

Sue

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F 247965

Handwritten notes in red ink, including the number '270' and other illegible scribbles.

Handwritten signatures and names in purple ink: 'Sanjeev K. Saini' and 'Manas Mohan'.

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THIS POWER OF ATTORNEY,
that

I PRATAP CHANDRA ROUT aged about 44 years son of late Bhagirathi Rout, resident of Raghunathpur P.O.: Raghunathpur, P.S: Nandankanan, Dist.- Khurda, by Caste.- Khandayat, by Occupation.- Social Service (hereinafter referred to and called as the "Executant/ Principal" which expression unless repugnant to the subject or context shall mean and include her legal heirs, successor, executors. administrators and assigns do hereby

Signature of Pratap Chandra Rout
Signature of Deepak Kumar Rout

20609

8/7/13

Pratap Ch Rani

Rshannu

100

J. Baral
Stamp Vendor
R. Khandagiri, BBSR

Pratap Ch Rani

DISTRICT TREASURY
KHURDA, BHUBANESWAR
04 JUL 2013
ADDL. T...





Mayank Jaiswal



nominate constitute and appoint **M J ACCRETION PVT. LTD**, a company incorporated under the companies act having its registration no. U55101.OR.1998 PTC 005518 having its office at. Plot No. 4782, SHREE TOWER, FLAT NO. 8, BJB NAGAR, BHUBANESWAR, Dist.-Khurda represent through its Director **1. Shri Sanjeev Kumar jain**, aged about 50 years, son of Shri Satish Kumar Jain, **2. Shri Mayank Jaiswal**, aged about 26 years, son of Shri Manohar Jaiswal, **3. Shri Manas Motwani**, aged about 24 years, son of Shri Dillip Kumar Motwani as my true and lawful attorney for and on behalf of myself, any one or more, of the Directors can represent in respect of my mandate property situated at Mouza : Raghunathpur which is more fully described in the schedule below;

AND WHEREAS I the executant/principal the schedule property mentioned below originally stands recorded jointly in the name of Bhaghi Rathi Rout, son of Bhramara Rout and others of Raghunathpur as per ROR published in the year 1973-74 and in remarks column in the said ROR the name of recorded tenant Bhagirathi Rout exclusively reflected as is in possession in respect of the plot NO.1480 . The said Bhagirathi Rout died since long leaving behind him, son Pratap Chandra Rout (who is herein as first party members) and Daughter Kamala Chhualsingh as his legal heir and successors in interest who inherited the estate of said deceased recorded tenant by way of inheritance. Similarly appertaining to plot no 1478, 1479, 2044, and 2051 under khata no. 513 originally stood recorded in the name of Bhagirathi Rout, the deceased father of the First Party, after death of said recorded tenant the First party along with his sister succeeded the scheduled property as successor in interest and in the year 2009 the said Kamala Chhualsingh, the sister of the First Party relinquished/ released right, title, interest, in respect of her share in favour of First Party vide registered relinquishment deed no. 20494 dated 30.11.2009 executed before DSR Bhubaneswar and the First Party member by virtue of the said relinquishment deed became absolute owner of the scheduled property having every right title and interest there on and exercise various acts of ownership there over by paying rent to the concerned authority.

AND WHEREAS I the executants/principal is the absolute owner of plot no. 2054, khata no. 183, Area Ac 0.020 decimals, which was purchased by Bhagirathi Rout, the deceased father of the First Party Pratap Chandra Rout by RSD no. 1715 dated 07.04.1993 and after death of Bhagirathi Rout, the

Bijoy Rout
Deepak Kumar Rout



First Party became the absolute owner of the said plot by successor which is later muted as khata no. 729/47, plot no. 2054/2537, Area Ac 0.020 decimals out of Ac 0.050 decimals out of total plot area Ac. 0.070 decimals.

