



தமிழ்நாடு தமில்நாடு TAMILNADU

033665

31 MAR 2010

ASVINI FOUNDATIONS PVT. LTD.

U. 221776

M. KAILASH CHAND,
STAMP VENDOR

New No.7, (Old No. 52), Jeenias Road,
SAIDAPET, CHENNAI-600 015,
L.N. 11727/E/91, Cell. 9840173094

GENERAL POWER OF ATTORNEY

Verified
35/7/10

KNOW ALL MEN BY THESE PRESENTS THAT We, (1) Mr C.K. GEEVER (PAN: AAGPC-4590-F), son of C.I. Kurian, aged about 41 years, residing at No.302, Third Floor, Residency Apartments, No.58/5A, Sardar Patel Road, Chennai-600 113, and (2) Mr P. RAVIRAJ (PAN: AEMPR-6735-D), son of late P. Lokanadham, aged about 40 years, residing at New No.9, Venkataraman Street, Raja Annamalaipuram, Chennai-600 028, (hereinafter referred to as "the Principals") do hereby constitute, nominate, appoint and retain M/s. ASVINI FOUNDATIONS PVT. LTD. (PAN: AAFCA 3016-J), a Company incorporated under the Companies Act, 1956, having its Registered Office at "Palani Murugan Towers", Second Floor, No.46, Mount Poonamallee Road, Nandambakkam, Chennai-600 089, represented by its Director, Ms. Aarti Razee, wife of Mr H. Jawahar Razee, aged about 37 years, as our General Power of Attorney Agent (hereinafter referred to as

Mark



C.K. G
P. Raviraj

16, MOUNT DOCKMALLEE ROAD, NANDAM BOWLING,
CHENNAI - 600087.
ID. DL. NO. F/TH/009/002963/2002.



தமிழ்நாடு தமிழ்நாடு TAMILNADU

033664

ASVINI FOUNDATIONS PVT. LTD.

U 221775

M. KAILASH CHAND
STAMP VENDOR

New No. 7, (Old No. 52), Jeevis Road,
SAIDAPET, CHENNAI-600 015.

LN. 11727/E/91, Cell. 9840173096

31 MAR 2010

"the Attorney") to do the following acts, deeds and things pertaining to the
Property described in the Schedule of Property hereunder, on our behalf and
in our names:

WHEREAS under a Settlement Deed dated 22.07.1997 registered as
Document No.1487 of 1997 in the Office of the Sub-Registrar, Tirupporur,
Mrs. M. Rajalakshmi and Ms. M. Priya, wife and daughter, respectively, of
Mr N.S. Maillamani, settled the property being Agricultural Land measuring
6.68 Acres or thereabouts comprised in Punjai S.No.149/11 situated in
Nellikuppam Village, within the Sub-Registration District of Tirupporur and
Registration District of Chengalpattu, together with 5 H.P. electric pump set
in favour of Mrs. K. Rani Ammal, wife of Mr Kamalanatha Mudaliar,
absolutely. After the said Settlement, the said Mrs. K. Rani Ammal became
the absolute owner of the said property;

Handwritten signature: Rani

Handwritten signature: C. K. G. / N. Rani



WHEREAS the aforesaid Mrs. K. Rani Ammal transferred the aforesaid property to her name in the Revenue Records. The Zonal Deputy Tahsildar, Chengalpattu, issued a Patta bearing No.793 in favour of Mrs. K. Rani Ammal for her aforesaid property in her name and as per the said Patta the said Property comprised in S.No.149/11 situated in No.100, Nellikuppam Village, Chengalpattu Taluk, Kancheepuram District, measuring 2.70.5 Hectares;

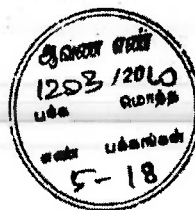
WHEREAS the aforesaid Mrs. K. Rani Ammal also obtained Computer Patta bearing No.793 dated 06.09.2003 from the Head Quarters Deputy Tahsildar, Chengalpattu, for her aforesaid property in her name and as per the said Patta the said Property comprises in Punjal S.No.149/11 situated in Nellikuppam Village, Chengalpattu Taluk, Kancheepuram District, and measuring an extent of 2.70.5 Hectares;

