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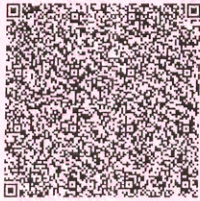
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

₹1,000

e-Stamp

Certificate No. : IN-OD08440305261189W
Certificate Issued Date : 31-Jan-2024 11:53 AM
Account Reference : SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0111887102718684W
Purchased by : ESSEN CONSTRUCTION PART PRADEEP THACKER
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA-NAHARKANTA
Consideration Price (Rs.) : 2,20,54,500
(Two Crore Twenty Lakh Fifty Four Thousand Five Hundred only)
First Party : SUCHITRA SAHOO AND OTHERS
Second Party : ESSEN CONSTRUCTION PART PRADEEP THACKER
Stamp Duty Paid By : ESSEN CONSTRUCTION PART PRADEEP THACKER
Stamp Duty Amount(Rs.) : 1,000
(One Thousand only)



Please write or type below this line

Suchitra Sahoo
Sumitrea Sahoo
LALITA SAHOO
Tulasi Sahoo
Ashalata Sahoo

Sabitri Sahoo
Praadeep Thacker
Rukmini Sahoo

IE 0017925910

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.

SICIL



[Handwritten Signature]
SIGNATURE OF PURCHASER



0073822870



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ATI of

ATI of

Suchitna

Sahoo Sumitrea Sahoo

is attested by Adv.

is attested by Adv.

- Suchitna Sahoo
- Sumitrea Sahoo
- Tulasi Sahoo
- Rukmini Sahoo

GENERAL POWER OF ATTORNEY

This Deed of Power of Attorney is executed on 30th day of January 2024 by **(1) SMT. SUCHITRA SAHOO** aged about 43 years W/o Arjun Sahoo, **(AADHAR NO. 3700 4390 6882)** By Caste-Sundhi, By profession- Housewife , **(2) SMT. SUMITRA SAHOO** aged about 41 years W/o Pratap Sahoo, **(AADHAR NO. 6794 3591 4377)** By Caste-Sundhi, By profession- Housewife **(3) SMT. TULASI SAHOO** aged about 39 years W/o Raghunath Saho, **(AADHAR NO. 2513 5096 4212)** By Caste-Sundhi, By profession- Housewife

- Sabitri Sahoo
- Lalita Sahoo
- Ashalata Sahoo

f w-k Arjun Sahoo

w-2 Raghunath Sahoo





LTI of

Tulasi Sahoo
is attested

LTI of

Sabitri Sahoo
is attested

(4) **SMT. SABITRI SAHOO** aged about 37 years W/o Himanshu Sekhar Barik, (**AADHAR NO.5979 4095 2633**) By Caste-Sundhi, By profession- Service (5) **SMT. LALITA SAHOO** aged about 35 years W/o Krushna Chandra Sahoo, (**AADHAR NO. 9107 0347 5512**) By Caste-Sundhi, By profession-House wife (6) **SMT. ASHALATA SAHOO** aged about 33 years W/o Basant Kumar Sahoo, (**AADHAR NO. 4166 4439 8377**) By Caste-Sundhi, By profession- Housewife

w/o ASJUNA Sahoo

w/o Raghunath Sahoo

- Suchitra Sahoo
- Sumitra Sahoo
- Tulasi Sahoo
- Rukmini Sahoo

- Sabitri Sahoo
- Lalita Sahoo
- Ashalata Sahoo





LTD of
 Lalita Sahoo
 is attested

LTD of
 Ashuleta Sahoo
 is attested

(7). **SMT RUKMINI SAHOO** aged about 31 years W/o Dillip Sahoo, (**AADHAR NO. 9825 6698 9630**) By Caste-Sundhi, By profession-Housewife all are daughters of Kailash Chandra Sahoo & Late Laxmipriya Sahoo all are residents of At-Hanspal, P.O.-Naharkanta, P.S.-Mancheswar, Dist-Khurda, Odisha, PIN-752101 (which expression shall mean and include their successors, legal assignees, legal heirs etc. hereinafter called the "Principals/Executants")

W-1 AJJU Nee Sahoo

W-2 Raghunath Sahoo

- Suchitra Sahoo
- Sumitra Sahoo
- Tulasi Sahoo
- Sabitri Sahoo
- Lalita Sahoo
- Ashuleta Sahoo
- Rukmini Sahoo





