

24 FEB 2014



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Jagyneshwar Acharya
 Notary Govt. of India
 Odisha, BBSR, Dist-Khurda
 Regd. No. - 7791/2009
 Mob. - 9861006174

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AGREEMENT

THIS AGREEMENT is made on this 14th day of January 2014.

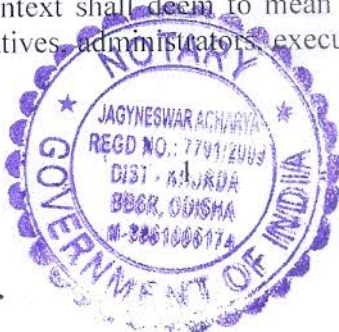
BETWEEN

1. Mr. Bholi Rout, aged about 59 years, 2. Mr. Sukanta Kumar Rout, aged about 51 years both S/o Late Achuyut Rout, by caste- Khandayat, by Occupation- Business, resident of village- Raghunathpur, PO- Raghunathpur, PS-Chandrasekharapur, Bhubaneswar, Dist- Khurda, hereinafter referred as "THE OWNER / First Party (which expression unless by or repugnant to the subject or context shall deem to mean and include his/their legal heirs, successors, representatives, administrators, executors and assignees of the FIRST PART.

AND

"M J ACCRETION PVT. LTD", a company incorporated under the companies act having its, registration no U55101.OR.1998 PTC 005518 having its office at. Plot No. 4782, SHREE TOWER, FLAT NO. 8, BJB NAGAR, BHUBANESWAR, Dist.-Khurda represent through its Director 1. Shri Sanjeev Kumar jain, aged about 50 years, son of Shri Satish Kumar Jain, 2. Shri Mayank Jaiswal, aged about 26 years, son of Shri Manohar Jaiswal, 3. Shri Manas Motwani, aged about 24 years, son of Shri Dillip Kumar Motwani, hereinafter referred as "THE DEVELOPERS / SECOND PARTY (which expression unless by or repugnant to the subject or context shall deem to mean and include his/their legal heirs, successors, partners, representatives, administrators, executors and assigns of the SECOND PART.

Cont...P/2



W1 - Deepak Kumar Rout

M J Accretion Pvt. Ltd. Director
 Sanjeev K. Jain
 M J Accretion Pvt. Ltd. Director
 Mayank Jaiswal
 M J Accretion Pvt. Ltd. Director
 Manas Motwani
 Sukanta Kumar Rout

1988
202-2014

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Bharati Pr
Pr
Pr

[Signature]

DISTRICT TREASURY
KHURDA, BHUBANESHWAR
06 FEB 2014
By
ADDL. TREASURY OFFICER

06/02/14

06/02/14

DISC...

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Jagyneswar Acharya
Notary Govt. of India
Odisha, BBSR, Dist-Khurda
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WHEREAS the Schedule property, Mouza- Raghunathpur, Tahasil- Bhubaneswar, DSRO- Bhubaneswar, PS- Chandrasekharpur, Dist- Khurda, Status- Stitiban, Kism-Biali Dofasal, Khata No-517, Plot No-1511, Area- Ac 0.140 decs out of total area Ac 0.230 decs. stands recorded in the name of 1) Babaji Rout & 2) Achuyut Rout where Babaji Rout sold Ac 0.070 decs out of Ac 0.230 dec out of his share of Ac 0.115 dec of Plot No-1511 to both the first party vide sale deed no-13394 dt 01.09.08 and after the death of Achyut Rout his legal heirs are 1. **Mr. Bholi Rout**, aged about 59 years, 2. **Mr. Sukanta Kumar Rout**, aged about 51 years both S/o Late Achyut Rout, by caste- Khandayat, by Occupation- **Business**, resident of village- **Raghunathpur**, PO- **Raghunathpur**, PS- **Chandrasekharpur**, **Bhubaneswar**, Dist- **Khurda**, 3. **Kuntala Senapati** (Daughter), 4. **Basanti Jena** (Daughter), where both the daughters relinquished their share to both the first party Sri Bholi Rout and Sri Sukanta Rout vide application id 1081013741 on dated 09/06/2010. Hence the first party are of sale deed a Ac 0.070 dec of the same plot i.e total area- Ac 0.185 decs and now the said first party give to the second party developer area Ac 0.140 decs for development out of their total land of Ac 0.230 decs at Khata No-517 plot no-1511 (ie as per one acre equivalent is 1000 decs), thus the party of the first part is the lawful owner of the schedule property having absolute right, title interest and possession over the same..

