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INDIA NON JUDICIAL

Government of Odisha

e-Stamp

Base Certificate No. : IN-OD01933343603309T
 Rectified Certificate No. : IN-OD01933804469707T
 Certificate Issued Date : 08-Apr-2021 03:01 PM
 Account Reference : SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD
 Unique Doc. Reference : SUBIN-ODODSHCIL0102594422210925T
 Purchased by : MS SHRI JAGANNATH SARCHIS INFRASTRUCTURE PVT LTD
 Description of Document : Article IA-48 Power of Attorney Deed
 Property Description : MOUZA-PATIA,KHATA-474/4640,PLOT-556/5284,AREA-A0.080 DEC
 Consideration Price (Rs.) : 1,01,20,000
 (One Crore One Lakh Twenty Thousand only)
 First Party : DEBAJANEE RATH
 Second Party : MS SHRI JAGANNATH SARCHIS INFRASTRUCTURE PVT LTD
 Stamp Duty Paid By : MS SHRI JAGANNATH SARCHIS INFRASTRUCTURE PVT LTD
 Stamp Duty Amount(Rs.) : 5,06,000
 (Five Lakh Six Thousand only)



-----Please write or type below this line-----

Deba janee Rathi
 Naisargika Sonali Mansingh.

QT 0001618864

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.



Nai'SangeKa Sonali Mansingh.
SIGNATURE OF PURCHASER



44/21/1

206000

720 210
4000 400
210
209940

LTI and Segm.
of Debaanee
Rath is attested
by me
Rahar
07/04/21 Atm



Debaanee Rath

LTI and Segm.
of Naisangika
Sonali Mansingh
is attested by me
Rahar
07/04/21 Atm



Naisangika Sonali Mansingh

Debaanee Rath
7.4.2021

Shri Jagannath Sarchis Infrastructure Pvt. Ltd.

Naisangika Sonali Mansingh
Director

1,01,20,000

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, SMT. DEBAJANEE RATH, aged about 65 years, W/o. Late Brundaban Rath, permanent resident of At- Badambagada, P.O/P.S-Badamba, Dist.-Cuttack, Odisha and at present residing At: Plot No.-12, Park Line, Near Jagannath Temple, Kolathia, P.O/P.S- Khandagiri, Bhubaneswar-751030, Dist.-Khordha, Odisha, by Caste- Brahmin, by Profession- Housewife having Aadhaar No.- 5664 5804 1860, PAN-AIHPR2293R, Mob. No.-9438344551 here-in-after called the "Principal" do hereby nominate, constitute and appoint M/S. SHRI JAGANNATH SARCHIS INFRASTRUCTURE (P) LTD., a

Sandrit Rath
7.4.21

Smriti Kano Smb.

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Company incorporated under The Companies Act, 1956, having its CIN-U 7010OR2011PTC014062 and its registered office at N-1/40, IRC Village, Nayapalli, P.O/P.S-Nayapalli, Bhubaneswar, Dist.-Khordha, Odisha, PIN-751015 represented through its Director- **MRS. NAISARGIKA SONALI MANSINGH**, aged about 39 years, wife of Sri Dusmant Kumar Swain, resident of Plot No.- N-1/40, IRC Village, Nayapalli, P.O/P.S- Nayapalli, Bhubaneswar, Dist.-Khordha, Odisha, PIN-751015 here-in-after called the "**Attorney Holder**" as my true and lawful attorney in my name and on my behalf or otherwise to do the following acts, deeds and things hereinafter mentioned in my name and on my behalf.

WHEREAS, I am the absolute bonafide owner of the Schedule of Property mentioned below in detail situated at Mouza- Patia having right, title, interest and peaceful possession.

AND WHEREAS, due to my old age and other allied work I am not in a position to look after and the proper management of the Schedule of Property mentioned below, I decided to enter into construction agreement with the Attorney Holder/Developer in respect of my landed property mentioned in the Schedule below, for the sake of legal and bonafide necessity, I with good health, free will and with good conscience and sound mind and without being influenced from any pressure, coercion whatsoever, execute this General Power of Attorney in favour of my above named Attorney Holder, to do all the works, deeds and things herein below mentioned in my name and on my behalf.

