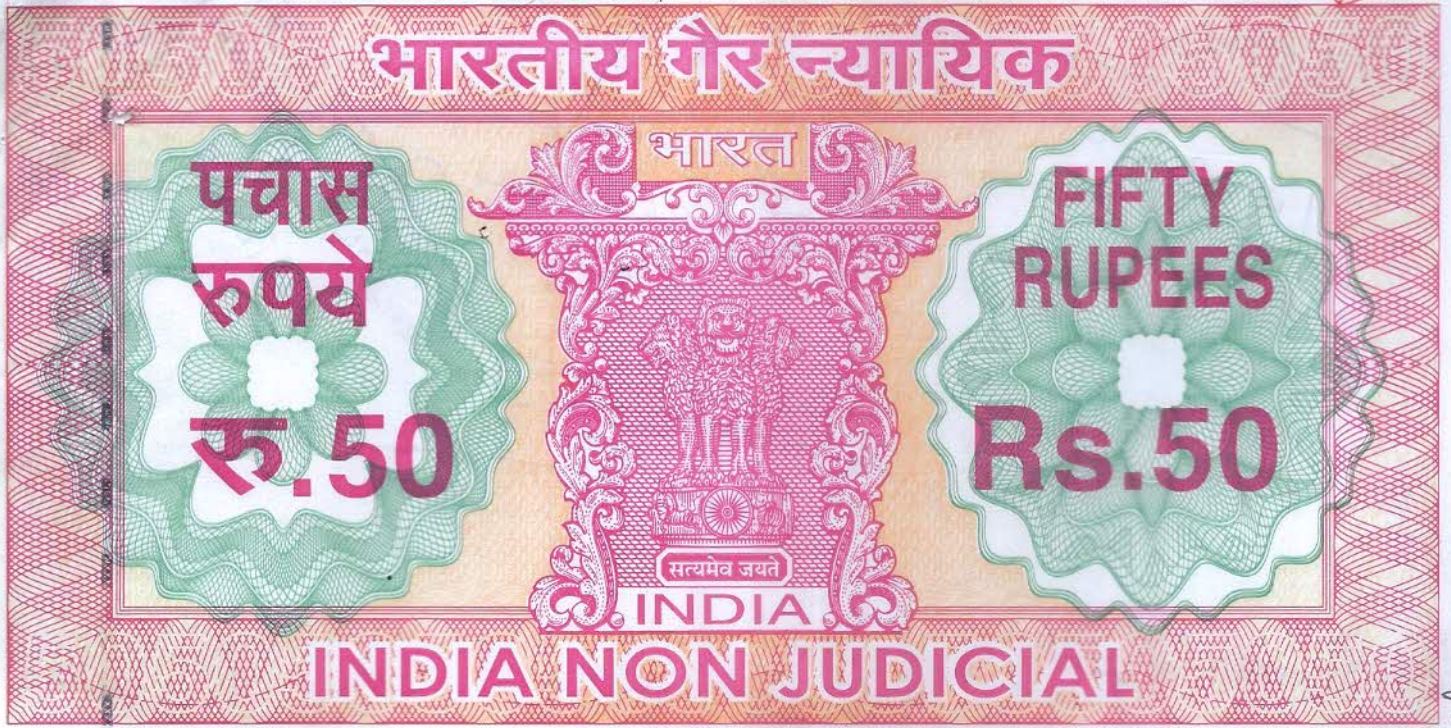


1081402297

150

भारतीय गैर न्यायिक

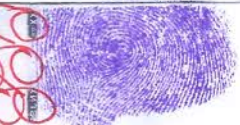


INDIA NON JUDICIAL

उडीसा ORISSA



C 701813



Jagannath Rout

Director

24.02.14

Director

Director

Sanjeev K. Jain

Mayank Jaiswal

Manas Motwani

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THIS POWER OF ATTORNEY, that

Mr. Jagannath Rout, aged about 38 years, S/o Late Dibakar Rout, by caste-Kharidayat, by Occupation- Business, resident of village- Raghunathpur, PO-Raghunathpur, PS-Chandrasekharpur, Bhubaneswar, Dist- Khurda, do hereby appoint and constitute " **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, as my law full attorney for me, and on my behalf to do, execute and perform all or any of the following act, deeds and things.

Contd...P/2

W. Deepak Kumar Rout

W. S. Dash

M J Accretion Pvt. L...

