



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Odisha

e-Stamp

Certificate No. : IN-OD10602383680578W
Certificate Issued Date : 16-Aug-2024 11:56 AM
Account Reference : NONACC (SV)/ od5036904/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODOD503690414930072725235W
Purchased by : RADHA GOVIND FUTURE SOLUTIONS PVT LTD
Description of Document : Article IA-48 Power of Attorney Deed
Property Description : MOUZA-ANDHARUA
Consideration Price (Rs.) : 0
(Zero)
First Party : SABITA MISRA
Second Party : RADHA GOVIND FUTURE SOLUTIONS PVT LTD
Stamp Duty Paid By : RADHA GOVIND FUTURE SOLUTIONS PVT LTD
Stamp Duty Amount(Rs.) : 1,000
(One Thousand only)



Please write or type below this line

Sabita Misra.

QE 0006058905

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shcinstamp.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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Radhika Govind Future Solutions Pvt. Ltd.

Ranod Kuns Mohanty
Director



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Labita Misra



Ranod Kuns Mohanty

is AD by
Ranod
16.8.24

is AD by
Ranod
16.8.24

Labita Misra

(16)

Signature
16/08/2024

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT that I,
SABITA MISRA, aged about 66 years, W/o. Sri Purna
Chandra Misra, by caste - Brahmin, by profession -
Business, resident of Plot No.N-1/10, I.R.C. Village,
P.O./P.S. - Nayapalli, Bhubaneswar, District - Khordha
(Odisha), PIN - 751015, Aadhaar No.XXXX XXXX 3980,
Mobile No. 9338583439 (hereinafter called the

Bhobani Senapati

Biswajit Acharya

“PRINCIPAL”) do hereby constitute, nominate and appoint RADHA GOVIND FUTURE SOLUTIONS PRIVATE LIMITED, a registered company, having its office at Flat No.1/2, Plot No.N2/43, I.R.C. Village, P.S. – Nayapalli, Bhubaneswar, District – Khordha (Odisha), PIN – 751015, having PAN – AAICR4739G, represented by its Director SRI PRAMOD KUMAR MOHANTY, aged about 57 years, S/o. Late Jatindranath Mohanty, by caste – Karan, by profession – Business, resident of Flat No.G-001, Plot No.N3/273, I.R.C. Village, Near N3, BDA Park, P.S. – Nayapalli, Bhubaneswar, District – Khordha (Odisha), PIN – 751015, Aadhaar No. XXXX XXXX 9823, Mobile No.9861066770, (hereinafter 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 situated in Mouza – Andharua, Khata No.2272, Plot No.6862, area Ac.0.173 decimals out of Ac.0.282 decimals, having obtained the same by way of Gift vide Regd. Gift Deed I.D. No. 1132405345 and Document No. 11132405130 dated 03.06.2024 registered in the office of Sub-Registrar, Khandagiri, Bhubaneswar from my daughter Shibani Misra, represented by her GPA holder Sri Purna Chandra Misra and I have got the said property mutated/recorded in my name in the Govt. Records (Tahasildar, Bhubaneswar) vide Mutation Case No.11448/2024 extracting from Khata

Radha Govind Future Solutions Pvt. Ltd.

Pramod Kumar Mohanty
Director

Labita Misra.

Shibani Misra

Prasanna Acharya

No.2272 and obtained "PATTA" (Record of Rights) thereof in Mutation Khata No.2870/2998, Mutation Plot No.6862/16200, area Ac.0.173 decimals, full plot and the property situated in same Mouza - Andharua, Khata No.2309, Plot No.6861, area Ac.0.128 decimals out of Ac.0.283 decimals, has also been obtained by me by way of Gift vide Regd. Gift Deed I.D. No. 1132405346 and Document No. 11132405129, dated 03.06.2024 registered in the office of Sub-Registrar, Khandagiri, Bhubaneswar from my daughter Shailaja Misra, represented by her GPA holder Sri Purna Chandra Misra and I have also got the said property mutated/recorded in my name in the Govt. Records (Tahasildar, Bhubaneswar) vide Mutation Case No.11445/2024 extracting from Khata No.2309 and obtained "PATTA" (Record of Rights) thereof in Mutation Khata No.2870/2997, Mutation Plot No.6861/16199, area Ac.0.128 decimals, full plot and I am in peaceful possession over the total area Ac0.301 decimals, the details of which are given in the schedule below, without any dispute.