LTD of
 Rekmini Sahoo
 is attested by Ach

LTD of
 Sri Pradeep Thacker
 is attested by Ach

do hereby appointment **M/S ESSEN CONSTRUCTION(PAN-AACFE0760H)** a registered Partnership Firm having its registered office at S-2/A-42, Mancheswar Industrial Estate, Bhubaneswar, P.S. Mancheswar, Bhubaneswar, Dist: Khurda, PIN-751010(Odisha) represented through its Partner **SRI PRADEEP THACKER** now aged about 57 years S/o late Manilal Thacker (Mob No-9937067936)(AADHAR No. 6448 1015 6080) by Caste: Vaisya, By profession: Business (which expression shall mean and include it's representative, successors, executants, legal assignees, etc. hereinafter called the Attorney Holder).

- Suchitna Sahoo
- Sumittra Sahoo
- Tulasi Sahoo
- Rekmini Sahoo

- Sabitree Sahoo
- Lalika Sahoo
- Ashalata Sahoo

W2! AJUma Sahoo

W2! Raghunath Sahoo



WHEREAS, the scheduled property mentioned in the scheduled of property No-1 below stands recorded in the name of Laxmipriya Sahoo who had executed a Regd. General Power of Attorney bearing Doc No-11082005253 dated 10.07.2020 for development of scheduled land as per Agreement dated 12.06.2020 in favour of above named attorney holder and after death of Laxmipriya Sahoo her husband Kailash Chandra Sahoo in respect of his 1/8th share had executed a Regd. General Power of Attorney bearing Doc No-11082206629 dated 05.05.2022 for development of scheduled land as per Agreement dated 12.06.2020 in favour of above named attorney holder.

- Suchismita Sahoo
- Sumitreea Sahoo
- Tulasi Sahoo
- Rekmini Sahoo

WHEREAS, the scheduled property mentioned in the scheduled of property No-2 below stands recorded in the name of Kailash Chandra Sahoo who had executed a Regd. General Power of Attorney bearing Doc No-11082004719 dated 26.06.2020 for development of scheduled land as per Agreement dated 12.06.2020 in favour of above named attorney holder

- Sabitree Sahoo
- Lalita Sahoo
- Ashelata Sahoo

WHEREAS, the property being absolutely owned by Laxmipriya Sahoo and Kailash Chandra Sahoo i.e. Mother and Father of the Principals, they died and leaving behind their 7 (Seven) daughters who have been in peaceful possession over the same without any dispute having all lawful right, title, interest and possession over the whole of the scheduled property by paying revenue rent and taxes in their respective names.

N-1 ~~HRJU~~ her sahoo

N-2 Ragnunath Sahoo



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) - 290, User Charges - 310, Total - 600.

Date: **31-Jan-2024**

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 10:00 AM and 1:30 PM on the Date **31/01/2024** by **SUCHITRA SAHOO**, son/daughter/wife of **ARJUN SAHOO** of **AT-HANSPAL, PO-NAHARKANTA, PS-MANCHESWAR, DIST-KHORDHA**, by caste **GENERAL**, profession **OTHER** and finger prints affixed.

Suchitra Sahoo

Signature of Presenter / Date: **31-Jan-2024**

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

NAME	PHOTO	THUMB IMPRESSION	SIGNATURE	DATE OF ADMISSION OF EXECUTION
SUCHITRA SAHOO		 317231727	<i>Suchitra Sahoo</i>	31-JAN-2024
SUMITRA SAHOO		 317231728	<i>Sumitra Sahoo</i>	31-JAN-2024
TULASI SAHOO		 317231729	<i>Tulasi Sahoo</i>	31-JAN-2024
SABITRI SAHOO		 317231730	 <i>Sabitri Sahoo</i>	31-JAN-2024
LALITA SAHOO			<i>LALITA SAHOO</i>	31-JAN-2024

AND WHEREAS, to fulfil the wish of our deceased Mother and Father and to comply with the Agreement Sl. No-654 dated 12.06.2020 and Sl. No-655 dated 12.06.2020 made by our deceased Mother and Father with the Power of Attorney Holder for such development of land we do hereby ratify the said GPA bearing Doc No-11082005253 dated 10.07.2020 and Doc No-11082206629 dated 05.05.2022 and we also ratify the appointment, empowerment and constitution of said **M/s ESSEN CONSTRUCTION**, represented by its Partner **Sri Pradeep Thacker**, now aged about 57 years, S/o Late Sri Manilal Thacker to execute and perform all or any of the following acts, deeds and things for & on our behalf in respect of the below scheduled property.









