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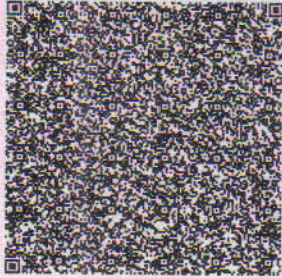
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INDIA NON JUDICIAL

Government of Odisha

e-Stamp

Certificate No.	: IN-OD00194727729079Q
Certificate Issued Date	: 28-Mar-2018 12:58 PM
Account Reference	: SHCIL (FI)/ odshcil01/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference	: SUBIN-ODODSHCIL0100209377451323Q
Purchased by	: MS SHREE GANESH BUILDCON PVT LTD
Description of Document	: Article IA-48 Power of Attorney Deed
Property Description	: MOUZA-KORADAKANTA,PS-MANCHESWAR,KHATA-389,PLOT-165/3812,AREA A0.894 DEC
Consideration Price (Rs.)	: 2,68,20,000 (Two Crore Sixty Eight Lakh Twenty Thousand only)
First Party	: LAXMIDHAR ROUTRA ALIAS ROUTRAY
Second Party	: MS SHREE GANESH BUILDCON PVT LTD
Stamp Duty Paid By	: MS SHREE GANESH BUILDCON PVT LTD
Stamp Duty Amount(Rs.)	: 13,41,000 (Thirteen Lakh Forty One Thousand only)



Please write or type below this line

Manoj Ku. Baliarsingha

Shree Ganesh Buildcon Pvt.Ltd.
Manoj Ku. Baliarsingha
 (Manoj Ku. Baliarsingha)
 Managing Director

UP 0003900716

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

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28.3.18
Manoj Ku. Baliarsingha
Managing Director
Shree Ganesh Buildcon Pvt.Ltd.



LTI of
Majadhar Routray



LTI of

Manoj Ku. Baliarsingha

IRREVOCABLE GENERAL POWER OF ATTORNEY

This Irrevocable General Power of Attorney made on this
28th day of March 2018.

KNOW ALL MEN BY THESE PRESENTS THAT, I
SRI LAXMIDHAR ROUTRA @ ROUTRAY, aged
about 74 years, S/o- Late Prahalad Nayak, by Caste-
Khandayat, by Profession- Cultivation, resident AT-
Kalaraput, P.O.- Rasulgarh, P.S.- Mancheswar,
Bhubaneswar, Dist.- Khurda, Odisha,

Contd.....2

28/3/18

Sitanshree Narendra andhapatra

2.68 20,000/-

having PAN- CBLPR2382C (here-in-after called "**THE PRINCIPAL EXECUTANT**") which expression unless repugnant to the context shall include their heirs, successors, assigns and legal representatives) **DO HEREBY IRREVOCABLY NOMINATE, CONSTITUTE AND APPOINT M/s SHREE GANESH BUILDCON PVT. LTD.,** a Builder/Developer Company, having its Corporate Office AT- Plot No.- N-1/A-21, IRC Village, Nayapalli, Bhubaneswar, Dist.- Khurdha-751015, having PAN - AAHCS4564M, represented through its Managing Director **SRI MANOJ KUMAR BALIARSINHA,** aged about 65 years, S/o- Late Prafulla Chandra Baliarsinha, by Caste- Khandayat, by Profession- Business, here-in-after called as my true and lawful **ATTORNEY** to do the following acts, deeds and things for me, in my name and on my behalf.

WHEREAS, I, the above named principal, am absolute owner of the property situated in Mouza - Koradakanta, Khata No.389, Chaka No.146, Plot No.165, area Ac.1.267 decimals, stands recorded in my name as per Record of Rights finally published in the year 1979 Consolidation and I am in peaceful possession over the same without any dispute.

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2024.02.22 12:00 PM 99512

Shree Ganesh Buildcon Pvt.Ltd.

