

1081311249

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उड़ीसा ORISSA



F 247967

*Handwritten notes in red and green ink, including the number '200' and some illegible text.*

*Handwritten text in Odia script, possibly indicating the date and location of the document.*

**GENERAL POWER OF ATTORNEY**

KNOW ALL MEN BY THIS POWER OF ATTORNEY, that we

BHOLI ROUT aged about 57 years and SUKANT KUMAR ROUT, aged about 49 years both are sons of Late Achyut Rout, both are 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,

Page 1 of 6

*Signature of Bijay Rout*  
*Signature of Deepak Kumar Rout*

*Vertical text on the right side of the page, including names of directors and dates:*  
 M J Accretion Pvt. Ltd. Director  
 Manoj Motwan  
 M J Accretion Pvt. Ltd. Director  
 Manoj Jaiswal  
 Director  
 09.07.13

20619

97113

Bholi Rai

Revenue

500

J. Baral  
Stamp Vendor  
S. R. Khandagin, BBSR

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

ଖୋଲି ରାୟ



Director



Sanjeev Kumar Jain

Mr Manas Motwani

Mr Mayank Jaiswal

ସଞ୍ଜେୟ କୁମାର ଜାଇନ  
ଶ୍ରୀ ମନସ ମୋତ୍‌ୱାନୀ  
ଶ୍ରୀ ମାୟଙ୍କ ଜାଇସ୍‌ୱାଲ

executors. administrators and assigns do hereby nominate constitute and appoint **M J ACCRETION PVT. LTD**, a company incorporated under the companies act having its registration no 1081111985 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 party hereby declare that the schedule property mentioned below, stood originally recorded jointly in the name of Achutya Rout(Deceased father of 1<sup>st</sup> Party) along with Babaji Rout. as per settlement ROR published by the Government. And according to an amicable oral partition among the recorded tenant the below mentioned schedule property felt in to the share of Achutya Rout and said Achutya Rout died since long leaving behind the present first party members along with two married daughters namely Kuntala Senapati and Basanti Jena as his legal heirs and successors in interest who inherited the entire estate of said Achutya Rout and in the year 2010 the above named two married daughters of deceased tenant Achutya Rout had relinquished their right , title and interest in favor of first party by executing a

Bijay Rout  
Deepak Kumar Rout

M J Accretion Pvt. Ltd.  
Sanjeev Kumar Jain  
Director

M J Accretion Pvt. L...  
Manas Motwani  
Director  
Mayank Jaiswal  
Director



relinquishment deed bearing No. 110810113563 dated 09/06/2010 executed before District Sub Register Bhubaneswar. And thereafter the first party is the absolute owners in respect of their deceased fathers share. Since then the first party are possessing the schedule property without any dispute having right, title, interest there over and exercise various act of ownership there over 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 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 dominate /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, Mouza.; Raghunathpur, Khata No. 517(five hundred seventeen), Plot No. 1508(one thousand five hundred eighty), kissam: Sarada-II, Area Ac. 0.119 decimals out of Ac.0.150 decimals out of total Ac.0.300 decimals . Annual Rent. Rs.1.00**

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

Page 3 of 6

Bijay Rout  
Deepak Kumar Rout

M J Accretion Pvt. Ltd. -  
Sanyasree Jais  
Director

M J Accretion Pvt. Ltd.  
Mayank Jaiswal  
Director

M J Accretion Pvt. Ltd.  
Manas Mahan  
Director



### 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 **BHOLI ROUT**, son/wife of **LATE ACHYUT 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 |
|------------|-------|------------------|-----------|--------------------------------|
| BHOLI ROUT |       |                  |           | 09-Jul-2013                    |

said, obtained the necessary approval or approvals from the authorities concerned as and when required.

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

Ⓞ 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.~~

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.

Ⓞ 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.






