

1081311253

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उड़ीसा ORISSA



F 247968

Handwritten signatures and notes in red and green ink, including 'श्री राज' and 'Bijoy Rout'.

Bijoy Rout

Akshaya Rout

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THIS POWER OF ATTORNEY,
that we

BIJOY ROUT aged about 39 years 2. Akshaya Rout aged about 36 years both are sons of Late Charan Rout, resident of Raghunathpur P.O.: Raghunathpur, P.S: Nandankanan, Dist.- Khurda, by Caste.- Khandayat, by Occupation.- Service (hereinafter referred to and called as the "Executant/ Principal" which expression unless repugnant to the subject or context shall mean and include her legal heirs, successor, executors. administrators and assigns do hereby nominate constitute and appoint **M J ACCRETION PVT. LTD**, a company incorporated under the companies act having its

Page 1 of 6

Deepak Kumar Rout

Bundabab Sahoo

20627

878113

Bijay Rui

Rshuakw

100

J. Baral
Stamp Vendor
J. P. Khandagin, BBSR

DISTRICT TREASURER
KHURDA, BHUBANESWAR
04 JUL 2013
ADDL. TREASURY OFFICER

Bijay Rui





Sanjeev Jain

Manas Motwani

Mayank Jaiswal

Bijay Rout
Anshu Kumar

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 as my true and lawful attorney for and on behalf of myself any one or more, of the Directors can represent in respect of my mandate property situated at Mouza : Raghunathpur which is more fully described in the schedule below;

AND WHEREAS, the first parties hereby declare that the schedule property mentioned below, stands recorded in their name as per mutation ROR issued by Tahasildar, Bhubaneswar vide M.C No. 4807/10, 596/05 and 597/05 in respect of schedule property plot no. 1508/3530, 1480/3127 and 1478/3128 and having purchased by First Party No.2 from Bhabani Rout and others (who are mother and sister of First Party vide RSD ID No.1081110795 dated. 27.04.2011 in respect of Plot no. 2054) since the date of purchase the first party are possessing the schedule property without any dispute having right, title and interest there over and exercise various acts of ownership over the same and paying rent to the concerned authority.

Whereas I the executants/Principal being the owner of the below mentioned property for the benefit of my estate with view to effectuate the object of

Deepak Kumar Rout

Bhubaneswar Sahoo.



developing my land, in order to construct multi storied housing project on sharing basis do execute this general POA and as such I do hereby nominate /appoint and constitute M/S MJ Accretion Pvt. Ltd. As my true and lawful attorney to do perform or cause to be done, the following acts, deeds or things in respect of my landed property as per the schedule given below at Dist.-Khurda, Tahasil-Bhubaneswar, P.S: Nandankanan, under District Sub Registrar Bhubaneswar, Mouza: **RAGHUNATHPUR**, Mutation Khata No.729/623 (Seven hundred twenty nine by six hundred twenty three), Plot No.1480/3127 (one thousand four hundred eighty by three thousand one hundred twenty seven), Kissam: Sarada-II, Area **Ac.0.344** decimals out of **Ac. 0.400** decimals, plot No. **1478/3128** (one thousand four hundred seventy eight by three thousand one hundred twenty eight) Kissam : Patia, Area **Ac 0.010** decimals out of **Ac 0.140** decimals, and Mutation Khata No. **729/1054** (seven Hundred twenty nine by one thousand fifty four), Plot no. **1508/3530** (one thousand five hundred eight by three thousand five hundred thirty) Kissam : Sarada II , Area **Ac 0.062 decimals (full Plot)** and Khata No. **729/47** (seven twenty nine by forty seven) plot no. **2054/2537** (two thousand fifty four by two thousand five hundred thirty seven) Kissam : Bajefasal II, Area **Ac 0.010** decimals out of **Ac 0.050** decimals out of **Ac 0.070** decimals in toto one Mouza, three Khata, four plots admeasuring total area **0.426** decimals. Annual Rent Rs. 5.00.