[Handwritten Signature]
Sukanta Kumar Rout

WHEREAS the said premises is free from all sorts of encumbrances, charges, despondence, attachments, trusts whatsoever or howsoever and the owners have full power and absolute authority to deal with the same in the manners as may think proper having right, title and interest.

WHEREAS for the purpose of development of the said premises the owners (1st parties) have agreed to give an exclusive right of development on **Ac 0.140 decs** to construct new building/buildings on the said premises and shall hand over the relevant necessary original documents of schedule land up to and in favour of the Developers for the considerations and on the terms and conditions herein after appearing.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed and declared by the parties hereto as follows:-

1. The owners have represented to the Developers as follows:
 - a. That, the said property is in the Khas possession of the owner and there is no trespasser or occupier, on the said premises or any portion thereof.
 - b. That, the owners are not holding any of excess vacant land within the meaning of the Urban Land (ceiling and Regulations) Act, 1976.
 - c. That non-other than the owner have any claim, right, title, interest and / or demand over and in respect of the said premises or any portion thereof.



M J Accretion Pvt. Ltd.

Sanjeer Jain

Director
M J Accretion Pvt. Ltd.

Manas Mohan
Director

Cont...P/3

M J Accretion Pvt. Ltd.

Manank Jaiswal

Director

Deepak Kumar Rout

- d. That the said premises is free from all sorts of encumbrances, charges, liens, despondence, attachment, trust acquisition, requisition, alignment whatsoever howsoever.
2. That in consideration of the owners having agreed to grant the exclusive right of development of the said premises, as herein provided and relying upon the aforesaid representations and believing the same to be true and assigned on the faith thereof. The developer has agreed to obtain the exclusive right of development of the said premises and in consideration on thereof, the Owner will get 40% of the total constructed building and open space thereon and the second party would get 60% of the total constructed building and open space thereon and the Second Party the Developer will built the flats as planed approved by the BDA.
3. That the builder has the right to develop and prepare necessary plans and to take necessary steps for approval right to deal with the land and can prepare and implement any housing scheme in respect of these with provision of internal roads, lightening, sewerage and other amenities in consonance with the law governing such construction that the builder shall have the right to file application, submit layout plans, building plans and shall be responsible for deposit of required fees and do all things which may be necessary for completion of the project.
4. That the building shall be constructed after due physical possession is handover by the First Party, and same shall be done within 30 days from the date of approval of the plan.
5. That in the event of any loss or damages incurred due to any dispute over the title and ownership of the land or the possession there on the same will be compensated by the First party to the Builder.
6. That the project shall be completed within the stipulated time of 42 months from the date of the approval of plan from the BDA. Unless prevented by reason beyond the control of the developers viz earthquake, retaining of cement, rods, etc.
7. That the second party shall pay a sum of Rs 10 lakhs to the first party, out of which Rs 5,00,000/- (Rupees Five lakhs) will be paid at the time of execution of this agreement and Rs 5,00,000/- (Rupees Five Lakhs) after the approval of the plan, as security deposited from which Rs Rs 5,00,000/- (Rupees Five lakhs) shall be refunded by the first party at the time of taking possession of his share and rest Rs 5,00,000/- (Rupees Five lakhs) is non refundable.

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Sukanta Kumar Rout

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M J Accretion Pvt. Ltd.
Sanjeev k Jain
Director

M J Accretion Pvt. Ltd.
Manoj Kumar
Director

M J Accretion Pvt. Ltd.
Mayank Jaiswal
Director

Deepak Kumar Rout



Jagyneshwar Acharya
Notary Govt. of India
Odisha, BBSR, Dist-Khurda
Regd. No. - 7791/2009
Mob. - 9861006174

TERMS AND CONDITIONS OF THE OWNERS:

1. The owner's share will be decided with mutual understanding (Falling all height & all side overall block proportionately) before the commencement of work. And shall be provided by equal amenities as other owners of flat.
2. That the share of the first party will be 40% and share of second party will be 60%, the first party if desire to dispose any part of his share than that shall be not more than 40% and shall be confined to share allotment agreement and same with the second party.
3. That the first party shall be a part of the society to be formed after completion of building. The first party shall pay the society charges to the society as and when charged by the society, irrespective of the flats being occupied.
4. That in future if any addition construction is done by the builder then in that case the first party will get 40% of his share out of the total addition construction area.
5. That it is further agreed that after execution of this agreement and till completion of the units the developer shall have to pay the revenue rent and holding tax of the land and the electricity bill, water etc. The Builder should keep informed to the owner with regard to the day-to-day development thereof.
6. It has been agreed by and between the parties herein as follows:
 - a. That the owner or any person claiming to them shall not interfere with the construction activity at site.
 - b. That the owner shall not do or cause to do any act / deed or things concerning the property whereby the rights of the builder undertaking the development work is hampered or disturbed.
 - c. The owner shall sign the map or the plan and other papers as may be required and shall also sign all other papers, documents as may be required or be necessary for the purpose for getting the said sanction and obtaining all necessary for the purpose for getting the said sanction and obtaining all necessary approval.
 - d. For the purpose of giving effect to this agreement the owner shall execute a registered general power of attorney in the name of the partners of the developer firm which shall remain irrevocable and within the limits of the authority aforesaid and the scale provided by the agreement date.

Sukanta Kumar Das

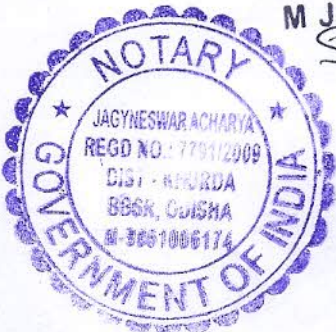
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M J Accretion Pvt. Ltd.
Sanjeev K. Jain
Director

M J Accretion Pvt. Ltd.
Mayank Jaiswal
Director

M J Accretion Pvt. Ltd.
Manoj Kumar
Director

Sukanta Kumar Das



Jagyneshwar Acharya
Notary Govt. of India
Odisha, BBSR, Dist-Khurda
Regd. No. - 7791/2009
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Sekanta Kumar Pand

7. That the name of the PROJECT shall be “
8. The owner has further agreed as follows:
 - a. Not to sell, transfer or mortgage or charge or encumber or alienate the said premises or any part thereof except the portion allocated to him in this agreement.
 - b. Not to enter into any agreement for development in respect of the said property with anybody else.
 - c. Not to do any act, deed or thing whereby the developer may be prevented selling assigning and / or disposing of any of the developer allocation portion in the building/units or at the said premises.
 - d. The owner shall deliver the peaceful and vacant possession of the said premises to the developer with 30 days from the execution of this agreement.
 - e. The owner will be no way responsible for any defective construction of the building
9. That the Second Party shall complete the building as per the norms of the concerned development authority as per the amenities and specifications mentioned below.
10. That the second party shall in liberty to construct the building/buildings on the land adjacent to the said scheduled land and the First Party shall get only proportionate to the area of the land out of total land used in construction for which no further consent of first party is required.

Amenities & Specifications:

- R.C.C. frame structure with columns & beams.
Walls of 1st. class Bricks & plastering with rich cement mortar, interior wall finish with plaster of parish and external wall finish with attractive cement paint.
- **Flooring:** Entire 1st floor with dunguri marble/verified floor tiles with 6” dado.
- **Kitchen:** Cooking platform with built-in sink of granite. Glazed tile up to roof height above the cooking platform. One exhaust fan point and one grinder / water purifier point.

M J Accretion Pvt. Ltd.
Sanjeev K Jain
Director

M J Accretion Pvt. Ltd.
Manoj Motwar
Director

Cont...P/6

M J Accretion Pvt. Ltd.
Mayank Jaiswal
Director

Sekanta Kumar Pand
Deepak



Jagyneshwar Acharya
Notary Govt. of India
Odisha, BBSR, Liskhurda
Regd. No. - 7791/2009
Mob. - 9861006174

- **Bath -cum-Toilets** : Flooring of antiskid tiles, glazed wall tiles up to ceiling height. C.P. fittings of reputed brand such as Jaguar/marc. Sanitary fittings of hindware/parryware or equivalent.
- One geyser point, one washing machine point, one common washbasin and one washbasin in the attached toilet. All the attach Bath will be colour tiles and comod.
- **Doors & Windows** :
 - a. Main door with both side teak veneer lamination with salwood choukath.
 - b. Inner doors of flush ply wood.
 - c. All windows of powder aluminum with glass along with safety grill.
 - d. Quality hardware fittings of godrej or equivalent.
- **Electrical Works** : Concealed copper wiring network and electrical fittings of good quality, with MCB (Miniature circuit breaker) in each Flat / House.
- One telephone point, one cable T.V. point in all bed rooms and living rooms, T.V. point also in the hall or drawing and dining room & one calling bell point in each flat/house.

