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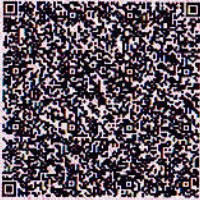


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD05984761444469V
Certificate Issued Date : 05-Apr-2023 12:49 PM
Account Reference : SHCIL (FI)/ odshcil01/ BALIANTA/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0108331836603216V
Purchased by : MS MAHIMA INFRACON PVT LTD MD ASHOK KUMAR SWAIN
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA-ANDILO
Consideration Price (Rs.) : 27,09,560
(Twenty Seven Lakh Nine Thousand Five Hundred And Sixty only)
First Party : SUSAMA SWAIN
Second Party : MS MAHIMA INFRACON PVT LTD MD ASHOK KUMAR SWAIN
Stamp Duty Paid By : MS MAHIMA INFRACON PVT LTD MD ASHOK KUMAR SWAIN
Stamp Duty Amount(Rs.) : 54,195
(Fifty Four Thousand One Hundred And Ninety Five only)



5/4/2023



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प्रमाणित

Mahima Infracon (P) Ltd.

Ashok Kumar Swain

Managing Director

JD 0040490586

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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.

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is called highly
Advocate
B.B.S. 12

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Ashok Kumar Swain
is called highly
Advocate
B.B.S. 12



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Mahima Infrason (P) Ltd.

Ashok Kumar Swain
Managing Director 5.4.2023

IRREVOCABLE GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT that I,
SUSAMA SWAIN, aged about 68 years, W/o. Late
Bhagaban Swain, by caste — Khandayat, by profession —
Housewife, resident of At. — Palasuni, P.O. — Rasulgarp,
P.S. — Mancheswar, Bhubaneswar, District — Khordha
(Odisha), PIN — 751025, Aadhaar No.9655 1246 0568,

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ମି. 8/4/23

having PAN - AYJPS2723H, Mobile No.7504601067 (herein after called the "PRINCIPAL") do hereby constitute, nominate and appoint **M/S. MAHIMA INFRACON PVT. LTD.**, having its office at Plot No.M/33, Samanta Vihar, Near Kalinga Hospital Square, P.S. - Chandrasekharapur, Bhubaneswar - 751017, District - Khurda (Odisha), having PAN - AAGCM1923K, represented by its Managing Director **SRI ASHOK KUMAR SWAIN**, aged about 48 years, S/o. Late Bhagaban Swain, by caste - Khandayat, by profession - Business, Aadhaar No.6498 1600 0850 Mobile No.9937539269 (herein after called the Attorney Holder) as my true and lawful Attorney in my name and on my behalf.

WHEREAS I, the above named principal, am absolute owner of the property mentioned in the schedule below, having purchased the same from Gurubari Barik and Sahadev Barik, vide Regd. Sale Deed bearing Serial No.2420 and Deed No.2130, dated 10.02.2009 registered in the office of District Sub-Registrar, Khordha at Bhubaneswar and I have got the said property converted from agricultural status to residential (homestead) status vide O.L.R. U/s. 8 (A) Case No.484/10 and obtained "PATTA" (Record of Rights) thereof and I am in peaceful possession over the same without any dispute.

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Mahima Infracon (P) Ltd.
Ashok Kumar Swain
Managing Director
5-4-2023

ଶ୍ରୀମତୀ ସ୍ୱାମୀ
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AND WHEREAS, I the above named principal have got approved building plan for construction of S+5 Storied Residential Apartment Building (M.I.G Category) from Bhubaneswar Development Authority, Bhubaneswar, vide Letter No.BNB/5090/2023, Bhubaneswar, dated 01.03.2023 in e-BPAS Application No.BNB210598.

AND WHEREAS, I, am unable to look after the said property and do the following Acts, deeds and things. Hence I, execute this General Power of Attorney in favour of the Attorney Holder to do the same in my name and on my behalf.