1. To take charge and possession of my schedule property mentioned below in detail and every part thereof and to

Debojane R. J.
7.4.2021

Shri Jagannath Sarchis Infrastructure Pvt. Ltd.

Naisargika Sonali Mansingh
Director

Sandhya R.

7/4/21

Swati K. S.



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manage, develop and look-after the same for and on behalf of me.

2. To develop the schedule land by constructing Group Housing / Duplex/ Simplex/ Residential Flats/ Residential Complex basing on the land development agreement made and /or to be made with the above named Attorney and also basing on the approved plan and permission of the Bhubaneswar Development Authority (in short B.D.A)/ Bhubaneswar Municipal Corporation (in short B.M.C)/ Odisha Real Estate Regulatory Authority (in short ORERA) and any other authorities / bodies.
3. To file layout plant(s) and building plan(s) for approval/permission from B.D.A/ B.M.C/ O.R.E.R.A or any other authorities / bodies for development of the schedule property by constructing Group Housing / Duplex/ Simplex/ Residential Flats/ Residential Complex and to get approval of the same and my above named Attorney is also authorized to sign any application, documents and forms etc. before the above authorities as and when required.
4. To purchase judicial and non judicial stamp papers and other legal forms/application etc. as and when required in respect of the schedule property.
5. To regularize the lease, in respect of the entire plot, before the competent authority by paying the required premium.
6. To make sign, execute, file, perform and/or get registered all acts, deeds, documents, applications,

Debojanees Rath
7.4.2021
Shri Jagannath Sarchis Infrastructure Pvt. Ltd.
Nai Sargika Sonali Mansingh.

Samant Rath
7/4/21
Zamanta Kema Suro.



Endorsement of the certificate of admissibility

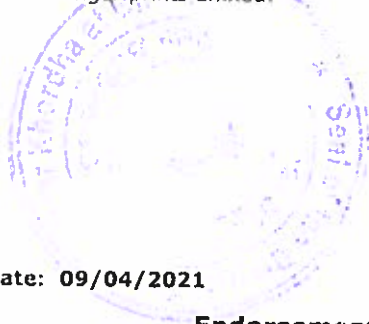
Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 48(g).
Fees Paid : A18(iii) & A(1)-202690 ,, User Charges-250 ,Total 202940

Date: 09/04/2021

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 09/04/2021 by **DEBAJANEE RATH**, son/daughter/wife of **LATE BRUNDABAN RATH**, of **AT- PLOT NO.12, PARK LINE, NEAR JAGANNATH TEMPLE, KOLATHIA, PO/PS- KHANDAGIRI, BBSR, DIST- KHORDHA**, by caste General, profession Others and finger prints affixed.



Signature of Presenter / Date: 09/04/2021

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

NAME	Photo	Thumb Impression	Signature	Date of Admission of Execution
DEBAJANEE RATH		 314415982		09-Apr-2021
NANARGIKA SONALI MANISINGH DIRECTOR OF MS SHRI JAGANNATH SARCHIS INFRASTRUCTURE PVT. LTD.		 242631598		09-Apr-2021

Identified by **SAMBIT RATH** Son/Wife of **BRUNDABAN RATH** of **PLOT NO.12, PARK LINE, KOLATHIA, KHANDAGIRI, BBSR, DIST- KHORDHA** by profession Others

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution

petitions and proceedings whatsoever as shall or may be required from time to time to able the construction / development of building over the said property or any part thereof.

7. To pay ground rents, Municipal and Legal Taxes, rates, charges, expenses, required deposits with B.D.A/ B.M.C/ O.R.E.R.A and other outgoings whatsoever payable for or on account of the said schedule property.
8. To sell, negotiate, agreement for sale, sign and execute sale deed or any other deed of conveyance and transfer buildings and/or flats/units, commercial space, utility space, parking space with proportionate area relating to the Attorney Holder/Developer's share of 50% as per share allotment agreement except Principal/Owner's share of 50% written in the share allotment agreement to be executed with my Attorney Holder being the Developer i.e. after executions of this G.P.A. or any part or portion thereof and/or interest therein on the schedule property to such person(s) as my Attorney at their sole discretion may think fit and expedient.
9. To sign any Patta, Kabuliyat, rectification/correction of ~~whatsoever~~ nature, surety bond, compromise or refer to file it with any authority or executed by my said Attorney for and on my behalf or in my name to the proper authority.
10. To appear and act before the Supreme Court, High Courts, District Courts, Civil Courts, Criminal Courts, Quasi Judicial Courts, Non Judicial Courts, Local Body Authorities and also other Revenue and Administrative Authorities and Tribunals or whatsoever in the province

Debjane Rukh

7.4.2021

Shri Jagannath Sarchis Infrastructure Pvt. Ltd.