AND WHEREAS, as per the terms and conditions of the Regd. Agreement bearing I.D. No. 1132407856, dated 16.8.2024 registered in the office of Sub-Registrar, Khandagiri, Bhubaneswar, 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 manage administrate landed property as scheduled below for and on my behalf.

Labita Misra

Bhabani Samkar Sahoo

Biswanath Acharya



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) - 290, User Charges - 250, Total - 540.

Date: **16-Aug-2024**

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 Date **16/08/2024** by **SABITA MISRA**, son/daughter/wife of **PURNA CHANDRA MISRA** of **PLOT NO - N-1/10, IRC VILLAGE, NAYAPALLI, BBSR, KHURDA**, by caste **GENERAL**, profession **BUSINESS** and finger prints affixed.

Sabita Misra

Signature of Presenter / Date: **16-Aug-2024**

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

NAME	PHOTO	THUMB IMPRESSION	SIGNATURE	DATE OF ADMISSION OF EXECUTION
SABITA MISRA		 317807658	<i>Sabita Misra</i>	16-AUG-2024
PRAMOD KUMAR MOHANTY DIRECTOR RADHA GOVIND FUTURE SOLUTIONS PVT LTD		 244767729	<i>Pramod Kumar Mohanty</i>	16-AUG-2024

2. To prepare agreement/agreements, letters, applications, correspondences and sign the same with/or any Govt. authority, Undertaking Individuals, Firms, Company or any Govt. Deptt. For the development of schedule property in my name and on my behalf.
3. The said attorney holder shall nominate, select and appoint draftsman, engineers, Architects, Contractors, Labour Contractors, masons, Labour and for any other person or persons or any other company, companies, firm and/or firms for purpose of construction of apartment and after completion of the same for maintenance of the constructed building as and when the attorney shall deem necessary and shall make payment all costs, remuneration on behalf of me and shall accept the receipts thereof.
4. The said attorney holder shall receive and accept any letters, documents, sanctioned plan, amended plan and sign and resubmit the same and or tax bills and land rent, electric bills, water bills and or any other bill or challan or demand from the Govt. and or any other authority and pay the same as the case may be in my name and on my behalf.
5. That the said attorney holder shall represent on my behalf before B.D.A., fire brigade, P.H.D., Electricity Board, Development authorities, ORERA, Police and other public institutions, Govt. Deptts. And Semi-Govt. Deptts./undertakings in connection with development and construction upon the said land stated in the schedule and shall prepare, execute, sign register and / or file all papers, plans, application/petitions for the said purpose and do all acts, deeds and things as may be necessary for the said purpose and in the said connection in my name and on my behalf.
6. To apply for and obtain quotas and to procure cement, steel, bricks and other building materials which may be required for development and construction of the said scheduled premises/land as our authorised representative

Radiha Gerind Future Solutions Pvt. Ltd.

Pranod K. S. M. S.
Director

Labita Nikra

Shabani Samkha Saha

Biswajit Acharya

Identified by **BHABANI SANKAR SAHOO** Son/Wife of **D C SAHOO** of **BANAMALIPUR, BALIPATANA, KHURDA KHURDA** by profession

BHABANI SANKAR SAHOO		 43431348	Bhabani Sankar Sahoo	16-AUG-2024
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Date: 16-Aug-2024

Signature of Registering officer

Endorsement of certificate of registration under section 60

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

Book Number : 1 || Volume Number : 144

Document Number : 11132407176

For the year : 2024

Seal :

Date : 16/08/2024

Signature of Registering officer



and sign all papers for the said purpose in his own name as my constituent attorney and to represent me before all authorities for the said purpose in my name and on my behalf.

7. To negotiate with the intending buyers over 60% in the said apartment to be constructed on the land mentioned in the schedule below (except my 40% share) and to accept earnest money, advances, installments from intending buyers or third parties, individuals and to sign and execute all such formal agreement as and when required for my schedule property.
8. To raise project loan by way of mortgaging 60% of the scheduled property /super built up area (except my 40% share).
9. To sign, execute and register sale deed, or sale deeds, agreement or agreements of sale conveyance or conveyances of 60% of the total super built up area of the apartment along with proportionate impartible undivided share in the land (except my 40% share) in event of proposed apartment is erected on schedule property and receive consideration in respect of such agreement / sale and represent me before the concerned registering authority and sign and verify all such agreements of sale, sale deed, conveyance of the land in respect of the super built up area / residential space of the schedule property and admit the executions before the concerned registering authority in my name and on my behalf.
10. To enter into, modify, cancel, alter, draw, approve, present for registration for all agreement of sale deed, conveyance of land in respect of the super built up area / residential space of schedule property and sign all such modifications, cancellations, alterations, deeds / agreements of sale and admit execution of all such documents before concerned registering authority in my name and on my behalf.