Facilities:

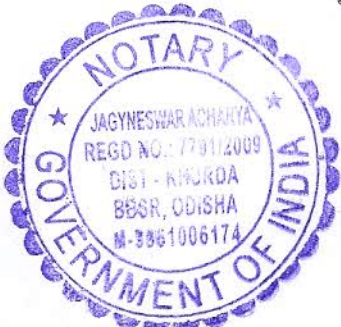
- 24 hours water supply from deep bore well through overhead R.C.C. water reservoir.
- Stand-by generator for common area lighting & water supply.
- Community Room, Watchman Room, Common Toilet.
- Electricity connection with individual meters from the concerned department is availed.
- Sewerage & waste disposal will be done by septic tank & soak pit.

11. The owner shall deposit the original title deed and all other relevant documents with the developer simultaneously upon execution of this agreement.
12. The Developer will at no time can keep the property as mortgage and cannot avail loan or financial assistance from any financial institution, bank or any other financing bodies.
13. That this agreement shall remain valid till all exercises are completed and all the terms and conditions of this agreement are fulfilled by the both the parties to this agreement.
14. That this agreement shall remain valid till all exercises are completed and all the terms and conditions of this agreement are fulfilled by the both the parties to this agreement.

Sanjeev Jai

Cont...P/7

Manoj Motwar Mayank Jaiswal



20/05/20

Sukanta Kumar Reddy

Deepak Kumar Choudhary

Jagyneshwar Acharya
Notary Govt of India
Odisha, BBSR, Dist-Khurda
Regd. No. - 7791/2009
Mob. - 9861006174

SCHEDULE OF PROPERTY

Mouza- Raghunathpur, Tahasil-Bhubaneswar, DSRO-Bhubaneswar, PS-Chandrasekharpur, Dist- Khurda, Status-Stitiban, Kisam-Biali Dofasal, Khata No-517, Plot No-1511, Area- Ac 0.140 decs out of total area Ac 0.230 decs.

IN PRESENCE OF WITNESSES WHEREOF the parties hereto have subscribed their hand and seal and signature on the date and day first above written i.e. th January 2014.

Witnesses :

1. Deepak Kumar Rout
70- Blyhi Road
H/o Raghunathpur
Bhubaneswar

SIGNATURE OF THE OWNERS (First Party)

ଶୁକାନ୍ତା କୁମାର ରାଉତ

Shukanta Kumar Rout

2.

SIGNATURE OF THE DEVELOPERS (Second Party)

M J Accretion Pvt. Ltd.
Mayank Jaiswal

Director

Manas Mohan
M J Accretion Pvt. Ltd.
Sanjeev K. Jain

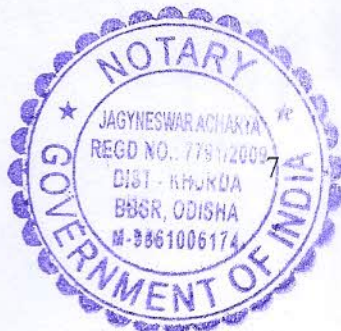
Director

Certified that the executants of this deed are my clients and the deed has been typed by my typist according to my dictation and being satisfied after going through the contents of this Agreement put their signatures in my presence as well as in the presence of the witnesses.

