



सत्यमेव जयते

1132104569
INDIA NON JUDICIAL

Government of Odisha

e-Stamp

Certificate No.	: IN-OD01962825919353T
Certificate Issued Date	: 15-Apr-2021 04:31 PM
Account Reference	: SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD
Unique Doc. Reference	: SUBIN-ODODSHCIL0102636505994630T
Purchased by	: MS SHREE GANESH BUILDCON PVT LTD
Description of Document	: Article IA-48 Power of Attorney Deed
Property Description	: MOUZA-KALARAHANGA
Consideration Price (Rs.)	: 36,60,800 (Thirty Six Lakh Sixty Thousand Eight Hundred only)
First Party	: DEBASHISA MOHANTY
Second Party	: MS SHREE GANESH BUILDCON PVT LTD
Stamp Duty Paid By	: MS SHREE GANESH BUILDCON PVT LTD
Stamp Duty Amount(Rs.)	: 1,83,140 (One Lakh Eighty Three Thousand One Hundred And Forty only)



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

Debashisa Mohanty

Romeo Kanta Nanda
Shree Ganesh Buildcon Pvt. Ltd.

(Romeo Kanta Nanda)
Managing Director

QT 0001620372

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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Debashisa Mohanty
16/04/21
Shree Ganesh Buildcon Pvt. Ltd.
Romeo Kanta Nonda
(Romeo Kanta Nanda)
Managing Director
16/04/21

Debashisa Mohanty
it attested

Romeo Kanta Nonda
it attested

IRREVOCABLE GENERAL POWER OF ATTORNEY

This Irrevocable General Power of Attorney is executed on this 16th day of April 2021.

KNOW ALL MEN BY THESE PRESENTS THAT;

I, **Sri Debashisa Mohanty**, aged about 52 years, son of Sri Prafulla Kumar Mohanty, by Caste- Karan, by Profession- Chartered Accountant, resident of AT- Haladia Matha Lane,

Contd.....2

Akshaya Kumar Patra
16/04/21
Debashisa Mohanty
16/04/21

Dolomandap Sahi, P.O./P.S.- Puri Town, Dist.- Puri, Odisha, PIN- 752001, presently residing at Plot No.- 638/3401, Panchasakha Nagar, Dumuduma, Bhubaneswar, Dist.- Khurdha, Odisha, PIN- 751019, Aadhaar No.- 9445 0271 4240, PAN- AEVPM1840H, Mob. No.- 9861063804 (hereinafter called as the **"THE PRINCIPAL EXECUTANT"**) which expression unless repugnant to the context shall include his heirs, successors, assigns, and legal representatives) DO HEREBY IRREVOCABLY NOMINATE, APPOINT, CONSTITUTE AND EMPOWER **M/s Shree Ganesh Buildcon Pvt. Ltd.**, a Private Limited Company incorporated under the Companies Act 1956 vide CIN:- U01122OR1998PTC005468, PAN:- AAHCS4564M, having its Registered Office at Link Road, Cuttack, Odisha, PIN-753010 & its Corporate Office at Plot No.- N-1/A-21, I.R.C. Village, P.O./P.S.- Nayapalli, Bhubaneswar, Dist.- Khurdha, Odisha-751015, represented through its **Managing Director Sri Romeo Kanta Nanda**, aged about 44 years, son of Late Gurupada Nanda, by Caste:- Brahmin, by Profession: Business, Mob.: 9437024792, (here-in-after called as the **"ATTORNEY HOLDER"**) as my true & lawful Attorney for to do the following acts, deeds & things for me & on my behalf in respect of my landed property, more fully described in the schedule below.

Contd.....3

Debashisa Mohanty
Shree Ganesh Buildcon Pvt. Ltd.
(Romeo Kanta Nanda)
(Romeo Kanta Nanda)
Managing Director

Alakhya Kumar Patra
Basant Kumar Mohanty



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)-73506 ,, User Charges-310 ,Total 73816

Date: 16/04/2021

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **Sub-Registrar KHANDAGIRI** between the hours of 10:00 AM and 1:30 PM on the **16/04/2021** by **DEBASHISA MOHANTY**, son/daughter/wife of **PRAFULLA KUMAR MOHANTY**, of **PLOT NO - 638/3401, PANCHASAKHA NAGAR, DUMUDUMA, BBSR, DIST - KHURDA**, by caste **General**, profession **Others** and finger prints affixed.

