RECEIPT UNDER SECTION 52 CLAUSE (B) (Duplicate)

Registration Office : KHURDA(BBSR) | Year : 2026 | Application Id : 108268[illegible] | Book No : 1

Executant Name	Presenter Name	Claimant Name
SJ ENVIRONMENTAL SOLUTIONS PVT LTD	SJ ENVIRONMENTAL SOLUTIONS PVT LTD	M/S TWO7 REAL ESTATE SPV PRIVATE LIMITED
REPRESENTED DIRECTOR SWAYAM PRAKASH JENA	REPRESENTED DIRECTOR SWAYAM PRAKASH JENA	REPRESENTED DIRECTOR SWAYAM PRAKASH JENA

Fee Details

[illegible] has been authorised to receive the document.

Registration Fees Paid	₹ 600
[illegible]	₹ 240
[illegible]	₹ 510
Expected date of receipt of document	27-Jan-2026

Inserted the Treatment [illegible] in this receipt

Date 27-Jan-2026 | Date

Signature of the Registering Officer | Signature of the Receiver

RECEIPT UNDER SECTION 52 CLAUSE (B) (Duplicate)

Registration Office : KHURDA(BBSR) | Year : 2026 | Application Id : 108268[illegible] | Book No : 1

Executant Name	Presenter Name	Claimant Name
SJ ENVIRONMENTAL SOLUTIONS PVT LTD	SJ ENVIRONMENTAL SOLUTIONS PVT LTD	M/S TWO7 REAL ESTATE SPV PRIVATE LIMITED
REPRESENTED DIRECTOR SWAYAM PRAKASH JENA	REPRESENTED DIRECTOR SWAYAM PRAKASH JENA	REPRESENTED DIRECTOR SWAYAM PRAKASH JENA

Fee Details

[illegible] Registration Fees Paid

[illegible]

[illegible]

Expected date of receipt of document

Inserted the Treatment [illegible] in this receipt

Date 27-Jan-2026 | Date

Signature of the Registering Officer | Signature of the Receiver

Terms & Conditions

The Presenter should deposit this receipt duly signed by him

Documents other than Wills will be destroyed if not received within 2 years

If registration refused for registration, the registration fee shall be retained.

1082601155

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Odisha

e-Stamp

Certificate No.	:	IN-OD54946426808535Y
Certificate Issued Date	:	21-Jan-2026 12:33 PM
Account Reference	:	NONACC (IV)/ od5003103/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference	:	SUBIN-ODOD5003103990421542442 12Y
Purchased by	:	M S TWO7 REAL ESTATE SPV PVT LTD
Description of Document	:	Article IA-48 Power of Attorney Deed
Property Description	:	MOUZA - SAHEED NAGAR UNIT - 11
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	SJ ENVIRONMENTAL SOLUTIONS PVT LTD
Second Party	:	M S TWO7 REAL ESTATE SPV PVT LTD
Stamp Duty Paid By	:	M S TWO7 REAL ESTATE SPV PVT LTD
Stamp Duty Amount(Rs.)	:	1,000 (One Thousand only)

Please write or type below this line

SJ ENVIRONMENTAL SOLUTIONS PVT. LTD.

Director

TWO7 REAL ESTATE SPV PRIVATE LIMITED

DIRECTOR

PF 0034053345

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.

E Stamping Authorised Collection Center,
Bhubaneswar
Hemanta Kumar Swain
Account ID: OD5003103

1082601155

EXECUTANT

ATTORNEY HOLDER

L.T.I. of Executant

L.T.I. of Attorney Holder

IRREVOCABLE GENERAL POWER OF ATTORNEY

Know All Men By These Presents

I/We, SJ Environmental Solutions Pvt. Ltd., A Private Limited Company registered under the Companies Act, 2013, bearing CIN No. U29100WB2022PTC257321, Company PAN no. ABJCS4339P, Registered address at 7, Surendra Mohan Ghosh Sarani (Mangoe LN), 1st Floor, Room No. 105, Kolkata, West Bengal, India -700001 and branch office at 1st Floor, Block No. B-15, Arithant Plaza, Saheed Nagar, Bhubaneswar, Khordha, Odisha-751001, represented by its Director, **Swayam Prakash Jena**, S/o Jagatbandhu Jena, Aged about 44 years, residing at Plot No. 49, Buddhanagar, Near Sun Flower Nursing Home, PO-Budheswari, PS-Laxmisagar, Budheswari Colony, Bhubaneswar, Khordha, Odisha 751006, with Aadhaar No.

SJ ENVIRONMENTAL SOLUTIONS PVT. LTD.
Director

TWOTREE REAL ESTATE SPV PRIVATE LIMITED
DIRECTOR

262322605477, Phone No. +91 9178764604, Profession – Business vide it's board resolution dated 12.01.2026, (Hereinafter called as the **First Party/Executant/Principal/Land Owner** of this Irrevocable General Power of Attorney), which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include his representatives, executors, successors, authorized persons, legal heirs, assignees, etc do hereby nominate, constitute and appoint :-

M/s. TWO7 Real Estate SPV Pvt. Ltd. A Private Limited company registered under the Companies Act, 2013, bearing a CIN No. U41000OD2025PTC051270, and Company PAN no. AAMCT4374P, Registered Address at Flat No. 103, Sumitra Residency, Plot No. 49, Budheswari Colony, Near Sun Flower Nursing Home, PO-Budheswari, PS-Laxmisagar, Budheswari Colony, Bhubaneswar, Khordha, Odisha 751006, represented through its Director Mr Swayam Prakash Jena, vide it's board resolution dated 08.12.2025, S/o Jagatbandhu Jena, Aged about 44 years, residing at Plot No. 49, Buddhanagar, Near Sun Flower Nursing Home, PO-Budheswari, PS-Laxmisagar, Budheswari Colony, Bhubaneswar, Khordha, Odisha 751006, with Aadhaar No. 262322605447, Phone No. +91 9178764604, Profession - Business, (Hereinafter called as the **Second Party/Attorney Holder/Developer/Promoter** of this Irrevocable General Power of Attorney), which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include its directors, representatives, executors, successors, authorized persons, legal heirs, assignees, etc. as my true and lawful Attorney for me /us, in my/our name/names & on my/our behalf.

The First Party and the Second Party shall wherever the context requires are referred to collectively as the "Parties" and individually as "Party", as the context demands.

WHEREAS The Landowner/Executant has acquired the scheduled land vide Registered Sale Deed No. 11082312350 dtd 12.09.2023 and the same has been mutated in his favour.

WHEREAS the Landowner/Executant are absolutely owners and possessed of a piece of land situated in GA Plot-15, corresponding to Rev. Plot No. 1435, Khata No. 2/648, Mouza- Unit-11, Saheed Nagar,

TWO7 REAL ESTATE SPV PRIVATE LIMITED
DIRECTOR

SJ ENVIRONMENTAL SOLUTIONS PVT. LTD.
Director

Paresh Ch. Mishra
Debabrata Sahoo

Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 48(g) Fees Paid : A18(iii) & A(1) - 290, User Charges - 310, Total - 600.