1. ~~To work, develop, manage and construction of residential complex in accordance to the sanctioned plans by the BDA /Other concerned authorities.~~
2. To present before anybody / office / authority with regard to the said property in any manner whatsoever and to make any statement, appoints, affidavits and undertakings etc. for us and on our behalf in respect of said property or in any matter incidental to.
3. To purchase court fee and stamp papers for us and on our behalf and prepare and document sign or present any application in our name and as our act and deed to comply with the requirements of BDA and such other local authorities statutory bodies relating to the construction of the said, obtained the necessary approval or approvals from the authorities concerned as and when required.
4. To advertise, negotiated, to sell the constructed flats which will be developed over the schedule property basing on the proportion as agreed upon by transfer and assign the various constructed spaces or constructed area on the said property together with the proportionate interest in the land comprised in the said property at such rates as deemed proper and or enter into agreement or contracts for sale for transfer of the land or various portions including the proportionate interest of the said property and on such terms and conditions as our attorneys in their absolute discretion shall think fit and proper without

Bijoy Rout.

Deepak Kumar Rout

Brunabans Sahoo.



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)-370 , , User Charges-200 ,Total 570

Date: 09/07/2013

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **KHURDA(BBSR)** between the hours of 10:30 AM and 02:30 PM on the **09/07/2013** by **BIJOY ROUT**, son/wife of **LATE CHARAN ROUT**, of **AT/PO-RAGHUNATHPUR, PS- NANDANKANAN, DIST- KHURDA**, by caste **General**, profession **Service** and finger prints affixed.

Signature of Presenter / Date: 09/07/2013

Signature of Registering officer

Endorsement under section 58

Execution is admitted by :

| Name | Photo | Thumb Impression | Signature | Date of Admission of Execution |
|------------|-------|------------------|-----------|--------------------------------|
| BIJOY ROUT | | | | 09-Jul-2013 |

making us liable for any loss on that account only after allotment of owners share.

- 5/ To apply for demarcation of the property to the Tahasildar, Bhubaneswar or any other authority in our name and on our behalf. ~~To enter into the schedule land to construct boundary walls or any other structures over the said property in necessary to keep the property free from encroachments.~~

Bijay Kant
Arun Kumar

To receive earnest money from the intending buyers as advance and also to receive the balance consideration money and to grant receipts for the same with regards to the developer's share as per the agreement executed between me and the developer. In their (Developers) own name and their own risks without making (owner) liable for any loss to the owner. To sign, execute and deliver any conveyance or conveyances for sale of the developers share of the total construction area and the land in the said complex and to execute all other deeds, agreements, instruments and to present such conveyance or conveyances for registration before the appropriate authority to submit, execute and receipt of consideration before the said authorities.

6. To apply to the concerning authority for supply of electricity, sanitation etc. as will be necessary for the said complex, and to pay all fees and other taxes, rents arising out of or in connection with the law or building.



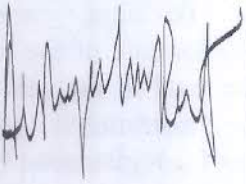


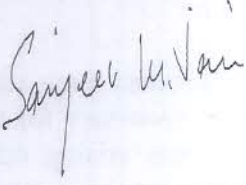


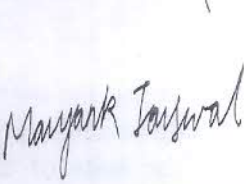


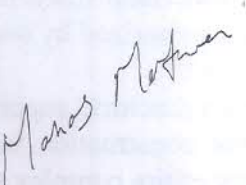
7. The executants being the owner though have the obligation to execute the necessary sale of suits of the apartment, in favour of the prospective purchasers for the suits of the apartments, transferring proportionate importable undivided share in the land, the attorneys shall be deemed to have been authorized by the executants for all intents and purposes.