Debashisa Mohanty

Signature of Presenter / Date: 16/04/2021

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
DEBASHISA MOHANTY		 314436374	<i>Debashisa Mohanty</i>	16-Apr-2021
ROMEO KANTA NANDA MANAGING DIRECTOR MS SHREE GNESH BUILDCON PVT LTD		 242645105	<i>Romeo Kanta Nanda</i>	16-Apr-2021

Identified by **AKSHAYA KUMAR PATRA** Son/Wife of **N/A** of **BBSR, DIST - KHURDA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
AKSHAYA KUMAR PATRA		 41856714	<i>Akshaya Kumar Patra</i>	16-Apr-2021

Date: 16/04/2021

Signature of Registering officer

Endorsement of certificate of registration under section 60

WHEREAS, I, the above named principal, am absolute owner of the property mentioned in the schedule below, having purchased the same from Sri Rabindra Nath Rath & others vide Regd. Sale Deed Sl. No.- 3380 & Deed No.- 2851 on dtd.25.06.2002 registered in the office of Sub-Registrar, Khandagiri, Bhubaneswar and have got the said property mutated/recorded in my name in the Govt. Records (Tahasildar, Bhubaneswar) vide Mutation Case No.- 1695/2010 and obtained "PATTA" (Record of Rights) thereof & I have also converted the said land from Agricultural status to Gharabari status vide OLR U/s 8 (A) Case No.- 7732/2011 and I have been possessing the scheduled below property peacefully without having any dispute, lien, attachment, etc and have absolute ownership with every right, title and interest over the same, by paying land revenues regularly and obtaining rent receipts up-to-date 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 and in such an event I am in my free will and sound mind do hereby nominate, constitute and appoint the above-said Attorney Holder to do all acts, deeds and things mentioned below for me, in my name and on my behalf.

Contd.....4

Debashina Udaya
Shree Ganesh Buildcon Pvt. Ltd.
(Romeo Kanta Nanda)
(Romeo Kanta Nanda)
Managing Director

Alshaya Kumar Patra
Prasanta Kumar Mishra

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

Book Number : 1 || Volume Number : 86

Document Number : 11132104361

For the year : 2021

Seal :

Date: 16/04/2021

Signature of Registering officer



AND WHEREAS, the said M/s Shree Ganesh Buildcon Pvt. Ltd. through its Managing Director Sri Romeo Kanta Nanda is competent and well aware 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 Romeo Kanta Nanda as my lawful attorney to do the following acts and things for me, in my name and on my behalf, that is to say :-

Debiashish Mohanty
Shree Ganesh Buildcon Pvt. Ltd.
Romeo Kanta Nanda
(Romeo Kanta Nanda)
Managing Director

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

01. To apply for demarcation of the schedule property to the Tahasildar, Bhubaneswar, settlement authority or any other concerned authorities as and when required.
02. My attorney is empowered to prepare layout and building plan or revised plan by specific architect, sign & submit the plans & file the same before the Bhubaneswar Development Authority (B.D.A.) or Bhubaneswar Municipal Corporation (B.M.C.), Town planning authority or any other Govt. or Semi Govt. Department & Odisha Real Estate Regulatory Authority (O.R.E.R.A.) for necessary 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.

Akshaya Kumar Patra
Romeo Kanta Nanda

03. To advertisement for sale of the schedule property or any intending customers for offering sale in respect of the schedule property, to attract the public attention towards the scheme through putting sign board, hoardings, distributing leaf lets, Brochures and in various News Papers, electronic media etc.
04. To manage, supervise, sale & develop the landed property directly or to make an agreement, contract whatsoever with any other companies, builders or developers to develop the land mentioned in the schedule hereunder for residential purpose for and on my behalf.
05. To arrange purchaser, customer, negotiate & finalize the rate to sell the property mentioned in the schedule in respect of their share and to take all lawful proceedings in respect of the schedule property.
06. To accept the sale proceeds and receive the advance or part and/or full consideration money whether in shape of online transfer, draft and cheque from the customer(s)/purchaser(s) & give proper receipt and also execute sale agreements in respect of their share in my name and on my behalf.
07. To execute the sale deed and endorse the registration ticket/receipt infavour of customer(s)/purchaser(s) and deliver physical possession of the same flats in respect of their share in my name and on my behalf.
08. To make, sign, execute, file, do perform all acts, submit applications & other papers, petitions & proceedings whatsoever & matters & things whatsoever as shall or may be required from time to