1. To apply for demarcation and mutation of the said property to the Tahasildar, Bhubaneswar, or any other authorities in my name and on my behalf.
2. To advertise and negotiate to sell the said property, receive advance consideration money from the intending purchasers, execute agreements for the purpose.
3. To sell the said property, purchase stamp papers, sign and execute sale deed or any other deed of conveyance, agreements etc. present the same and appear before the concerned registering authority for registration and admit execution thereof in my name and my behalf.
4. To receive consideration money from the purchasers and endorse receipts and deliver possession of the said property in their favour.
5. To deposit necessary fees, taxes, rents and charges in the concerned departments relating to the said property and obtain receipts thereof.

Contd.....4

ଶ୍ରୀମତୀ ମାହିମା ଇଫ୍ରାକୋନ (ପି) ଲିଡି.
Mahima Infracon (P) Ltd.



— Ashok Kumar Sengupta
Managing Director 54.8083

ଶ୍ରୀମତୀ ମାହିମା ଇଫ୍ରାକୋନ (ପି) ଲିଡି.

ମି. ସୁବିକା ମି. କୁମାର

ASHOK KUMAR SWAIN MANAGING DIRECTOR OF MS MAHIMA INFRACON PVT LTD'		 243790647	<i>Ashok Kumar</i>	05-Apr-2023
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Identified by **RUDRA NARAYAN DASH** Son/Wife of **N/A** of **SAME PLACE** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
RUDRA NARAYAN DASH		 42746351	<i>Rudra Narayan Dash</i>	05-Apr-2023

Date: 05/04/2023

Signature of Registering officer

Endorsement of certificate of registration under section 60

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

Book Number : 1 || Volume Number : 32

Document Number : 11822301555

For the year : 2023

Seal :

Date: 06/04/2023



Signature of Registering officer

6. To receive compensation or any other dues payable to me for the said Property, give receipts and file objection for the purpose.
7. To take electric, water and telephone connections to the said premises, execute agreements for the purpose.
8. To give consent to any sale deed or any other deeds and documents admit the same before the concerned authorities.
9. To let out and give on lease, receive rent from the tenant/lessee, execute agreements/lease deed and evict such tenant/lessee.
10. To appoint Advocate, Moharir, Agents etc. sign Vakalatnama, Petitions, written statements, give oral and written evidence, file suits, revisions and appeal in all courts and offices.
11. To defend, withdraw and compromise any litigation and dispute if found and arises over the said property.
12. To apply for and obtain certified copies, non encumbrance certificate or any other certificate and documents.
13. To renew the lay-out and building Plan to B.D.A., swear affidavits for the purpose and obtained approved plan.
14. To make gift any part of the said property in favour of B.D.A. or B.D.O. or any other concerned authority for road purpose if necessary.

Contd.....5

महिमा इन्फ्राकॉन् (P) लि. ४. २. २००९

Ashok Kumar Sawarkar
Managing Director

Ruben Saccubian Dett

Miss Daisy 77 Wicker

15. To develop the said land, construct boundary walls and buildings and ~~any other structures~~ over the said property and ~~sell~~ the same to intending purchasers, execute sale deed or any other deed of conveyance and admit execution thereof before the concerned registering authority.
16. That, the said I.G.P.A. is irrevocable in nature. This Irrevocable General Power of Attorney shall be valid till completion of the Residential Apartment Building in all respect and it shall remain in force till the Attorney Holder transfer the total carpet area/ built up area/ super built up area/ parking space of the said Building to be constructed over the said Land along with proportionate impartible undivided share in the land to the intending purchasers.

AND to do all other acts, deeds and things which will be required from time to time for the said property in my name and on my behalf.

I, undertake to ratify and confirm all acts, deeds and things which will be done and ~~executed~~ by my attorney holder by virtue of this Irrevocable General Power of Attorney.

IN WITNESS WHEREOF I, the above named Principal signed this the _____ day of April, 2023 (two thousand twenty three) in presence of following witnesses.

SCHEDULE OF PROPERTY

District - Khordha, P.S. - Baliana, P.S. No.14,
Tahasil - Baliana, Tahasil No.301, under the Jurisdiction
of Sub-Registrar, Baliana. Mouza - ANDILO,

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Mahima Infracon (P) Ltd.