8. To engage contractors, supervisors, manager, architects, engineers to carry out the construction works at their own risk ~~and own cost~~ in respect of the entire complex to be constructed.

9. To obtain BDA approval for design of the apartment, amendments, modification or alteration of the plan as may be necessary.

Deepak Kumar Beut

Bhubaneswar Sahoo

| | | | | |
|--|--|---|---|-------------|
| AKSHAYA ROUT |  | 6522576  6522579 |  | 09-Jul-2013 |
| SANJEEB KUMAR JAIN DIRECTOR OF M J ACCRETION PVT. LTD. |  | 4985919  |  | 09-Jul-2013 |
| MAYANK JAISWAL DIRECTOR OF M J ACCRETION PVT. LTD. |  | 4985920  |  | 09-Jul-2013 |
| MANAS MOTWANI DIRECTOR OF M J ACCRETION PVT. LTD. |  | 4985923  |  | 09-Jul-2013 |

Identified by **DEEPAK KUMAR ROUT** Son/Wife of **BHOLI ROUT** of **AT/PO- RAGHUNATHPUR, BBSR, DIST-KHURDA** by profession **Others**

| Name | Photo | Thumb Impression | Signature | Date of Admission of Execution |
|-------------------|-------|------------------|-----------|--------------------------------|
| DEEPAK KUMAR ROUT | | | | 09-Jul-2013 |



10. To do all such acts and deeds or things as my said attorneys shall deem fit and proper for the purpose of conveying the said property and interest therein without making us liable for any loss on that account, to file suits, appeals, refund, withdraw or compromise any litigation and dispute if found and arises over the property and appoint advocate, agent etc. sign Vakalatnama, Plaints,
11. Written statements and applications and all courts and tribunals on our behalf and in our name and apply for certified copies, encumbrances certificates etc. as may be necessary.
12. To enter into, modify, cancel, alter, draw, approve, present for registration all papers, documents, deeds, contracts, agreements, applications, declarations, undertakings and other documents in connection with sale, transfer, mortgage of the building and/or flats/units, residential/commercial spaces, parking lots constructed by the developer upon its 58% of share on the lands or on the super built up area or any part thereof or any interest therein and/or any buildings may in future be constructed thereon or any part or portion thereof in pursuance of the permission legally granted.
13. That my attorney is also competent to fix the price from time to time and also authorize, to collect funds and invest funds out of his own source and to collect from the prospective purchasers of the residential flats and other constructed areas.

Bijay Kant.
Arun Kumar

AND I hereby agree to ratify and confirm whatever our said attorneys will lawfully do or have done and shall be construed to have been done by us personally as per the agreement.

SCHEDULE OF PROPERTY

Dist.-Khurda, Tahasil-Bhubaneswar, P.S: Nandankanan, under District Sub Registrar Bhubaneswar, Mouza: **RAGHUNATHPUR**, Mutation Khata No. **729/623** (Seven hundred twenty nine by six hundred twenty three), Plot No. **1480/3127** (one thousand four hundred eighty by three thousand one hundred twenty seven), Kissam: Sarada-II, Area **Ac.0.344** decimals out of **Ac. 0.400** decimals, plot No. **1478/3128** (one thousand four hundred seventy eight by three thousand one hundred twenty eight) Kissam : Patia, Area **Ac 0.010** decimals out of **Ac 0.140** decimals, and Mutation Khata No. **729/1054** (seven Hundred twenty nine by one

Page 5 of 6

Deepak Kumar Kant

Brundaban School.