Signature of Advocate

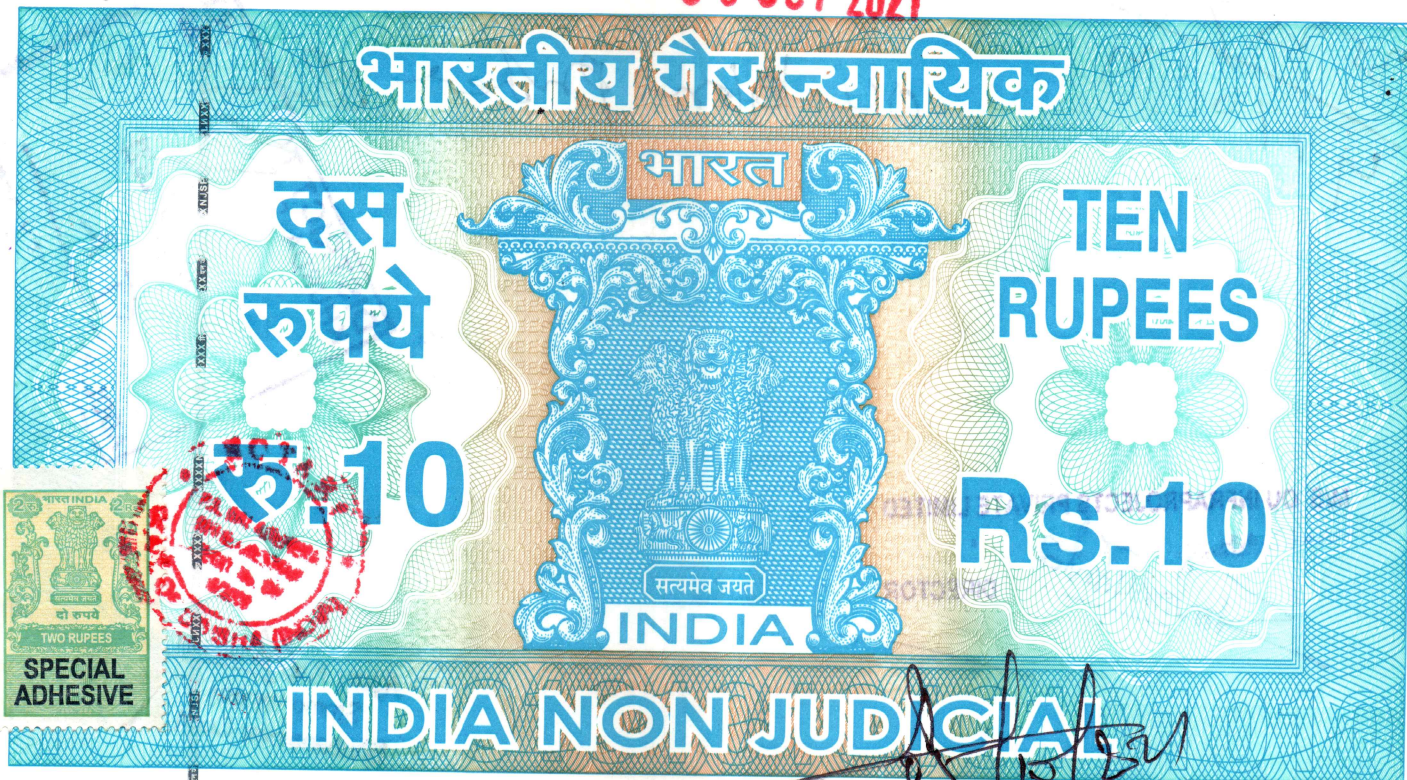
Advocate, Bhubaneswar

Executed in
Presence of Witness



Jagyneshwar Acharya
Notary Govt of India
Odisha, BBSR, Dist-Khurda
Regd. No. - 7791/2009
Mob. - 9861006174

05 OCT 2021



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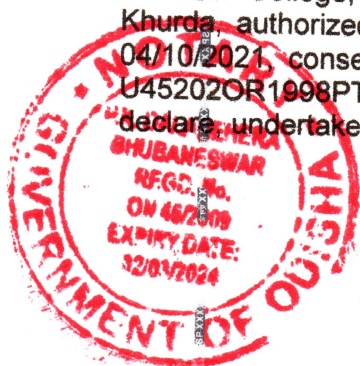
P.K. DALABHERA
 Notary, Bhubaneswar
 Regd. No. ON 46 / 09

Affidavit-cum-Declaration
Project Name: "9 BOULEVARDS"