Naisargika Sonali Mansingh.

Sambit Rukh

7/4/21

Amrita Kema GWS.

SAMBIT RATH



41846140

Sambit Rath

09-Apr-2021

Date: 09/04/2021

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 : 91

Document Number : 11082105647

For the year : 2021

Seal :

Date: 12/04/2021

Signature of Registering officer



of Orissa and the Territories of India, in respect of my schedule property.

11. To sign, declare, affirm, verify and file complaints, petitions, applications, written statements, rejoinders, pleadings, affidavits, memorandum, declaration, amendment, tabular statements, returns, compromise petitions, before any Judicial, Revenue, Administrative Authorities, Government Offices, Courts, Corporation whatsoever as shall or may be required from time to time upon the said property for me and on my behalf.
12. To take oath, to file affidavit, to admit mutation or any other proceeding or to do incidental work relating to the Schedule of Property at their own discretion under their own signature for me and on my behalf.
13. To retain and appoint counsels, advocates, attorneys, pleaders, Mukhtars and instruct them whenever necessary and to dismiss/ discharge them when ever my said Attorney may deem fit and proper.
14. To adjust, settle, compromise, compound, withdraw, refer to abandon all disputes, debts, claims and accounts whether on litigation or otherwise and on such terms as my Attorney shall think fit and proper.
15. To appear for or in connection with the exercise of any of the powers, acts or matters aforesaid and to appoint Architects, Building Contractors and/or other specialists for development of the schedule property and to make, sign and/or perform all other acts, deeds, documents, matters and things for and on my behalf or in my name

Debojyoti Reddy

Shri Jagannath Sarchis Infrastructure Pvt. Ltd. 7.4.2021

Naisargika Sonali Mansingh

Sandhya Reddy
7/4/21

1. Zmarfa Koma Suroti



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as shall or may be necessary and required in respect of the schedule property.

16. To negotiate and agree to and/or enter into agreement(s) for and on behalf of me for construction/development of the schedule property and to undertake construction of the building(s)/ Group Housing / Duplex/ Simplex/ Residential Flats/ Residential Complex on the schedule land with such person(s) of body(ies) and for such consideration and upon such terms and conditions as my Attorney deem fit and proper.
17. To apply to the Electricity Authority, P.H.D., B.D.A., B.M.C and any other body(ies) and authority(ies) for the time being concerned executant for the permanent or temporary connection of power, light, water, telephone, sewerage, gas and/or any part thereof as my Attorney deem fit and proper.
18. To commence, prosecute, enforce, defend, discontinue, oppose or otherwise take part in as the nature and circumstances of the case may require and to take all such action, institute or file suits, appeals, execution, miscellaneous cases, complaint case, miscellaneous petition relating to our property mentioned in the schedule as my Attorney may deem expedient and proper, under their own signature and pay rent, cess, taxes, charges and other dues of the Government/local authorities and to file other legal proceedings in my name and on my behalf.
19. To make, to sign and/or perform all other acts, deeds, documents, matters and things for and on my behalf as

Debenjanee Rak
Shri Jagannath Sarchis Infrastructure Pvt. Ltd.
7.4.2021
Nal Sargika Sonali Mansingh

Sonali Rak
7/4/21

1. Emarfa Kemoni Swati



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shall or may be necessary or required in respect of the schedule property.