1. To manage take possession, administrate with immediate effect administrate landed property as scheduled below for and on our behalf.
2. To 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 schedule property in our name and on our behalf.

W-1 Arjunna Sahoo

W-2 Raghunath Sahoo

• Suchistna Sahoo
• Samikra Sahoo
• Tulasi Sahoo
• Rukmini Sahoo

• Sabitri Sahoo
• Lovita Sahoo
• Ashaleeta Sahoo

		317231731		
ASHALATA SAHOO		 317231732	Ashalata Sahoo	31-JAN-2024
RUKMANI SAHOO		 317231733	Rukmini Sahoo	31-JAN-2024
MS ESSEN CONSTRUCTION ITS PARTNER PRADEEP KUMAR THACKER		 244394707	Pradeep Thacker	31-JAN-2024
Identified by ARJUNA SAHOO Son/Wife of BALARAM SAHOO of SADANANDAPUR, PURI KHURDA by profession				
ARJUNA SAHOO		 43153354	Arjuna Sahoo	31-JAN-2024

Date: 31-Jan-2024


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 : 28

Document Number : 11082401527

For the year : 2024

Seal :

Date : 13/02/2024


Signature of Registering officer



3. To make application for Mutation wherever required and pursue the same before appropriate authority, make payment of conversion charges/fee etc. and obtain Mutation/conversion ROR(Patta) as the case may be for the development of scheduled property in our name & on our behalf.

4. The said attorney shall nominate, select and appoint draftsman, engineers, Architects, Contractors, Labour Contractors, masons, Labour and for any other person or persons or any other company, 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 all costs, remuneration on our behalf and shall accept the receipts thereof.

5. 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 our name and on our behalf.

6. That the said attorney shall represent us 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

W-1 Ashutosh Sahoo

W-2 Raghunath Sahoo

· Sochitra Sahoo
· Sumitree Sahoo
· Tulasi Sahoo
· Rakmini Sahoo

· Sabitri Sahoo
· Lalita Sahoo
· Ashalata Sahoo

the said land stated in the schedule and shall prepare, execute, sign register and/or file all papers, plans, application/petitions, execute gift deed of any portion of land being acquired/ affected by development plan /required to be gifted to any government authority, this Gift deed to be done by the Power of Attorney Holder for his share as well as our share and or 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 in our name and on our behalf .

7. To apply for and obtain quotas and to procure cement, steel, bricks and other building materials which may be required for development and construction of the said scheduled premises/land as our authorized representative and sign all papers for the said purpose in his own name as our constituent attorney and to represent before all authorities for the said purpose in our name and on our behalf without creating any financial liability on our name.

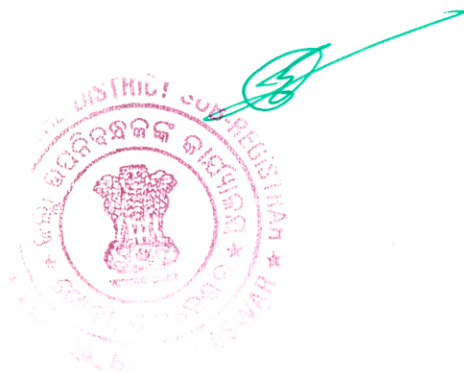
8. To negotiate with the intending buyers(for 60% of the constructed area along with proportionate share of Land) in our land and to accept earnest money, advances, instalments from intending buyers or third parties, individuals and to sign and execute all such formal agreement as and when required on our scheduled property.

. Suchitna Sahoo
.~~Pa~~ Sumitra Sahoo
.
Tulasi Sahoo
.
Rukmini Sahoo

. Sabitri Sahoo
.
Lalita Sahoo
.
Ashuleta Sahoo

W-1 Arjun Sahoo

W-2 Raghunath Sahoo



9. To sign, execute and register sale deed or sale deeds, agreement or agreements of sale conveyances or conveyances of the land in respect of the 60% area of constructed residential space along with proportionate share of Land 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 land in respect of the land on the schedule property and admit the executions before the registering authority Bhubaneswar in our name and on our behalf. The Power of Attorney cannot sell constructed area beyond 60% of the constructed area as allowed to him.