Date **21-Jan-2026**

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **District Sub-Registrar KHURDA(BBSR)** between the hours of 10:00 AM and 1:30 PM on the Date **21/01/2026** by **SJ ENVIRONMENTAL SOLUTIONS PVT LTD REPRESENTED DIRECTOR SWAYAM PRAKASH JENA** , son/daughter/wife of of **AT- PLOT NO- 49, BUDDHA NAGAR, PO-BUDHESWARI, LAXMISAGAR, BBSR, KHORDHA**, by caste , profession and finger prints affixed.

Signature of Presenter / Date: 21-Jan-2026

Signature of Registering officer

Endorsement under section 58

Execution is admitted by :

NAME	PHOTO	THUMB IMPRESSION	SIGNATURE	DATE OF ADMISSION OF EXECUTION
SJ ENVIRONMENTAL SOLUTIONS PVT LTD REPRESENTED DIRECTOR SWAYAM PRAKASH JENA		319301435		21-JAN-2026
MS TWO7 REAL ESTATE SPV PRIVATE LIMITED REPRESENTED DIRECTOR SWAYAM PRAKASH JENA		245813210		21-JAN-2026
Identified by **PARESH CHANDRA MISHRA** Son/Wife of **SURJYA NARAYAN MISHRA** of **AT- MANCHESWAR, BBSR, KHORDHA- 751017 KHURDA** by profession				
PARESH CHANDRA MISHRA		44083444		21-JAN-2026

Bhubaneswar, Dist: Khordha, Odisha and, more particularly described in the Schedule hereunder written.

AND WHEREAS, the Landowner/Executant has already obtained the building plan approval from the Bhubaneswar Municipal Corporation in its name vide Letter No. BP/BMC/019433 dtd. 06.06.2025, Bhubaneswar for the construction of a 2B+S+11 for construction of a Residential, Apartment Building project. The project name is decided as "Merak Heights".

AND WHEREAS, Landowner/Executant being desirous to develop the schedule of property, has agreed to get it developed by the Developer and for this purpose the parties have decided to enter into a Development Agreement and Irrevocable Power of Attorney to develop the land. The Joint Development Agreement has been executed on 21.01.2026 and this Irrevocable General Power of Attorney has been executed for the purpose of giving effect to the Joint Development Agreement.

WHEREAS, the Land Owner has declared that the said property is free from litigation, dispute, lien, attachment, changes and the Land Owner are in peaceful possession over the said property having all right titles and interests.

AND WHEREAS, the Land Owner has paid applicable land revenue (rent), tax & cess to the Govt. of Odisha.

AND WHEREAS, the Attorney Holder is satisfied about the title of the property which vests in the Land Owner and the Attorney Holder has duly verified the land records and all the relevant documents regarding the ownership of the Land Owner from the concerned Authorities and also satisfied himself about the demarcation of the property along with the boundaries of the same as mentioned in the schedule of the property.

AND WHEREAS, We, the Executant/Land Owner desirous to develop a real estate project over the scheduled land in accordance with the provisions of Odisha Development Authority Act, 1982, Odisha Development Authority (Planning and Building Standards) Rules 2020 as amended from time to time, and The Real Estate (Regulation and Development) Act, 2016, approached the Second

TWO7 REAL ESTATE SPV PRIVATE LIMITED
DIRECTOR

JJ ENVIRONMENTAL SOLUTIONS PVT. LTD.
Director

Paresh Ch. Mishra
Bibabindra Sahoo

Date: 21-Jan-2026

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 : 1 || Volume Number : 15

Document Number : 11082601022

For the year : 2026

Seal :
Date : 21/01/2026

Signature of Registering officer

Party for development of the project over the scheduled land and Second Party accepted the offer and has executed the Joint Development Agreement and the parties are now executing this power of attorney to give effect to JDA, so that in future there may not arise any disputes amongst the parties., and do hereby appoint the above Power of Attorney Holder to execute and perform all or the following acts, deeds and things, which we have agreed to do, for and on behalf of me in respect of my/our Schedule of land.

1. To advertise in any medium of broadcasting for the sale of residential flats in the development and to enter into agreements for the sale of such residential flats with the prospective purchasers on and for such price or consideration and upon such terms and conditions as our said Attorney(s) shall deem fit and proper and for the same and also to execute all such writings or documents as may be necessary, effectually entering into the said Agreements for sale of residential flats and to do all such necessary acts and things as may be necessary or proper in that behalf.

2. To sign, execute, appear, convey and deliver any conveyance or conveyance for sale or lease or mortgage of the said Schedule Property or part of the Schedule of Property or the building to be developed over the scheduled property and to execute, sign and deliver all other deeds, agreements and assurance, which shall be considered necessary, and to present such conveyance or conveyances for registration before appropriate authorities and to admit and receive consideration from the intending purchasers and execute receipts thereof for and on our behalf.

3. To sign and execute all other deeds, instruments and assurances, which our said **Attorney Holder** may consider necessary, to purchase stamp papers and to enter into such covenants and conditions as may be required for fully and effectually conveying the said property or residential units/ flats/apartments in the project named "Merak Heights" as we could do our self, if personally present.

4. To present any such deed of sale or lease, mortgage or any other for registration, to admit execution and receipt of consideration before the Sub-registrar or Registrar having authority for and to have conveyance and to do all acts. Deeds and things which may said **Attorney Holder**

TWO7 REAL ESTATE SPV PRIVATE LIMITED
DIRECTOR

J J ENVIRONMENTAL SOLUTIONS PVT. LTD.
Director

Paresh Ch. Mishra
Gobardhan Sahoo

shall consider necessary for conveying said purchaser , lease, mortgage as fully and effectually in all respect as we could do the same for myself.

5. To create mortgage in respect of the schedule property before any bank or financial institution against the loan advance and the power of **Attorney Holder** shall sign, and endorse the loan documents and other documents as and when required on behalf of us and also to execute necessary deeds, affidavits, indemnity bonds or other relevant documents for creation of mortgage or charge on the said property, as the attorneys think fit.

6. To negotiate with the intending buyers or allottees to accept booking money, advances, installments from the intending buyers or third parties individuals and sign and execute all such formal registered agreements or any deeds or documents as and when required for our schedule property and the .

7. To sign, execute and register Sale Deed or Sale Deeds or Agreements, Agreements to Sale, conveyances or conveyances of for the schedule property in event of proposed apartment project is erected on schedule property and receive consideration in respect of such agreement/sale deed and represent us before the registering authority at Bhubaneswar and sign and verify all such agreements of sale, and sale deeds.

8. To appear for and represent us before any courts, civil, criminal and revenue including Board of Revenue, Collectors, Sub-Divisional Offices and any other Magistrate, Judge, or any other similar authorities duly empowered under Orissa Development Act and Rules framed there under and before the appellate authority and before the Hon'ble High Court of Orissa, Hon'ble Supreme Court of India, ORERA, OREAT and also before the any other judicial/quasi judicial and administrative forums and sign, execute, verify and file plaint, written statements, complaints, Petition, show-cause, counter affidavit, reply, objection, evidence, and file appeal, revision, review in all appellate and revision courts and tribunal and vakalatanama pertaining to schedule property and the proposed real estate project named "Merak Heights".