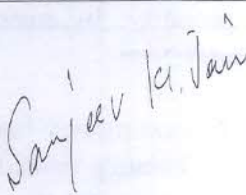


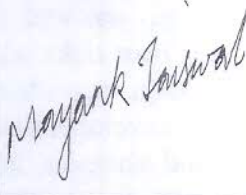


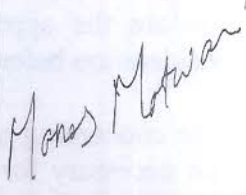
Ⓞ The executants being the owner though have the obligation to execute the necessary sale of suits of the apartment, in favour of the prospective purchasers for the suits of the apartments, transferring proportionate importable undivided share in the land, the attorneys shall be deemed to have been authorized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

Bijay Rout  
Deepak Kumar Rout

M J Accretion Pvt. Ltd.  
Sanyasiraj  
Director

M J Accretion Pvt. Ltd.  
Manas Mohan Majumdar  
Director

ସେଣା ମାଜୁମଦାର  
ଡିରେକ୍ଟର

|                                                              |                                                                                    |                                                                                                          |                                                                                     |             |
|--------------------------------------------------------------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------|
| SUKANT ROUT                                                  |   | 6522595<br><br>6522596  |   | 09-Jul-2013 |
| SANJEEB KUMAR JAIN<br>DIRECTOR OF M J<br>ACCRETION PVT. LTD. |   | 4985945<br><br>4985945  |   | 09-Jul-2013 |
| MAYANK JAISWAL<br>DIRECTOR OF M J<br>ACCRETION PVT. LTD.     |   | 4985946<br><br>4985946  |   | 09-Jul-2013 |
| MANAS MOTWANI<br>DIRECTOR OF M J<br>ACCRETION PVT. LTD.      |  | 4985947<br><br>4985947 |  | 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                    |





18 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.

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

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.

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.

Handwritten signature in Odia script: ସଂଗ୍ରହ କରାଯାଇଛି

M.J. Accretion Pvt. Ltd. Director  
Manas Mishra  
Mayank Jaiswal

M.J. Accretion Pvt. Ltd.  
Sajeew Kumar  
Director

Rijay Kant  
Deepak Kumar Kant



1600766

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 : 41081310883

For the year : 2013

Seal :

Date: 15/07/2013



Signature of Registering officer

*This is a Computer Generated Certificate*

**SCHEDULE OF LAND**

**DIST-** Khurda, Tahasil- Bhubaneswar, p.s.: Nandankanan, Mouza.; Raghunathpur, Khata No. 517 (five hundred seventeen), Plot No. 1508 (one thousand five hundred eighty), kissam: Sarada-II, Area Ac. 0.119 decimals out of Ac. 0.150 decimals out of total Ac. 0.300 decimals. Annual Rent. Rs. 1.00

IN WITNESSES WHERE OF we the parties hereto set our hands and seal on the 7 day of July 2013.

**Witnesses:**

1. *Bijay Rout*  
*870 - Late Chasan Rout.*  
*at/PO - Raghunathpur.*  
*BBSR 09.07.13*

**M J Accretion Pvt. Ltd.**

2. *Mayank Jaiswal*  
**Director**

*[Signature]*  
**Signature of the executant** *09.07.13*

**M J Accretion Pvt. Ltd.**

*Monas Motiwan*  
**Director**

**M J Accretion Pvt. Ltd.**

*Sanjay K. Sami*  
**Director**

*09.07.13*

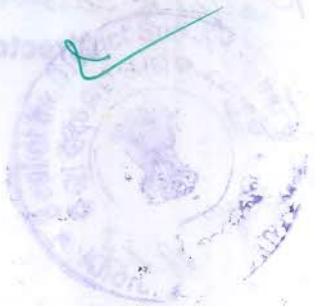
*Deepak Kumar Rout*  
*Co. Pleader, BBSR*  
*A/PO - Raghunathpur*  
*Khurda*  
*Bhubaneswar*  
*09.07.13*

**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.

*[Signature]*

Advocate, Bhubaneswar



**REGISTERED & TRUE COPY  
FILED IN**

**BOOK NO.** .....

**Volume No** .....

**Pages**.....to.....

**Being No**.....

**For the year 2013-**

1081311249

**Registering Officer**

**Bhubaneswar**

09.7.13



## Valuation Report

Application No- **1081311249**Registration Office- **KHURDA(BBSR)**

| <b>DEED DETAILS</b>                             |                |                   |          |              |                 |                   |
|-------------------------------------------------|----------------|-------------------|----------|--------------|-----------------|-------------------|
| Application Type- <b>POA WITHOUT POSSESSION</b> |                |                   |          |              |                 | Status-           |
| Application No.                                 | Execution Date | Presentation Date | Book No. | No. of Pages | Registration No | Registration Date |
| 1081311249                                      | 09-JUL-13      | 09-JUL-13         | 4        | 6            | 41081310883     | 15-JUL-13         |