1600746

Date: 09/07/2013

Signature of Registering officer

Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the District Sub-Registrar, KHURDA(BBSR)

Book Number : 4 || Volume Number : 216

Document Number : 41081310887

For the year : 2013

Seal :

Date: 15/07/2013

Signature of Registering officer

This is a Computer Generated Certificate

thousand fifty four), Plot no. **1508/3530** (one thousand five hundred eight by three thousand five hundred thirty) Kissam : Sarada II , Area **Ac 0.062** decimals (full Plot) and Khata No. **729/47** (seven twenty nine by forty seven) plot no. **2054/2537** (two thousand fifty four by two thousand five hundred thirty seven) Kissam : Bajefasal II, Area **Ac 0.010** decimals out of Ac 0.050 decimals out of Ac 0.070 decimals in toto one Mouza, three Khata, four plots admeasuring total area **0.426** decimals. Annual Rent Rs. 5.00.

IN WITNESSES WHERE OF we the parties hereto set our hands and seal on the 9th day of July 2013.

Witnesses:

1. Deepak Kumar Rout
At 170 - Rashonathpur
B.B.S.L. 09.07.13
2. Bijoy Rout.
At 170 - Rashonathpur
P.S - Nandan Kanan
Dist. Khurda.
09.07.13

Bijoy Rout
09.07.13
Signature of the executant

Manas Motwan
Mayank Jaiswal
09.07.13
Signature of the
Power Of Attorney
Holder

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 Power Of Attorney put their signatures in my presence as well as in the presence of the witnesses.

Sarat Das
Advocate, Bhubaneswar



**REGISTERED & TRUE COPY
FILED IN**

BOOK NO.

Volume No.

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

Being No.

For the year 2013-

1081311253

Registering Officer

Bhubaneswar

09.7.13



Valuation Report

Application No- **1081311253**Registration Office- **KHURDA(BBSR)**

| DEED DETAILS | | | | | | |
|---|----------------|-------------------|----------|--------------|-----------------|-------------------|
| Application Type- POA WITHOUT POSSESSION | | | | | | Status- |
| Application No. | Execution Date | Presentation Date | Book No. | No. of Pages | Registration No | Registration Date |
| 1081311253 | 09-JUL-13 | 09-JUL-13 | 4 | 6 | 41081310887 | 15-JUL-13 |

| | | | |
|------------------------|------|------------------------|-----|
| FEE DETAILS (In `.) | | | |
| Stamp Duty : | 100 | Registration Fee : | 570 |
| Consideration Amount : | 0 | A18(iii): | 250 |
| Benchmark Value : | 6600 | Incidental Fee Details | |
| | | User Charges : | 200 |

| FIRST PARTY DETAILS | | | | | | | | | | | |
|---------------------|----------|------------------|--------|-----|------------|---------|----------------|-----------|--------|--|-------------------|
| Name | Relation | Relation's Name | Gender | Age | Profession | Caste | Interest/Type | Presenter | Signed | Present Address | Permanent Address |
| BIJOY ROUT | FATHER | LATE CHARAN ROUT | MALE | 39 | Service | General | PRINCIPAL/SELF | YES | YES | AT/PO- RAGHUNATHPUR, PS- NANDANKANAN, DIST- KHURDA | |
| AKSHAYA ROUT | FATHER | LATE CHARAN ROUT | MALE | 36 | Service | General | PRINCIPAL/SELF | NO | YES | AT/PO- RAGHUNATHPUR, PS- NANDANKANAN, DIST- KHURDA | |

