



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No.

: IN-OD07143690090471V

Certificate Issued Date

: 28-Aug-2023 01:46 PM

Account Reference

: NONACC (IV)/ od5006203/ BHUBANESWAR/ OD-KRD

Unique Doc. Reference

: SUBIN-ODOD500620310019531588456V

Purchased by

: DHARMA BHOOMI HOMES

Description of Document

: Article IA-48 Power of Attorney Deed

Property Description

: MOUZA - KORADAKANTA

Consideration Price (Rs.)

: 0
(Zero)

First Party

: SUKANTA JENA AND RAMAKANTA JENA

Second Party

: DHARMA BHOOMI HOMES

Stamp Duty Paid By

: DHARMA BHOOMI HOMES

Stamp Duty Amount(Rs.)

: 1,000
(One Thousand only)



Please write or type below this line

Sukanta Jena

02/08/2023

Ram Kant
Pradeep Kumar B

IE 0002824704

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.

BB SP

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Sukanta Jena

Ramakanta Jena

Sukanta Jena

2-11-2018, 6-4-21

A18(III) 250 ~
A18(III) 40 ~
V/L 280 ~
570 ~

2-11-2018, 6-4-21
DHARMA BHOOJHI HOMED
akh sam.
PARTNER
Radeep Kumar

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT; WE, (1) **SUKANTA JENA** aged about 63 years; having Aadhar No.4142 5432 1880; (2) **RAMAKANTA JENA** aged about 47 years, having Aadhar No.8286 9699 1102, both are sons of Late Basanta Jena; both are resident of Plot No. 3836/3837, Near Laxmi Narayan Temple, GGP Colony, PO : Rasulgarh, PS : Mancheswar, Bhubaneswar, Dist :-Khurda (Odisha), PIN : 751010; by Caste: Khandayat, by Profession: Business. Mob. : 9938212588.

Ashok mallick

Prasanna K. Das



LTi
Rakesh
Samal
Partner



LTi
Pradeep
Kumar Ray
Partner

02-11-2018 6 081

DHARMA BHOOMI HOMES

Pradeep Kumar Ray
PARTNER

DO HERE BY appoints, constitute and empower;

DHARMA BHOOMI HOMES having its office At- Plot No. 2105/4099, Mahadev Nagar, Lane No.8, Jharapada, Near Puri Bypass, PS : Laxmisagar, Bhubaneswar, Dist : Khurda (Odisha) PIN-751006 (PAN : AATFD3796R); represented through its Partners **RAKESH SAMAL** aged about 48 years, son of Late Jogesh Chandra Samal, Aadhar No.2404 5110 0741, by Caste : Khandayat, by Profession: Business and **PRADEEP KUMAR RAY** aged about 44 years, son of Late Kamalakanta Ray, Aadhar No.4498 5214 8810, by Caste : Kshetriya, by Profession: Business; Mobile No.9437162321; as our true and lawful attorney for us and on our property mentioned in the schedule below of this deed (hereinafter referred to as the Schedule Property);

WHEREAS, the Executants hereby declare that they are the absolute owners of schedule property appertaining to Khata No.459/2941 which is originally recorded in their names correction ROR bearing Khata No.459/2941, Plot No.24, Area : Ac.0.454 decimal, Kissam : Gharabari, and the schedule land also has been converted from agricultural to homestead.

As per Muleek

Pradeep Kumar Ray

Similarly appertaining to Khata No.259 recorded in the names of Executants as per correction ROR issued by concerned Tahasildar vide Mutation Case No.34054/2022 by correcting the "Prajakhana" of said ROR bearing Khata No.259, Plot No.35, Kissam : Gharabari, Area : Ac.0.620 decimals and the schedule land also had been converted from agricultural to homestead. Since then the Executants were/are enjoying the schedule land having every right, title and interest thereover.

AND WHEREAS the principals have entered into a development agreement on dated 28/08/2023 which has registered under document ID No. _____ executed before District Sub Registrar Khurda at Bhubaneswar for development of the schedule lands by fragmenting it into sub-division of plots at a large extent with **DHARMA BHOO MI HOMES** (the Attorney) and thereby several terms and conditions have been mutually agreed upon by and between both the parties. The Layout plan has been approved by the Bhubaneswar Development Authority vide its permission No.22228/BDA, Bhubaneswar dated 05/07/2023, File No-LPBA-351/2022.