Contd.....6

Debasish Mohanty

Shree Ganesh Buildcon Pvt. Ltd.

Romeo Kanta Nanda
(Romeo Kanta Nanda)
Managing Director

Ashwini Kumar Patra

Resanta Kumar Mohanty

time to enable the construction and to under-take construction of residential buildings or other buildings whatsoever upon the said property or any part thereof.

09. To sign, re-file, amend, withdraw, commence, prosecute and/or settle with or before the Bhubaneswar Development Authority and/or competent authority or any other body (ies) or Authority(ies) concerned or in connection with the clearance, sanction, permission, or approval of building plans for the construction of building on the schedule below property, building plans, affidavits & associated papers, applications, documents & proceedings, whatsoever required to obtain all necessary clearance, sanction, permission, or approvals for the construction of residential buildings on the schedule below property.

10. To make all payments & deposits whatsoever as may be necessary for or in connection with any of the purposes aforesaid & to do, make, sign, and/ or execute all other acts, deeds, documents, matters & things, whatsoever, as may be required for the purposes & demand sue for, collect & receive & give a valid receipt & discharge in respect of any & all refunds or returns or repayments of such payments or deposits or any of them.

11. To pay all ground rents, penalties, municipal & local taxes, rates, charges, expenses & other out-goings whatsoever payable or on account of the said demarcated property or any part thereof.

Debasina Mohanty.

Shree Ganesh Buildcon Pvt. Ltd.

Romeo Kanta Nanda
(Romeo Kanta Nanda)
Managing Director

Abhishek Kumar Patra

Basanta Kumar Mishra

12. To apply to the TPCODL or any other electrical authority(ies), Bhubaneswar Development Authority or Bhubaneswar Municipal Authority & any other Body (ies) & authority (ies) to apply & submit the layout & construction plan, modified plan, application, affidavit, all documents relating to above & for permanent or temporary connection of power, light, water, telephone, gas in the said premises or any part thereof & in connection therewith to make all deposits & shall or may be necessary & to do all acts, deeds, matters, which the owner can do, as fully & effectually as I could do, if personally present.
13. For or in connection with or for the purpose of any of the above to sign, file and/or execute any and all papers, deeds, applications, revisions, appeals, declarations, affidavits & other things whatsoever as may be required.
14. My attorney is empowered to purchase stamp papers, sign all deeds, deed of rectification and correction of whatever nature in respect of the schedule property and execute and present any deed or documents by my said attorney for and on my behalf and in my name before the registering authority for registration and admit execution and take return of the sale deeds and execute and register deed of ratification of such sale deeds in case of any mistake or error in sale deeds already executed and registered by him/them or which my attorney may consider necessary and also to execute & register the sale deed/s or deed of conveyance as may be required for fully & effectually conveying the schedule below property in respect of their share in my name & on my behalf.

Contd.....&

Debarshina Mishra
Shree Ganesh Buildcon Pvt. Ltd.
Romeo Kanta Nanda
(Romeo Kanta Nanda)
Managing Director

Akshaya Kumar Patra
Resanta Kumar Mishra

15. 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 & present for registration before the Registrar, do & perfect all deeds, documents, instruments & writing executed, signed by virtue of these registered powers herein conferred upon.
16. 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 in respect of their share over the schedule below property in my name and on my behalf.
17. To execute and present any deeds and documents over the schedule below property by my said attorney for and on my behalf in my name before the registering authority for registration in respect of their share as per the **Notarized Development Agreement No.- 377 dtd.24.02.2020**. The attorney is lawful entitled to do all other acts for registration, mutation and confirmation of the documents and correction of the records etc. before any such authority and admit execution.
18. My attorney is empowered to mortgage by signing & submitting all documents to any financial institution & to procure the loan in the name of the customer/s, receive the loan amount from the bank directly in the name of their intending purchaser/s in respect of their share and acknowledge the same.

