before them and prefer appeals or revisions and make applications or petition before any such or other authorities as may be necessary.

10) To insert advertisements in any local and national daily News Papers offering for sale of Flats / Units in the proposed building complex of the total Super built up areas /flats / units at his cost and expenses.

11) To take all steps in any legal proceedings and/or litigations that may arise during the period of construction including engaging any Advocate / Solicitor.

For Harshpriya Constructions Pvt. Ltd.
Chetan Kumar Tiwari
Director

Sri Sanjay Kumar Roy
Priyanka Roy
Dhananjoy Roy
Mrityunjay Roy
Sanjeeta Roy

Sabita Roy
Sasmita Roy

Pradeep Kumar Rathaik
Nirajan Mahanty

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)-403490 ,, User Charges-220 ,Total 403710

Date: 29/07/2016 **Signature of Registering officer**

Endorsement under section 52

Presented for registration in the office of the **Sub-Registrar KHANDAGIRI** between the hours of 10:30 AM and 2:30 PM on the **29/07/2016** by **NALINI DEVI** , son/wife of **LATE BANAMALI DAS ALIAS BENUDHAR RAY** , of **PLOT NO-63,SIRIPUR,PS-KHANDAGIRI,BBSR** , by caste **General** , profession **Others** and finger prints affixed.

Signature of Presenter / Date: 29/07/2016 **Signature of Registering officer**

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
NALINI DEVI		 311359203		29-Jul-2016
BIJAYA KUMAR RAY		 311359212		29-Jul-2016
DHANANJAYA RAY		 311359220		29-Jul-2016
MRUTYNJAYA RAY				29-Jul-2016

12)To apply to Courts and / or any Office for copies of any documents and papers.

13)To apply for inspection and / or to inspect the judicial/revenue records.

14)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.

15)To appear before any Registrar of Assurances, other Officer(s), Authority/ies having jurisdiction to entertain and receive the conveyance for registration and execute and register sale deeds, conveyances, instruments transferring Flats / Units together with proportionate impartible undivided share in the land in favour of intending owners of such Units (pertaining to Builder's allocation) Super built up area together with proportionate interest in the land in question as enjoined by the law in force.

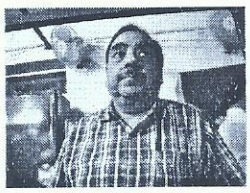
16)To negotiate for sale and transfer, let out charge or encumber land and building and / or Flats / Units, Parking spaces by the said Attorney at his discretion as may deemed fit and expedient.

17)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 in favour of intending owners of the Units / Flats in the project and deliver the possession of the said flat in favour of the owners of those flats transferred except our share in the project.

For Harshpriya Constructions Pvt. Ltd.
Chetan Kumar Agarwal
Director

Sabita Ray
Sarmista Ray

Bhaskar Kumar Ray
Nirajan Mal Agarwal

		 311359229		
SANJUKTA RAY		 311359238	Sanjukta Ray	29-Jul-2016
SABITA RAY		 311359239	Sabita Ray	29-Jul-2016
SASMITA RAY		 311359243	Sasmita Ray	29-Jul-2016
CHETAN KUMAR TEKARIWAL DIRECTOR OF MS HARSHPRIYA CONSTRUCTIONS PVT LTD		 240657425		29-Jul-2016

Identified by **NIRANJAN MOHANTY** Son/Wife of **N/A** of **SAME PLACE** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
NIRANJAN MOHANTY		 40223552		29-Jul-2016

Date: 29/07/2016

Signature of Registering officer

Endorsement of certificate of registration under section 60

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

Book Number : 1 || Volume Number : 122

Document Number : 11131606035

For the year : 2016

Seal :

Signature of Registering officer

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

SCHEDULE OF LAND

District : Khurda, Tahasil : Bhubaneswar, P.S.: Khandagiri, Mouza- **BARAMUNDA** Khata No-444, Plot No-1138, Area : Ac.0.240 decimals out of total area of Ac.0.578 decimals, Kisam- Sarad-2.