AND WHEREAS the aforesaid development agreement determined the proportionate share of each part and both parts have decided to share the saleable area in respect of their specified share. Both parties have clearly made allotment of the Layout/sub-plots in the said project as mutually agreed and the said allotment shall be evidenced that the approved lay out Plot Nos.9,10 & 18 allocated towards the Principal's share and the approved layout Plot No.1,2,3,4,5,6,7,8,11,12,13,14,15,16,17 allocated towards developer's share as mentioned in the aforesaid registered development agreement as per approved Lay out Plan sanctioned by BDA vide its letter No.22228/BDA, Bhubaneswar dated 05/07/2023, File No-LPBA-351/2022.

Sugeta Sen

02.11.2023 6:00 PM
DHARMA BHOO MI HOMES
Dharmasani

PARTNER
Praveep Kumar

As per Mallikar

Prasanna Kumar Deek



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. 48/1
Fees Paid : A18(iii) & A(1)-290 ,, User Charges-280 ,Total 570

[Signature]
Signature of Registering officer

Date: 28/08/2023

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 28/08/2023 by **SUKANTA JENA**, son/daughter/wife of **LATE BASANTA JENA**, of **AT- PLOT NO.3836/3837, NEAR LAXMI NARAYAN TEMPLE, GGP COLONY, PO- RASULGARH, PS- MANCHESWAR, BBSR, DIST- KHORDHA**, by caste **General**, profession **Business** and finger prints affixed.

Sukanta Jena

Signature of Presenter / Date: 28/08/2023

[Signature]
Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SUKANTA JENA		 316811545	<i>Sukanta Jena</i>	28-Aug-2023
RAMAKANTA JENA		 316811546		28-Aug-2023
DHARMA BHOOMI HOMES ITS PARTNER RAKESH SAMAL		 244135481		28-Aug-2023
DHARMA BHOOMI HOMES ITS PARTNER PRADEEP KUMAR RAY		 244135482	<i>Pradeep Kumar Ray</i>	28-Aug-2023

Identified by **ASHOK MALICK** Son/Wife of **BENU MALICK** of **AT/PO- DANDAMUKUNDAPUR, PS- PIPILI, DIST- PURI** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
ASHOK MALICK		 42956991	<i>Ashok Mallick</i>	28-Aug-2023

Land owner's share			
Layout No	Plot	Approval Letter No	Area in decimals
9		No.22228/BDA, dated 05/07/2023	Ac.0.035.34 decimals
10		No.22228/BDA, dated 05/07/2023	Ac.0.052.38 decimals
18		No.22228/BDA, dated 05/07/2023	Ac.0.085.81 decimals
Developer's share			
1		No.22228/BDA, dated 05/07/2023	Ac.0.027.92 decimals
2		No.22228/BDA, dated 05/07/2023	Ac.0.027.81 decimals
3		No.22228/BDA, dated 05/07/2023	Ac.0.027.75 decimals
4		No.22228/BDA, dated 05/07/2023	Ac.0.027.69 decimals
5		No.22228/BDA, dated 05/07/2023	Ac.0.028.23 decimals
6		No.22228/BDA, dated 05/07/2023	Ac.0.027.97 decimals
7		No.22228/BDA, dated 05/07/2023	Ac.0.028.11 decimals
8		No.22228/BDA, dated 05/07/2023	Ac.0.027.77 decimals
11		No.22228/BDA, dated 05/07/2023	Ac.0.039.02 decimals
12		No.22228/BDA, dated 05/07/2023	Ac.0.035.45 decimals
13		No.22228/BDA, dated 05/07/2023	Ac.0.035.38 decimals
14		No.22228/BDA, dated 05/07/2023	Ac.0.035.16 decimals
15		No.22228/BDA, dated 05/07/2023	Ac.0.034.60 decimals
16		No.22228/BDA, dated 05/07/2023	Ac.0.034.61 decimals
17		No.22228/BDA, dated 05/07/2023	Ac.0.086.75 decimals

Suganti Jm

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DHARMA BHOO MI HOMES
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Draeeep kumar

Ashok Mallick

Dinesh Kumar

Date: 28/08/2023

Endorsement of certificate of registration under section 60

Signature of Registrar

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

Book Number : 1 || Volume Number : 246

Document Number : 11082312038

For the year : 2023

Seal :

Date: 05/09/2023

Signature of Registering Officer



AND WHEREAS the Executants/Principals decided to execute this General Power of Attorney in favour of the promoter **DHARMA BHOOMI HOMES** represented by its Partners **RAKESH SAMAL** aged about 48 years, son of Jogesh Chandra Samal, Aadhar No.2404 5110 0741, by Caste : Khandayat, by Profession: Business and **PRADEEP KUMAR RAY** aged about 44 years, son of Kamalakanta Ray, Aadhar No.4498 5214 8810, to enable it to undertake the management, to arrange for development activities and all other relevant jobs for construction over the approved layout plots and to execute necessary sale agreement or sale deeds in favour of the prospective purchasers for the promoter's share only as agreed upon in the agreement signed on 28/08/2023 which was registered under document ID No. dated 28/08/2023 of the office of the District Sub Registrar Khurda at Bhubaneswar between the parties.