| SECOND PARTY DETAILS | | | | | | | | | | | |
|--|----------|-----------------|-------------------------|-----|------------|---------|---|-----------|--------|---|-------------------|
| Name | Relation | Relation's Name | Gender | Age | Profession | Caste | Interest/Type | Presenter | Signed | Present Address | Permanent Address |
| SANJEEB KUMAR JAIN DIRECTOR OF M J ACCRETION PVT. LTD. | | | | 50 | | GENERAL | GENERAL ATTORNEY/INSTITUTION | | | AT- PLOT NO.4782, SHREE TOWER, FLAT NO.8, BJB NAGAR, BBSR, DIST- KHURDA | |
| Representative Name | | | Institution Name | | | | Representative Address | | | Representative Designation | |
| SANJEEB KUMAR JAIN DIRECTOR OF M J ACCRETION PVT. LTD. | | | M J ACCRETION PVT. LTD. | | | | AT- PLOT NO.4782, SHREE TOWER, FLAT NO.8, BJB NAGAR, BBSR, DIST- KHURDA | | | DIRECTOR | |
| MAYANK JAISWAL DIRECTOR OF M J ACCRETION PVT. LTD. | | | | 26 | | GENERAL | GENERAL ATTORNEY/INSTITUTION | | | AT- PLOT NO.4782, SHREE TOWER, FLAT NO.8, BJB NAGAR, BBSR, DIST- KHURDA | |
| Representative Name | | | Institution Name | | | | Representative Address | | | Representative Designation | |
| MAYANK JAISWAL DIRECTOR OF M J ACCRETION PVT. LTD. | | | M J ACCRETION PVT. LTD. | | | | AT- PLOT NO.4782, SHREE TOWER, FLAT NO.8, BJB NAGAR, BBSR, DIST- KHURDA | | | DIRECTOR | |
| | | | | | | | | | | AT- PLOT | |

| | | | | | | | | | | | |
|---|-------------------------------|-----------------------|----------|---|---|------------------------------|--|--------------------|---|------------|----------|
| MANAS MOTWANI DIRECTOR OF M J ACCRETION PVT. LTD. | | | | 24 | | GENERAL ATTORNEY/INSTITUTION | | | NO.4782, SHREE TOWER, FLAT NO.8, BJB NAGAR, BBSR, DIST- KHURDA | | |
| Representative Name | | | | Institution Name | | | Representative Address | | Representative Designation | | |
| MANAS MOTWANI DIRECTOR OF M J ACCRETION PVT. LTD. | | | | M J ACCRETION PVT. LTD. | | | AT- PLOT NO.4782, SHREE TOWER, FLAT NO.8, BJB NAGAR, BBSR, DIST- KHURDA | | DIRECTOR | | |
| IDENTIFIER DETAILS | | | | | | | | | | | |
| Name | | Father/Husband's Name | | | Address | | | Gender | Age | Profession | ID Proof |
| DEEPAK KUMAR ROUT | | BHOLI ROUT | | | AT/PO- RAGHUNATHPUR, 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 | RAGHUNATHPUR (BALIPADA)-14 | | 729/47 | 2054/2537 | 0.01 Acre (10Decimal) | BAJEFASAL 2 | 6600 | Not Available | Not Available | | |
| East | West | North | South | Property Transaction Details | | | | | | | |
| NM | NM | NM | NM | POWER AREA AC.0.010DEC. OUT OF AC.0.050DEC. OUT OF AC.0.070DEC.,TOTAL ONE MOUZA,THREE KHATA,FOUR PLOTS, TOTAL POWER AREA AC.0.426DEC.,RENT RS.5.00PAISA. | | | | | | | |
| KHURDA | RAGHUNATHPUR (BALIPADA)-14 | | 729/1054 | 1508/3530 | 0.062 Acre (62Decimal) | SARAD II | 0 | Not Available | Not Available | | |
| East | West | North | South | Property Transaction Details | | | | | | | |
| NM | NM | NM | NM | POWER AREA AC.0.062DEC.(FULL PLOT) | | | | | | | |
| KHURDA | RAGHUNATHPUR (BALIPADA)-14 | | 729/623 | 1478/3128 | 0.01 Acre (10Decimal) | PATITA | 0 | Not Available | Not Available | | |
| East | West | North | South | Property Transaction Details | | | | | | | |
| NM | NM | NM | NM | POWER AREA AC.0.010DEC. OUT OF AC.0.140DEC. | | | | | | | |
| KHURDA | RAGHUNATHPUR (BALIPADA)-14 | | 729/623 | 1480/3127 | 0.344 Acre (344Decimal) | SARAD II | 0 | Not Available | Not Available | | |
| East | West | North | South | Property Transaction Details | | | | | | | |
| NM | NM | NM | NM | POWER AREA AC.0.344DEC. OUT OF AC.0.400DEC. | | | | | | | |
| The total transacted area is:0.426 acre(s). | | | | | | | | | | | |
| REMARK DETAILS | | | | | | | | | | | |
| Remark | | | | | | | | | | | |
| ok | | | | | | | | | | | |
| APPLICATION ID CREATED BY : AKSHYA MOHANTY | | | | | | | | | | | |
| DOCUMENT ENTERED BY : SUSANTA KUMAR DAS | | | | | | | | | | | |