BOUNDED BY

North	: Plot No-1141 and 1140
South	: Plot No-1137
East	: Plot No-1147 of Mr. Hadubandhu Senapati.
West	: Rest Part of Plot No-1138

The valuation of schedule land as per bench mark valuation is Rs.2,01,60,000/- and accordingly applicable stamp duty and registration fees hereby paid.

For Harshpriya Constructions Pvt. Ltd.
Director

IN WITNESS WHEREOF, We the Executants have executed this Power of Attorney on this the 29th day of July 2016 (Two thousand sixteen) in presence of the Witnesses named below:-

WITNESSES:-

1. Prafulla Kumar Pattnaik,
S/o Late Samanta Madhusudan Pattnaik,
At-COSMOPOLIS, Flat-F-031,
DUMDUMA,
Bhubaneswar-751019.

2. Niranjan Mohanty.
S/o Narahari Mohanty.
AT- Plot No 74/2079.
Patrapada, BBSR-19.

ନିରଞ୍ଜନ ମହନ୍ତି 29/07/16

Bijay Kumar Ray 29/07/16
Dhananjaya Ray
Mrityunjay Ray 29/07/16
Sanjukta Ray 29/07/16
Sabita Ray 29/07/16
Sarmita Ray
29/07/2016

SIGNATURE OF
EXECUTANTS/PRINCIPALS

For Harshpriya Constructions Pvt. Ltd.
Chetan Kumar Agarwala
29/07/2016
Director

SIGNATURE OF
ATTORNEY HOLDER

Certified that, this Deed of General Power of Attorney is drafted and prepared by me as per the direction and information of the Principal and after being understood fully having been read over and explained the contents of this deed in their vernacular language, they put their signature in presence of the witnesses before me.

Advocate, BBSR

Registered & True Copy file
in.....Book No....1.....
Volume No.....122...
Pages from..... to.....
Being No 111 3160 6035
Year....2015

...Officer, Khandadi.

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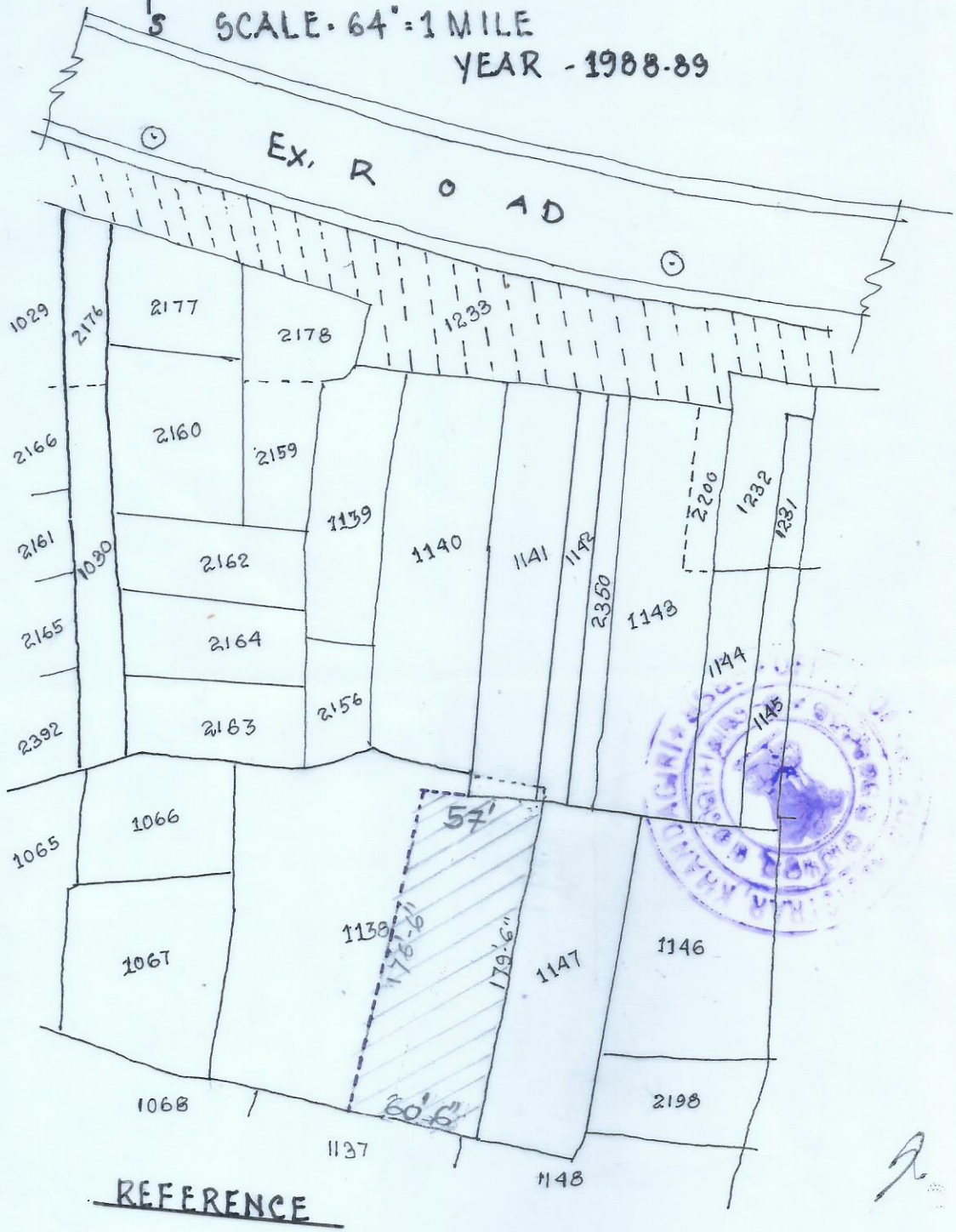
PART SITE PLAN OF