Manas Motwani

Director

M J Accretion Pvt. Ltd.

Manas Motwani

Director

M J Accretion Pvt. Ltd.

Manas Motwani

Director

Jagannath Rout

Director

1926

10 2 2014

for

Jaganmohi Pat
Registrar
CSP

[Handwritten signature]

DISTRICT TREASURY
KHURDA, BHUBANESWAR
06 FEB 2014
By
TREASURY OFFICER

Jaganmohi Pat



भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

उड़ीसा ORISSA

C 701814

121
To manage and supervise the construction work of the residential building in Mouza- Raghunathpur, Tahasil- Bhubaneswar, DSRO- Bhubaneswar, PS- Chandrasekharpur, Dist- Khurda, 1. Khata No- 517, Plot no-1514, area- Ac 0.050 decs out of Ac 0.100 decs, Status- Stitiban, Kisam- Biali Dofasal

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 me and on my behalf in respect of said property or in any matter incidental to.
3. 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

w. Deepak Kumar Raut

w. S. Dash

Jagannath Raut

M J Accretion Pvt. Ltd.
Sayed Jafar

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

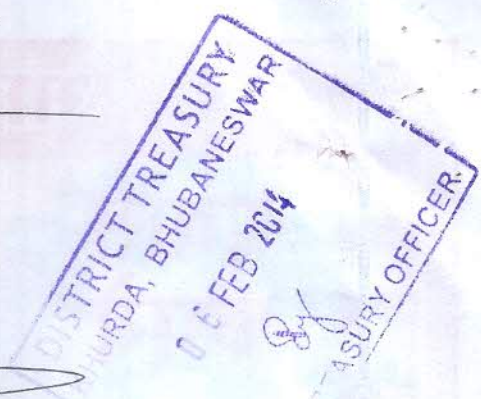
Mansu Motwani

Director

Director

Director

1975
 10 2 2014
 Jagannath Rout
 Jagannath Rout
 2



Jagannath Rout



Endorsement of the certificate of admissibility

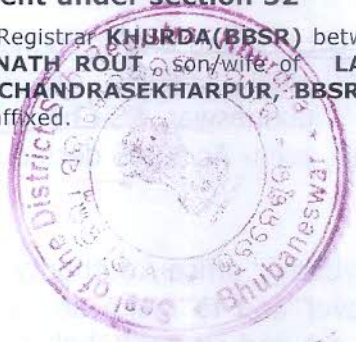
Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 48(g) Fees Paid : A18(iii)-370 ,, User Charges-200 ,Total 570

Date: 24/02/2014

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 **JAGANNATH ROUT** son/wife of **LATE DIBAKAR ROUT**, of **AT-RAGHUNATHPUR, PO- RAGHUNATHPUR, PS- CHANDRASEKHARPUR, BBSR, DIST- KHORDHA**, by caste **General**, profession **Business** and finger prints affixed.