TWO7 REAL ESTATE SPV PRIVATE LIMITED
DIRECTOR

SJ ENVIRONMENTAL SOLUTIONS PVT. LTD.
Director

Paresh Ch. Mishra
Debabrata Sahoo

9. To make, sign and verify all applications or objections to appropriate Authorities for all and any license, permission or consent etc. required by law in connection with the management and development of our property and the proposed real estate project named "Merak Heights".

10. To nominate, appoint, engage, authorize, on our behalf solicitors, advocates, Income-tax and sales tax practitioners, Chartered Accountants, Architects, Surveyors, Engineers, Contractors, Sub-Contractors and other professional agents and to sign contracts and give warrants or vakalatnama or other necessary authorities in their favour from time to time and to revoke their appointments and pay their remuneration including consultancy fees and charges, whenever our **Attorney Holder** shall think proper to do and to compromise, compound or withdraw cases or refer to arbitration all disputes and differences and also empowered to sign, verify and file application for execution of decree or orders of any court and to withdraw and receive documents or money from any court, office or opposite party and do all the acts that may be in connection with any case or cases that may arises for the said scheduled property the proposed real estate project named "Merak Heights".

11. To arrange material and construct boundary walls and any other structures over the said property, appoint architects, engage laborers, apply before the PHD and Electricity Authorities to avail water and electric connection respectively and execute the necessary agreement, deeds, documents.

12. To take possession of the scheduled property for undertaking the construction of the proposed real estate project named Merak Heights before or upon the execution of this presents.

13. To so and perform all other acts, which is not specifically mentioned in this Deed of **Attorney Holder** that may require for the lease, sale and mortgage of the schedule land.

14. To pay and discharge all ground rent, taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and

TWO7 REAL ESTATES PVT PRIVATE LIMITED
DIRECTOR

SJ ENVIRONMENTAL SOLUTIONS PVT. LTD.
Director

Paresh Ch. Mishra
Debabrata Sahoo

OFFICE OF THE DISTRICT SUB-REGISTRAR
BHUBANESWAR

payable for or on account of the said property from the date of the said agreement onwards.

15. To commence, carry out and complete and/or cause to be commenced and completed, construction work at their entire cost, on the said property in accordance with the sanctioned plans and specifications and so far as any construction work is concerned, to see that all applicable rules and regulations, which are made by the Government and/or Bhubaneswar Municipal Corporation and/or Town Planning Authorities and/or Collector and/or any other Competent Authority or authorities for the time being are strictly observed.

16. To appoint for the purpose of construction of multistorey building on the said property, skillfull agencies and workmen, to seek proposals and accept/reject as per discretion and upon such consideration and on such terms and conditions as the said attorneys may in his/their absolute discretion deem fit, to give the construction contract to such person(s) as our said attorneys may deem fit and proper and to get all such buildings or structures duly completed by the said contractors and to enter into such arrangements with such and other person or persons or body or bodies whether corporate or otherwise for the purpose of development of the said property wholly, partly or in stages and for constructions of buildings or structures thereon and/or furnishing the premises therein as the said attorneys may in his/their absolute discretion deem fit and to pay the cost of construction and development of the said buildings or structures and furnishing of the premises to such contractors and other persons or bodies and to obtain valid receipts and discharges therefor to enter into contracts for supply of materials, labour and for all other services as may be required for development and construction of the buildings or structures on the said property on such terms and conditions as my/our said attorneys may in his/their absolute discretion deem fit and proper.

17. To ask, demand, sue for, enforce payment or/and recover and receive and give effectual receipt and discharge from any person or persons, rents and/or compensation and/or mesne, profits in respect of the said property which now are or which at any time or times hereafter may become due and payable to us.

TWO7 REAL ESTATE SPV PRIVATE LIMITED
DIRECTOR

SJ ENVIRONMENTAL SOLUTIONS PVT. LTD.
Director

Paresh Ch. Mishra
Debabrata Sahoo

OFFICE OF THE DISTRICT SUB-REGISTRAR
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ଖୋର୍ଦ୍ଧା, ଭୁବନେଶ୍ୱର
BHUBANESWAR

18. To evict or take possession of the said property in occupation of the tenants, occupants or trespassers, if any in the said property or any part thereof and to take all steps in that behalf such as negotiation, settlement, compromise or make agreements to get their rights surrendered and extinguished.

19. To appoint from time to time or generally such person or persons as our **Attorney Holder** may think fit as their substitute or substitutes, to do, execute and perform all or any of such matters and things as aforesaid and any such substitute or other in his or their place and we hereby agree at all times to ratify and confirm whatever our **Attorney Holder** or any such substitutes or substitute shall lawfully do or cause to be done in or about the said properties and even in case of demise of any of us our heirs and successors-in-title or administrators and assigns shall remain bound to reconstitute our said **Attorney Holder** or their nominees with such powers as per their directions.

20. To do and cause to be done all acts, deeds, matters and things as our said **Attorney Holder** shall think fit and proper for the purpose of sale of flats and enjoyment and the development of the said property, as amply and effectual as we could have personally done. The **Attorney Holder** shall have the full authority to take necessary decisions permitted under applicable laws in respect of any matter concerning the said development and construction activity without any further consent, interference and/or disturbance by the **Principal.**

21. All charges and expenses of and incidental to any act, deed, matter or thing done or caused to be done by our said **Attorney Holder** in exercise of any power or powers herein contained shall be borne and paid and provided for by our said attorney alone and we shall not be responsible for the same and the said **Attorney Holder** shall indemnify and keep us indemnified from and against the payment of the aforesaid costs, charges, that may have to be paid by us by reason of our **Attorney Holder** doing or causing to be done any act, deed, matter or thing by virtue of these presents.

22. This power of attorney shall not be revoked by us for the reasons or on the grounds whatsoever and it shall remain irrevocable till the said constituted **Attorney Holder** completes the development work and put the purchasers or allottees or third party or parties in

TWO7 REAL ESTATE SPV PRIVATE LIMITED
DIRECTOR

SJ ENVIRONMENTAL SOLUTIONS PVT. LTD.
Director

Paresh Ch. Mishra
Debabrata Sahoo

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SUB-REGISTRAR OFFICE BHUBANESWAR DISTRICT

possession of the said flats duly constructed by them and obtain the Occupancy certificate and completes all the responsibilities, duties and obligations under the Odisha Development Authorities Act, 1983 and rules and the Odisha Apartment Ownership and Management Act, 2023 and its Rules , 2024 made thereunder as amended from time to time. .

23. Upon the death or incapacity of any of the Directors of the Executant hereof, this power of attorney shall not become inoperative.

24. The **Attorney Holder** shall be authorized to sign and submit all relevant documents, affidavits, indemnity bonds, application forms and deposit required fees before, ORERA, Bhubaneswar Municipal Corporation, etc. or any such office /authority as and when required and obtain required approvals, certificates etc. in connection with the Scheduled Land and conclude all other acts and things as may be necessary.

25. To enter into, modify, cancel, alter, draw, approve, present for registration all agreement of sale, sale deeds, conveyance of land in respect of the unit/flats/apartment and sign all such documents cancellations, alterations, agreement of sale and admit execution of all such before any and all appropriate registering authority in my name and on my behalf.