Debashina Mohanty,
Shree Ganesh Buildcon Pvt. Ltd.
Romeo Kant Nanda
(Romeo Kant Nanda)
Managing Director

Akshaya Kumar Patra
Resanta Kumar Mohanty

19. To give delivery of possession over the schedule below property in respect of their share on execution of deed of conveyance to the purchaser/s in my name & on my behalf, sign & verify & files complaints, petitions, application, written statement, rejoinder, execution proceedings, building plan & compromise petitions to be filed before any judicial, revenue, administrative authority.
20. To retain, appoint and engage advocates, counselors, pleaders, mukhtars, supervisors, engineers, staffs, laborers, contractors, sub-contractors, Architects, other specialties whenever necessary and enter into an agreement with them & to dismiss them whenever my attorney deems fit & proper & my attorney shall enter into an agreement with intending purchaser(s) receive the booking amount or total consideration amount from them & shall hand over the possession to the intending purchaser(s) in respect of their share.
21. My attorney is empowered 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 ROR, 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.
22. My attorney is empowered to install the sign board, to prepare plan or revised plan by specific architect with discussion with the principal, sign & submit the plan,

Contd.....10

Debashree Mahapatra
Shree Ganesh Buildcon Pvt. Ltd.
(Romeo Kanta Nanda)
Managing Director

Akshaya Kumar Patra
Ramesh Kumar Mahapatra

to make an affidavit & file the same before the BDA, Bhubaneswar or Bhubaneswar Municipal Corporation for necessary approval & receive the same from the concerned authority, make advertisement for offering sale in respect of the schedule property to attract the public attention towards the scheme.

23. To appoint, engage on my behalf any pleader, advocate or solicitor whenever my Power of Attorney shall think proper, to do and to compromise, compound or withdraw cases or refer to Arbitration all disputes and differences and also empowered to sign, verify and file application for execution of decree or orders of any court and to withdraw and receive documents or money from any court, office or opposite party and also to receive the compensation amount from the land acquisition authority in case of acquisition of land by government and to do all the acts that may be necessary in connection with any case or cases that may arise for the said scheduled property.
24. To do and perform all other acts, which has not specifically mentioned in this Power of Attorney that may require for undertaking any developmental work and sale of the scheduled property or any part thereof or any structures constructed thereon.
25. It is agreed by above principal by virtue of this power of attorney that the acts, deeds and things committed and executed or done by my attorney shall not be subject to challenge in the court of law by me or by my heirs, successors, assigns and representatives in interest.

Debashina Mohanty,
Shree Ganesh Buildcon Pvt. Ltd.
Romeo Kanta Nanda
(Romeo Kanta Nanda)
Managing Director

Akshaya Kumar Patra
Rohita Kumari Mahapatra

And I hereby agree to ratify and confirm all and whatever other act or acts our said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the development and sale of below mentioned scheduled property or any part thereof or any structures constructed thereon, under and by virtue of this Deed, notwithstanding any express power in that behalf is here under provided.

SCHEDULE OF LAND

Dist:- Khurda, P.S.:- Mancheswar, P.S. No- 16,
Tahasil:- Bhubaneswar, Sub-Register:- Khandagiri, **Mouza-**
KALARAHANGA, Khata No.- 725/1549 (Seven Hundred
Twenty Five/One Thousand Five Hundred Forty Nine), Plot
No.- 316/4272 (Three Hundred Sixteen/Four Thousand Two
Hundred Seventy Two), Power Area.- Ac.0.064 dec. (Sixty
Four Decimal) (Full Plot), Kisam- Gharabari (Vacant Land),
Sub Plot No.- 01 as per sketch map shown in red colour
attached to this G.P.A. Annual Rent. Rs.2/-.

That the stamp duty and registration fees in this G.P.A. paid
on **Rs.36,60,800/- (Rupees thirty six lakhs sixty thousand
eight hundred) only** as per Govt. Bench Mark Valuation.