Manoj K. Baliarsinha

(Manoj Ku. Baliarsinha)
Managing Director

2024.02.22 12:00 PM

Sitanishoe Narendra oncha Petra



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)-536692 ,, User Charges-310 ,Total 537002

Date: 28-03-2018

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 10:30 AM and 2:30 PM on the 28-03-2018 by LAXMIDHAR ROUTRA ALLIAS ROUTRAY, son/wife of LATE PRAHALAD NAYAK, of AT-KALARAPUT, PO-RASULGARH, PS-MANCHESWAR, BHUBANESWAR, DIST-KHURDA (ODISHA), by caste General, profession ଗୃହ and finger prints affixed.



Signature of Presenter / Date: 28-03-2018

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
LAXMIDHAR ROUTRA ALLIAS ROUTRAY		 312416865		28-Mar-2018
MANOJ KUMAR BALIARSINHA MANAGING DIRECTOR OF MS				28-Mar-2018

AND WHEREAS, the National Highway Authority has acquired an extent of land measuring Ac.0.075 decimals out of Ac.1.267 decimals, vide L.A. Case No.- 2/20/2010 and I am in peaceful possession over the balance area Ac.1.192 decimals.

AND WEHREAS, I the above named principal, have converted an extent of land measuring Ac.1.012 decimals out of balance Ac.1.192 decimals from agricultural status to residential (homestead) status vide O.L.R. U/s. 8 (A) Case No.3299/16 and obtained Corrected PATTA from the Tahasildar, Bhubaneswar on dtd.02.02.2018 in Khata No.389, Plot No.165/3812, Area Ac.1.012 decimals, Kisam – Gharabari, and Chaka No.146, Plot No.165, area Ac.0.180 decimals.

AND WHEREAS, I the above named principal, have been paying land revenue (rent) to the Govt. of Odisha through the Tahasildar, Bhubaneswar and obtained receipts thereof.

AND WHEREAS, I the Principal Executant being unable to look after the schedule property for develop/alienate/transfer the property mentioned in the schedule below due to frequent illness of my health and in such an event I am in my free will and sound mind do hereby nominate, constitute and appoint the above-said Attorney

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Shree Ganesh Buildcon Pvt.Ltd.
Manoj Ku. Baliarsingha
(Manoj Ku. Baliarsingha)
Managing Director

ସିତାନ୍ଧର ନରେନ୍ଦ୍ରା ଚନ୍ଦ୍ରାପେତ୍ରା

Sitanandha Narendhra chandrapetra

SHREE GANESH
BUILDCON PVT LTD



241329805

Mang. K. - Radio Ganga -

Identified by **PRADIPTA KUMAR ROUTRAY** Son/Wife of **LAXMIDHAR ROUTRA ALLIAS ROUTRAY** of **AT SAME P**
by profession ଅଢ଼ି

Name	Photo	Thumb Impression	Signature	Date of Admission Execution
PRADIPTA KUMAR ROUTRAY		 40758842		28-Mar-2018

Date: 28-03-2018

Signature of Registering of

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 : 69

Document Number : 11081803627

For the year : 2018

Seal :

Date: 31-03-2018

Print



Signature of Registering of

- 4 -

Holder to do all acts, deeds and things mentioned below for me, in my name and on my behalf.

AND WHEREAS, the said M/s Shree Ganesh Buildcon Pvt. Ltd. through its Managing Director Sri Manoj Kumar Baliarsinha is well to understand all the acts and deeds pertaining to the schedule property.

NOW, I the above Principal Executant do hereby authorize and empower the said M/s Shree Ganesh Buildcon Pvt. Ltd. through its Managing Director Sri Manoj Kumar Baliarsinha as my lawful attorney to do the following acts and things for me, in my name and on my behalf, that is to say : -

NOW THIS DEED OF IRREVOCABLE GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:-

01. To apply for demarcation, mutation and conversion to homestead land of the schedule property to the Tahasildar, Bhubaneswar, settlement authority or any other concerned authorities as and when required.
02. To apply for approval of layout and building plan before the Bhubaneswar Development Authority / Bhubaneswar Municipal Corporation, Town planning authority or any other Govt. or Semi Govt. Dept. for approval and development of the said land and swear the affidavit for the purpose and obtain the same in my name or on my behalf.

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श्री गणेश बिल्डकॉन प्रा. लि.

Shree Ganesh Buildcon Pvt. Ltd.

Manoj Ku. Baliarsinha

(Manoj Ku. Baliarsinha)
Managing Director

श्री गणेश बिल्डकॉन प्रा. लि.