|                        |        |
|------------------------|--------|
| FEE DETAILS (In ₹)     |        |
| Stamp Duty :           | 100    |
| Consideration Amount : | 0      |
| Benchmark Value :      | 714000 |
| Registration Fee :     | 570    |
| 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 ACHYUT ROUT | MALE   | 57  | Service    | General | PRINCIPAL/SELF | YES       | YES    | AT/PO- RAGHUNATHPUR, PS- NANDANKANAN, DIST- KHURDA |                   |  |
| SUKANT ROUT         | FATHER   | LATE ACHYUT ROUT | MALE   | 49  | 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<br>DIRECTOR OF M J ACCRETION PVT. LTD. |          |                 |                         | 50  |            | 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<br>DIRECTOR OF M J ACCRETION PVT. LTD.     |          |                 |                         | 26  |            | 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                                                                |                   |  |
| MANAS                                                     |          |                 |                         |     |            |         |                                                                         |           |        | AT- PLOT NO.4782, SHREE                                                 |                   |  |

|                                                         |  |  |                          |                              |                                                                                  |                                                                      |                            |
|---------------------------------------------------------|--|--|--------------------------|------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------|
| MOTWANI<br>DIRECTOR<br>OF M J<br>ACREITION<br>PVT. LTD. |  |  | 24                       | GENERAL ATTORNEY/INSTITUTION |                                                                                  | TOWER,<br>FLAT<br>NO.8,<br>BJB<br>NAGAR,<br>BBSR,<br>DIST-<br>KHURDA |                            |
| Representative Name                                     |  |  | Institution Name         |                              | Representative Address                                                           |                                                                      | Representative Designation |
| MANAS MOTWANI DIRECTOR OF M J<br>ACREITION PVT. LTD.    |  |  | M J ACCREITION PVT. LTD. |                              | AT- PLOT NO.4782,<br>SHREE TOWER, FLAT<br>NO.8, BJB NAGAR,<br>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-<br>Thana       | Khata | Plot  | Area                                                                              | Kisam Type | MarketValue | Sabak<br>Khata No. | Sabak Plot<br>No. |
|----------|-------------------------------|-------|-------|-----------------------------------------------------------------------------------|------------|-------------|--------------------|-------------------|
| KHURDA   | RAGHUNATHPUR<br>(BALIPADA)-14 | 517   | 1508  | 0.119 Acre ( 119Decimal )                                                         | SARAD II   | 714000      | Not<br>Available   | Not<br>Available  |
| East     | West                          | North | South | Property Transaction Details                                                      |            |             |                    |                   |
| NA       | NA                            | NA    | NA    | POWER AREA AC.0.119DEC OUT OF AC.0.150DEC OUT OF AC.0.300DEC, ANNUAL RENT RS.1.00 |            |             |                    |                   |

The total transacted area is:0.119 acre(s).

## REMARK DETAILS

|               |
|---------------|
| <b>Remark</b> |
| ok            |



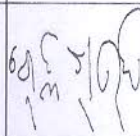


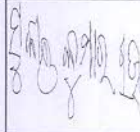
APPLICATION ID CREATED BY : AKSHYA MOHANTY

DOCUMENT ENTERED BY : SUSANTA KUMAR DAS



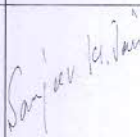


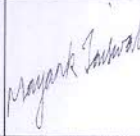



## Registered PoA without Possession Deed

Nature of the Document : POA WITHOUT POSSESSION      Volume Number : 216  
 Date of Execution : 09/07/2013      Place of Execution : KHURDA(BBSR)  
 Document Number : 41081310883      Registration Date : 15/07/2013

## FIRST PARTY DETAILS

| Name        | Photo                                                                             | Thumb Impression                                                                             | Signature                                                                           |
|-------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| BHOLI ROUT  |  | <br>6522595 |  |
| SUKANT ROUT |  | <br>6522596 |  |

## SECOND PARTY DETAILS

| Name                                                   | Photo                                                                              | Thumb Impression                                                                              | Signature                                                                            |
|--------------------------------------------------------|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| SANJEEB KUMAR JAIN DIRECTOR OF M J ACCRETION PVT. LTD. |   | <br>4985945  |   |
| MAYANK JAISWAL DIRECTOR OF M J ACCRETION PVT. LTD.     |   | <br>4985946  |   |
| MANAS MOTWANI DIRECTOR OF M J ACCRETION PVT. LTD.      |  | <br>4985947 |  |