MOUZA. BARAMUNDA. UNIT No. 19
P.S. NEW-CAPITAL No. 37
DIST. PURI (KHURDA)
SCALE. 64" = 1 MILE
YEAR - 1988-89



REFERENCE

PLOT NO 1138 (P) DEMARKED AREA 240 DEC.

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Bijay Kumar Ray
Dhananjay Ray
Mrityunjay Ray
Sanjukta Ray
Sabita Ray
Sasmita Ray

For Harshpriya Constructions Pvt. Ltd.

Registered PoA with Possession Deed

Nature of the Document :	POA WITH POSSESSION	Volume Number :	122
Date of Execution :	29/07/2016	Place of Execution :	KHANDAGIRI
Document Number :	11131606035	Registration Date :	06/08/2016

FIRST PARTY DETAILS

Name	Photo	Thumb Impression	Signature
NALINI DEVI			
BIJAYA KUMAR RAY			
DHANANJAYA RAY			
MRUTYNJAYA RAY			
SANJUKTA RAY			
SABITA RAY			
SASMITA RAY			

SECOND PARTY DETAILS

Name	Photo	Thumb Impression	Signature
CHETAN KUMAR TEKARIWAL DIRECTOR OF MS HARSHPRIYA CONSTRUCTIONS PVT LTD			

PROPERTY DETAILS

Sl.No.	District	Village/Thana	Khata	Plot	Property Area	Kisam	MarketValue	Sabak Khata No.	Sabak Plot No.
1	KHURDA	BARAMUNDA-1	444	1138	240Decimal	SARAD II	6388800	Not Available	Not Available

East	West	North	South	Property Transaction Details
PLOT NO-1147 OF HADUBANDHU SENAPATI	REST PART OF PLOT NO-1138	PLOT NO-1141 AND 1140	PLOT NO-1137	POWER AREA A0.240DEC OUT OF A0.578DEC

IDENTIFIER DETAILS

Name	Father's / Husband's Name	Identifier Address	Profession
NIRANJAN MOHANTY		SAME PLACE	Others

Name	Photo	Thumb Impression	Signature
NIRANJAN MOHANTY			

REMARK DETAILS

Remark
ok

This is a Computer Generated Certificate