WHEREAS the Principals herein jointly purchased the aforesaid 6.68 Acres or thereabouts of Agricultural Land comprised in S.No.149/11 situated in No.100, Nellikuppam Village, Chengalpattu Taluk, Kancheepuram District, together with well and 5 H.P. electric pump set (EB Service Connection) from Mrs. K. Rani Ammal, wife of Mr Kamalanatha Mudaliar, and Mr N.S. Masilamank son of late Singara Mudaliar, from and out of their own funds, through three Sale Deeds, as detailed below, which were registered in the Office of the Sub-Registrar, Tirupporur:

Sl.No.	Sale Deed Date and Number	S.No.	Extent (Acres)
01	29.09.2005 (6522/2005)	149/11 (Part)	2 Acres
02	17.10.2005 (6934/2005)	149/11 (Part)	2 Acres
03	27.10.2005 (7184/2005)	149/11 (Part)	2.68 Acres

Mark

C. K. L...
M. Navitha



WHEREAS the Principals herein jointly purchased another 6.9964 Acres or thereabouts of Agricultural Land situated in No.100, Nellikuppam Village, Chengalpattu Taluk, Kancheepuram District, together with the well and 5 H.P. pump set therein from Mr N.V. Kamalanathan, son of Mr Veerasamy Mudaliar, from and out of their own funds, through various Sale Deeds, as detailed below, and the said Sale Deeds were registered in the Office of the Sub-Registrar, Tiruppurur;

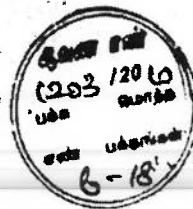
Sl.No.	Sale Deed Date and Number	S.No.	Extent (Acre)
01	11.07.2005 (4328/2005)	149/10A1A	1.09
02	01.08.2005 (4905/2005)	149/10D/2	0.804
03	11.07.2005 (4329/2005)	152/1B	1.07
04	01.08.2005 (4903/2005)	152/2	1.0374
05	01.08.2005 (4904/2005)	152/3	1.2350
06	23.08.2005 (5443/2005)	152/4	0.96
07	11.07.2005 (4330/2005)	152/7B	0.80

WHEREAS after the aforesaid purchases, the Principals herein became the owners of the aforesaid properties measuring a total extent of 13.6764 Acres or thereabouts;

WHEREAS the Principals have transferred aforesaid properties to their names in the Revenue Records;

Cart

*C.K. Gnan
P. Narayana*



WHEREAS the Principals herein applied for and obtained Patta bearing No.793 dated 23.03.2006 from the Zonal Deputy Tahsildar, Chengalpattu, in their names for their aforesaid properties and as per the said Patta the said Properties measuring a total extent of 5.22.0 Hectares, as detailed below, situated in Nellikuppam Village, Chengalpattu Taluk, Kancheepuram District:

Punjal S.No.	Extent (Hectare)
149/10A1A	0.44.5
149/11	2.70.5
152/1B	0.43.5
152/2	0.42.0
152/3	0.50.0
152/4	0.39.0
152/7B	0.32.5

WHEREAS the Zonal Deputy Tahsildar issued a Patta bearing No.850 dated 23.03.2006 in favour of Mr Kamalanatha Mudaliar and the Principals herein for the properties comprised in S.No.149/10D2 situate at Nellikuppam Village, Chengalpattu Taluk, Kancheepuram District and measuring an extent of 0.36.5 Hectare;

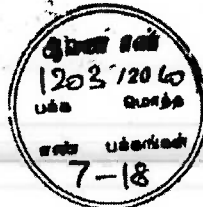
WHEREAS the Principals herein have decided to develop the aforesaid properties measuring a total extent of 13.6764 Acres or thereabouts;

WHEREAS the Principals have executed a Gift Deed dated 18.05.2010 in favour of the President, Nellikuppam Village and Panchayat conveying 5571.32 Sq.mtr. or thereabouts out of the aforesaid land under the Open Space Reservation Rules and the said Gift Deed was registered as Document No.3457 of 2010 in the Office of the Sub-Registrar, Tirupporur;