20. To appear before Notary Public, Registering Authority, Magistrate and other officers and to acknowledge and present for registration before concern registering authority or have registered and do perfect all deeds, documents, instruments and writings, executed, signed or made in respect of such property for me and on my behalf.
21. To sell, negotiate agreement for sale, sign and execute sale deed or any other deed of conveyance in respect of the said property to the extent of their share (Developer's/Attorney Holder's 50% share) only and to such persons as our Attorney at their sole discretion may think fit and expedient.
22. To sign, execute, present and admit to registration to all papers, documents, deeds, contracts, agreement, applications, declaration, undertaking and other documents in connection with sale and transfer of the lands more fully and particularly described to the extent of their share (Developer's/Attorney Holder's 50% share) only in my name on my behalf.
23. To file layout plan(s) and building plan(s) for approval from B.D.A./ B.M.C/O.R.E.R.A and/or any other body(ies) or authority(ies) concerned from or in connection with the clearance, sanction, permission and/or approval for construction of building(s)/ Group Housing / Duplex/ Simplex/ Residential Flats/ Residential Complex over the schedule property as my Attorney think fit and expedient and also authorized to

Debojane Raha

7.4.2021

Shri Jagannath Sarathi Infrastructure Pvt. Ltd.

Naisargika Sonali Mansingh
Director

Sandip Raha

7/4/21

Smart Keno S.O.



Handwritten signature in green ink.

sign any application, documents and forms etc. before the authorities as and when required.

24. To sign, file, amend, withdraw, commence, prosecute and/or settle with or before B.D.A./B.M.C/O.R.E.R.A and/or any other body(ies) or authority(ies) concerned from or in connection with the clearance, sanction, permission and/or approval for the construction of the building(s)/ Group Housing / Duplex/ Simplex/ Residential Flats/ Residential Complex over the schedule property.
25. To make all payments and deposits whatsoever as may be necessary for or in connection with any of the proposed aforesaid land and to do, make, sign and/or execute all other acts, deeds, documents, matters and things whatsoever as may be required for the purpose and to demand, issue, collect and receive and give a valid receipt and discharge in respect of any and all regards and returns and repayment of such deposits or any of them.
26. To enter into agreement with the prospective purchaser(s) and receive money and do all necessary execution of the deeds as well as registration before the competent authority in respect of Attorney Holder/ Developer's share of 50% only over the schedule property.
27. This General Power of Attorney is not revocable and it is agreed by the above Principal by virtue of this Power of Attorney, the acts, deeds and things committed or executed or done by my Attorney shall not be subject to challenge before any Court of Law, by the Principal, her

Debarajee Reddy

7.4.2021

Shri Jagannath Sarchis Infrastructure Pvt. Ltd.

Naisangika Sonali Nansingh

Sandhya Reddy
7/4/21

Emara Kama Smt.



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heirs, successors, assigns and legal representative-in-interest.

AND, We, hereby agree to confirm and ratify all acts, deeds or things done by my said Attorney or such person as may be appointed by the said attorney by virtue of these presents, on my behalf and the same shall be deemed to be done on my behalf and shall be binding on me, as if the same has been done or made by me.

IN WITNESS WHEREOF, We have signed executed and delivered this deed of General Power of Attorney on this 07th day of April, 2021.

SCHEDULE OF PROPERTY

Dist.-Khordha, MOUZA: PATIA, P.S.- New Capital (Hal P.S.- Chandrasekharapur) No.-22, Sub-Registrar / Tahasil- Bhubaneswar, Mutation Khata No.- 474/4640, Mutation Plot No.- 556/5284, Area: Ac.0.080 dec., Full Plot, Kisam- Gharabari, Annual Rent: Rs.240/-, valuation of schedule property as per benchmark is Rs.10,20,000/-

Witnesses:-

1. Sandip Kumar
7/4/21

Plot no-12, parkline, Kolathia
Khandagiri, Bhubaneswar -751030

S/o :- Brundaban Kumar
PAN - AKOPR1729D

Debojanees Kulkarni
Debojanees Kulkarni
D. 7.4.2021
Executant

Shri Jagannath Sarchis Infrastructure Pvt. Ltd.

Naisargika Sonali Mansingh
Director
Attorney Holder

2. Amrita Kumar
S/o. Late Basanta Kumar Sahoo
Plot No.- M-1/40, IRC Village,
P.O./P.S.- Nayapalli, Bhubaneswar,
Dist.- Khordha, Odisha.

Drafted and Prepared
by me
Rahul
D. 7/4/2021
(Anwar K. Sahoo)
Enrol. No. - 03752/5



REGISTERED & TRUE
FILED IN

BOOK NO.
Volume No.
Pages
Serial No.
for the year 2021

10821058454
Registering Officer
Shubhacharya
Date 09.4.21

12.65/002001
1265001
per DPC