26. The **Attorney Holder** shall enjoy full, free, uninterrupted, exclusive and irrevocable marketing rights over the Scheduled land. To do advertisement and publicity for the sale of Flats, Residential unit/s and for the aforesaid purpose, fix sign board, provide attractive offers, engage Advertising & Marketing Agencies, give advertisement in any network, hoarding, daily newspapers, any online medium or any other communication of advertisement.

27. That to receive any registered letters or any other documents in respect of the Project, including Units and to grant proper and effectual receipts in respect thereof;

28. That the **Attorney Holder** shall apply for and obtain the occupancy certificate and /or completion certificate as the case may

TWO7 REAL ESTATE SPV PRIVATE LIMITED
DIRECTOR

SJ ENVIRONMENTAL SOLUTIONS PVT. LTD.
Director

Paresh Ch. Mishra
Debabrata Satpathy

OFFICE OF THE DISTRICT SUB-REGISTRAR
BHUBANESWAR

be, of the project from concerned Authority /ies in connection with the property

29. That Principal shall handover all the original documents of the said property when and where require without any hindrance/delay/charging any costs related to the aforesaid project to the **Attorney Holder** at the time of verification and execution documents before the concerned Authority/ies.

30. In case of any dispute and differences between the parties regarding interpretation of any of the terms and conditions, covenants, stipulated in this power of attorney, purport and implication of any of the covenants hereunder contained, the rights, powers, privileges and entitlements of the parties or any other incidental or ancillary disputes emanating from this agreement, the same shall be resolved by giving 30 day notice by mutually. If issue cannot resolve out between the parties within the time frame mentioned, than it can be resolved under Arbitration and Conciliation Act, 1996 as amended from time to time and the parties are free to appoint Arbitrator mutually. If the dispute does not resolve out through Arbitration than parties are free to take recourse in proper court of law. The seat and venue of arbitration should be **Bhubaneswar**, Odisha.

That the Principal hereby agrees that all the acts, deeds or things lawfully done by the said **Attorney Holder** under the authority of this power shall be construed as acts, deeds and things done by the Principal and also hereby undertakes to confirm and ratify all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue of the powers hereby given.

AND WE THE ABOVE NAMED HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever the said Attorney under the power in that behalf and shall lawfully do or cause to be done in the premises either jointly and/or severally aforesaid by virtue of these presents.

TWO7 REAL ESTATE SPV PRIVATE LIMITED
DIRECTOR

SJ ENVIRONMENTAL SOLUTIONS PVT. LTD.
Director

Paresh Ch. Mishra
Bebabrata Sahoo

IN WITNESS WHEREOF, we have hereunto set and subscribed our hands at Bhubaneswar as aforesaid this 21st day of January 2026.

TWO7 REAL ESTATE SPV PRIVATE LIMITED
DIRECTOR

SCHEDULE OF PROPERTY.

(Under the Jurisdiction of S.R.O. Bhubaneswar)

Dist - Khordha, Tahasil - Bhubaneswar, P.S. Shaheed Nagar (Thana No - 45) Mauza/Village - Bhubaneswar Sahar Unit No. 11 – Shaheed Nagar

.

Mutation Khata No – 2/648, Mutation Plot No-1435, Area - Ac.0.337 dec, Kisam – Gharabari Ek, Status- Stitiban,

GA Plot No. 15 measuring 100 X 150 sqft, (15,000 sqft) as per GA letter 21185 dtd 16.09.2020, drawing C-3204.

Bounded By North- Plot No. 1439 (Conservancy lane), South-Plot No. 1428 (Public Road), East- Plot No. 1436, West- Plot No. 1434.
Total 1 (One) Numbers of Khata, 1 (One) numbers of Vacant Plots, Area **15000 sqft** (Fifteen Thousand Squarefeet) Rent-Rs 296.

Rent-Rs 296.

SJ ENVIRONMENTAL SOLUTIONS PVT. LTD.
Director

DECLARATION

1. It is hereby declared that, the Principal/Executant and the Attorney does not belong to any Schedule caste or Schedule tribe Community.

2. That, the land is not a ceiling surplus land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 which stands repealed or Orissa Land Reforms Act, 1965. The land is neither leasehold in nature nor belongs to Schedule Caste/Schedule Tribe Community.

3. That the land in question is not within the purview of consolidation proceeding undertaken under the Orissa Consolidation of Holdings and Prevention of Fragmentation of Land Act, 1972.

Pawesh Ch. Mishra
Debabrata Sahoo

OFFICE OF THE DISTRICT SUB-REGISTRAR
ଜିଲ୍ଲା ଉପପଞ୍ଜୀକାରକ କାର୍ଯ୍ୟାଳୟ
ଖୋର୍ଦ୍ଧା, ଭୁବନେଶ୍ୱର
BHUBANESWAR

4. That, the land in question is not a species of public Endowment property, within the meaning of Orissa Hindu Religious Endowment Act 1951.

IN WITNESS WHEREOF, We the above named Principal/Executant and the Attorney, after reading and understanding all the clauses of this Deed of Irrevocable General Power of Attorney signed and executed on 21st Day of January 2026.

WITNESESS

SJ ENVIRONMENTAL SOLUTIONS PVT. LTD.
Director
21.01.2026

1. Paresh Chandra Mishra
S/o - Surya Narayan Mishra
AT - Sriram Nagar, Chakeisiani
P.O - Rasulgarh
P.S - Manoheswar
Dist - Khordha
Bhubaneswar - 751010

Signature of Executant

TWO7 REAL ESTATE SPV PRIVATE LIMITED
DIRECTOR
21.01.2026

2. Debabrata Sahoo
DEBABRATA SAHOO
At-Badabaincha, Po-Badihi
Via-Badapanu, PS-Mahakalapanu
Dist-Kendrapara, Odisha-754245

Signature of Attorney Holder

CERTIFICATE

Certified that the Executant are my clients and this 'Irrevocable General Power of Attorney' has been drafted by me as per the instructions expressed by the parties, who have been read over and explained the content, effect and implication of the various terms conditions and covenants spelt out in this document and the Executant having clearly understood the same have executed this document in my presence and in presence of above witnesses.

Place: Bhubaneswar

Date: 21.01.2026

Signature of Advocate

O.S.B.C. Enrl. No. 1356/05

Date :.....

Letter No. :.....

[CIN: U29100WB2022PTC257321]

CERTIFIED TRUE COPY OF RESOLUTION(S) PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF 'SJ ENVIRONMENTAL SOLUTIONS PRIVATE LIMITED' HELD ON WEDNESDAY, THE 12TH DAY OF JANUARY, 2026 AT 04:30 P.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 7, SURENDRA MOHAN GHOSH SARANI (PREV.: MANGOE LANE), 1ST FLOOR, ROOM NO.105, KOLKATA-700001, WEST BENGAL, INDIA

ENTERING INTO "JOINT DEVELOPMENT AGREEMENT" & "IRREVOCABLE GENERAL POWER OF ATTORNEY" FOR CONSTRUCTION OF MULTISTORIED APARTMENTS/COMPLEX:

"**RESOLVED THAT** only Shri Swayam Prakash Jena, Director and Authorised Signatory (DIN: 02056775) of the Holding Company "SJ ENVIROMENTAL SOLUTIONS PVT. LTD. (CIN: U29100WB2022PTC257321)" is hereby singly authorised to sign, execute, all agreements, deeds, documents, papers relating to the **Joint Development Agreement** and **Irrevocable General Power Of Attorney** relating to **GA Plot No. 15 & Revenue Plot No. 1435** having the area of 15,000 sqft at Saheednagar, Bhubaneswar, Odisha.