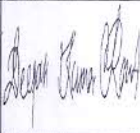
## PROPERTY DETAILS

| Sl.No. | District | Village/Thana              | Khata | Plot | Property Area | Kisam    | MarketValue | Sabak Khata No. | Sabak Plot No. |
|--------|----------|----------------------------|-------|------|---------------|----------|-------------|-----------------|----------------|
| 1      | KHURDA   | RAGHUNATHPUR (BALIPADA)-14 | 517   | 1508 | 119Decimal    | SARAD II | 714000      | Not Available   | Not Available  |

| East | West | North | South | Property Transaction Details                                                      |
|------|------|-------|-------|-----------------------------------------------------------------------------------|
| NA   | NA   | NA    | NA    | POWER AREA AC.0.119DEC OUT OF AC.0.150DEC OUT OF AC.0.300DEC, ANNUAL RENT RS.1.00 |

## 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 |  | <br>1600766 |  |

## REMARK DETAILS

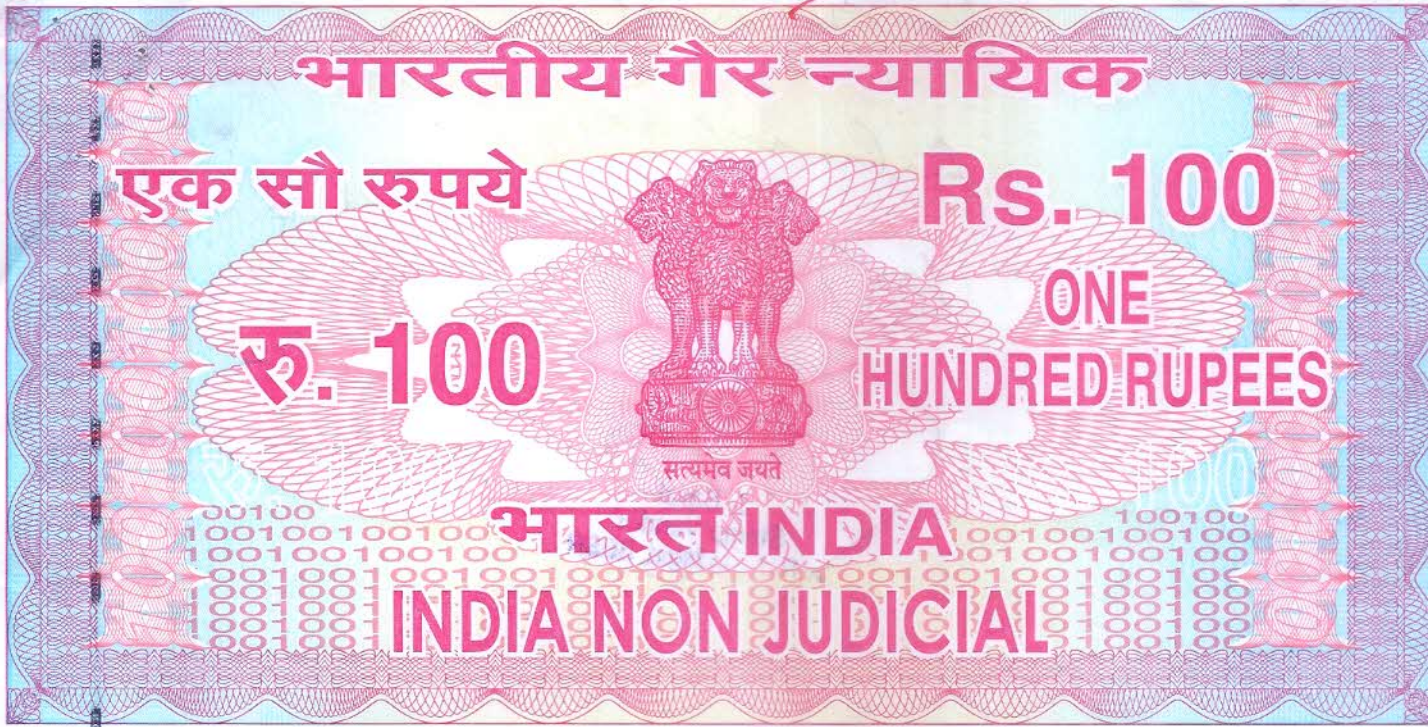
| Remark |
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F 247966