Sitanisha Nanendra maha Patra

03. To engage labourers, masons, engineers, architects, etc. for construction of boundary wall, buildings and any other construction over the schedule property.
04. To deposit rent fees, taxes, land revenue and cess before the concerned depts./authorities relating to the said property and obtain receipt thereof and expenditure of the same would be reimbursed from the principal / Executant.
05. To sell or negotiate, only regards to developer's share (except owner's share i.e. 40% of the total super built up area or 40000 sq. ft. super built up area of the project whichever shall be higher), receive advance consideration money from the purchaser/purchasers and execute agreements for the purpose if necessary in the share of developer.
06. To purchase stamp papers for preparation of Sale Deeds, Deeds of Conveyance, Lease Deed, Deed of Rectification, Deed of Relinquishment etc. and to sign and execute the same only in regard to the developer's share (except owner's share i.e. 40% of the total super built up area or 40000 sq. ft. super built up area of the project whichever shall be higher) along with requisite forms and sketch map and admit execution thereof before the concerned authority, for and on my behalf.
07. To accept the sale proceeds only in regards to developer's share from the customers/purchasers on my behalf and acknowledge the receipt of the same.

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Shree Ganesh Buildcon Pvt.Ltd.

Manoj Ku. Baliarsingha
(Manoj Ku. Baliarsingha)
Managing Director

අනුමත කරනු ලබන බවට

Sritansha Nanendra oncha Petra

08. To execute and register the lease deed, sale deed mortgage deed, gift deed, deed of rectification, correction, deed of cancellation and deeds of relinquishments of whatever nature over the schedule below property only in regards to the developer's share in my name and on my behalf.
09. To present deeds of Sale/Conveyance only in regards to developer's share (except owner's share i.e. 40% of the total super built up area or 40000 sq.ft. super built up area of the project whichever shall be higher) along with the requisite sketch maps and execute the same before the concerned registering authority, to admit execution thereof on my behalf. To be more precise the power of attorney holder is the authority to execute mortgage deeds, deduct charge and authorized to mortgage the schedule property in regards to the developer's share only in favour of any financial or other institutions for obtaining loan for making developments over the schedule land. My power of attorney holder, for the purpose of obtaining loan shall execute necessary agreements and other documents with such financial institutions to confirm the mortgage and repayment of the loan on my behalf.

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22/09/2019

Shree Ganesh Buildcon Pvt.Ltd.

Manoj Ku. Baliarsingha

(Manoj Ku. Baliarsingha)
Managing Director

22/09/2019

Sitanisha Nanendra indhastha

10. To appear before any Notary Public, Register of Assurance, District Registrar or Sub-Registrar of Assurance, Magistrate & other officer (s), Authority (ies) having Jurisdiction & to acknowledge and present for registration before the Registrar, do & perfect all deeds, documents, instruments & writing executed, signed by virtue of these registered powers herein conferred upon only in regards to the developer's share.
11. To appear before the Tahasildar, Addl. Tahasildar, Sub-Collector, A.D.M., Board of Revenue, Commissioners of land records & settlement to file petitions, applications, appeals, revisions, misc. case etc. correct the R.O.R., land records, to file application for conversion, deposit the conversion premium, accept the premium receipt & conversion patta & to pay rent, land revenue, premium to others such authority in respect of my property in my name & on my behalf.
12. To install the sign board, to prepare plan or revised plan by specific architect with discussion with the principal, sign & submit the plan, to make an affidavit & file the same before the B.D.A./B.M.C. for necessary approval & receive the same from the concerned authority, make advertisement for offering

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21/02/2024

Shree Ganesh Buildcon Pvt.Ltd.

Manoj Ku. Baliarsingha

(Manoj Ku. Baliarsingha)
Managing Director

21/02/2024

Sitanisha Nanendra andhal dha

sale only in regards to the developer's share of the schedule property to attract the public attention towards the scheme.