Contd.....12

Debashina Mohanty
Shree Ganesh Buildcon Pvt. Ltd.
Romeo Kanta Nanda
(Romeo Kanta Nanda)
Managing Director

Alakhaya Kumar Patra
Rasente Kumar Mohanty

IN WITNESSES WHEREOF both parties hereto have put their respective seal & signature after going through the contents of this instrument on the date, day & year written above in the presence of the following witnesses.

WITNESSES:-

01. Akshaya Kumar Patra
S/o Late Prabulla chandra Patra
Pl. No. 677/2411, Jagamra
Khandagiri
Bhubaneswar - 751030

16/04/21

Debashina Mohanty
Signature of Executant. 16/04/21

02. Basanta Kumar Mohanty
S/o - ✓ Banchhorendu Mohanty
Maruta Vihar, Rajnagar
At/po - Rajnagar
PS - Nandanagar, BSR
Dist - Khurda
Odisha - 751024


16/04/21

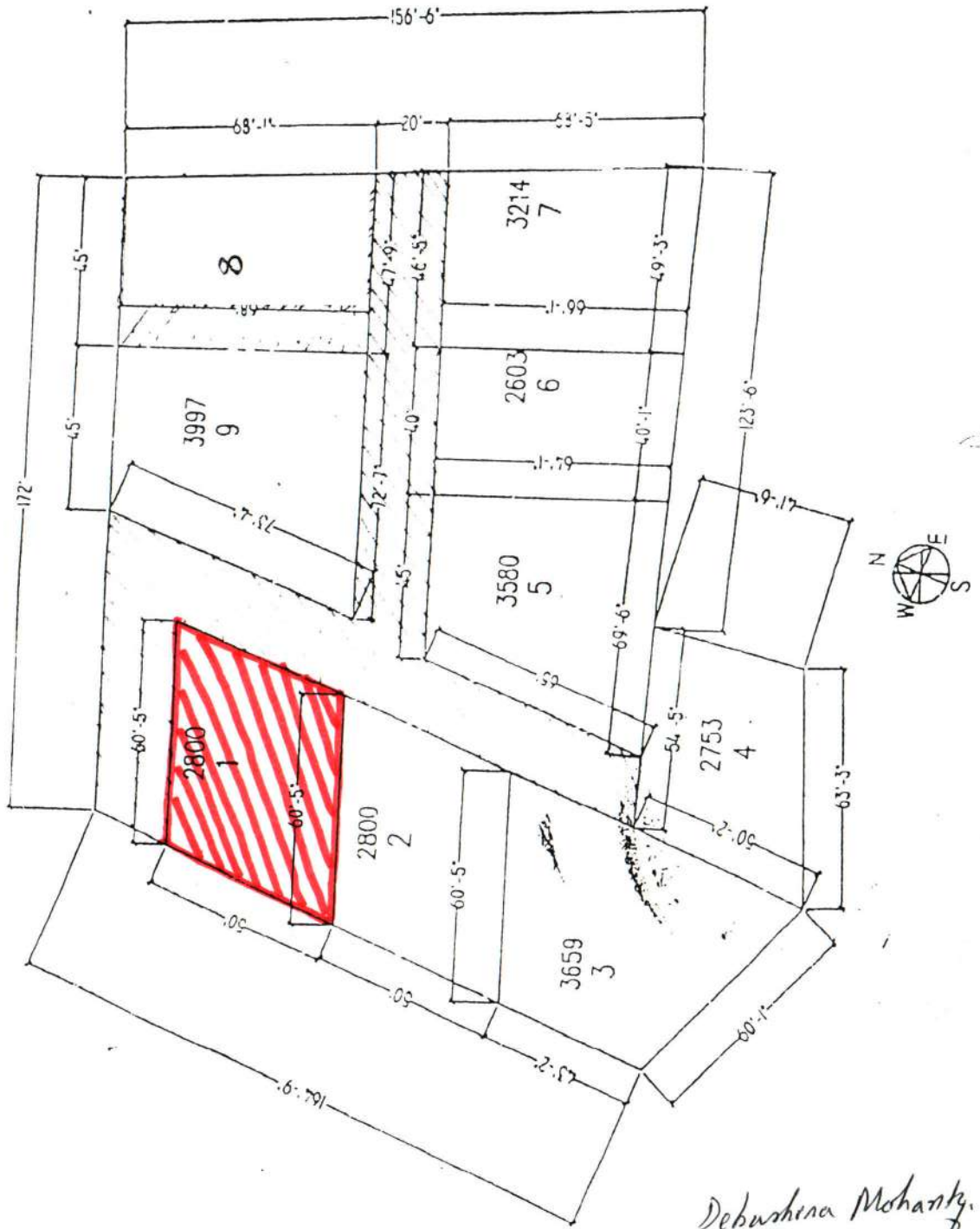
Shree Ganesh Buildcon Pvt. Ltd.
Romeo Kanta Nanda
(Romeo Kanta Nanda)
Managing Director