बाबाजी रौट  
 Lt. J. Rout  
 M. J. Rout

Handwritten notes in red ink:  
 250  
 120  
 200  
 170

Handwritten note in green ink: 9/11/13

Handwritten note in black ink: 09.07.13

**GENERAL POWER OF ATTORNEY**

KNOW ALL MEN BY THIS POWER OF ATTORNEY, that I,

~~BABAJI ROUT~~ aged about 59 years son of Late Govinda 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

Page 1 of 6

Handwritten signatures:  
 Bijay Rout  
 Deepak Kumar Rout



20601  
8/7/13

Babari Rail

Patna

100

J. Baral  
Stamp Vendor  
R. Jagiri, BBSR

DISTRICT TREASURY  
KHURDA, BHUBANESWAR  
04 JUL 2013





Manas Motwani <sup>L.P.</sup> Sayee Jain <sup>L.P.</sup> Mayank Jaiswal <sup>L.P.</sup>  
 M M M

6  
13/12/18

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 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 party hereby declare that the schedule property mentioned below, stands recorded in his name along with another as per settlement ROR published by the Government. And according to an amicable oral partition among us the below mentioned schedule property fell into my share. Since then the first party possesses 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 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 dominate /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 Mouza:

Bijoy Raut  
 Deepak Kumar Raut



**RAGHUNATHPUR**, Dist.-Khurda, Tahasil.-Bhubaneswar, P.S: Nandankanan, under District Sub Registrar Bhubaneswar, , Khata **No.517** (five hundred seventeen), Plot **No.1508** (one thousand five hundred eight), KISSAM: Sarada-II, **Area Ac.0.057** decimals out of Ac. 0.150 decimals out total Ac.0.300 decimals. Annual Rent.Rs.2.00.

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 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~~

*Bijoy Rout*

*Dachak Kumar 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

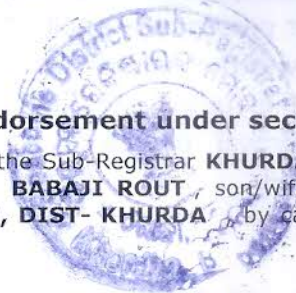


Date: 09/07/2013

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 **BABAJI ROUT**, son/wife of **LATE GOVINDA ROUT**, of **AT/PO-RAGHUNATHPUR, PS- NANDANKANAN, DIST- KHURDA**, by caste **General**, profession **Service** and finger prints affixed.



*BABAJI ROUT*

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 |
|-------------|-------|------------------|--------------------|--------------------------------|
| BABAJI ROUT |       |                  | <i>BABAJI ROUT</i> | 09-Jul-2013                    |

~~schedule land to construct boundary walls or any other structures over the said property in necessary to keep the property free from encroachments.~~

काशीदासदा

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.

5 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.

6 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.



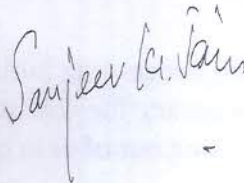


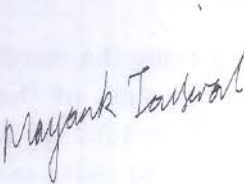


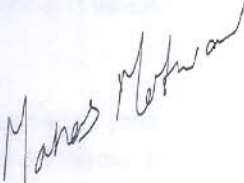
8 To engage contractors, supervisors, manager, architects, engineers to carry out the construction works at their own risk ~~and own cost~~ in respect of the entire complex to be constructed.

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



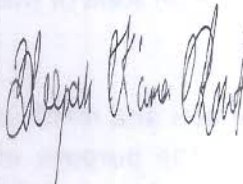
10 To do all such acts and deeds or things as my said attorneys shall deem fit and proper for the purpose of conveying the said property and interest therein without making us liable for any loss on that account, to file suits, appeals, refund, withdraw or compromise any litigation and dispute if found and arises over the property and appoint advocate, agent etc. sign Vakalatnama, Plaints,

Bijoy Rout

Deepak Kumar Rout

|                                                              |                                                                                   |                                                                                              |                                                                                    |             |
|--------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------|
|                                                              |                                                                                   | 6522589                                                                                      |                                                                                    |             |
| SANJEEB KUMAR JAIN<br>DIRECTOR OF M J<br>ACCRETION PVT. LTD. |  | <br>4985931 |  | 09-Jul-2013 |
| MAYANK JAISWAL<br>DIRECTOR OF M J<br>ACCRETION PVT. LTD.     |  | <br>4985933 |  | 09-Jul-2013 |
| MANAS MOTWANI<br>DIRECTOR OF M J<br>ACCRETION PVT. LTD.      |  | <br>4985935 |  | 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 |  | <br>1600757 |  | 09-Jul-2013                    |

Date: 09/07/2013

  
Signature of Registering officer

10 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.

