

1984
to 22/14

for
Bhole Pat
Kumar
Soni

[Handwritten signature]

बेक वत

DISTRICT TREASURY
Bhubaneswar
FEB 2014
TREASURY OFFICER



Director

Director

...

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

उड़ीसा ORISSA

C 701808

ब्रह्म शिरो
Sukanta Kumar Rout
Director

121

- To manage and supervise the construction work of the residential building in Mouza- Raghunathpur, Tahasil- Bhubaneswar, DSRO-Bhubaneswar, PS-Chandrasekharapur, 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.
- 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 me and on my behalf in respect of said property or in any matter incidental to.
 - To purchase court fee and stamp papers for me and on my behalf and prepare and document sign or present any application in my 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.

Contd...P/3

M J Accretion Pvt. Ltd. M J Accretion Pvt. Ltd.

Sanjeev Kumar Jaiswal

Director

Mayank Jaiswal

Director

W. - Deepak Kumar Rout

wa. S. Dash

M J Accretion Pvt. Ltd.

Manoj Mohan

Director

1983
10.2.2014

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Bholi put
Raghu
18/2
[Signature]

DISTRICT TREASURER
KHURDA, BHUBANESHWAR
10 FEB 2014

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Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1399, Schedule 1-A No. 48(g) Fees Paid : A18(iii)-370 ,, User Charges-200 ,Total 570

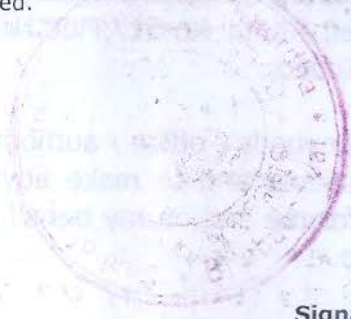
Date: 24/02/2014

[Signature]
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 **24/02/2014** by **BHOLI ROUT** , son/wife of **LATE ACHUYUT ROUT** , of **AT-RAGHUNATHPUR, PO- RAGHUNATHPUR, PS- CHANDRASEKHARPUR, BBSR, DIST- KHORDHA** , by caste **General** , profession **Business** and finger prints affixed.

[Signature]



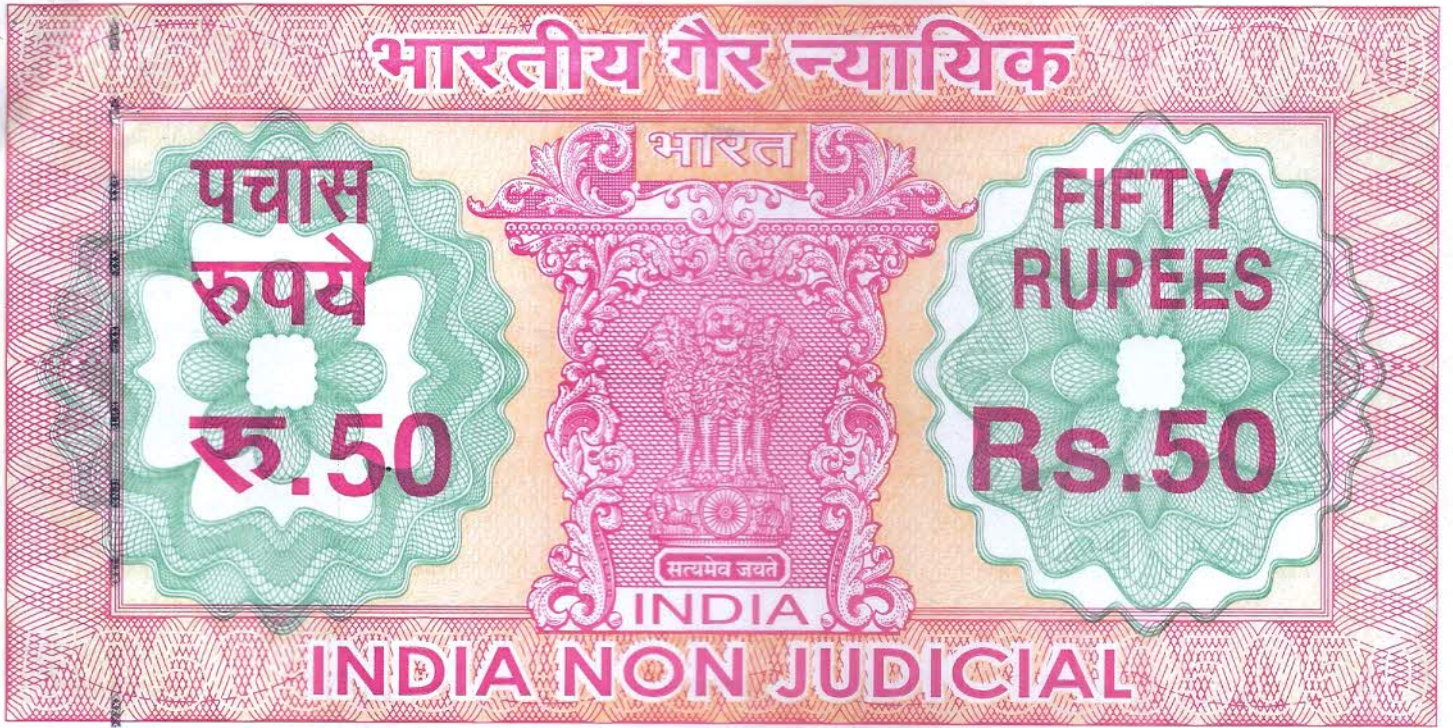
Signature of Presenter / Date: 24/02/2014