Whereas I the executants/Principal being the owner of the below mentioned property for the benefit of my estate with view to effectuate the object of developing my land, in order to construct multi storied housing project on sharing basis do execute this general POA and as such I do hereby dominate /appoint and constitute M/S MJ Accretion Pvt. Ltd. As my true and lawful attorney to do perform or cause to be done, the following acts, deeds or things in respect of my landed property as per the schedule given below at Mouza: RAGHUNATHPUR, Tahasil :Bhubaneswar , Dist : Khurda. Khata No.517, (five hundred seventeen), Plot No.1480 (one thousand four hundred eighty), Area Ac.1.560 decimals Khata No.513, (five hundred thirteen), Plot No.2051 (two thousand fifty one), Area Ac.0.190 decimals, plot no 1478 (One thousand four hundred seventy eight), Area Ac 0.070 decimals, plot no 1479 (one thousand four hundred seventy nine), Area Ac 0.240 decimals, plot no 2044 (two thousand forty four), Area Ac 0.145 decimals out of Ac 0.690 decimals, khata no 183 (one hundred eighty three), plot no 2054 Area Ac 0.020 decimals, total One Mouza Three Khata Six Plots total Area Ac 2.225 decimals.

Deepak Kumar Rout

~~1. To work, develop, manage and construction of residential complex in accordance to the sanctioned plans by the BDA / Other concerned authorities.~~

2. To present before anybody / office / authority with regard to the said property in any manner whatsoever and to make any statement, appoints, affidavits and undertakings etc. for us and on our behalf in respect of said property or in any matter incidental to.

3. To purchase court fee and stamp papers for us and on our behalf and prepare and document sign or present any application in our name and as our act and deed to comply with the requirements of BDA and such other local authorities statutory bodies relating to the construction of the said, obtained the necessary approval or approvals from the authorities concerned as and when required.

4. To advertise, negotiated, to sell the constructed flats which will be developed over the schedule property basing on the proportion as agreed upon by transfer and assign the various constructed spaces or constructed area on the said property together with the proportionate interest in the land comprised in the said property at such rates as deemed proper and or enter into agreement or contracts for sale for

Bijoy Rout
Deepak Kumar Rout



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)-370 ,, User Charges-200 ,Total 570

Date: 09/07/2013

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **KHURDA(BBSR)** between the hours of 10:30 AM and 02:30 PM on the **09/07/2013** by **PRATAP CHANDRA ROUT** son/wife of **LATE BHAGIRATHI ROUT** , of **AT/PO- RAGHUNATHPUR, PS- NANDANKANAN, DIST- KHURDA** , by caste **General** , profession **Others** and finger prints affixed.

Signature of Presenter / Date: 09/07/2013

Signature of Registering officer

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
PRATAP CHANDRA ROUT				09-Jul-2013

transfer of the land or various portions including the proportionate interest of the said property and on such terms and conditions as our attorneys in their absolute discretion shall think fit and proper without making us liable for any loss on that account only after allotment of owners share.

4. To apply for demarcation of the property to the Tahasildar, Bhubaneswar or any other authority in our name and on our behalf. ~~To enter into the schedule land to construct boundary walls or any other structures over the said property in necessary to keep the property free from encroachments.~~
5. To receive earnest money from the intending buyers as advance and also to receive the balance consideration money and to grant receipts for the same with regards to the developer's share as per the agreement executed between me and the developer. In their (Developers) own name and their own risks without making (owner) liable for any loss to the owner. To sign, execute and deliver any conveyance or conveyances for sale of the developers share of the total construction area and the land in the said complex and to execute all other deeds, agreements, instruments and to present such conveyance or conveyances for registration before the appropriate authority to submit, execute and receipt of consideration before the said authorities.
6. To sell, transfer and assign and mortgage the various super built up spaces in the complex proposed to be constructed except our share area of 45% residential saleable area out of total super built up area toward owner's allocation of entire complex on the schedule property together with proportionate interest in the land comprised in the said property at such rates as deemed proper and /or enter into agreement or contract for sale or transfer of the entire and or various proportionate units including the proportionate interest in the said land (except owner's obligation) and conditions as our attorney in its absolute discretion shall fit and proper without making us liable for any loss on that account.
7. To apply to the concerning authority for supply of electricity, sanitation etc. as will be necessary for the said complex, and to pay all fees and other taxes, rents arising out of or in connection with the law or building.
8. The executants being the owner though have the obligation to execute the necessary sale of suits of the apartment, in favour of the prospective purchasers for the suits of the apartments, transferring proportionate importable undivided share in the land, the attorneys shall be deemed to have been authorized by the executants for all intents and purposes.

