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

e-Stamp

Certificate No. : IN-OD03213382282412U  
 Certificate Issued Date : 02-Feb-2022 11:31 AM  
 Account Reference : SHCIL (FI)/ odshcil01/ RAYAGADA/ OD-RGD  
 Unique Doc. Reference : SUBIN-ODODSHCIL0104344497119587U  
 Purchased by : PPL INFRASTRUCTURES  
 Description of Document : Article 1A-48 Power of Attorney Deed  
 Property Description : MOUZA-RANIGUDA  
 Consideration Price (Rs.) : 8,16,000  
 (Eight Lakh Sixteen Thousand only)  
 First Party : JAYASRI PATNAIK  
 Second Party : PPL INFRASTRUCTURES  
 Stamp Duty Paid By : PPL INFRASTRUCTURES  
 Stamp Duty Amount(Rs.) : 1,000  
 (One Thousand only)



Please write or type below this line

B. Venkateswarayya

Jayashree patnaik

QT 0001350999

## Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at [www.shcilestamp.com](http://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.



B. Venkateswaralal.

Signature of Purchaser



000733

S.D = 1000/-

**FEE PAID**

A(1) ..... 250.00 .....  
I(3) .....  
A(20) .....  
A18(VII) .....  
D .....  
Total Rs. 250.00  
User Fees 250.00  
G Total 500.00

Registering Officer  
Rayagada



B. Venkateswar Rao



Jayashree Patnaik

**GENERAL POWER OF ATTORNEY.**

KNOW ALL men by these present I, **Smt JAYASRI PATNAIK**, aged about 42 years, W/O Sri PRATAP KUMAR PATNAIK 'Karana' by caste, Housewife, permanent & Present resident of DFO 5<sup>th</sup> lane, Raniguda Farm, Rayagada, PO/PS/Tahasil/District: Rayagada-765001, Odisha, Mobile No-9438106665 Aadhar No: 4130 3946 2649, do hereby appoint **M/s PPL INFRASTRUCTURES.**, (FIRM Registration No:27201901009/2020, GST NO: 21AAYFP4787F1ZP, & Pan NO: AAYFP4787F) represented by its Managing Partner **Sri Balusu Venkateswar Rao**, S/O Late B.Satyam, aged about 66 years, residing at New Colony, Near UST, Rayagada, PO/PS/Tahasil/District: Rayagada-765001, Odisha, Mobile No-8280077779, Aadhar No: 7334 6668 6725 as my lawful attorney to do in my name and on my behalf.

Jayashree Patnaik



**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(a) Fees Paid : A18(iii)-250 ,, User Charges-250 ,Total 500

**Date: 02/02/2022**

  
**Signature of Registering officer**

**Endorsement under section 52**

Presented for registration in the office of the **District Sub-Registrar RAYAGADA** between the hours of 10:00 AM and 1:30 PM on the **02/02/2022** by **JAYASRI PATNAIK** , son/wife of **PRATAP KUMAR PATNAIK** , of **DFO OFFICE 5TH LANE, RAYAGADA, PO/PS/TAH/DIST- RAYAGADA, ODISHA** , by caste **General** , profession **Others** and finger prints affixed.

Jayasri K. Patnaik

**Signature of Presenter / Date: 02/02/2022**



  
**Signature of Registering officer**

Whereas I am absolute owner and possession of house site with an extent of Ac.0.051 cts situated at Raniguda Mouza of Tahasil & District: Rayagada, Odisha., which I purchased from Shantilata Panigrahi of Rayagada under a registered sale deed vide document No- 11581100180/2011 of District Sub Register office, Rayagada and the ROR stands recorded in my name and since then I am in peaceful possession and enjoyment of the above schedule property till date without any let or hindrance or any encroachment or charges or rights or interests of whatsoever nature on the property. The value of the under scheduled property is fixed for Rs.8,16,000/- (Rupees Eight lakhs sixteen thousand) only.



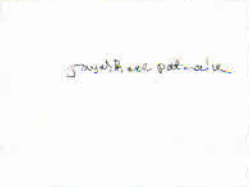



Whereas the above named executee approached the above named executant with a proposal to develop the under scheduled property for construction of professional and residential complex/apartment for mutual benefit. The executee has agreed to construct the professional and residential complex/apartment after obtaining the plan approval as well as other necessary permissions/approvals from the concerned authorities and the executants delivered the physical possession of the under schedule described vacant land to the my attorney/execute immediately for development rights for construction of professional and residential complex/apartment.