This page is generated at <http://www.igrorissa.gov.in>.



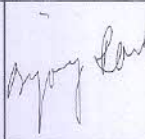


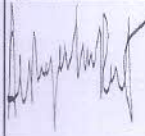


Registered PoA without Possession Deed

Nature of the Document : POA WITHOUT POSSESSION
 Date of Execution : 09/07/2013
 Document Number : 41081310887

Volume Number : 216
 Place of Execution : KHURDA(BBSR)
 Registration Date : 15/07/2013

FIRST PARTY DETAILS

| Name | Photo | Thumb Impression | Signature |
|--------------|---|--|--|
| BIJOY ROUT |  |  6522576 |  |
| AKSHAYA ROUT |  |  6522579 |  |

SECOND PARTY DETAILS

| Name | Photo | Thumb Impression | Signature |
|--|---|--|--|
| SANJEEB KUMAR JAIN DIRECTOR OF M J ACCRETION PVT. LTD. |  |  4985919 |  |
| MAYANK JAISWAL DIRECTOR OF M J ACCRETION PVT. LTD. |  |  4985920 |  |
| MANAS MOTWANI DIRECTOR OF M J ACCRETION PVT. LTD. |  |  4985923 |  |

PROPERTY DETAILS

| Sl.No. | District | Village/Thana | Khata | Plot | Property Area | Kisam | MarketValue | Sabak Khata No. | Sabak Plot No. |
|--------|----------|----------------------------|--------|-----------|---------------|-------------|-------------|-----------------|----------------|
| 4 | KHURDA | RAGHUNATHPUR (BALIPADA)-14 | 729/47 | 2054/2537 | 10Decimal | BAJEFASAL 2 | 6600 | Not Available | Not Available |



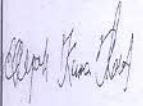
| East | West | North | South | Property Transaction Details | | | | | |
|------|--------|----------------------------|----------|--|-----------|----------|---|---------------|---------------|
| NM | NM | NM | NM | POWER AREA AC.0.010DEC. OUT OF AC.0.050DEC. OUT OF AC.0.070DEC.,TOTAL ONE MOUZA,THREE KHATA,FOUR PLOTS, TOTAL POWER AREA AC.0.426DEC.,RENT RS.5.00PAISA. | | | | | |
| 1 | KHURDA | RAGHUNATHPUR (BALIPADA)-14 | 729/1054 | 1508/3530 | 62Decimal | SARAD II | 0 | Not Available | Not Available |

| East | West | North | South | Property Transaction Details | | | | | |
|------|--------|----------------------------|---------|------------------------------------|-----------|--------|---|---------------|---------------|
| NM | NM | NM | NM | POWER AREA AC.0.062DEC.(FULL PLOT) | | | | | |
| 3 | KHURDA | RAGHUNATHPUR (BALIPADA)-14 | 729/623 | 1478/3128 | 10Decimal | PATITA | 0 | Not Available | Not Available |

| East | West | North | South | Property Transaction Details | | | | | |
|------|--------|----------------------------|---------|---|------------|----------|---|---------------|---------------|
| NM | NM | NM | NM | POWER AREA AC.0.010DEC. OUT OF AC.0.140DEC. | | | | | |
| 2 | KHURDA | RAGHUNATHPUR (BALIPADA)-14 | 729/623 | 1480/3127 | 344Decimal | SARAD II | 0 | Not Available | Not Available |