Signature

Bijoy Rout
Bijay Kumar Rout


6522601

SANJEEB KUMAR JAIN DIRECTOR OF M J ACCRETION PVT. LTD.		 4985953		09-Jul-2013
MAYANK JAISWAL DIRECTOR OF M J ACCRETION PVT. LTD.		 4985954		09-Jul-2013
MANAS MOTWANI DIRECTOR OF M J ACCRETION PVT. LTD.		 4985956		09-Jul-2013

 Identified by **BIJOY ROUT** Son/Wife of **LATE C. ROUT** of **SAME PLACE** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BIJOY ROUT		 1600771		09-Jul-2013

Date: 09/07/2013


 Signature of Registering officer

Endorsement of certificate of registration under section 60

19. To engage contractors, supervisors, manager, architects, engineers to carry out the construction works at their own risk and ~~own cost~~ in respect of the entire complex to be constructed.
10. To obtain BDA approval for design of the apartment, amendments, modification or alteration of the plan as may be necessary.
12. To do all such acts and deeds or things as my said attorneys shall deem fit and proper for the purpose of conveying the said property and interest therein without making us liable for any loss on that account, to file suits, appeals, refund, withdraw or compromise any litigation and dispute if found and arises over the property and appoint advocate, agent etc. sign Vakalatnama, Plaints,
12. Written statements and applications and all courts and tribunals on our behalf and in our name and apply for certified copies, encumbrances certificates etc. as may be necessary.
13. To enter into, modify, cancel, alter, draw, approve, present for registration all papers, documents, deeds, contracts, agreements, applications, declarations, undertakings and other documents in connection with sale, transfer, mortgage of the building and/or flats/units, residential/commercial spaces, parking lots constructed by the developer upon its 55% of share on the lands or on the super built up area or any part thereof or any interest therein and/or any buildings may in future be constructed thereon or any part or portion thereof in pursuance of the permission legally granted.
15. That my attorney is also competent to fix the price from time to time and also authorize, to collect funds and invest funds out of his own source and to collect from the prospective purchasers of the residential flats and other constructed areas.

[Handwritten signature]

AND I hereby agree to ratify and confirm whatever our said attorneys will lawfully do or have done and shall be construed to have been done by us personally as per the agreement.

Bijoy Rout
Deepak Kumar Rout

Registered and true copy filed in : Office of the District Sub-Registrar, KHURDA(BBSR)

Book Number : 4 || Volume Number : 216

Document Number : 41081310880

For the year : 2013

Seal :

Date: 15/07/2013


Signature of Registering officer



This is a Computer Generated Certificate

SCHEDULE PROPERTY

Dist.-Khurda, Tahasil-Bhubaneswar, P.S: Nandankanan, under District Sub Registrar Bhubaneswar, Mouza: RAGHUNATHPUR, Khata No.517, (five hundred seventeen), Plot No.1480 (one thousand four hundred eighty), Area Ac.1.560 decimals Khata No.513, (five hundred thirteen), Plot No.2051 (two thousand fifty one), Area Ac.0.190 decimals, plot no 1478 (One thousand four hundred seventy eight), Area Ac 0.070 decimals, plot no 1479 (one thousand four hundred seventy nine), Area Ac 0.240 decimals, plot no 2044 (two thousand forty four), Area Ac 0.145 decimals out of Ac 0.690 decimals, khata no 183 (one hundred eighty three), plot no 2054 Area Ac 0.020 decimals, total One Mouza Three Khata Six Plots total Area Ac 2.225 decimals. Annual Rent Rs. 5.00.

IN WITNESSES WHERE OF the parties hereto set their hands and seal on the -----9----- day of July 2013.