That hereby I authorize my above named attorney holder to develop the under scheduled property for construction of professional and residential complex/apartment as per approval plan and benefit of 6 numbers flats and after/during construction of flats the attorney holder negotiate and sell his share of the flats to any interested person/persons as a whole or a flat at such price which

Jayashree Pattnaik

**Endorsement under section 58**

Execution is admitted by :

Name	Photo	Thumb impression	Signature	Date of Admission of Execution
JAYASRI PATNAIK		 315093662		02-Feb-2022
MS PPT INFRASTRUCTURES REP BY ITS MANAGING PARTNER SRI BALUSU VENAKTESWAR RAO		 243055277		02-Feb-2022

Identified by PRATAK KUMAR PATNAIK Son/Wife of - SARVESWAR PATNAIK of RAYAGADA, ODISHA by profession Others

Name	Photo	Thumb impression	Signature	Date of Admission of Execution
PRATAK KUMAR PATNAIK		 642178165		02-Feb-2022



Date: 02/02/2022

Signature of Registering officer

the attorney holder thinks proper and reasonable. The executant today execute this General Power of Attorney as per the development agreement executed and share allotted to the attorney holder share of 6nos flats more fully described in schedule given below

Whereas I am staying faraway from the under scheduled lands and unable to attend the dealing pertaining to develop/sale/gift/mortgage etc of under scheduled property, as such I execute this deed and hereby authorize and empower my attorney holder Sri **Balusu Venkateswar Rao**, managing partner of PPL Infrastructures, for effective management and better appreciation of said property and above said as my law full attorney and for me and on my behalf to do the following acts, deeds and things, that is to say:-

1. That I hereby authorize my attorney holder to receive sale consideration amount, or advance or the balance sale consideration amount of the share of the execute from the purchaser or purchasers and to grant receipts to that effect on my behalf.
2. To enter into all sorts of agreements like lease, sale, gift, mortgage/security etc deeds and to sign upon such agreements as a foreside in my name executes and deliver the said agreements or conveyance in favour of the said purchaser/s for his share of total flats i.e. 6 nos flats only.
3. To sign and execute the sale deeds, gift deeds etc , instruments and assurances which I shall be considered necessary and as may be required them registered in the proper registration office pertaining the sale/mortgage/gift etc of his share of the flats.

Jayashree Patnaik





4. This is to authorize my attorney to sign, verify all necessary documents and lawfully/effectually transfer the title, right, interest of under scheduled property to the purchaser/s, as I could do my self, if personally present for the share of executes flats.
5. I hereby agree that the deeds executed by my attorney and transfer of my right, title, interest of said property to the purchaser/s shall be binding on me and my heirs and neither my self, nor my heirs, successors or assignees shall ever question the transaction or claim any interest in the under scheduled property sold his share flats by my attorney under this deed of power of attorney.
6. I hereby authorize my attorney, to appear for me and represent before all Civil/Revenue courts/ Government and local authorities for all legal necessities etc and to apply for and obtain approvals/permissions etc from competent authority wherever necessary in respect of sale/gift etc of the said property and to do all that is necessary in this regard and also to institute, commence, prosecute, carry on or defend or resist all suits, cases and other actions and proceedings and verify all complaints, written statements and judicial processes and to appoint or terminate advocates on my behalf and to other authority to act and plead, as my said attorney shall think proper to do so.
7. We hereby agree to ratify and confirm all and whatsoever our said attorney shall law fully do and cause to be done by virtue of this power.

Jayashree Pattnaik



*Handwritten signature*  
24/12

**SCHEDULE OF THE PROPERTY:**

All that Gorobari land situated at **RANIGUDA** Mouza of Tahasil & District Rayagada, measuring from East to West: 30'ft & North to South:75'ft to the extent of 250 Sq.yds or **Ac.0.051 cents** of Survey Plot No- **101/103/457** and Khata No- **8/460**, and boundaries as follows:-

East: Land of A.Shymalata already executed agreement with the developer

South: Land of T.Laxminarayana

West: Land of K.Sanyasi Rao

North: Municipality Road.

**ALLOTTED SHARE cum POWER OF THE ATTORNEY HOLDER i.e. DEVELOPER CUM BUILDER (EXECUTENTEE) 25 FLATS AS SHOWES:**

The developer has have **6(Six) flats** with equal parking & common area i.e. 206,306,112,212,312 & 412 with undivided, proportionate, unspecified, impart able share and interest in the land out of proposed apartment/development site.

THAT the contents of this deed are read and the contents are correct and executed this deed of Power of Attorney in presence of the under signed witnesses and put our signatures/LTI mark on this 2<sup>nd</sup> day of February, 2022 at Rayagada.

*B. Venkateswaraiah*

**EXECUTEE.**

*Jayashree Pattnaik*

**EXECUTANT.**

**WITNESSES:**

1. *Pratap K. Pattnaik S/O Sambeswar Pattnaik D/o Sthani Pattnaik*
2. *N. Satish Kumar N.V. Member of Municipality of Rayagada*

Drafted, Prepared & Explained by me: *G.S.R. Choudhury*  
(G.S.R.Choudhury, Advocate, Rayagada)

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

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

Book Number : 4 || Volume Number : 6

Document Number : 41582200331

For the year : 2022

Seal :

Date: 02/02/2022

  
Signature of Registering officer