13. To receive consideration money whether in shape of draft, cheque or cash etc. from the purchaser / purchasers, endorse the registration ticket/receipts in favour of the purchaser/purchasers and deliver physical possession of the sold undivided share of land & building as per the developer's share for and on my behalf.
14. To apply for making gift of any part of the schedule property to the Bhubaneswar Municipal Corporation, Bhubaneswar Development Authority and Bhubaneswar Block along with the requisite forms and sketch map and sign and to present the said gift deed before the registering authority for registration and to admit execution thereof for and on my behalf.
15. To take all steps for development of the schedule property for residential/commercial purpose for and on my behalf.
16. To develop this schedule land directly or to make an agreement, contract whatsoever with any other companies, builders or developers to develop the land.
17. To advertise for selling of developer's share of the scheduled property thereof for any intending customers through putting Sign Board, Hoardings,

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Shree Ganesh Buildcon Pvt.Ltd.

Manoj Ku. Baliaresinha

(Manoj Ku. Baliaresinha)
Managing Director

ସ୍ୱାକ୍ଷର କରାଯାଇଛି

Sitanatha Narendranandana

Distributing leaf lets, Brochures and in various News Papers, electronic media etc.

18. To develop the schedule below property and to sell only in regards to the developer's share to intending buyers receiving appropriate consideration money from them for and on my behalf.
19. To construct flats, multistoried apartments and commercial spaces over the scheduled land and collect the sale proceeds only in regards to developer's share for and on my behalf.
20. To sign, execute construction agreements with customers/prospective purchaser/purchasers only in regards to the developer's share for and on my behalf and deliver possession of the same in favour of the customers / prospective purchaser (s).
21. To borrow money from bank, housing finance and other banking financial institutions or from any other party or source on my behalf to construct flats, multi storied buildings, commercial spaces, as my lawful attorney will deem fit and to borrow from time to time such sum of money and upon such terms as the said attorney may deem fit upon the security of my schedule property and for such purpose to execute such mortgages, pledges cheques or other securities

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Shree Ganesh Buildcon Pvt Ltd.

Manoj Co. Balarinko.

(Manoj Ku. Balarinko)
Managing Director

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Sitanatha Nanendra mchaftra

upon such covenants terms and conditions as may be thought proper.

22. That, if any dispute arises in respect of the schedule property my attorney is empowered to appear before the civil/criminal/revenue courts etc. on my behalf to conduct the cases, engaging advocates and expenses incurred thereof for the said litigation will be paid by the attorney holder which will be adjusted towards the consideration money paid/to be paid to the Principal / Executant.
23. To verify sign and file plaints, written statements petitions, vakalatnama, rejoinder, execution proceeding, objections, memorandum of appeal, applications for building plan and compromise petitions before any judicial, revenue, administrative, banking authority or financial institution at his/their own discretion and therein own signature.
24. To appoint Architect, building contractors, other specialists and skill labourers for construction in respect of the schedule property.
25. The power of attorney holder is empowered to purchase the stamp papers and to execute and register sale deeds, lease deed, mortgage deed, gift deed, deed of rectification and correction and deed of relinquishments of whatever nature only in regards to

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21/06/21
22/06/21
23/06/21

Shree Ganesh Buildcon Pvt.Ltd.
Manoj K. Baliarsingha
(Manoj Ku. Baliarsingha)
Managing Director

24/06/21
25/06/21

Sitanshu Narendra andhastre

the developer's share of the schedule property and execute and present any deed or documents only in regards to the developer's share by my said attorney for and on my behalf.

26. To apply to the electricity department and P.H. department for supply of Power and Water to the schedule property for construction & development purpose etc.
27. The recital of Development Agreement vide Notarised Serial No.47, dated 26.08.2016 shall be treated as part and parcel of this Irrevocable General Power of Attorney.
28. After obtaining the plan approval from the B.D.A., Bhubaneswar, both the parties shall execute another document of allocation of share specifically in the interest of both owner's share and Developer's share.
29. It is agreed by above principal by virtue of this power of attorney that the lawful acts, deeds and things committed and executed which have been mentioned in this Irrevocable General Power of Attorney shall not be subject to challenge in the court of law by me or by my heirs, successors, assigns and representatives in interest. But if any dispute arises in between principal and developer in regarding to any clause or

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Shree Ganesh Buildcon Pvt Ltd

Manoj Ku. Baliarsingha

(Manoj Ku. Baliarsingha
Managing Director)

ସିତାଞ୍ଜନା ନାରେନ୍ଦ୍ରା ଚନ୍ଦ୍ରାପେତ୍ରା

Sitanjana Nanendra chandrapetra

conditions mentioned in this Irrevocable General Power of Attorney which is detrimental to the interest of the Principal, then it shall be challengeable in any court of law at Bhubaneswar or it shall be solved amicably in between both the parties or with the help of gentle persons.