Jagannath Rout

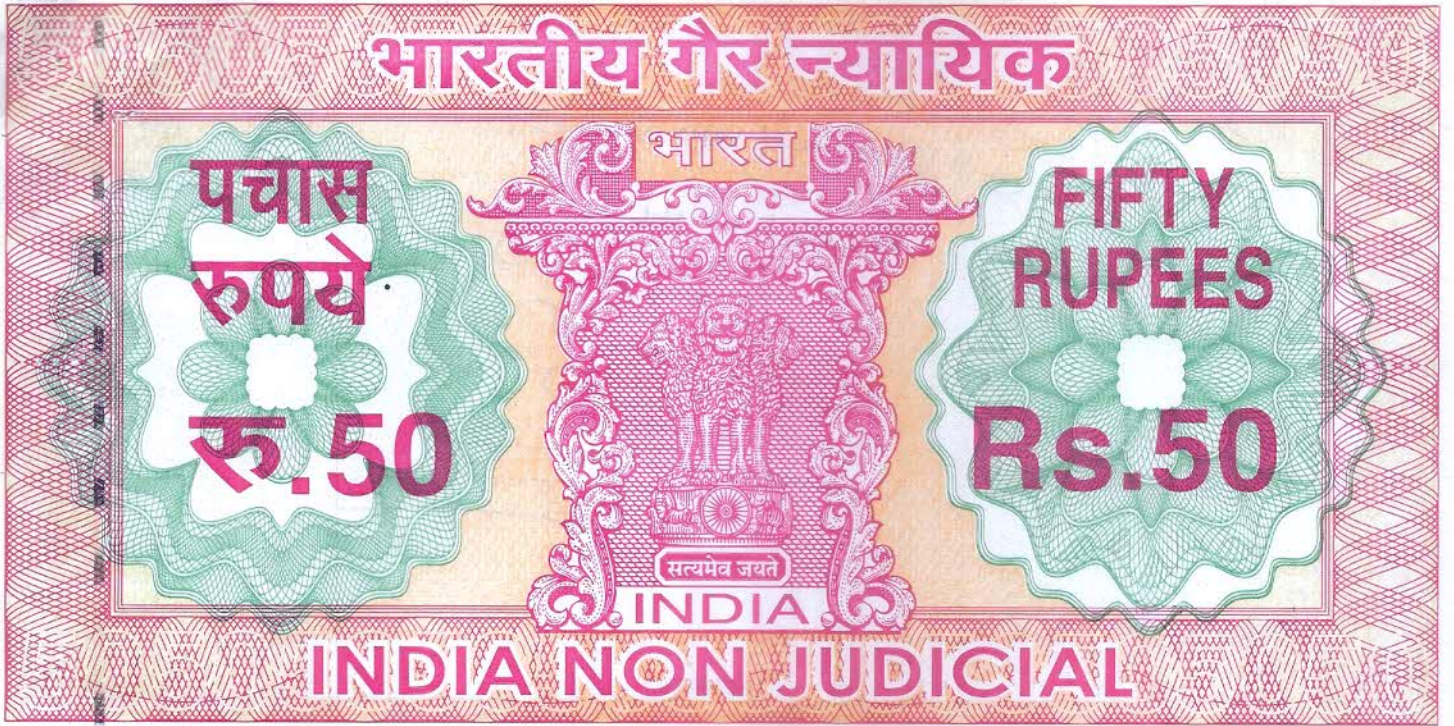
Signature of Presenter / Date: 24/02/2014

Signature of Registering officer

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
JAGANNATH ROUT			Jagannath Rout	24-Feb-2014



उड़ीसा ORISSA

C 701815

/ 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

w1. *Deepak Kumar Reddy*

w2. *S. Dash.*

Jagannath Dub

*M. J. Accretion Pvt. Ltd.
Soyell K. Sanyal*

Director

*M. J. Accretion Pvt. Ltd.
Majid Jaiswal*

Director

*M. J. Accretion Pvt. Ltd.
Manas Mohan*

Director

1974

10 2 2014



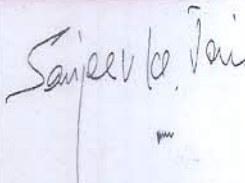



pool

Jagannath Rout
Director
Company

DISTRICT TREASURER
KHURDA, BHUBANESHWAR
06 FEB 2014
TREASURY OFFICER

Jagannath Rout

307887027

SANJEEV KUMAR JAIN DIRECTOR OF MJ ACCRETION PVT.LTD		 238834628		24-Feb-2014
MAYANK JAISWAL DIRECTOR OF MS ACCRETION PVT.LTD	-----	-----	-----	-----
MANAS MOTWANI DIRECTOR OF MJ ACCRETION PVT.LTD		 238834631		24-Feb-2014

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

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
DEEPAK KUMAR ROUT		 39382852		24-Feb-2014

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 : 41081402202



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 70% 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.

Rmb
Jagannath

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

M J Accretion Pvt. Ltd.
Mayank Jaiswal
Director

M J Accretion Pvt. Ltd.
Manoj Motwani
Director

Contd...P/5

w. Deepak Kumar Raot

ag. S. Kash.

For the year : 2014

Seal :

Date: 26/02/2014

Signature of Registering officer

This is a Computer Generated Certificate



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-Raghunathpur, Tahasil-Bhubaneswar, DSRO-Bhubaneswar, PS-Chandrasekharpur, Dist- Khurda, 1. Khata No- 517, Plot no-1514, area- Ac 0.050 decs out of Ac 0.100 decs, Status-Stitiban, Kisam-Biali Dofasal.