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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 LAND

Dist.-Khurda, Tahasil.-Bhubaneswar, P.S: Nandankanan, under District Sub Registrar Bhubaneswar, Mouza: **RAGHUNATHPUR**, Khata **No.517** (five hundred seventeen), Plot **No.1508** (one thousand five hundred eight), Kissam: Sarada-II, Area **Ac.0.057** decimals out of **Ac. 0.150** decimals out total **Ac.0.300** decimals. Annual Rent.Rs.2.00.

(A sketch map of the schedule land is attached to this agreement, which will form a part of this agreement for proper identification and/or measurement/demarcation of the said land).

Bijoy Rout  
Deepak Kumar Rout



**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 : 41081310884**

**For the year : 2013**

**Seal :**

**Date: 15/07/2013**



**Signature of Registering officer**



*This is a Computer Generated Certificate*

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

Witnesses:

1. Bijoy Rout  
8/0. Lal Chasan Rout  
At/PO - Raghunathpur  
BBSR.  
09.07.13

2. Deepak Kumar Rout.  
At/PO - Raghunathpur  
R.S. Nandan Kanan  
D.H. Khurda.  
09.07.13

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09.07.13

Signature of the executant

Manas Motwan

Sanjeev Be Jai

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

1081311252

Registering Officer

Bhubaneswar

09.7.13



## Valuation Report

Application No- **1081311250**Registration Office- **KHURDA(BBSR)**

| DEED DETAILS                                    |                |                   |          |              |                 |                   |
|-------------------------------------------------|----------------|-------------------|----------|--------------|-----------------|-------------------|
| Application Type- <b>POA WITHOUT POSSESSION</b> |                |                   |          |              |                 | Status-           |
| Application No.                                 | Execution Date | Presentation Date | Book No. | No. of Pages | Registration No | Registration Date |
| 1081311250                                      | 09-JUL-13      | 09-JUL-13         | 4        | 6            | 41081310884     | 15-JUL-13         |

|                        |        |
|------------------------|--------|
| FEE DETAILS (In ₹.)    |        |
| Stamp Duty :           | 100    |
| Consideration Amount : | 0      |
| Benchmark Value :      | 342000 |
| Registration Fee :     | 570    |
| 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 |
| BABAJI ROUT         | FATHER   | LATE GOVINDA ROUT | MALE   | 59  | Service    | General | PRINCIPAL/SELF | YES       | YES    | AT/PO- RAGHUNATHPUR, PS- NANDANKANAN, DIST- KHURDA |                   |