AND GENERALLY to do, execute, perform or cause to be done, execute or perform all acts, deeds, things and matters only in regards to the developer's share of the said property as may be required from time to time fully and effectually in all respects as I could do the same my-self if personally present.

AND, I the above named Principal / Executant do hereby agree to ratify and confirm all acts, deeds, things, and matters shall be done, executed and performed or cause to be done, executed and performed in regards to developer's share by my said Attorney by virtue of this Irrevocable General Power of Attorney.

SCHEDULE OF LAND

Dist.- Khurdha, Tahasil- Bhubaneswar No.- 243, P.S.- Sahid Nagar, Hal P.S.- Mancheswar No.-78, under the jurisdiction of Sub-Registrar-Bhubaneswar, **Mouza-Koradakanta**, Khata No.- 389 (Three Hundred Eighty Nine), Sthitiban Plot No.- 165/3812 (One Hundred Sixty Five / Three Thousand Eight Hundred Twelve), Power Area- Ac.0.894 (Eight Hundred Ninety Four Decimals) out of Ac.1.012 decimlas, as per sketch map shown in red colour attached to this Power of Attorney, Kisam- Gharabari (Vacant Land), Rent- Rs.500.00 paisa.

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130716 HTO 212621

Shree Ganesh Buildcon Pvt.Ltd.
Manoj Ku. Baliarsingha
(Manoj Ku. Baliarsingha)
Managing Director

Sritanisha Narendra andcharna

That, the stamp duty and registration fees in the G.P.A. paid on Rs.2,68,20,000/- (Rupees two crore sixty eight lakh twenty thousand only) as per Govt. Bench Mark Valuation.

IN WITNESS WHEREOF I the Principal/ Executant, have signed and executed and delivered this Deed of Irrevocable General Power of Attorney on this the 28th day of March 2018 after going through the contents of this deed of Irrevocable General Power of Attorney before the following witnesses.

WITNESS :-

01. ପ୍ରମୋଦ କୁମାର ମହାପାତ୍ର

S/o - Laxmudhan ବ୍ରହ୍ମପୁର, ଓଡ଼ିଶା
କାର୍ଯ୍ୟାଳୟ, ଶ୍ରୀ ଗଣେଶ ବिल्ଡିଂସ ପ୍ରାଇଭେଟ ଲିମିଟେଡ୍
ଭୁବନେଶ୍ୱର

Signature of Principal / Executant.

02.

Sitanshu Nanendra Anand Patra

S/o - Late Harimusha
Narendra Mohapatra

At/ps - Rasulgarh

PS - Mancherialwar
BBSR Dakharamha

Shree Ganesh Buildcon Pvt.Ltd.

Manoj Ku Baliarsingha

(Manoj Ku. Baliarsingha)
Managing Director

28.3.18

Signature of the Attorney Holder.

Certified that this Deed of General Power of Attorney is prepared by me as per the instruction of the Principal and he being satisfied with the recitals of this Deed put his signature on it.

Sanjay Kumar

Advocate, Bhubaneswar.



REGISTERED & TRUE COPY
FILED IN

BOOK NO.

Volume No.

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

Being No of

For the year 2018

1081803736

Registering Officer

Dt 28-3-18

AO-894
3,00,00,000/-
B. M. S.



186



MOUZA. KORADAKANTA.
P. S. SAHIDNAGAR NO. 78
DIST. KHURDA.
SCAL : 64 = 1 MILE



Khata No. - 389

Plot No. - 165/3812

Area - Ac. 0.894 dec. % Ac. 1.012 dec.



27/12/2022 22:20 2022

Shree Ganesh Buildcon Pvt Ltd.

Manoj Ku Baliarsingha

(Manoj Ku. Baliarsingha)
Managing Director