We M/S OU INFRAPROJECTS PRIVATE LIMITED, consequent upon name change in the Register of Companies Orissa, Cuttack with effect from 13th July 2021 (FORMERLY KNOWN AND NAMED AS M/S MJ ACCRETION PRIVATE LIMITED) a Private Limited Company, duly incorporated and registered under the provisions of the Companies Act, 1956 and now deemed to be registered under the provisions of the Companies Act, 2013 and having its Registered Office at Gandhi Nagar, P.O./Town/Dist- Rayagada, Odisha- 765001 represented by its Director & authorized signatory Mr. Sidharth Sekhar Mohapatra, aged about 35 years, S/o-Mr. Umesh Chandra Mohapatra, resident of Flat No- A-404, Sakun Palace, Lane - 5, Near Biju Pattnaik College, Jaydev Vihar, P.O-Regional Research Laboratory, Bhubaneswar, Dist.- Khurda, authorized vide Board Resolution dated - 09/10/2020, and subsequently ratified on 04/10/2021, consequent upon name change hereinafter referred to as the "Promoter" (CIN: U45202OR1998PTC005518, DIN.No-03617754, PAN-AAGCS4688H) do hereby solemnly declare, undertake and state as under:

M/S OU INFRAPROJECTS PRIVATE LIMITED

DIRECTOR
 (contd.....P/2)



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4.10.14

02 OCT 2014

OU Infra Project

DISTRICT COURT
KHURDA
ADDL. T. JUDGE

M/S OU INFRAPROJECTS PRIVATE LIMITED

[Signature]

DIRECTOR

Stamp Vendor
Bhubaneswar Court

Ajay K. [Signature]
Stamp Vendor
Bhubaneswar Court

P.K. DALABHERA
Notary, Bhubaneswar
Regd. No. OH 48108

Affidavit-cum-Declaration
Project Name: "B BOULEVARDS"

The M/S OU INFRAPROJECTS PRIVATE LIMITED, consequent upon the change in the
Registrar of Companies Odisha, Bhubaneswar with effect from 13th July 2014 (Bhubaneswar)
and M/S OU INFRAPROJECTS PRIVATE LIMITED (a private company) and now deemed
incorporated and registered under the provisions of the Companies Act, 2013 and now deemed
incorporated under the provisions of the Companies Act, 1956 and now deemed
Office at Gandhi Nagar, Plot No. 12, Rajagada, Odisha-751001 represented by the
Director, Mr. Siddhant Sekhar Mohapatra aged about 35 years, B.A.,
B.L., B.Com., M.Com., M.Phil. (Finance), F.O. Regional Research Institute, Bhubaneswar,
Bhubaneswar (Odisha) resident of Flat No-A-404 Park View, Bhubaneswar, Odisha,
Bhubaneswar (Odisha) dated - 08/10/2014 and accordingly the affidavit
consequent upon name change hereinafter referred to as the Affidavit-cum-Declaration
of the said company (Bhubaneswar) do hereby solemnly

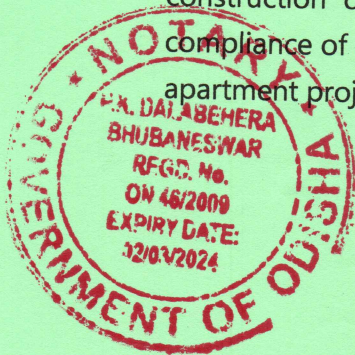
GOVERNMENT OF ODISHA
SECRETARY
CORPORATION
Bhubaneswar

M/S OU INFRAPROJECTS PRIVATE LIMITED
DIRECTOR
[Signature]