[Signature]
Signature of Registering officer

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BHOLI ROUT				24-Feb-2014



उड़ीसा ORISSA

C 701809

/ 3 /

4. To advertise, negotiated, to sell the constructed flats which will be developed on and over my 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 _____ or various portions including the proportionate interest of the said property and on such terms and conditions as my attorneys in their absolute discretion shall think fit and proper without making us liable for any loss on that account.
5. To apply for demarcation of the property to the Tahasildar, Bhubaneswar or any other authority in my name and on my behalf. To take physical possession over the schedule land to construct boundary walls or any other structures over the said property in necessary to keep the property free from encroachments.

Contd...P/4

w. - Deepak Kumar Rout

or - S. Dash






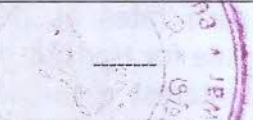


M J Accretion Pvt. Ltd. M J Accretion Pvt. Ltd.
Manoj Mohapatra Director Sanjeev Kumar Jaiswal Director
Mayank Jaiswal Director

ଶ୍ରୀମତୀ ସୁକନ୍ତଳା କୁମାରୀ ରାଉତ
Sukanta Kumar Rout
Director

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10 2 2014

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Bhodi Pad
Roshetty
C.S. 13

DISTRICT TREASURY
KHORDHA, BHUBANESWAR
06 FEB 2014

<p>ଭୋକି ରୂଟ</p>		<p>307887107</p>	<p>ଭୋକି ରୂଟ</p>	
<p>SUKANTA KUMAR ROUTH</p>		 307887109	<p>Sukanta Kumar Routh</p>	<p>24-Feb-2014</p>
<p>SANJEEV KUMAR JAIN DIRECTOR OF MJ ACCRETION PVT.LTD</p>		 238834673	<p>Sanjeev k Jain</p>	<p>24-Feb-2014</p>
<p>MAYANK JAISWAL DIRECTOR OF MS ACCRETION PVT.LTD</p>	<p>_____</p>	<p>_____</p>		<p>_____</p>
<p>MANAS MOTWANI DIRECTOR OF MJ ACCRETION PVT.LTD</p>		 238834688	<p>Manas Motwani</p>	<p>24-Feb-2014</p>

Identified by **DEEPAK KUMAR ROUTH** Son/Wife of **B ROUTH** of **RAGHUNATHPUR, DIST- KHORDHA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
				<p style="text-align: center;">✓</p>

6. 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 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 60% 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.
7. To apply to the concerning authority for supply of electricity, sanitation etc. as will be necessary for the said complex, But to pay all fees and other taxes, rents arising out of or in connection with the law or building.
8. 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.
9. 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.
10. To obtain BDA approval for design of the apartment, amendments, modification or alteration of the plan as may be necessary.
11. 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, written statements and applications and all courts and tribunals on my behalf and in my name and apply for certified copies, encumbrances certificates etc. as may be necessary.