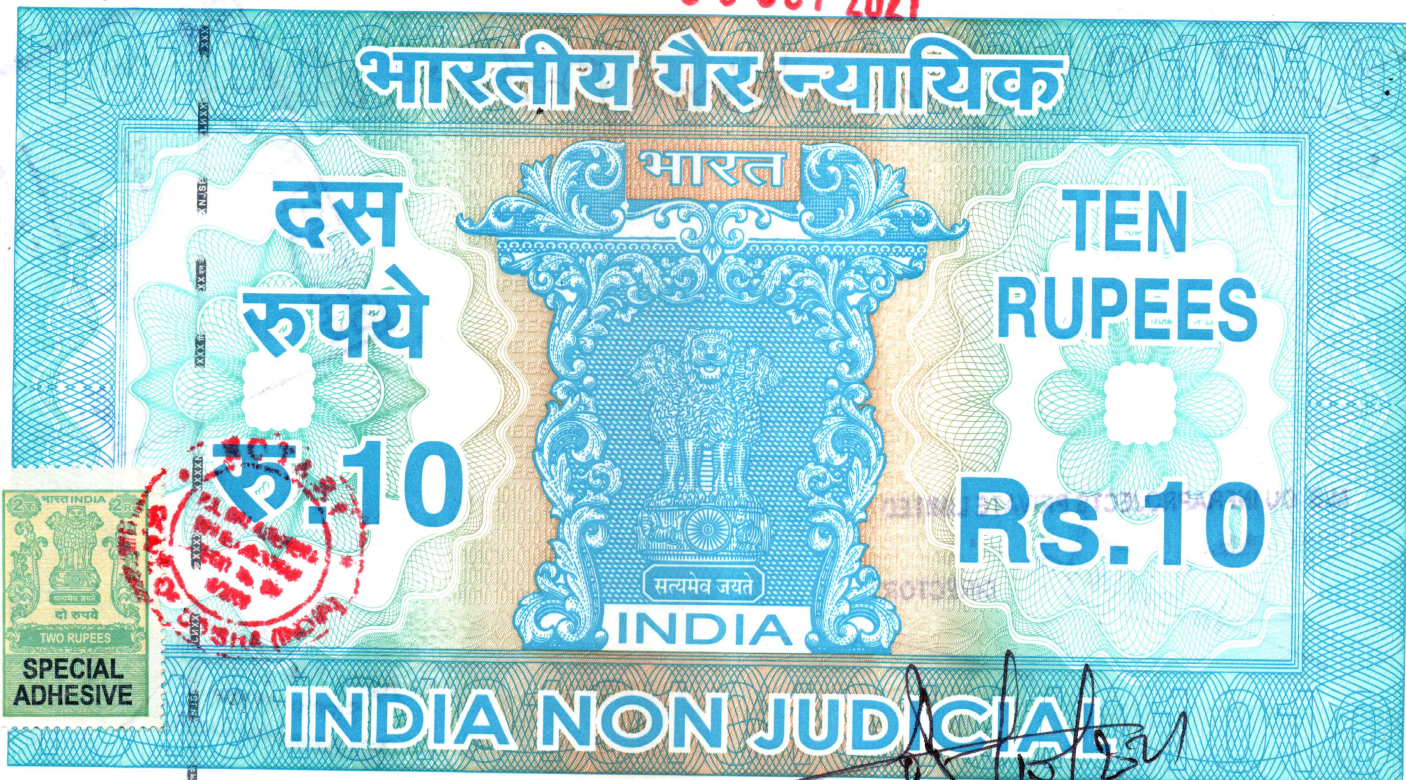
| SECOND PARTY DETAILS                                      |          |                 |                         |     |            |       |                                                                         |           |        |                                                                         |                   |
|-----------------------------------------------------------|----------|-----------------|-------------------------|-----|------------|-------|-------------------------------------------------------------------------|-----------|--------|-------------------------------------------------------------------------|-------------------|
| Name                                                      | Relation | Relation's Name | Gender                  | Age | Profession | Caste | Interest/Type                                                           | Presenter | Signed | Present Address                                                         | Permanent Address |
| SANJEEB KUMAR JAIN<br>DIRECTOR OF M J ACCRETION PVT. LTD. |          |                 |                         | 50  |            |       | 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<br>DIRECTOR OF M J ACCRETION PVT. LTD.     |          |                 |                         | 26  |            |       | 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                                                                |                   |
| MANAS MOTWANI<br>DIRECTOR OF M J ACCRETION                |          |                 |                         | 24  |            |       | GENERAL ATTORNEY/INSTITUTION                                            |           |        | AT- PLOT NO.4782, SHREE TOWER, FLAT NO.8, BJB                           |                   |