Signature of Attorney Holder. 16/04/21

CERTIFICATE

Certified that this Power of Attorney has been drafted by me as per the instructions expressed by the Executants, who have been read over and explained the purport and implication of different rights, powers and delegation of authority made to/on the Attorney Holder as well as the terms, conditions and covenants enjoined in the document and the Executants hereto having clearly understood the same have signed and executed this document in presence of the witnesses before me out of their freewill and volition.


(Ashok Kumar Mohanty)
Advocate, Bhubaneswar.



Debashina Mohanty.

Shree Ganesh Buildcon Pvt. Ltd.
Romeo Kanta Nanda
 (Romeo Kanta Nanda)
 Managing Director

Valuation ReportApplication No- **1132104569**Registration Office- **KHANDAGIRI****DEED DETAILS**Application Type- **POA WITH POSSESSION**Status- **Pending for Fee collection**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1132104569	16-APR-21	16-APR-21	1	14		

FEE DETAILS (In ₹.)

Stamp Duty : 183040
 Consideration Amount : 3660800
 Benchmark Value : 0

Registration Fee : 0
 A18(iii) & A(1): 73466
 Incidental Fee Details
 User Charges : 310

☐ STAMP ☐ E-STAMP ☐ FRANKING

☐ CASH ☐ CHEQUE ☐ DD ☐ POS

☐ NEFT ☐ RTGS ☐ IMPS ☐ IFMS

☐ CASH ☐ CHEQUE ☐ DD ☐ CHALLAN ☐

POS

☐ NEFT ☐ RTGS ☐ IMPS ☐ IFMS
FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
DEBASHISA MOHANTY	FATHER	PRAFULLA KUMAR MOHANTY	MALE	52		General	PRINCIPAL/SELF	YES	YES	PLOT NO - 638/3401, PANCHASAKHA NAGAR, DUMUDUMA, BBSR, DIST - KHURDA

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
ROMEO KANTA NANDA MANAGING DIRECTOR MS SHREE GNESH BUILDCON PVT LTD				44		GENERAL	ATTORNEY/INSTITUTION			PLOT NO - N-1/A-21, IRC VILLAGE, PO/PS - NAYPALLI, BBSR, DIST - KHURDA
Representative Name			Institution Name			Representative Address			Representative Designation	
ROMEO KANTA NANDA MANAGING DIRECTOR MS SHREE GNESH BUILDCON PVT LTD			MS SHREE GANESH BUILDON PVT LTD			PLOT NO - N-1/A-21, IRC VILLAGE, PO/PS - NAYPALLI, BBSR, DIST - KHURDA			MANAGING DIRECTOR	

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
AKSHAYA KUMAR PATRA		BBSR, DIST - KHURDA	MALE	0	Others	0

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	MarketValue	Sabak Khata No.	Sabak Plot No.
KHURDA	KALARAHANGA-16	725/1549	316/4272	0.064 Acre (64Decimal)	GHRABARI VACANT SITE	0	Not Available	Not Available
East	West	North	South	Property Transaction Details				
NA	NA	NA	NA	POWER AREA AC. 0.064 DEC, FULL PLOT. SUB PLOT NO - 01				

The total transacted area is:0.064 acre(s).

APPLICATION ID CREATED BY : basudeba nayak

DOCUMENT ENTERED BY : MALAY RANJAN SAHOO