Contd...P/5

W. - Deepak Kumar Rout

Asst. S. Dash

M J Accretion Pvt. Ltd.
Manoj Mathan
Director

M J Accretion Pvt. Ltd.
Mayank Jaiswal
Director


M J Accretion Pvt. Ltd.
Sanjeev Kumar
Director

6/15/2025

Sukanta Kumar Rout

DEEPAK KUMAR ROUT		 39382902		24-Feb-2014
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Date: 24/02/2014


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 : 45

Document Number : 41081402201

For the year : 2014

Seal :

Date: 26/02/2014


Signature of Registering officer

Print



AND I/We 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

Mouza-Raghnathpur, 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 side of the document is 0.30 decs out of total area of 0.230 decs only)

IN WITNESSES WHERE OF I have hereto set my hands on the 24th day of February 2014.

Witnesses:

1. *Deepak Kumar Rout*
S/o - Bhola Rout
DOB 22
A/P - Raghnathpur
2. *Shrimant Dasy*
S/O - Nataben Dasy
A/P - Sehel nag
room

ସୁକନ୍ତା କୁମାର ରାଉତ
Sukanta Kumar Rout
Signature of the Executants. 24.02.14

M J Accretion Pvt. Ltd.
Sanjeew Jaiswal
Director

M J Accretion Pvt. Ltd.
Manoj Motwan
Director

M J Accretion Pvt. Ltd.
Mayank Jaiswal
Director

Signature of the Power Of Attorney Holder 24.02.14

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.

Devi Mayer
Advocate, Bhubaneswar



REGISTERED & TRUE COPY
FILED IN

BOOK NO.

Volume No.

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

Being No.....

for the year 2014

1081402296

Registering Officer

24.2.14



Valuation Report

Application No- **1081402296**

Registration Office- **KHURDA(BBSR)**

DEED DETAILS	Status- Pending for Fee collection
Application Type- POA WITHOUT POSSESSION	

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1081402296	24-FEB-14	24-FEB-14	4	6		

FEE DETAILS (In `.)	
Stamp Duty :	100
Consideration Amount :	0
Benchmark Value :	1120000
Registration Fee :	0
A18(iii):	250
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
BHOLI ROUT	FATHER	LATE ACHUYUT ROUT	MALE	59	Business	General	PRINCIPAL/SELF	YES	YES	AT- RAGHUNATHPUR, PO- RAGHUNATHPUR, PS- CHANDRASEKHARPUR, BBSR, DIST- KHORDHA	
SUKANTA KUMAR ROUT	FATHER	LATE ACHUYUT ROUT	MALE	51	Business	General	PRINCIPAL/SELF	NO	YES	AT- RAGHUNATHPUR, PO- RAGHUNATHPUR, PS- CHANDRASEKHARPUR, BBSR, DIST- KHORDHA	

SECOND PARTY DETAILS											
Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
SANJEEV KUMAR JAIN DIRECTOR OF MJ ACCRETION PVT.LTD				26		GENERAL	ATTORNEY/INSTITUTION			AT- 4782, SHREE TOWER, FLAT- B, BJB NAGAR, BBSR, DIST- KHORDHA	
Representative Name			Institution Name				Representative Address			Representative Designation	
SANJEEV KUMAR JAIN DIRECTOR OF MJ ACCRETION PVT.LTD			MJ ACCRETION PVT.LTD				AT- 4782, SHREE TOWER, FLAT- B, BJB NAGAR, BBSR, DIST- KHORDHA			DIRECTOR	
MAYANK JAISWAL DIRECTOR OF MS ACCRETION PVT.LTD				26		GENERAL	ATTORNEY/INSTITUTION			AT- 4782, SHREE TOWER, FLAT- B, BJB NAGAR, BBSR, DIST- KHORDHA	
Representative Name			Institution Name				Representative Address			Representative Designation	
MAYANK JAISWAL DIRECTOR OF MS ACCRETION PVT.LTD			MJ ACCRETION PVT.LTD				AT- 4782, SHREE TOWER, FLAT- B, BJB NAGAR, BBSR, DIST- KHORDHA			DIRECTOR	
MANAS MOTWANI DIRECTOR										AT- 4782, SHREE TOWER, FLAT- B,	