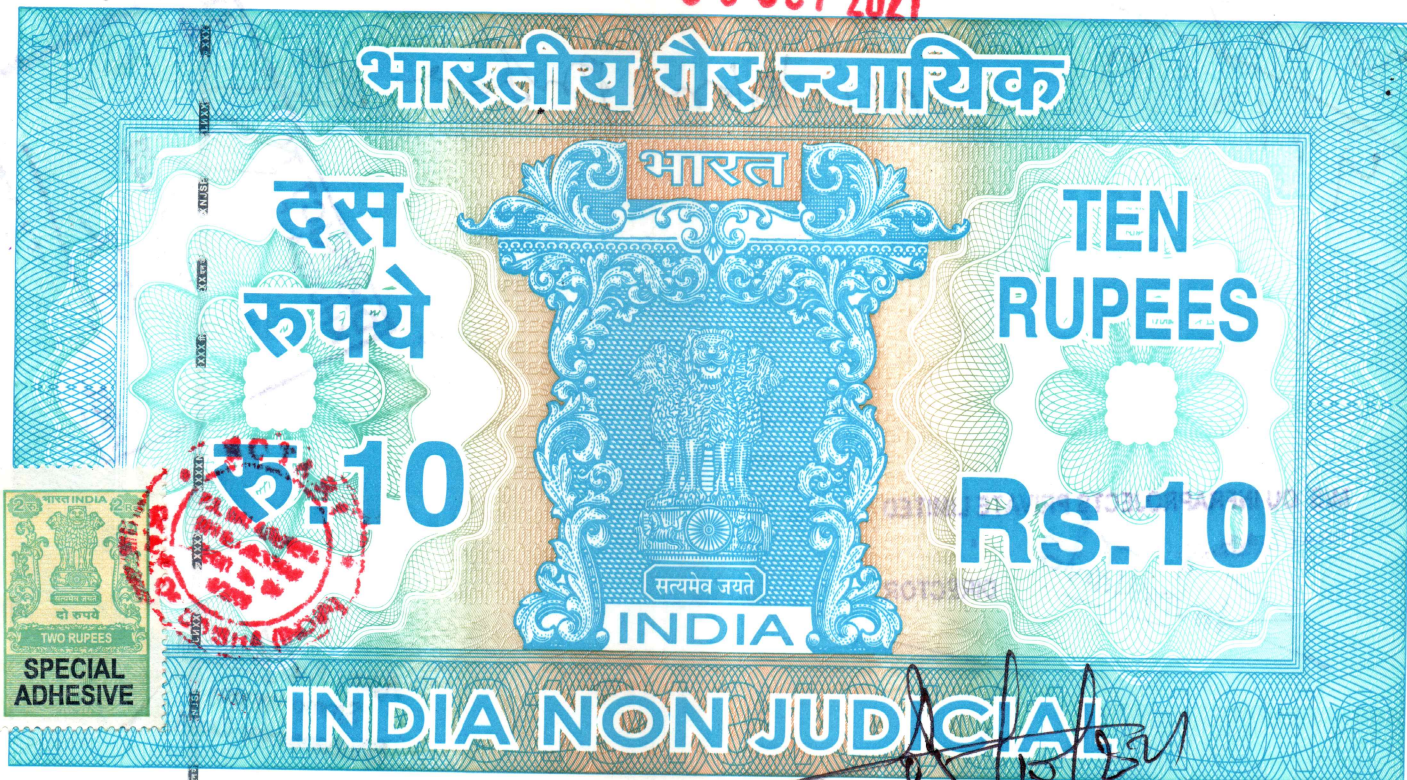
| East | West | North | South | Property Transaction Details | | | | | |
|------|------|-------|-------|---|--|--|--|--|--|
| NM | NM | NM | NM | POWER AREA AC.0.344DEC. OUT OF AC.0.400DEC. | | | | | |