• Suchitra Sahoo
• Sumitra Sahoo
• Tulasi Sahoo
• Rekmini Sahoo

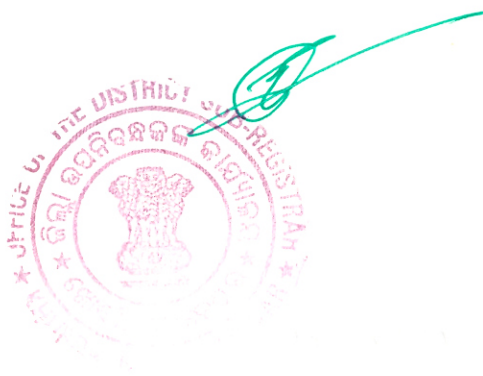
10. That the Attorney Holder/Second Party shall if he so needs Mortgage or create lien on his share of proposed and under construction built up area together with proportionate share of land to any bank or financial institution for availing any loan or facility whatsoever. This lien will be on the share of Attorney Holder/Second Party on the entire project that is, on all constructed space of Plot nos 1413, 1414, 1403, 1404, 1412 having total Area Ac.0.507 dcml.

• Sabitri Sahoo
• Lalita Sahoo
• Ashaleeta Sahoo

11. To enter into, modify, cancel, alter, draw, approve, present for registration all agreement of sale, sale deeds, conveyance of land including gift deeds of land if required by law in respect of the residential space of schedule property (to the extent of 60% of undivided land along with Construction built) and sign all such modifications, cancellations, alterations,

W-1 Anju nasano

W-2 Raghunath Sahoo



deeds/agreements of sale and admit execution of all such documents before appropriate registering authority, in our name and on our behalf.

12. 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 schedule for construction of the building with self-contained independent flats in each floor, in our name and on our behalf.
13. 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 us before authorities for hearing.
14. That this Power of Attorney is Irrevocable in nature.

Sachintra Sahoo
Sumittra Sahoo
Tulasi Sahoo
Rukmini Sahoo
Sabitri Sahoo
Lalita Sahoo
Ashwaleeta Sahoo

I hereby further agree and declare that all acts, things deeds done law-fully by the said attorney shall be construed as acts, things and deeds, done by us and we undertake to ratify and confirm all and whatsoever that our said attorney does, in pursuant to Agreement vide SI NO-654 dated 12.06.2020 and SI NO-655 dated 12.06.2020 and Agreement (Mutual understanding dated 30.01.2024 executed between Principals (First Parties) and Attorney Holder (Second Party).

w-1 Arjunna Sahoo

w-2 Raghunath Sahoo



SCHEDULE OF PROPERTY-1

Dist: Khurda, Tahasil – Bhubaneswar,
P.S,- New Capital P.S No-27 Mouza:
Naharakanta, under the Jurisdiction of
Dist. Sub Registrar, Khurda,
Bhubaneswar, Stitiban Khata No -
609/122 (Six Hundred Nine/One Hundred
Twenty Two), Plot No-1413(One
thousand Four Hundred Thirteen)
measuring an Area Ac0.070 dec. & Plot
No.1414 (One thousand Four Hundred
Fourteen) measuring an Area Ac0.230
dec., Total area of one Khata Two Plots Ac
0.300 decimals. Kissam: Gharabari
(Home-Stead)

- Suchitra Sahoo
- Sumitra Sahoo
- Tejas Sahoo
- Rukmini Sahoo
- Sabitra Sahoo
- Lalita Sahoo
- Ashaleeta Sahoo

W-1 AJJUNATHA SAAHU

W-2 RAJHUNATHA SAAHU



SCHEDULE OF PROPERTY-2

**Dist: Khurda, Tahasil - Bhubaneswar, P.S,-
New Capital P.S No-27 Mouza: Naharakanta,
under the Jurisdiction of Dist. Sub Registrar,
Khurda, Bhubaneswar, Stitiban Khata No.
609/1177 (Six Hundred Nine/ One Thousand
one Hundred Seventy Seven), Plot No-1403
(One Thousand Four Hundred three)
measuring an Area Ac0.037 dec. & Plot
No.1404 (One Thousand Four Hundred Four)
measuring an Area Ac0.110 dec. & Khata
No. 609/1178 (Six Hundred Nine/ One
Thousand one Hundred Seventy Eight), Plot
No-1412 (One Thousand Four Hundred
Twelve) measuring an Area Ac0.060 dec
Total one Mouza, Two Khata, Three Plots
total area Ac 0.207 decimals Kissam:
Gharabari**