Ashok Kumar Sarda
Managing Director

5.4.2023

Subra Chatterjee

Prin Secy in

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Khata No. 616/597 (six hundred sixteen / five hundred ninety seven), Sthitiban, Plot No. 210 (two hundred ten), Kisam - Gharabari (Vacant Land), area Ac.0.140 (one hundred forty) decimals, full plot. Rent Rs.5.00 paisa.

That, the stamp duty in this G.P.A. paid on Rs. 27,09,560/- (Rupees twenty seven lakhs nine thousand five hundred sixty) only as per Govt. Bench Mark Valuation.

WITNESSES

W1 1. Rudra Narayan Datt
S/o - Shiba Narayan Datt
Sameelgarha.
Rasulgarh
PIN - 751010.

ସ୍ୱତନ୍ତ୍ର ମୁଦ୍ରା 5.4.2023
EXECUTANT/PRINCIPAL

W2 2. Priscawjit Mishra
S/o - Mishra Prasad
Mishra
AT - Sasalapur
PO - Satasanicha
PS - Pipili D. Pur

Mahima Infracore (P) Ltd.

Ashok Kumar Sahoo
Managing Director 5.4.2023

ATTORNEY HOLDER

Prepared by me. as per the
direction and dictation
of the executant

[Signature]
05/04/23



BHULCHH

LAND RECORDS WEB PORTAL OF ODISHA



ଖତିୟାନ

ପରିଶିଷ୍ଟ - କ

ମୌଜା : ଅଣ୍ଟିଲୋ

ତହସିଲ : ବାଲିଆଡା

ପର୍ଚ୍ଚ ନଂ - 99

ଆନା : ବାଲିଆଡା

ତହସିଲ ନମ୍ବର : 301

ପରିଚ୍ଛେଦ - 402

ଆନା ନମ୍ବର : 14

ବିଲ୍ : ଖୋର୍ଦ୍ଧା

୧) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	୨) କମିସନର ନାମ ଓ ଖେତାବତ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର					୩) ପ୍ରକାର ନାମ, ପିତାଙ୍କ ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ
616/597	ଓଡିଶା ସରକାର ଖେତାବତ ନମ୍ବର 1					ପୁରୁଣା ସ୍ଥାନ ସ୍ଥାନାନ୍ତର ସ୍ଥାନ ନା: ଖୋର୍ଦ୍ଧା ବା: ପକାଣ୍ଡି ଥା - ମଞ୍ଜୁର କି - ଖୋର୍ଦ୍ଧା
୪) ସ୍ୱତ୍ୱ	୫) ଦେୟ					୬) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖତିୟାନ ବିବରଣୀ
ସ୍ଥିତିବାନ	ଜଳକର	ଖଜଣା	ସେସ୍	ନିଷ୍କାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	
		5.00	3.75	0.00	8.75	
୭) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ	OLR U/s 8 (A) Case No - 484/10 ହୁମୁ ଖା 123 ଡାକ୍ତ ।					
BLANK SPACE FOR STAMPING						
ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ :						
ଖତିୟାନ ଧାର୍ଯ୍ୟ ତାରିଖ :						

ପୁରୁଣା ସ୍ଥାନ

ଖତିୟାନ କ୍ରମିକ ନଂ : 616/597			ମୌଜା : ଧୂଳିଲୋ				ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ଚକର ନମ୍ବର	ଚକ ଭୂମି ହୋଇ ଥିବା ପ୍ଲଟ	ଚକ ଭୂମି ହୋଇ ନଥିବା ପ୍ଲଟ	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରଜବା			ଚକ ଭୂମି ହୋଇ ନଥିବା ଉପର କିସମ	ମର୍ତ୍ତବ୍ୟ
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		210		0	1400	0.0567	ଘରବାରି	
		1 plot		0	1400	0.0567		

ରାଷ୍ଟ୍ରୀୟ ସ୍ୱତନ୍ତ୍ରା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 04/04/2023 06:55:27 IP :49.37.116.185

Khatiyar Page Print Pay Land Revenue