Witnesses:

1. ~~Bijay Rout~~
S/o - Lali Chasan Rout
At/In - Raghunathpur
BBSR 09.07.13
2. ~~Deepak Kumar Rout~~
S/o - Bholu Rout
At/In - Raghunathpur
Dist Khurda
JA4004 09.07.13

~~Signature of the Executants~~ 09.07.13
~~Sujeet Be Jain~~
~~Manas Mohan~~
~~Prayank Jaiswal~~
Signature of the Attorney Holder 09.07.13

Certified that the executants of this deed are my clients and the deed has been typed by my typist according to my dictation and being satisfied after going through the contents of this Power Of Attorney put their signatures in my presence as well as in the presence of the witnesses.

~~Savati Das~~
Advocate, Bhubaneswar



REGISTERED & TRUE COPY
FILED IN

BOOK NO.

Volume No.

Pages.....to.....

Being No.

For the year 2013-

1081311245 ✓

Registering Officer

Ruhaneswar

09.7.13



Valuation Report

Application No- **1081311245**Registration Office- **KHURDA(BBSR)**

DEED DETAILS						
Application Type- POA WITHOUT POSSESSION						Status-
Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1081311245	09-JUL-13	09-JUL-13	4	6	41081310880	15-JUL-13

FEE DETAILS (In `.)	
Stamp Duty : 100	Registration Fee : 570
Consideration Amount : 0	A18(iii): 250
Benchmark Value : 15179400	Incidental Fee Details
	User Charges : 200



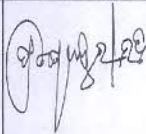
FIRST PARTY DETAILS											
Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
PRATAP CHANDRA ROUT	FATHER	LATE BHAGIRATHI ROUT	MALE	44	SOCIAL SERVICE	General	PRINCIPAL/SELF	YES	YES	AT/PO- RAGHUNATHPUR, PS- NANDANKANAN, DIST- KHURDA	

SECOND PARTY DETAILS											
Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
SANJEEB KUMAR JAIN DIRECTOR OF M J ACCRETION PVT. LTD.				50		GENERAL	ATTORNEY/INSTITUTION			AT- PLOT NO.4782, SHREE TOWER, FLAT NO.8, BJB NAGAR, BBSR, DIST- KHURDA	
Representative Name			Institution Name				Representative Address			Representative Designation	
SANJEEB KUMAR JAIN DIRECTOR OF M J ACCRETION PVT. LTD.			M J ACCRETION PVT. LTD.				AT- PLOT NO.4782, SHREE TOWER, FLAT NO.8, BJB NAGAR, BBSR, DIST- KHURDA			DIRECTOR	
MAYANK JAISWAL DIRECTOR OF M J ACCRETION PVT. LTD.				26		GENERAL	ATTORNEY/INSTITUTION			AT- PLOT NO.4782, SHREE TOWER, FLAT NO.8, BJB NAGAR, BBSR, DIST- KHURDA	
Representative Name			Institution Name				Representative Address			Representative Designation	
MAYANK JAISWAL DIRECTOR OF M J ACCRETION PVT. LTD.			M J ACCRETION PVT. LTD.				AT- PLOT NO.4782, SHREE TOWER, FLAT NO.8, BJB NAGAR, BBSR, DIST- KHURDA			DIRECTOR	
MANAS MOTWANI DIRECTOR OF M J				24		GENERAL	ATTORNEY/INSTITUTION			AT- PLOT NO.4782, SHREE TOWER, FLAT NO.8,	



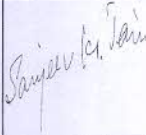


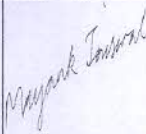


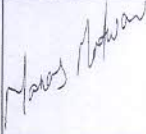
Registered PoA without Possession Deed

Nature of the Document : POA WITHOUT POSSESSION Volume Number : 216
 Date of Execution : 09/07/2013 Place of Execution : KHURDA(BBSR)
 Document Number : 41081310880 Registration Date : 15/07/2013