· Suchitna Sahoo
· Sumittra Sahoo
· Titasi Sahoo
· Rekmini Sahoo
· Sabitri Sahoo
· Lalika Sahoo
· Ashelata Sahoo

**Total area of one Mouza, Three Khatas, Five Plots
total area Ac 0.507 decimals**

w-1 ABJU ree Sahoo

w-2 Arghywanth Sahoo



IN WITNESS WHEREOF the above named Principal and Attorney Holder signed this deed on the 30th day of January 2024 (two thousand Twenty Four) in presence of following witnesses.

WITNESSES

1. ~~ARJU NARSAHU~~
S/o - Beelaman Sahoo
At - Alanda, (Sardana Sapatra)
Po - Gadacipasa.
Po - Konark. Dist - Pan
Odisha.

2. Raghunath Sahoo

S/O U Wilamani Sahoo
At - Korangor
PO - Samarsobapur
PS - Athagan
Dist - Cuttack
Pin - 754029

1. Suchidra Sahoo

2. Sumitra Sahoo

3. Tulasi Sahoo

4. Sabitri Sahoo

5. Laxita Sahoo

6. Ashakata Sahoo

7. Rukmini Sahoo

EXECUTANTS/PRINCIPALS

~~ESSEN CONSTRUCTION~~
Gajeep Thacker
PARTNER

ATTORNEY HOLDER

Drafted & Typed by me.

~~S.C. - Bispathy~~
Advocate, Bhubaneswar
E.No. 0-302/2005



THANA				VALUE	KHATA NO.	NO.
KHURDA	NAHARKANTA-27	609/1178	1412	0.06 ACRE (060 DECIMAL1000D=1ACRE)	GHARABARI	2304000
EAST	WEST	NORTH	SOUTH	PROPERTY TRANSACTION DETAILS		
NM	NM	NM	NM	POWER AREA AC 0.060 DEC, TOTAL AREA AC 0.507 DEC		
KHURDA	NAHARKANTA-27	609/1177	1404	0.11 ACRE (110 DECIMAL1000D=1ACRE)	GHARABARI	4224000
EAST	WEST	NORTH	SOUTH	PROPERTY TRANSACTION DETAILS		
NM	NM	NM	NM	POWER AREA AC 0.110 DEC		
KHURDA	NAHARKANTA-27	609/1177	1403	0.037 ACRE (037 DECIMAL1000D=1ACRE)	GHARABARI	1420800
EAST	WEST	NORTH	SOUTH	PROPERTY TRANSACTION DETAILS		
NM	NM	NM	NM	POWER AREA AC 0.037 DEC		
KHURDA	NAHARKANTA-27	609/122	1414	0.23 ACRE (230 DECIMAL1000D=1ACRE)	GHARABARI	8832000
EAST	WEST	NORTH	SOUTH	PROPERTY TRANSACTION DETAILS		
NM	NM	NM	NM	POWER AREA AC 0.230 DEC		
KHURDA	NAHARKANTA-27	609/122	1413	0.07 ACRE (070 DECIMAL1000D=1ACRE)	GHARABARI	2688000
EAST	WEST	NORTH	SOUTH	PROPERTY TRANSACTION DETAILS		
NM	NM	NM	NM	POWER AREA AC 0.070 DEC		

THE TOTAL TRANSACTED AREA IS:0.507 ACRE(S).

I HAVE NO OBJECTION IN AUTHENTICATING MYSELF AND FULLY UNDERSTAND THAT INFORMATION PROVIDED BY ME SHALL BE USED FOR AUTHENTICATING MY IDENTITY THROUGH AADHAAR AUTHENTICATION SYSTEM FOR THE PURPOSE STATED ABOVE AND NO OTHER PURPOSE.

APPLICATION ID CREATED BY : DIBYA JYOTI ROUT
DOCUMENT ENTERED BY : DIBYA JYOTI ROUT



NO.	PHATA NO.	ANDE	CHABARI	200 ACRE (200)	200 ACRE (200)	200 ACRE (200)	200 ACRE (200)	200 ACRE (200)	200 ACRE (200)
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