KNOWN ALL MEN by theses presents that the Executant/Principal do hereby appoint and retains **DHARMA BHOOMI HOMES** represented by its Partners **RAKESH SAMAL** aged about 48 years, son of Jogesh Chandra Samal, Aadhar No.2404 5110 0741 and **PRADEEP KUMAR RAY** aged about 44 years, son of Kamalakanta Ray, Aadhar No.4498 5214 8810, as their attorney to do or cause to be done all or any of the following acts and deeds in their name and their behalf.

- 1) To make sign, execute, file do or perform all acts, submit applications and other papers, petitions and proceedings whatsoever and matters and things whatsoever with Govt. or other authority as shall or may be required from time to time so as to enable the construction activities upon the schedule property or any part thereof.
- 2) To sign, make, file, re-file, amend, withdraw, commence, prosecute and/or settle with or before the Bhubaneswar Development Authority/BMC and / or any competent authority, ORERA, Tahasil, Block etc or any other body(ies) concerned and all applications, affidavits and other papers, documents and proceedings, whatsoever for or in connection with the assessment of the said property for the construction of the building.

Swagata Jena

02-09-2023

DHARMA BHOOMI HOMES

Rakesh Samal

PARTNER

Pradeep Kumar Ray

Ashok Mahapatra

Pradeep Kumar Ray

- 3) To make all payments and deposits whatsoever as may be necessary for or in connection with any of the purposes aforesaid and to do make, sign and/or execute all other acts, deeds, documents, matters and things, whatsoever as may be required for the purposes and demands, sue for, collect and receive and give a valid receipt and discharge in respect of any and all refunds or returns or repayments of such payments or deposits or any of them related for construction of the residential building over the schedule property.
- 4) To appoint Architects, Building Contractors, Advocates and /or other specialist and to make, to sign and/or perform all other acts deeds, documents, matters and things as shall or may be necessary or required.
- 5) To negotiate and agree to and/or enter into Agreement(s) for sale of the property i.e. the land or land & building thereon and to undertake construction of the Building(s) on the said demarcated approved layout plots or any portion thereof with such person(s) or body(ies) and for such consideration and upon such terms and conditions as the constitutes Attorney deem fit and proper for the proposed residential buildings.
- 6) To apply to the TPCODL or any other electricity authority(ies) for the time being concerned therewith for the permanent or temporary connection of power, light and to the concern authorities for water, sewerage, gas and/or any part thereof and in connection therewith to make all deposits that shall or may be necessary and to do all acts deeds, matters, things, which the owners can do as fully and effectually as we could do if personally present.
- 7) To engage advocate or advocates, sign Vakalatanama, written statements, show causes to defend me and to safeguard our interest with regard to development of the schedule land in civil, criminal or revenue courts of lower, appellate and apex in nature if situation warrants.

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Suresh Jan

2-11-18 G.P.B.
DHARMA BHOO MI HOME
akash sam

PARTNER
Dharmap Kumar

Asst. Manager

Praveen K. Desai

- 8) To negotiate for sale or transfer, let-out charge or encumber the approved layout plots and/or units, in the said property described in the schedule written hereunder or any part or portion thereof and/or interest therein on the said property and to such persons or with any financial institutions as our constituted Lawful Attorney at their sole discretion may deem fit and expedient to the extent of the promoter's share only.
- 9) To present for registration, all paper, documents, deeds, contracts, agreements, applications, declarations, undertakings and other documents in connection with sale and transfer of the promoter's allotted Lay out Plots or constructed area by the promoter upon the allotted Lay out Plots of the schedule land.
- 10) To enter into, modify, rectify, cancel, alter, draw, approve, present for registration, all papers, documents, deeds, contracts agreements, applications, declarations, undertakings, agreement for sale and other documents in connection with sale and transfer of the builder/developers share of the land and or building constructed by the Developer upon the said lands or any part thereof or any interest therein and /or any building(s) that may in future be constructed thereon or any part or portion thereof in pursuance of the permission legally granted.
- 11) That, our Attorney is also competent and authorized to invest money out of its own fund or funds collected from the prospective purchasers for the aforesaid proposed construction of the building on floor space basis.
- 12) To appear before any Notary Public, Registrar of Assurances, District Registrar and Sub Registrars of Assurances, Magistrate and other Officer(s), Authority(ies) having jurisdiction and to acknowledge and present for registration before the Registrar or Sub Registrar, have registered and do and present all deeds, documents, instruments and writings executed sign by virtue of these Registered Powers herein conferred to the extent of the promoter's share only.