Rachin Gerind Future Solutions Pvt. Ltd.

Director

Labita Mitra

Bhatnagar Law/Kar Saloo

Biswas Acharya

11. To do all acts, deeds, which may be required to implement the said respective agreement with a view to implement the cause of development of the said premises stated and described in the schedule for construction of the building with self contained independent flats in each floor, in my name and on my behalf.
12. That the said attorney holder shall make all payment of fees tax, rents, levy bills, challans to the Govt. and / or other authority and / or authorities or to anybody appointed by the such attorney and further if necessary, shall make objection against any demand or assessment by the Govt. and / or any authority / authorities and in such case the said attorney shall appear before appropriate authority or authorities demand personal hearing, appear and represent me before authorities for hearing.
13. 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.
14. To take electric, water and telephone connections to the said premises, execute agreements for the purpose.
15. 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 .
16. To defend, withdraw and compromise any litigation and dispute if found and arises over the said property.
17. To apply for and obtain certified copies, non encumbrance certificate or any other certificate and documents.
18. To apply for approval of lay-out and building Plan to B.D.A., swear affidavits for the purpose and obtained approved plan.

Radha Govind Future Solutions Pvt. Ltd.

Premod Kumar Mohapatra
Director

Labita Misra

Bhabani Lakshmi Sahoo

Biswajit Acharya

19. As regard to execution of any documents or applications as per this authorisation the power of attorney holder can execute the same on behalf of me.

I hereby further agree and declare that all acts, things deeds done law-fully by the said attorney shall be constructed as acts, things and deeds, done by me and I undertake to ratify and confirm all and whatsoever that my said attorney holder hereby given, in pursuant to Regd. Agreement bearing I.D. No. dated

registered in the office of Sub-Registrar, Khandagiri, Bhubaneswar.

That, the principal/executant has delivered the physical possession of the schedule property to the attorney holder vide Regd. Agreement bearing I.D. No. dated registered in the office of Sub-Registrar, Khandagiri, Bhubaneswar and the applicable stamp duty and registration fees has already been paid by the attorney holder.

IN WITNESS WHEREOF I, the above named Principal signed this the 16th day of August, 2024 (two thousand twenty-four) in presence of following witnesses.

SCHEDULE OF PROPERTY

District – Khordha, P.S. – Chandaka, P.S. No.44, Tahasil – Bhubaneswar, under the Jurisdiction of Sub-Registrar, Khandagiri, Bhubaneswar. Mouza – ANDHARUA, Khata No.2870/2998 (two thousand eight hundred seventy / two thousand nine hundred ninety eight),

Radha Corind Future Solutions Pvt. Ltd.

Director

Labita Mishra

Shabani Samkar Sahas

Biswajit Acharya

Sthitiban, Plot No.6862/16200 (six thousand eight hundred sixty two / sixteen thousand two hundred), Kisam-Gharabari (Vacant Land), area Ac.0.173 (one hundred seventy three) decimals, full plot and Khata No.2870/2997 (two thousand eight hundred seventy / two thousand nine hundred ninety seven), Sthitiban, Plot No.6861/16199 (six thousand eight hundred sixty one / sixteen thousand one hundred ninety nine), Kisam - Gharabari (Vacant Land), area Ac.0.128 (one hundred twenty eight) decimals, full plot. Total one Mouza, two Khatas, two Plots and total area Ac.0.301 (three hundred one) decimals, Rent Rs.8.00 paisa.

WITNESSES

1. Bhabani Sanjivan Sahoo
S/o - D. C. Sahoo

A7 / H. Banamali Pan.

✓ Labita Misra .

16.8.2024

EXECUTANT
/PRINCIPAL

2. Biswajit Acharya

S/o Santosh Kumar Acharya

Plot no. NY/33R

102 village Majepali

BOSR-15

Radiant Central Finance Solutions Pvt. Ltd.

Pramod Kumar Mohanty
Director

16.8.2024.

ATTORNEY HOLDER

Prepared by me.