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

Witnesses:


1. Deepak Kumar Rout
Co- Shakti Rout
Raghunathpur
Kundera, B.P.Sa
2. Shrinant Dash
S/O - Natabar Dash
A/P - Saneel Nayan
B.P.Sa

Jagannath Rout
Signature of the Executants. 24.02.14
M J Accretion Pvt. Ltd.
Sanjeev Ice Jain
Director

M J Accretion Pvt. Ltd.
Manoj Jaiswal
Director
Manas Mohan
Director
24.02.14

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.


Advocate, Bhubaneswar



REGISTERED & TRUE COPY
FILED IN

BOOK NO

Volume No

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

Being No.....

For the year 2014

1081402297

Registering Officer

24.2.14



Valuation Report

Application No- **1081402297**Registration Office- **KHURDA(BBSR)**

DEED DETAILS							
Application Type- POA WITHOUT POSSESSION						Status- Fee Collected	
Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date	
1081402297	24-FEB-14	24-FEB-14	4	5			

FEE DETAILS (In `.)			
Stamp Duty :	100	Registration Fee :	570
Consideration Amount :	0	A18(iii):	250
Benchmark Value :	400000	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
JAGANNATH ROUT	FATHER	LATE DIBAKAR ROUT	MALE	38	Business	General	PRINCIPAL/SELF	YES	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				50			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 OF MJ ACCRETION PVT.LTD				24			GENERAL ATTORNEY/INSTITUTION			AT- 4782, SHREE TOWER, FLAT- B, 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	1514	0.05 Acre (50Decimal)	BIALI DO FASAL	400000	Not Available	Not Available	
East	West	North	South	Property Transaction Details					
NA	NA	NA	NA	POWER AREA AC.0.050DEC OUT OF AC.0.100DEC,					
The total transacted area is:0.05 acre(s).									
APPLICATION ID CREATED BY : PRAFULLA KUMAR DUTTA									
DOCUMENT ENTERED BY : L SRIKANT RAO									



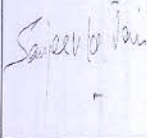






Registered PoA without Possession Deed

Nature of the Document : POA WITHOUT POSSESSION Volume Number : 45
 Date of Execution : 24/02/2014 Place of Execution : KHURDA(BBSR)
 Document Number : 41081402202 Registration Date : 26/02/2014

FIRST PARTY DETAILS

Name	Photo	Thumb Impression	Signature
JAGANNATH ROUT			



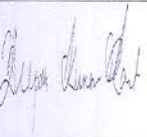
SECOND PARTY DETAILS

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	1514	50Decimal	BIALI DO FASAL	400000	Not Available	Not Available																				
<table border="1"> <thead> <tr> <th>East</th> <th>West</th> <th>North</th> <th>South</th> <th colspan="6">Property Transaction Details</th> </tr> </thead> <tbody> <tr> <td>NA</td> <td>NA</td> <td>NA</td> <td>NA</td> <td colspan="6">POWER AREA AC.0.050DEC OUT OF AC.0.100DEC,</td> </tr> </tbody> </table>										East	West	North	South	Property Transaction Details						NA	NA	NA	NA	POWER AREA AC.0.050DEC OUT OF AC.0.100DEC,					
East	West	North	South	Property Transaction Details																									
NA	NA	NA	NA	POWER AREA AC.0.050DEC OUT OF AC.0.100DEC,																									