OF MJ ACCRETION PVT.LTD			24	GENERAL ATTORNEY/INSTITUTION			BJB NAGAR, BBSR, DIST- KHORDHA												
Representative Name			Institution Name		Representative Address		Representative Designation												
MANAS MOTWANI DIRECTOR OF MJ ACCRETION PVT.LTD			MJ ACCRETION PVT.LTD		AT- 4782, SHREE TOWER, FLAT- B, BJB NAGAR, BBSR, DIST- KHORDHA		DIRECTOR												
IDENTIFIER DETAILS																			
Name		Father/Husband's Name		Address		Gender	Age	Profession	ID Proof										
DEEPAK KUMAR ROUT		B ROUT		RAGHUNATHPUR, DIST- KHORDHA		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	517	1511	0.14 Acre (140Decimal)	BIALI DO FASAL	1120000	Not Available	Not Available											
East				West				North				South				Property Transaction Details			
NA				NA				NA				NA				POWER AREA AC.0.140DEC OUT OF AC.0.230DEC			
The total transacted area is:0.14 acre(s).																			
APPLICATION ID CREATED BY : PRAFULLA KUMAR DUTTA																			
DOCUMENT ENTERED BY : L SRIKANT RAO																			



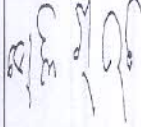



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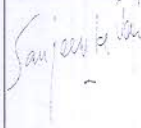



Registered PoA without Possession Deed

Nature of the Document : POA WITHOUT POSSESSION Volume Number : 45
 Date of Execution : 24/02/2014 Place of Execution : KHURDA(BBSR)
 Document Number : 41081402201 Registration Date : 26/02/2014

FIRST PARTY DETAILS

Name	Photo	Thumb Impression	Signature
BHOLI ROUT			
SUKANTA KUMAR ROUT			

SECOND PARTY DETAILS

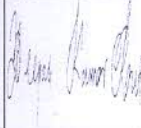
Name	Photo	Thumb Impression	Signature
SANJEEV KUMAR JAIN DIRECTOR OF MJ ACCRETION PVT.LTD			
MAYANK JAISWAL DIRECTOR OF MS ACCRETION PVT.LTD	---	---	---
MANAS MOTWANI DIRECTOR OF MJ ACCRETION PVT.LTD			

PROPERTY DETAILS

Sl.No.	District	Village/Thana	Khata	Plot	Property Area	Kisam	MarketValue	Sabak Khata No.	Sabak Plot No.
1	KHURDA	RAGHUNATHPUR (BALIPADA)-14	517	1511	140Decimal	BIALI DO FASAL	1120000	Not Available	Not Available

East	West	North	South	Property Transaction Details
NA	NA	NA	NA	POWER AREA AC.0.140DEC OUT OF AC.0.230DEC