SJ ENVIRONMENTAL SOLUTIONS PVT. LTD.

Anisha Jena Director

ANISH JENA
(Director)
DIN: 08292716

Date: 12/01/2026
Place: Kolkata

CERTIFIED TO BE TRUE COPY

For and on behalf of:
SJ Environmental Solutions Private Limited

S/d–
Chairman

सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that SJ ENVIRONMENTAL SOLUTIONS PRIVATE LIMITED is incorporated on this Twentieth day of September Two thousand twenty-two under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U29100WB2022PTC257321.

The Permanent Account Number (PAN) of the company is **ABJCS4339P** *

The Tax Deduction and Collection Account Number (TAN) of the company is **CALS58101B** *

Given under my hand at Manesar this Twentieth day of September Two thousand twenty-two .

Digital Signature Certificate
SHIVARAJ C RANJERI
ASST. REGISTRAR OF COMPANIES
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

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

SJ ENVIRONMENTAL SOLUTIONS PRIVATE LIMITED
7, Surendra Mohan Ghosh Sarani, (Mangoe LN), 1st Floor, Room No. 105,,
Kolkata, Kolkata, West Bengal, India, 700001

* as issued by the Income Tax Department

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABJCS4339P

नाम / Name	SJ ENVIRONMENTAL SOLUTIONS PRIVATE LIMITED
निगम/गठन की तारीख Date of Incorporation / Formation	20/09/2022

Signature valid
Digitally signed by Income Tax Dept
Date: 2022.09.20 07:30 GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
  स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग की सहायता होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सुधार के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व वापसी आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
  आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
  एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card.
  संलग्न पैन कार्ड में एन्हान्स्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड 'Enhanced QR Code Reader for PAN Card' है।

Cut

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABJCS4339P

नाम/Name
SJ ENVIRONMENTAL SOLUTIONS PRIVATE LIMITED

निगमन की तारीख
Date of Incorporation/Formation
20/09/2022

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मंजिल, मातोश्री,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, शिवाजी चौक के पास,
पुणे - 411 016

If this card is found, please inform/return to:
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tin@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (5) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

Ministry Of Corporate Affairs

Date : 20-01-2026 1:28:28 pm

Company Information

CIN	U29100WB2022PTC257321
Company Name	SJ ENVIRONMENTAL SOLUTIONS PRIVATE LIMITED
ROC Name	ROC Kolkata
Registration Number	257321
Date of Incorporation	20/09/2022
Email Id	sjespl22[at]gmail[dot]com
Registered Address	7, Surendra Mohan Ghosh Sarani (Mangoe LN), 1st Floor, Room No. 105, Kolkata, Kolkata, West Bengal, India, 700001
Address at which the books of account are to be maintained	-
Listed in Stock Exchange(s) (Y/N)	No
Category of Company	Company limited by shares
Subcategory of the Company	Non-government company
Class of Company	Private
ACTIVE compliance	-
Authorised Capital (Rs)	10,00,000
Paid up Capital (Rs)	2,00,000
Date of last AGM	30/12/2023
Date of Balance Sheet	31/03/2023
Company Status	Active
Small Company	Yes

Jurisdiction

ROC (name and office)	ROC Kolkata
RD (name and Region)	RD, Eastern Region

Index of Charges

No Records Found

Director/Signatory Details

Sr. No	DIN/PAN	Name	Designation	Category	Date of Appointment	Cessation Date	Signatory
1	08292716	ANISHA JENA	Director	Promoter	20/09/2022	-	Yes
2	02056775	SWAYAM PRAKASH JENA	Director	Promoter	20/09/2022	-	Yes

TWO7 REAL ESTATE SPV PRIVATE LIMITED

CIN: U41000OD2025PTC051270

Reg. Off.: Flat No-103, Sumitra Residency, Plot No-49, Budheswari Colony, Khordha, Bhubaneswar, Odisha-751006 E-Mail: two7spv@gmail.com||

CERTIFIED TRUE COPY OF THE RESOLUTION(S) PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF 'TWO7 REAL ESTATE SPV PRIVATE LIMITED (CIN: U41000OD2025PTC051270)' HELD ON MONDAY, THE 8TH DAY OF DECEMBER, 2025 AT 02.30 P.M AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT FLAT NO.103, SUMITRA RESIDENCY, PLOT NO.49, BUDHESWARI COLONY, KHORDHA, BHUBANESWAR-ODISHA-751006, INDIA

ENTERING INTO "JOINT DEVELOPMENT AGREEMENT" & "IRREVOCABLE GENERAL POWER OF ATTORNEY" FOR CONSTRUCTION OF MULTISTORIED APARTMENTS/ COMPLEX:

RESOVED THAT the Consent of the Board be and hereby accorded for the Execution and Signing of the **"JOINT DEVELOPMENT AGREEMENT"** for construction of Multistoried Apartments/Complex to be entered into between the Company and **"SJ ENVIRONMENTAL SOLUTIONS PVT LTD"**(CIN: U29100WB2022PTC257321, PAN: ABJCS4339P , having Registered Office at: 7, Surendra Mohan Ghosh Sarani (Mangoe LN), 1ST Floor, Room No-105,Kolkata, WestBengal-700001,) the draft of which is placed before the Board and placed at Annexure-1 duly initialed by all the Directors of the Company for the purpose of Identification.

"**RESOLVED FURTHER THAT** only Shri Swayam Prakash Jena, Director and Authorised Signatory (DIN:02056775) of the Holding Company **"TWO7 ADDRESS MAKERS PVT LTD (CIN: U41000OD2024PTC047197)"** is hereby **singly** authorised to negotiate, finalize and execute the above mentioned Joint Development Agreements and related all other necessary documents on behalf of the Company and to do all such acts, matters, deeds and things and to take all such steps and do all things and give such Directions as may be required, necessary, expedient or desirable for giving effect to the said " JOINT DEVELOPMENT AGREEMENT".

RESOVED FURTHER THAT the Consent of the Board be and hereby accorded for the Execution and Signing of the **"IRREVOCABLE GENERAL POWER OF ATTORNEY"** which is required for execution of the above mentioned "JOINT DEVELOPMENT AGREEMENT" for construction of Multistoried Apartments/Complex to be entered into between the Company and **"SJ ENVIRONMENTAL SOLUTIONS PVT LTD"**(CIN: U29100WB2022PTC257321, PAN: ABJCS4339P , having Registered Office at: 7, Surendra Mohan Ghosh Sarani (Mangoe LN), 1ST Floor, Room No-105,Kolkata, WestBengal-700001), the said draft of "IRREVOCABLE GENERAL POWER OF ATTORNEY" which is placed before

the Board and placed at Annexure-1 duly initialed by all the Directors of the Company for the purpose of Identification.