IDENTIFIER DETAILS

| Name | Father's / Husband's Name | Identifier Address | Profession |
|-------------------|---|---|---|
| DEEPAK KUMAR ROUT | BHOLI ROUT | AT/PO- RAGHUNATHPUR, BBSR, DIST- KHURDA | Others |
| Name | Photo | Thumb Impression | Signature |
| DEEPAK KUMAR ROUT |  |  1600746 |  |
| REMARK DETAILS | | | |
| Remark | | | |
| ok | | | |

This is a Computer Generated Certificate

05 OCT 2021



ଓଡ଼ିଶା ओडिशा ODISHA

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

Sidharth Sekhar Mohapatra
 (Handwritten signature)

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

35257
4.10.14

0 2 OCT 2014

OU Infra Project

DISTRICT T. KHURDA
ADDL. T. KHURDA

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 (BHO/REG/2014/1000)
and M/S OU INFRAPROJECTS PRIVATE LIMITED (a private limited company duly
incorporated and registered under the provisions of the Companies Act, 1956 and now deemed
to be incorporated under the provisions of the Companies Act, 2013) and being the registered
Office at Gandhi Nagar, Plot No. 10, Sector-1, Bhubaneswar, Odisha-751005 represented by the
undersigned, Mr. Siddhant Sekhar Mohapatra aged about 35 years, B.A.,
B.L., B.Com., M.Com., M.Phil., M.A. (Economics), Assistant of F.I.I.T. No-A-404, Bhubaneswar, Odisha, India
and being duly authorized by the Board of Directors of the Company, the undersigned
do hereby certify that the Board of Directors of the Company has passed a resolution dated - 08/10/2014
consequent upon name change hereinafter referred to as the "Particulars" and
the same is as under:

M/S OU INFRAPROJECTS PRIVATE LIMITED

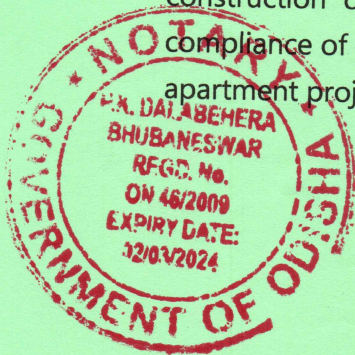
DIRECTOR

GOVERNMENT OF ODISHA
REGISTRAR OF COMPANIES
Bhubaneswar
Stamp No. OH 48108
Date: 08/10/14

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

DIRECTOR

[Handwritten Signature]

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

Advocate

[Signature]
5/10/2021

M/S OU INFRAPROJECTS PRIVATE LIMITED

DIRECTOR

[Signature]
Deponent.

Verification

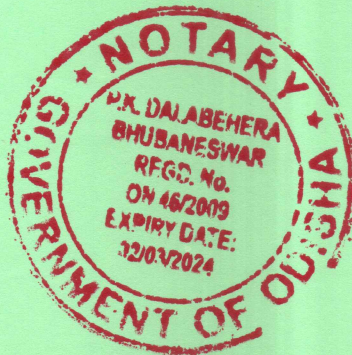
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

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

M/S OU INFRAPROJECTS PRIVATE LIMITED

DIRECTOR

[Signature]
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

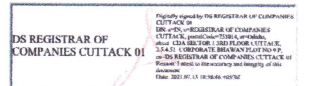
Certificate of Incorporation pursuant to change of name
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

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.



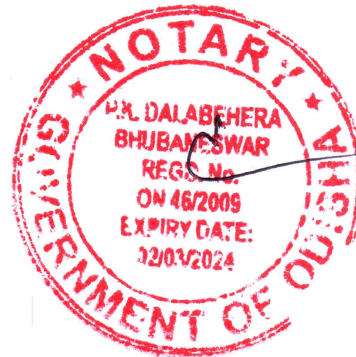
ANANTA KUMAR SETHI

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