IDENTIFIER DETAILS

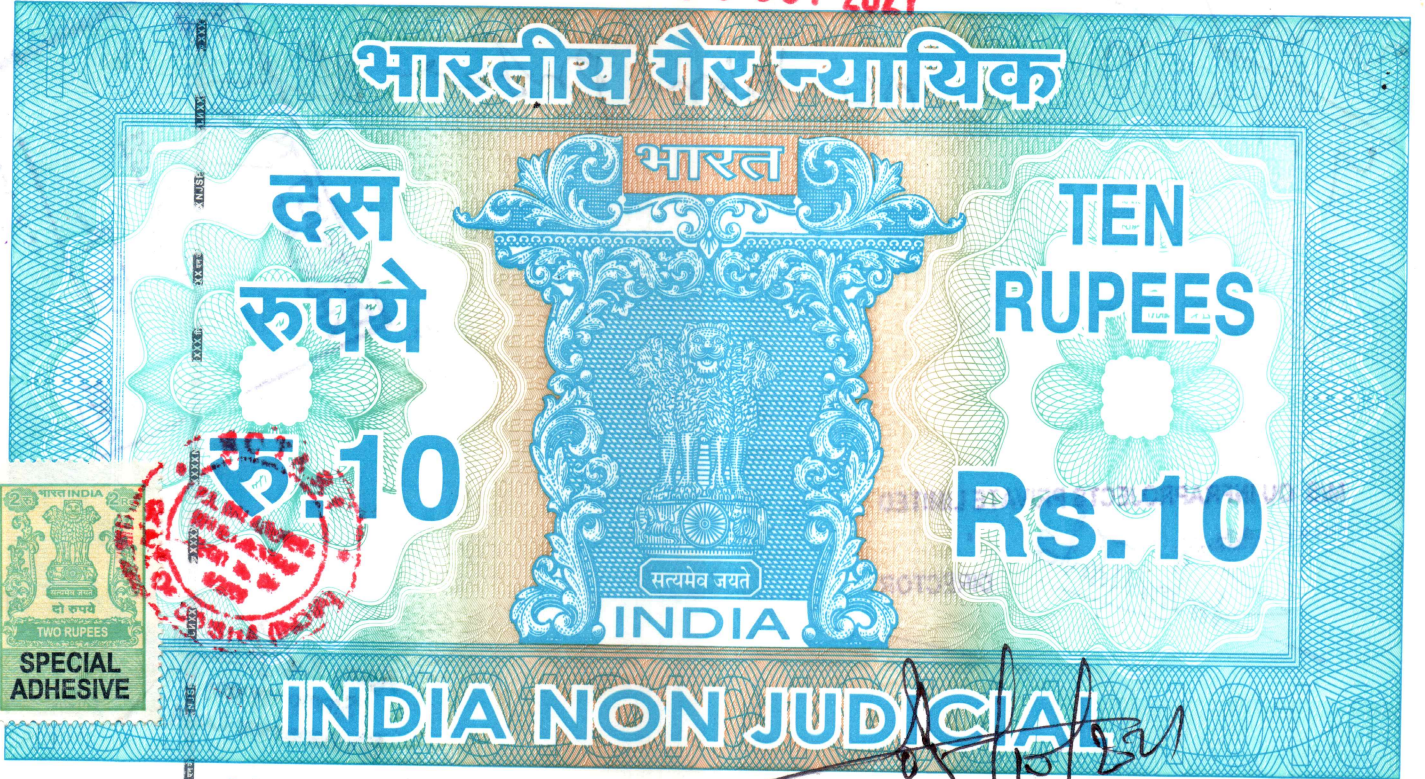
Name	Father's / Husband's Name	Identifier Address	Profession
DEEPAK KUMAR ROUT	B ROUT	RAGHUNATHPUR, DIST- KHORDHA	Others
Name	Photo	Thumb Impression	Signature
DEEPAK KUMAR ROUT			

REMARK DETAILS

Remark
ok

This is a Computer Generated Certificate

05 OCT 2021



ଓଡ଼ିଶା ओडिशा ODISHA

P.K. DALABHERA
Notary, Bhubaneswar 705282
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

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

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

// 2 //

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

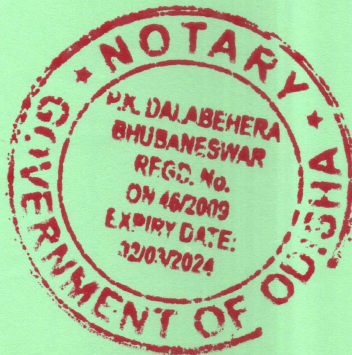
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

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

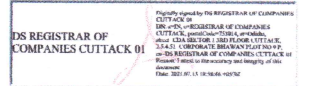
Certificate of Incorporation pursuant to change of name
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

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