"RESOLVED FURTHER THAT only Shri Swayam Prakash Jena, Director and Authorised Signatory (DIN:02056775) of the Holding Company **"TWO7 ADDRESS MAKERS PVT LTD (CIN: U41000OD2024PTC047197)"** is also hereby **singly** authorised to negotiate, finalize and execute the above mentioned "IRREVOCABLE GENERAL POWER OF ATTORNEY" which is required for execution of the above mentioned "JOINT DEVELOPMENT AGREEMENT" and related all other necessary documents on behalf of the Company and to do all such acts, matters, deeds and things and to take all such steps and do all things and give such Directions as may be required, necessary, expedient or desirable for giving effect to the said " IRREVOCABLE GENERAL POWER OF ATTORNEY".

"RESOLVED FURTHER THAT the Common Seal of the Company, if required , be affixed and stamped on the above mentioned "JOINT DEVELOPMENT AGREEMENT" & "IRREVOCABLE GENERAL POWER OF ATTORNEY" and such other documents as may be required to be executed under the Common Seal of the Company in the Presence of only Shri Swayam Prakash Jena, Director and Authorised Signatory (DIN:02056775) of the Holding Company **"TWO7 ADDRESS MAKERS PVT LTD (CIN: U41000OD2024PTC047197)".**

"RESOLVED FURTHER THAT the aforesaid Power / Authority of Shri Swayam Prakash Jena, Director of the Company (Also Director and Authorised Signatory (DIN:02056775) of the Holding Company **"TWO7 ADDRESS MAKERS PVT LTD (CIN: U41000OD2024PTC047197)** shall be Valid and effective till he holds the office of Director of the Company and shall be exercisable by him so long as he thinks fit unless revoked by the Board with unanimous Board Resolutions.

"RESOLVED FURTHER THAT a Certified Copy of this Resolution be given to anyone concerned or interested in the matter.

CERTIFIED TO BE TRUE COPY

For and on behalf of:
TWO7 REAL ESTATE SPV PRIVATE LIMITED

SANYUKTA KUMAR SINGH
(Director)
DIN: 08167137

S/d –
(Chairman)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAMCT4374P

नाम / Name	TWO7 REAL ESTATE SPV PRIVATE LIMITED
निगमन/गठन की तारीख Date of Incorporation / Formation	05/11/2025

- Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
  स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग की सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, शेष बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
  आयकर अधिनियम, 1961 के तहत विहित कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
  एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card.
  संलग्न पैन कार्ड में एनहान्स्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (6) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that TWO7 REAL ESTATE SPV PRIVATE LIMITED is incorporated on this FIFTH day of NOVEMBER TWO THOUSAND TWENTY FIVE under the Companies Act, 2013 (18 of 2013) and that the company is Company limited by shares

The Corporate Identity Number of the company is **U41000OD2025PTC051270**

The Permanent Account Number (PAN) of the company is **AAMCT4374P***

The Tax Deduction and Collection Account Number (TAN) of the company is **BBNT03093G***

Given under my hand at Manesar this FIFTH day of NOVEMBER TWO THOUSAND TWENTY FIVE

Document certified by DS MINISTRY OF CORPORATE AFFAIRS , CRC MANESAR 2 <RO[illegible]CRC@MCA.GOV.IN>

Digitally signed by
DS MINISTRY OF CORPORATE
AFFAIRS , CRC MANESAR 2
Date: 2025.11.05 15:01:36 IST

Reshu jain

Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on mca.gov.in

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

TWO7 REAL ESTATE SPV PRIVATE LIMITED

FLAT NO - 103, SUMITRA, RESIDENCY, PLOT NO.-49, Budheswari Colony, Bhubaneswar, Khorda- 751006, Orissa

*as issued by Income tax Department

Ministry Of Corporate Affairs

Date : 20-01-2026 1:21:21 pm

Company Information

CIN	U41000OD2025PTC051270
Company Name	TWO7 REAL ESTATE SPV PRIVATE LIMITED
ROC Name	ROC Cuttack
Registration Number	051270
Date of Incorporation	05/11/2025
Email Id	two7spv[at]gmail[dot]com
Registered Address	FLAT NO - 103, SUMITRA, RESIDENCY, PLOT NO.-49, Budheswari Colony, Khorda, Bhubaneswar, Orissa, India, 751006
Address at which the books of account are to be maintained	-
Listed in Stock Exchange(s) (Y/N)	No
Category of Company	Company limited by shares
Subcategory of the Company	Non-government company
Class of Company	Private
ACTIVE compliance	-
Authorised Capital (Rs)	15,00,000
Paid up Capital (Rs)	15,00,000
Date of last AGM	-
Date of Balance Sheet	-
Company Status	Active
Small Company	Yes

Jurisdiction

ROC (name and office)	ROC Cuttack
RD (name and Region)	RD, Eastern Region

Index of Charges

No Records Found

Director/Signatory Details

Sr. No	DIN/PAN	Name	Designation	Category	Date of Appointment	Cessation Date	Signatory
1	02056775	SWAYAM PRAKASH JENA	Director	Promoter	05/11/2025	-	Yes
2	08167137	SANYUKTA KUMAR SINGH	Director	Promoter	05/11/2025	-	Yes

Form No. 26

Certificate Of Encumbrances On Property

Application No : 2025108059902

Certificate No : EC108202504869 6

Applicant Name : SWAYAM PRAKASH JENA

Owner Name(As per Application) : SJ ENVIRONMENT SOLUTIONS PRIVATE LIMITED DIRECTOR SWAYAM PRAKASH JENA

Having applied to me for a certificate giving particulars of registered acts and encumbrances, if any in respect of undermentioned property :-

Sl. No.	Village Name	Khata No.	Plot No.	Area	North Boundary	East Boundary	West Boundary	South Boundary
1	SAHID NAGAR - 45	C-3024	15	15000 Sq Feet				
2	SAHID NAGAR - 45	1032/204	1435	337 Decimal (1000D=1Acre)				
3	SAHID NAGAR - 45	1032/478	1435	337 Decimal (1000D=1Acre)				
4	SAHID NAGAR - 45	1032/524	1435	337 Decimal (1000D=1Acre)				
5	SAHID NAGAR - 45	2/648	1435	337 Decimal (1000D=1Acre)				

I hereby certify that a search has been made in book and in the indexes relating thereto for 31 years 01-JAN-1995 to 05-NOV-2025 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances as detailed on the reverse appear. I also certify that save the aforesaid acts and encumbrances no other acts and encumbrances effecting the said property have been found.