IDENTIFIER DETAILS

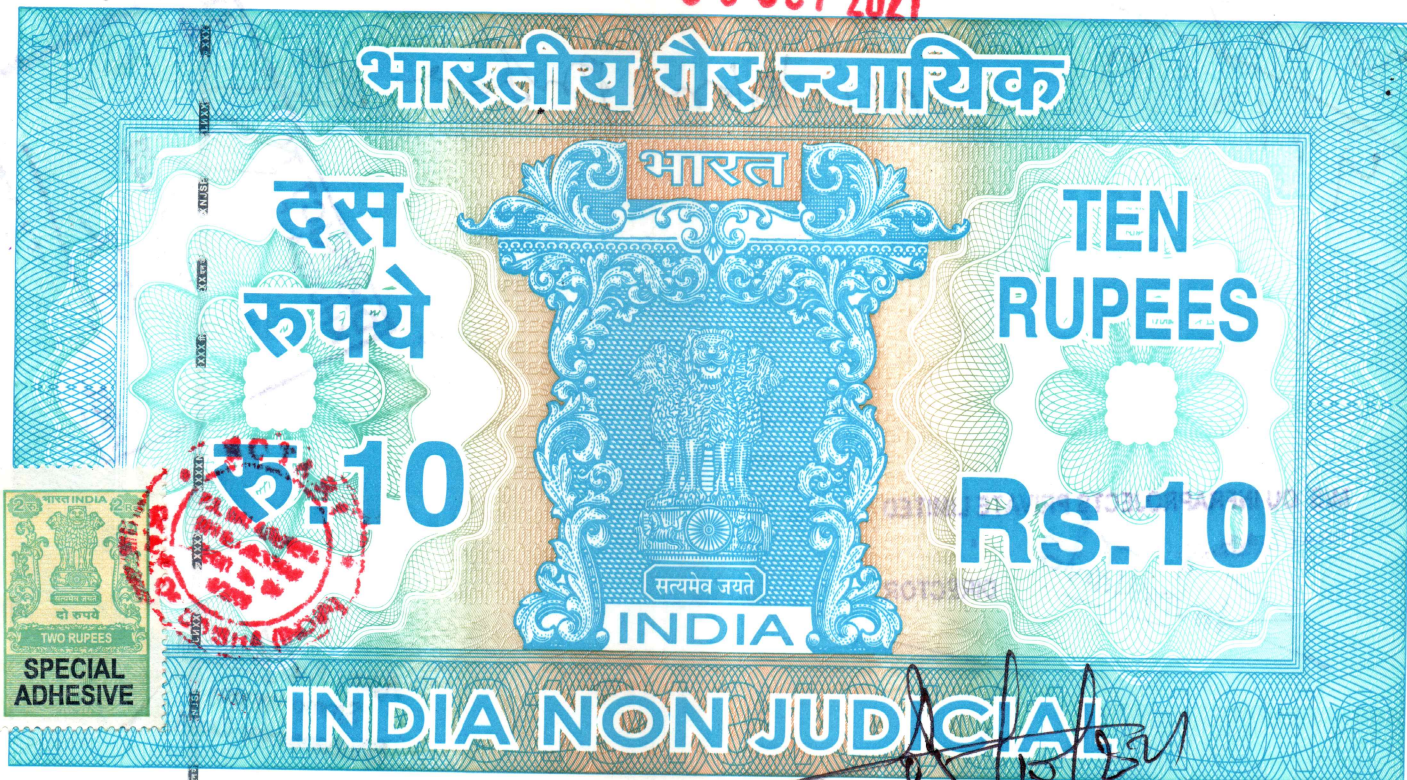
Name	Father's / Husband's Name	Identifier Address	Profession
DEEPAK KUMAR ROUT	B ROUT	RAGHUNATHPUR, DIST- KHORDHA	Others
Name	Photo	Thumb Impression	Signature
DEEPAK KUMAR ROUT			

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

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



35257
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. Prasad
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, cut-off with effect from 13th July 2014 (BOTH BY KNOW
AND BY NAME & M/A ADDITION 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 having its registered
Office at Gandhi Nagar, Plot No. 10, Sector-1, Bhubaneswar, Odisha-751001 represented by the
undersigned, Mr. Siddhant Sekhar Mohapatra aged about 35 years, B.A.,
B.L.S., Chartered Accountant, Assistant of F.I.C.I. No-A-404, Bhubaneswar, Odisha, who is
a partner in the firm, M/s. P. O. Regional Research Institute, Bhubaneswar,
Odia, and authorized to sign and execute the Board Resolution dated - 08/10/2014 and
consequent upon name change hereinafter referred to as the "Private Company" (hereby
referred to as "M/A ADDITION PRIVATE LIMITED") and state as under.

M/S OU INFRAPROJECTS PRIVATE LIMITED

DIRECTOR

GOVERNMENT OF ODISHA
REGISTRATION
OFFICE
Bhubaneswar

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

[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

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

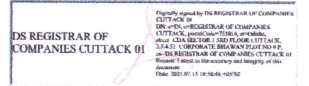
Certificate of Incorporation pursuant to change of name
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

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.



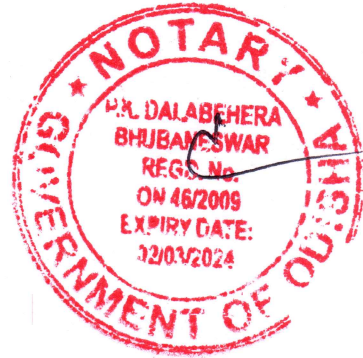
ANANTA KUMAR SETHI

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