FIRST PARTY DETAILS

Name	Photo	Thumb Impression	Signature
PRATAP CHANDRA ROUT		 6522601	

SECOND PARTY DETAILS



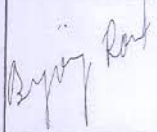
Name	Photo	Thumb Impression	Signature
SANJEEB KUMAR JAIN DIRECTOR OF M J ACCRETION PVT. LTD.		 4985953	
MAYANK JAISWAL DIRECTOR OF M J ACCRETION PVT. LTD.		 4985954	
MANAS MOTWANI DIRECTOR OF M J ACCRETION PVT. LTD.		 4985956	

PROPERTY DETAILS

Sl.No.	District	Village/Thana	Khata	Plot	Property Area	Kisam	MarketValue	Sabak Khata No.	Sabak Plot No.																				
1	KHURDA	RAGHUNATHPUR (BALIPADA)-14	183	2054	20Decimal	ALL OTHER LAND	13200	Not Available	Not Available																				
<table border="1"> <thead> <tr> <th>East</th> <th>West</th> <th>North</th> <th>South</th> <th colspan="6">Property Transaction Details</th> </tr> <tr> <td>NM</td> <td>NM</td> <td>NM</td> <td>NM</td> <td colspan="6">POWER AREA AC.0.020DEC, TOTAL AREA AC.2.225DEC , ANNUAL RENT RS.5.00P</td> </tr> </thead> </table>										East	West	North	South	Property Transaction Details						NM	NM	NM	NM	POWER AREA AC.0.020DEC, TOTAL AREA AC.2.225DEC , ANNUAL RENT RS.5.00P					
East	West	North	South	Property Transaction Details																									
NM	NM	NM	NM	POWER AREA AC.0.020DEC, TOTAL AREA AC.2.225DEC , ANNUAL RENT RS.5.00P																									
4	KHURDA	RAGHUNATHPUR (BALIPADA)-14	513	2044	145Decimal	ALL OTHER LAND	1740000	Not Available	Not Available																				
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NM	NM	NM	NM	POWER AREA AC.0.145DEC OUT OF AC.0.690DEC																									
6	KHURDA	RAGHUNATHPUR (BALIPADA)-14	513	1479	240Decimal	ALL OTHER LAND	2880000	Not Available	Not Available																				
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NM	NM	NM	NM	POWER AREA AC.0.240DEC.																									
2	KHURDA	RAGHUNATHPUR (BALIPADA)-14	513	1478	70Decimal	ALL OTHER LAND	46200	Not Available	Not Available																				
<table border="1"> <thead> <tr> <th>East</th> <th>West</th> <th>North</th> <th>South</th> <th colspan="6">Property Transaction Details</th> </tr> <tr> <td>NM</td> <td>NM</td> <td>NM</td> <td>NM</td> <td colspan="6">POWER AREA AC.0.070DEC.</td> </tr> </thead> </table>										East	West	North	South	Property Transaction Details						NM	NM	NM	NM	POWER AREA AC.0.070DEC.					
East	West	North	South	Property Transaction Details																									
NM	NM	NM	NM	POWER AREA AC.0.070DEC.																									
5	KHURDA	RAGHUNATHPUR (BALIPADA)-14	513	2051	190Decimal	ALL OTHER LAND	1140000	Not Available	Not Available																				
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East	West	North	South	Property Transaction Details																									
NM	NM	NM	NM	POWER AREA AC.0.190DEC.																									
3	KHURDA	RAGHUNATHPUR (BALIPADA)-14	517	1480	1Acre560Decimal	ALL OTHER LAND	9360000	Not Available	Not Available																				

East	West	North	South	Property Transaction Details
NM	NM	NM	NM	POWER AREA AC.1.560DEC.

IDENTIFIER DETAILS

Name	Father's / Husband's Name	Identifier Address	Profession
BIJOY ROUT	LATE C. ROUT	SAME PLACE	Others
Name	Photo	Thumb Impression	Signature
BIJOY ROUT		 1600771	

REMARK DETAILS

Remark

ok

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