Regn. Office: KHURDA(BBSR)

Date: 06-NOV-2025

Digitally signed by SWEEKRUTI BARPANDA
Date: 2025.11.06 17:54:40 +05:30

Signature of Registering Officer

Sl. No	Registration Office	Description Of Property(Village/Khata Number/Plot Number/Area/Boundary(East/West/North/South)/Chaka Number/Flat Number)	Registration No.	Excecution Date	Sub Deed Type	Consideration Amount	First Party	Second Party
1	KHURDA(BBSR)	SAHID NAGAR-45 | 1032/204 | 1435 | 0.337 Acre | PLOT NO.16 | PLOT NO.14 | CONSERVANCY LANE | ROAD | [AGREEMENT AREA AC.0.337DEC.,G.A. DEPARTMENT DRAWING PLOT NO.15,DRAWING NO.C-3204] (Cancelled Vide Regd. No. : 11082003948)	11081711716	04-Dec-2017	AGREEMENT OF SALE WITHOUT POSSESION	126000000	1-PRABIR KUMAR DASH	1-AMARESH CHANDRA SARANGI DIRECTOR OF MS COTTAGE DESIGNS PRIVATE LIMITED
2	KHURDA(BBSR)	SAHID NAGAR-45 | 1032/204 | 1435 | 0.337Acre PLOT NO.16 | PLOT NO.14 | CONSERVANCY LANE | ROAD | [AGREEMENT AREA AC.0.337DEC.,G.A. DEPARTMENT DRAWING PLOT NO.15,DRAWING NO.C-3204]	11082003948	01-Jun-2020	CANCELLATION OF AGREEMENT	126000000	1-PRABIR KUMAR DASH	1-AMARESH CHANDRA SARANGI DIRECTOR OF MS COTTAGE DESIGNS PRIVATE LIMITED
3	KHURDA(BBSR)	SAHID NAGAR-45 | 1032/204 | 1435 | 0.337 Acre | PLOT NO.14 | PLOT NO.16 | CONSERVANCY LANE | ROAD | [CONVEYANCE AREA AC.0.337DEC., G.A. PLOT NO.15, DRAWING NO.C-3204]	11082006305	20-Aug-2020	CONVEYANCE GOVERNMENT	6887053	1-DIRECTOR OF ESTATES AND EX OFFICIO ADDL. SECRETARY TO GOVT. G.A. AND P.G. DEPARTMENT(GOVT)	1-PRABIR KUMAR DASH
4	KHURDA(BBSR)	SAHID NAGAR-45 | 1032/204 | 1435 | 0.337 Acre | PLOT NO.14 | PLOT NO.16 | CONSERVANCY LANE | ROAD | [CONVEYANCE AREA AC.0.337DEC., G.A. PLOT NO.15, DRAWING NO.C-3204]	11082006306	20-Aug-2020	CONVEYANCE GOVERNMENT	6887053	1-DIRECTOR OF ESTATES AND EX OFFICIO ADDL. SECRETARY TO GOVT. G.A. AND P.G. DEPARTMENT(GOVT)	1-PRABIR KUMAR DASH
5	KHURDA(BBSR)	SAHID NAGAR-45 | 1032/478 | 1435 | 0.337 Acre | NM | NM | NM | NM | [SODL AREA AC 0.337 DEC.,(FULL PLOT)(G A DRAWING NO-C-3204, G A PLOT NO.15, AREA 150*100=15000 SQFT)]	11082312350	12-Sep-2023	SALE IMMOVABLE	120000000	1-PRABIR KUMAR DASH	1-SJ ENVIRONMENTAL SOLUTIONS PRIVATE LIMITED REPRESENTED THROUGH ITS DIRECTOR SWAYAM

Regn. Office: KHURDA(BBSR)

Date: 06-NOV-2025

Digitally signed by SWEEKRUTI BARPANDA
Date: 2025.11.06 17:54:46 +05:30

Signature of Registering Officer

								PRAKASH JENA 2-MGM ESTATE AND PROPERTIES PVT LTD REPRESENTED THROUGH ITS DIRECTOR TANUJ MOHANTY
6	KHURDA(BBSR)	SAHID NAGAR-45 | 1032/524 | 1435 | 0.1685 Acre | NM | NM | NM | NM | [SOLD AREA AC.0.168.5 DEC OUT OF AREA AC.0.337 DEC, RENT RS- 80]	11092410621	23-Oct-2024	SALE IMMOVABLE	65000000	1-MGM ESTATE & PROPERTIES PVT LTD REPRESENTED DIRECTOR TANUJ MOHANTY	1-SJ ENVIRONMENTAL SOLUTIONS PVT LTD REPRESENTED DIRECTOR SWAYAM PRAKASH JENA

Note :

(1) If the properties have been described in registered documents in a manner different from the way in which the applicant has described them in the application the transactions evidenced by such documents will not be included in the certificate.

(2) Under Section 57 of the Registration Act and Rule 137(i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof, or certificates of encumbrances on specified properties should make the search themselves, when the registers and indexes will be placed before them on payment of the prescribed fees.

a) But as in the present case the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the Offices but the department will not,on any account,hold itself responsible for any errors in the results of the search embodied in this certificate.

b) And as in the present case the applicant has made the requisite search himself and as its results is shown in the certificate after the necessary verifications the department will not on any account, hold itself responsible for the omissions in it of any acts and encumbrances affecting the said property, not discovered by the applicant

Regn. Office: KHURDA(BBSR)

Date: 06-NOV-2025

Digitally signed by SWEEKRUTI BARPANDA
Date: 2025.11.06 17:54:41 +05:30

Signature of Registering Officer

PLOT NO- 1438	PLOT NO- 1444	PLOT NO- 1439 (CONSERVANCY LAND)	PLOT NO- 1428 (PUBLIC ROAD)	POWER AREA AC.0.337 DEC (15000 SQFT), GA DRAWING NO- C-3204

THE TOTAL TRANSACTED AREA IS 0.337 ACRE(S)

☐ I HEREBY GIVE MY CONSENT TO AUTHENTICATE MY IDENTITY AND FURTHER UNDERSTAND THAT INFORMATION PROVIDED BY ME SHALL BE USED FOR AUTHENTICATING MY IDENTITY THROUGH AADHAAR AUTHENTICATION SYSTEM FOR THE PURPOSE STATED ABOVE AND NO OTHER PURPOSE.

APPLICATION ID CREATED BY AVASH DAKUA

DOCUMENT ENTERED BY : AVASH DAKUA

APPLICATION VERIFIED BY :

VALUATION REPORT

APPLICATION NO- 1083601135 SLOT REF. NO- SR1082703601410 REGISTRATION OFFICE- KHURDA(BBSR)

APPLICATION TYPE- POA WITH POSSESSION

STATUS- DATA ENTRY IN PROGRESS

DEED DETAILS

APPLICATION NO.	EXECUTION DATE	PRESENTATION DATE	BOOK NO	NO. OF PAGES	REGISTRATION NO	REGISTRATION DATE	COMMUNICATION MOBILE NO.
1083601135	21-JAN-2026	21-JAN-2026	1	14	0		9865279258

SCHEDULE(S) :

BENCHMARK VALUE

₹81554000

☐ STAMP ☐ CITIZEN ☐ TRANSFER

☐ CASH ☐ CHEQUE ☐ DD ☐ CHALLAN ☐ POS
☐ NEFT ☐ RTGS ☐ IMPS ☐ UPI ☐ OTHERS

REGISTRATION FEE ₹250
A1B(III) & A(I) ₹290
USER FEE ₹310

☐ CASH ☐ CHEQUE ☐ DD ☐ CHALLAN ☐ POS
☐ NEFT ☐ RTGS ☐ IMPS ☐ UPI ☐ OTHERS

PARTY DETAILS

NAME	RELATION	RELATION'S NAME	GENDER	AGE	PROFESSION	CASTE	INTEREST/TYPE	PRESENTER	SIGNED	PRESENT ADDRESS	MOBILE NO.
S ENVIRONMENTAL SOLUTIONS PVT LTD REPRESENTED DIRECTOR SWAYAM PRAKASH JENA	FATHER	-	MALE	0			/ INSTITUTION	YES	YES	AT- PLOT NO- 49, BUDDHA NAGAR, PO- BUDHESWARI, LAXMISAGAR, BBSR, KHORDHA	9178784604