P.K. DALABEHERA
Notary, Bhubaneswar
Regd. No. ON 46 / 09

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01. That, our company in its previous name (M/S MJ ACCRETION PRIVATE LIMITED) is registered power of attorney holder of the lawful recorded tenant of the land on which the development of the project is proposed and which being named and styled as “9 BOULEVARD”
02. That, said land is free from all encumbrances as on date.
03. That, our company in its previous name (M/S MJ ACCRETION PRIVATE LIMITED) has received the plan approval for the construction of a one block of Basement +Stilt+16th multi-storied Residential apartment building & another single storey club house building from the Bhubaneswar Development Authority ,Bhubaneswar vide it's office letter no 13671 dated 12/8/2020 .
04. That, our company name has been change to “M/S MJ ACCRETION PRIVATE LIMITED to M/S OU INFRAPROJECTS PRIVATE LIMITED” AND the Register of Companies have duly issued a certificate accordingly ,an attested photo copy of the said certificate is annexed here with and shall be considered as the part and parcel of this affidavit.
05. That, except the change in name of the company there are no other change in the company as on date of this affidavit and further declare that M/S MJ ACCRETION PRIVATE LIMITED and M/S OU INFRAPROJECTS PRIVATE LIMITED” is one and same company having same CIN,PAN,GSTIN and all assets & liability as before the name change.
06. That, our company shall fulfill all its contractual obligations including but not limited to all legal and financial liability as per the agreements, sale deeds, G.P.A., affidavits, undertakings drawings/plans, applications/representations, allotment letter, written submissions and all other legal /official documents/communication etc which has not been specifically mentioned here executed/made with land owners, architect, contractors, clients/Allottee and submitted to all statutory authorities, banks and other financial institution in the previous name till the date of name change for the construction of a residential apartment named and styled as “9 BOULEVARD” in compliance of all applicable statutory rules and regulations in regards to the residential apartment project.



M/S OU INFRAPROJECTS PRIVATE LIMITED

[Handwritten Signature]

DIRECTOR

07. That, our company shall further execute all the agreements, sale deeds, G.P.A., affidavits, undertakings drawings/plans, applications/representations, allotment letter, written submissions and all other legal /official documents/communication etc which has not been specifically mentioned with land owners, architect, contractors, clients/Allottee and submit to all statutory authorities, banks and other financial institution in its new name with effect from the date of name change for the construction of a residential apartment named and styled as "9 BOULEVARD" in compliance of all applicable statutory rules and regulations in regards to the residential apartment project.

08. That, this affidavit cum declaration is required to be submitted to the Odisha Real Estate Regulatory Authority, Bhubneswar for the registration of the project mentioned above in pursuance to its order dated 1/10/2021 and further also can be submitted before any other statutory authorities including but not limited to administrative, judicial and quasi judicial offices/courts /tribunal, banks and other financial institution as when required.

Identified by me
[Signature] 5/10/2021
Advocate

M/S OU INFRAPROJECTS PRIVATE LIMITED

[Signature]
DIRECTOR
Deponent.

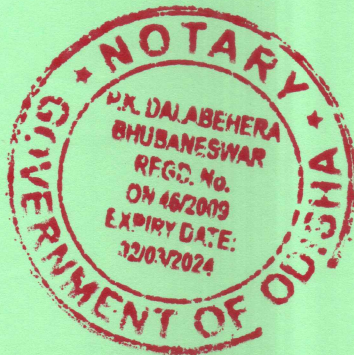
Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Bhubaneswar on this 5th day of October 2021.

M/S OU INFRAPROJECTS PRIVATE LIMITED

[Signature]
DIRECTOR
Deponent.



[Signature]
P.K. DALABEHERA
Notary, Bhubaneswar
Regd. No. ON 46 / 09



सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies

3rd Floor, CORPORATE BHAWAN PLOT NO. 9(P), Cuttack, Orissa, India, 753014

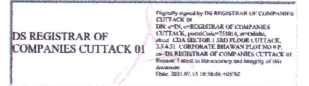
Certificate of Incorporation pursuant to change of name
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): U45202OR1998PTC005518

I hereby certify that the name of the company has been changed from M J ACCRETION PRIVATE LIMITED to OU INFRAPROJECTS PRIVATE LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name M J ACCRETION PRIVATE LIMITED.

Given under my hand at Cuttack this Thirteenth day of July two thousand twenty-one.



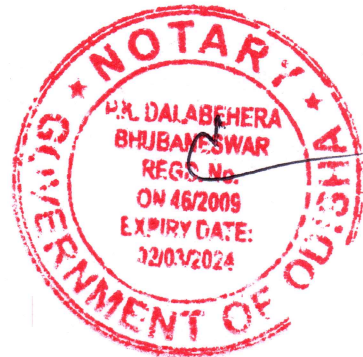
ANANTA KUMAR SETHI

Registrar of Companies
RoC - Cuttack

Mailing Address as per record available in Registrar of Companies office:

OU INFRAPROJECTS PRIVATE LIMITED

GANDHI NAGAR,, RAYAGADA, Orissa, India, 765001



M/S OU INFRAPROJECTS PRIVATE LIMITED

DIRECTOR