As per direction of the parties.
Anuradha Sanjivan Sahoo
Adv. BOSR
En-60/08
16.8.24



APPLICATION NO- 1132407857

VALUATION REPORT

REGISTRATION OFFICE- KHANDAGIRI

APPLICATION TYPE- POA WITH POSSESSION

DEED DETAILS

STATUS- DATA ENTRY IN PROGRESS

APPLICATION NO.	EXECUTION DATE	PRESENTATION DATE	BOOK NO	NO. OF PAGES	REGISTRATION NO	REGISTRATION DATE	COMMUNICATION MOBILE NO.
1132407857	16-AUG-2024	16-AUG-2024	1	10	0		6371556214

FEE DETAILS (IN ₹.)

☐ STAMP ☐ ESTAMP ☐ FRANKING

☐ CASH ☐ CHEQUE ☐ DD ☐ CHALLAN ☐ POS

☐ NEFT ☐ RTGS ☐ IMPS ☐ IFMS ☐ OTHERS

REGISTRATION FEE ₹250
A18(III) & A(1) ₹250
USER FEE ₹250

☐ CASH ☐ CHEQUE ☐ DD ☐ CHALLAN ☐ POS

☐ NEFT ☐ RTGS ☐ IMPS ☐ IFMS ☐ OTHERS

FIRST PARTY DETAILS

NAME	RELATION	RELATION'S NAME	GENDER	AGE	PROFESSION	CASTE	INTEREST/TYPE	PRESENTER	SIGNED	PRESENT ADDRESS	MOBILE NO.
SABITA MISRA	HUSBAND	PURNA CHANDRA MISRA	FEMALE	66	BUSINESS	GENERAL	/SELF	YES	YES	PLOT NO - N-1/10, IRC VILLAGE, NAYAPALLI, BBSR, KHURDA	9338583439

SECOND PARTY DETAILS

NAME	RELATION	RELATION'S NAME	GENDER	AGE	PROFESSION	CASTE	INTEREST/TYPE	PRESENTER	SIGNED	PRESENT ADDRESS	MOBILE NO.
PRAMOD KUMAR MOHANTY DIRECTOR RADHA GOVIND FUTURE SOLUTIONS PVT LTD	FATHER		MALE	57			ATTORNEY/INSTITUTION	NO	YES	FLAT NO - 1/2, PLOT NO - N2/43, IRC VILLAGE, PS - NAYAPALLI, BBSR, KHURDA	9861066770

REPRESENTATIVE NAME	INSTITUTION NAME	REPRESENTATIVE ADDRESS	REPRESENTATIVE DESIGNATION
PRAMOD KUMAR MOHANTY DIRECTOR RADHA GOVIND FUTURE SOLUTIONS PVT LTD	RADHA GOVIND FUTURE SOLUTIONS PVT LTD	FLAT NO - 1/2, PLOT NO - N2/43, IRC VILLAGE, PS - NAYAPALLI, BBSR, KHURDA	DIRECTOR

IDENTIFIER DETAILS

NAME	FATHER/HUSBAND'S NAME	GENDER	AGE	PROFESSION	CASTE	PRESENT ADDRESS
BHABANI SANKAR SAHOO	D C SAHOO	MALE	0			BANAMALIPUR, BALIPATANA, KHURDA

PROPERTY DETAILS

DISTRICT	VILLAGE/MOUJA-THANA	KHATA	PLOT	AREA	KISAM TYPE	BENCHMARK VALUE	SABAK KHATA NO.	SABAK PLOT NO.
KHURDA	ANDHARUA-44	2870/2998	6862/16200	0.173 ACRE (173 DECIMAL1000D=1ACRE)	Gharabari VACANT SITE	₹0		
EAST	WEST	NORTH	SOUTH	PROPERTY TRANSACTION DETAILS				
NA	NA	NA	NA	POWER AREA AC. 0.173 DEC,				
KHURDA	ANDHARUA-44	2870/2997	6861/16199	0.128 ACRE (128 DECIMAL1000D=1ACRE)	Gharabari VACANT SITE	₹0		
EAST	WEST	NORTH	SOUTH	PROPERTY TRANSACTION DETAILS				
NA	NA	NA	NA	POWER AREA AC. 0.128 DEC,				

THE TOTAL TRANSACTED AREA IS:0.301 ACRE(S).

☐ I HAVE NO OBJECTION IN AUTHENTICATING MYSELF AND FULLY UNDERSTAND THAT INFORMATION PROVIDED BY ME SHALL BE USED FOR AUTHENTICATING MY IDENTITY THROUGH AADHAAR AUTHENTICATION SYSTEM FOR THE PURPOSE STATED ABOVE AND NO OTHER PURPOSE.

APPLICATION ID CREATED BY : MALAY RANJAN SAHOO

DOCUMENT ENTERED BY : MALAY RANJAN SAHOO