REPRESENTATIVE NAME	INSTITUTION NAME	REPRESENTATIVE ADDRESS	REPRESENTATIVE DESIGNATION
ENVIRONMENTAL SOLUTIONS PVT LTD REPRESENTED DIRECTOR SWAYAM PRAKASH JENA	M/S ENVIRONMENTAL SOLUTIONS PVT LTD	AT- PLOT NO- 49, BUDDHA NAGAR, PO- BUDHESWARI, LAXMISAGAR, BBSR, KHORDHA	DIRECTOR

PARTY DETAILS

NAME	RELATION	RELATION'S NAME	GENDER	AGE	PROFESSION	CASTE	INTEREST/TYPE	PRESENTER	SIGNED	PRESENT ADDRESS	MOBILE NO.
M/S TWO REAL ESTATE SPV PRIVATE LIMITED REPRESENTED DIRECTOR SWAYAM PRAKASH JENA	FATHER		MALE	44			ATTORNEY / INSTITUTION	NO	YES	AT- PLOT NO- 49, BUDDHA NAGAR, PO- BUDHESWARI, LAXMISAGAR, BBSR, KHORDHA	0

REPRESENTATIVE NAME	INSTITUTION NAME	REPRESENTATIVE ADDRESS	REPRESENTATIVE DESIGNATION
M/S TWO REAL ESTATE SPV PRIVATE LIMITED REPRESENTED DIRECTOR SWAYAM PRAKASH JENA	M/S TWO REAL ESTATE SPV PRIVATE LIMITED	AT- PLOT NO- 49, BUDDHA NAGAR, PO- BUDHESWARI, LAXMISAGAR, BBSR, KHORDHA	DIRECTOR

PLEADER DETAILS

NAME	FATHER/HUSBAND'S NAME	GENDER	AGE	PROFESSION	CASTE	PRESENT ADDRESS
CHANDRA MISHRA	SURYA NARAYAN MISHRA	MALE	41			M- MANCHESWAR, BBSR, KHORDHA- 751017

PROPERTY DETAILS

SL NO.	VILLAGE/MOUZA-THANA	KHATA	PLOT	AREA	TOTAL AREA	KISAM TYPE	BENCHMARK VALUE	SABAK KHATA NO.	SABAK PLOT NO.
1	BAHID NAGAR-49	2/648	1439	0.337 ACRE (337 DECIMAL)(0000 - 1ACRE)	0.337 ACRE (337 DECIMAL)(0000 - 1ACRE)	GHARABARI-1	₹81554000		

WEST	NORTH	SOUTH	PROPERTY TRANSACTION DETAILS

VALUATION REPORT

APPLICATION NO- 1087601155 SLOT REF. NO- SR1087202601410 REGISTRATION OFFICE- KHURDA(BBSR)

DEED DETAILS

APPLICATION TYPE- POA WITH POSSESSION STATUS- DATA ENTRY IN PROGRESS

APPLICATION NO.	EXECUTION DATE	PRESENTATION DATE	BOOK NO	NO. OF PAGES	REGISTRATION NO	REGISTRATION DATE	COMMUNICATION MOBILE NO.
1087601155	21-JAN-2026	21-JAN-2026	1	14	0		8895278254

FEE DETAILS (IN ₹)

BENCHMARK VALUE ₹81554000

☐ STAMP ☐ ESTAMP ☐ FRANKING

☐ CASH ☐ CHEQUE ☐ DD ☐ CHALLAN ☐ POS ☐ NEFT ☐ RTGS ☐ IMPS ☐ IPMS ☐ OTHERS

REGISTRATION FEE ₹250
AR(III) & A(I) ₹250
USER FEE ₹310

☐ CASH ☐ CHEQUE ☐ DD ☐ CHALLAN ☐ POS ☐ NEFT ☐ RTGS ☐ IMPS ☐ IPMS ☐ OTHERS

FIRST PARTY DETAILS

NAME	RELATION	RELATION'S NAME	GENDER	AGE	PROFESSION	CASTE	INTEREST/TYPE	PRESENTER	SIGNED	PRESENT ADDRESS	MOBILE NO.
SJ ENVIRONMENTAL SOLUTIONS PVT LTD REPRESENTED DIRECTOR SWAYAM PRAKASH JENA	FATHER		MALE	0			/ INSTITUTION	YES	YES	AT- PLOT NO-49, BUDDHA NAGAR, PO-BUDHESWARI, LAXMISAGAR, BBSR, KHORDHA	9139764604

REPRESENTATIVE NAME	INSTITUTION NAME	REPRESENTATIVE ADDRESS	REPRESENTATIVE DESIGNATION
SJ ENVIRONMENTAL SOLUTIONS PVT LTD REPRESENTED DIRECTOR SWAYAM PRAKASH JENA	SJ ENVIRONMENTAL SOLUTIONS PVT LTD	AT- PLOT NO- 49, BUDDHA NAGAR, PO- BUDHESWARI, LAXMISAGAR, BBSR, KHORDHA	DIRECTOR

SECOND PARTY DETAILS

NAME	RELATION	RELATION'S NAME	GENDER	AGE	PROFESSION	CASTE	INTEREST/TYPE	PRESENTER	SIGNED	PRESENT ADDRESS	MOBILE NO.
MS TWO7 REAL ESTATE SPV PRIVATE LIMITED REPRESENTED DIRECTOR SWAYAM PRAKASH JENA	FATHER		MALE	44			ATTORNEY / INSTITUTION	NO	YES	AT- PLOT NO-49, BUDDHA NAGAR, PO-BUDHESWARI, LAXMISAGAR, BBSR, KHORDHA	0

REPRESENTATIVE NAME	INSTITUTION NAME	REPRESENTATIVE ADDRESS	REPRESENTATIVE DESIGNATION
MS TWO7 REAL ESTATE SPV PRIVATE LIMITED REPRESENTED DIRECTOR SWAYAM PRAKASH JENA	MS TWO7 REAL ESTATE SPV PRIVATE LIMITED	AT- PLOT NO- 49, BUDDHA NAGAR, PO- BUDHESWARI, LAXMISAGAR, BBSR, KHORDHA	DIRECTOR

IDENTIFIER DETAILS

NAME	FATHER/HUSBAND'S NAME	GENDER	AGE	PROFESSION	CASTE	PRESENT ADDRESS
PARESH CHANDRA MISHRA	SURIYA NARAYAN MISHRA	MALE	41			44- RANCHESWAR, BBSR, KHORDHA- 751017

PROPERTY DETAILS

DISTRICT	VILLAGE/MOUJA-THANA	KHATA	PLOT	AREA	TOTAL AREA	KISAM TYPE	BENCHMARK VALUE	SABAK KHATA NO.	SABAK PLOT NO.
KHURDA	BAHID NAGAR-BS	2/648	1435	0.337 ACRE (337 DECIMAL(10000) - 1ACRE)	0.337 ACRE (337 DECIMAL(10000) - 1ACRE)	CHARABARI-1	₹81554000		

EAST	WEST	NORTH	SOUTH	PROPERTY TRANSACTION DETAILS