|                                                      |                               |                       |       |                                                                                   |                                         |            |                                                                                  |                    |                            |                                    |          |
|------------------------------------------------------|-------------------------------|-----------------------|-------|-----------------------------------------------------------------------------------|-----------------------------------------|------------|----------------------------------------------------------------------------------|--------------------|----------------------------|------------------------------------|----------|
| PVT. LTD.                                            |                               |                       |       |                                                                                   |                                         |            |                                                                                  |                    |                            | NAGAR,<br>BBSR,<br>DIST-<br>KHURDA |          |
| Representative Name                                  |                               |                       |       | Institution Name                                                                  |                                         |            | Representative Address                                                           |                    | Representative Designation |                                    |          |
| MANAS MOTWANI DIRECTOR OF M J<br>ACRETTION PVT. LTD. |                               |                       |       | M J ACCRETION PVT. LTD.                                                           |                                         |            | AT- PLOT NO.4782,<br>SHREE TOWER, FLAT<br>NO.8, BJB NAGAR,<br>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-<br>Thana       |                       | Khata | Plot                                                                              | Area                                    | Kisam Type | MarketValue                                                                      | Sabak<br>Khata No. | Sabak Plot<br>No.          |                                    |          |
| KHURDA                                               | RAGHUNATHPUR<br>(BALIPADA)-14 |                       | 517   | 1508                                                                              | 0.057 Acre ( 57Decimal )                | SARAD II   | 342000                                                                           | Not<br>Available   | Not<br>Available           |                                    |          |
| East                                                 | West                          | North                 | South | Property Transaction Details                                                      |                                         |            |                                                                                  |                    |                            |                                    |          |
| NM                                                   | NM                            | NM                    | NM    | POWER AREA AC.0.057DEC. OUT OF AC.0.150DEC. OUT OF AC.0.300DEC.,RENT RS.2.00PAISA |                                         |            |                                                                                  |                    |                            |                                    |          |
| The total transacted area is:0.057 acre(s).          |                               |                       |       |                                                                                   |                                         |            |                                                                                  |                    |                            |                                    |          |
| REMARK DETAILS                                       |                               |                       |       |                                                                                   |                                         |            |                                                                                  |                    |                            |                                    |          |
| Remark                                               |                               |                       |       |                                                                                   |                                         |            |                                                                                  |                    |                            |                                    |          |
| ok                                                   |                               |                       |       |                                                                                   |                                         |            |                                                                                  |                    |                            |                                    |          |
| APPLICATION ID CREATED BY : AKSHYA MOHANTY           |                               |                       |       |                                                                                   |                                         |            |                                                                                  |                    |                            |                                    |          |
| DOCUMENT ENTERED BY : SUSANTA KUMAR DAS              |                               |                       |       |                                                                                   |                                         |            |                                                                                  |                    |                            |                                    |          |

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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

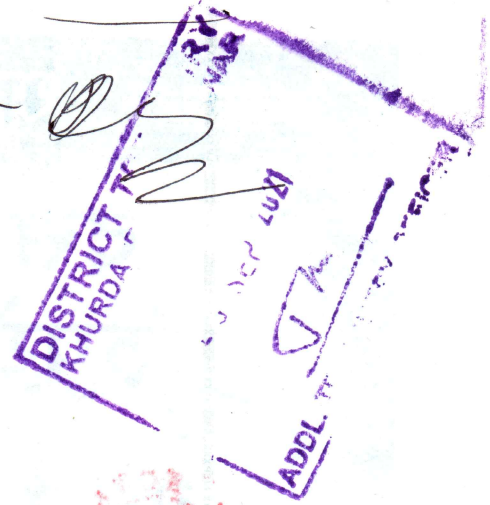
*Sidharth Sekhar Mohapatra*

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

35257  
4.10.14

02 OCT 2014

OU Infra Project



M/S OU INFRAPROJECTS PRIVATE LIMITED

*[Handwritten Signature]*

DIRECTOR



Ajay K. [Signature]  
Stamp Vendor  
Bhubaneswar Court

P.K. DALABERDA  
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 Office, Bhubaneswar with effect from 13th July 2014 (Bhubaneswar  
Office) and M/S 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 by the Board Resolution dated - 08/10/2014, and authorized by the  
Board Resolution dated - 08/10/2014, and authorized by the Board Resolution dated -  
08/10/2014, consequent upon name change hereinafter referred to as the "Private Company"  
and state as under.

M/S OU INFRAPROJECTS PRIVATE LIMITED  
DIRECTOR  
[Signature]



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+16<sup>th</sup> 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

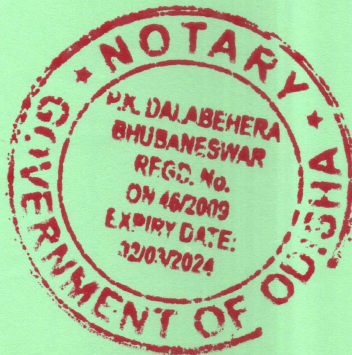
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

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

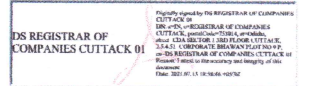
**Certificate of Incorporation pursuant to change of name**  
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

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



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DIRECTOR