Suvarata Jena

02/01/2016 G. 81
DHARMA BHOMI HOMES
H. S. S. S.

PARTNER
Rajeev Kumar

Ashok Mahapatra

Prasanna Ran Dand

- 13) To quite competent and empowered to make all types of negotiations with the intending purchasers for the promoter's share for and on our behalf and give effectual receipts and discharge for all money(ies) received by our registered power of Attorney as payment for the promoter's share and by virtue hereof which receipts and/or discharge shall fully exonerate the person so paying.
- 14) To competent and empowered to fix the price or prices of the Lay out Plots/units that would be raised over the plots as enumerated in the schedule property and is also empowered to sell the promoter's share of those Lay out Plots/units to different purchasers desiring to purchase the proposed units thereof and in that case our attorney will be quite competent to execute agreement for sale or sale deed and receive the consideration money in respect of the same from its purchasers and our attorney is quite competent and empowered to make all types of negotiations with the intending purchasers for the promoter's share for and on our behalf.
- 15) To sign all documents for mortgage of the land/units of the promoter's share to be constructed over the said property with any Nationalized Bank or Financial Institutions or any organizations for obtaining loan by the prospective purchasers.
- 16) To do and carry out all the acts and activities to compete the project work in all respect as envisaged under the development agreement dated 28/08/2023 which was registered under document No. ¹³ 1082312541 dated 28/08/2023 of the office of District Sub Registrar Khurda at Bhubaneswar.

Sudant Jey

02/01/2024 10:06:51
DHARMA BHOSMI HOMES
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Praseep PARTNER

Asish Mallick

Dinesh Kar Dandy

17) It is hereby specifically stated that the Attorney shall do acts as aforesaid lawfully and such other acts and deeds that are deemed necessary lawfully to effectuate authority in our behalf and to do other acts, deeds, matters and things whatsoever as our said Registered Power of Attorney shall deem fit and incidental and lawful to the exercise of any of the above powers or incidental to the said property and/or construction of the building thereof or the affairs relating thereto. We do hereby ratify and agree to ratify the acts and deeds done lawfully by the Attorney and the deeds and acts done shall be construed as the acts and deeds done by us personally. It may be stated that all expenses met by the Attorney Holder shall be at their cost and acts done shall be at the risk and responsibility of the attorney and the Principal shall have no responsibility or liability in any manner whatsoever, done by the Attorney Holder for such acts, deeds, covenants etc.

18) This power will be enforced till completion of the project work in all respect and handover of possession by registration of the units in favour of the prospective purchaser.

We the executants and attorney holder hereby declare that we had executed a development agreement on dated 28/08/2023 vide document ID No. 1082312541 and at the time of execution of the aforesaid agreement the Stamp Duty @ 2% and registration fees @ 2% has already been paid as per bench mark valuation. Hence for the same schedule property further stamp duty and registration fees is not paid here.

Suresh Kumar

28/08/2023
DHARMA BHOMHONES

Pradeep Kumar

Asish Mallick

Pradeep Kumar

SCHEDULE OF PROPERTY

District.- Khurda, Tahasil- Bhubaneswar, PS- Saheed Nagar No.78,
Mouza- **Koradakanta**, Sthitiban, Khata No.**459/2941**, Plot No.**24**,
Kissam : Gharabari, Area : **Ac.0.269** decimal (full Plot), corresponding
to Settlement Khata No.396 and Khata No.**259**, Plot No.**35**, Kissam :
Gharabari, Area : **Ac.0.429** decimal (full plot).

In toto one Mouza, two Khata, two Plots, total Area : **Ac.0.698**
decimals, marked as Sub Plot / Lay-out No.1 to 18.

(A sketch map of the schedule land is attached to this
agreement, which will form a part of this agreement for proper
identification and/or measurement/demarcation of the said land).

IN WITNESS WHEREOF, the above named Executants, after
reading and understanding all the clauses of this Deed of General
Power of Attorney, signed and executed this on this 28th day of
August, 2023 in presence of the following witnesses.

WITNESSES :-

- 1) Ashok Mallick
S/o Ben Mallick
H/o Dandamakarapur
P/S Pipli Dist. Khurda
- 2) Prasenjit Deeb
at Gopin Gopin
old Ter, etc

Signature of

Executants/Principals

Signature of the

Executants/Principals

DHARMA BHOOMI HOMES

~~H. K. Saha~~

PARTNER

Prasenjit Deeb

Signature of

Attorney Holder

Drafted & Prepared by

Bimal Kumar Mohanty

Advocate, Bhubaneswar

E. m. 0131/06