Dark

C. K. G. M.

P. M. M.



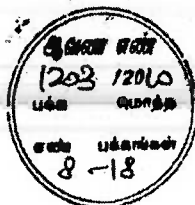
WHEREAS after the aforesaid Gift, the Principals are now owners of the remaining land measuring a total extent of 537255.72 Sq.ft. or thereabouts, which is more fully described in the Schedule of Property hereunder and the same is hereinafter referred to as "the Schedule Property";

WHEREAS due to pre-occupation, the Principals are not in a position to personally look after the developmental and other activities pertaining to the Schedule Property and hence the Principals do hereby appoint and retain M/s. Asvini Foundations Pvt. Ltd. as the Attorney of the Principals to do the following acts, deeds and things pertaining to the Schedule Property in the name and on behalf of the Principals:

01. To look after, manage, develop and administer the Schedule Property.

02. To prepare lay out plans, building plans, sign and submit the same together with the application form/s, affidavits, declarations and all other necessary papers duly signed for obtaining sanction for (a) lay out, (b) construction of new building/s over the Schedule Property (under flat system or any other method of construction, which the Principal may deem fit) (along with adjacent property/ies if available) and (c) for modification, addition, alteration, etc., to the said building/s, to the DTCP/Corporation of Chennai/Chennai Metropolitan Development Authority (CMDA)/Government/Local Body/Competent Authority, to sign all necessary papers for the said purposes, to pay necessary fees and charges for the same, to correspond with the said authorities, appear personally before the said authority/ies, to receive sanctioned plans, permits and other communications, notices, receipts and chalans from the said authority/ies and to issue receipt thereof. To apply for revised approvals/sanctions/permits or renewals thereof for lay out and/or plans for construction of the building/s over the Schedule Property (along with adjacent property/ies, if available) and to sign all papers/documents necessary for the same and submit the same to the competent authorities,

Handwritten signature



Handwritten signature: C. K. G. ...
Handwritten signature: P. ...

pay necessary fees and receive the same duly approved and to issue receipt thereof. The Attorney is also fully empowered to develop the Schedule Property (along with adjacent property/ies, if available) by constructing individual buildings and/or blocks consisting of flats, shops, commercial spaces or any other building/s as the Attorney thinks fit. To apply for demolition of the building/s and demolish the same.

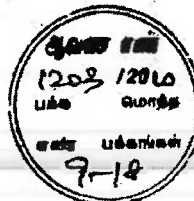
03. To apply to the Tamil Nadu Housing Board and/or all other competent authorities for the necessary approvals and sanctions for layout or approval for plans for construction of Buildings including No Objection Certificate/s pertaining to the Schedule Property (along with adjacent property/ies, if available).

04. To furnish securities in money and otherwise as and when required by the DTCP or Municipal or Local Body or CMDA or other Government Department or Competent Authority and to sign and submit necessary applications to furnish the security/ies and also to get refund of such securities in the name of the Attorney, to correspond with the said authorities; appear personally before the said authorities, to receive the refund and issue receipt thereof.

05. To apply for copies of documents, any papers, etc. with any department, body, authority, court, tribunal, municipality, board, etc., relating to the Schedule Property, pay necessary fees, and obtain the same and to issue receipt thereof.

06. To negotiate and fix sale consideration, to enter into sale agreement(s)/ contracts/Memorandum of Understanding for the sale of 82.5% Undivided Share in the Land in the Schedule Property, either as plots or in parts or in undivided shares, with prospective purchaser/s, to approve draft sale deed/s, to execute sale deed/s with necessary covenants, assurance, indemnities, etc. pertaining to 82.5% Undivided Share in the Land in the Schedule Property; either as plots or in parts or in undivided

Dark



C. K. Gurusamy
M. Raju

shares, in favour of the purchasers and also in favour of the Attorney, to execute cancellation of sale deed/s executed in favour of the purchaser/s including the Attorney, present documents before the competent registering authority, admit execution thereof, to sign patta forms and all other papers for conveying the property to the purchaser/s in all respects, and to hand over possession of the property to the purchaser/s. To join as Confirming Parties in the agreements/deeds that may be executed between the prospective purchasers of the aforesaid 82.5% Undivided Share in the Land in the Schedule Property and him/her/their nominee/s. To cancel the agreement/s for sale or any other agreement entered into with any one for the transfer of the Schedule Property.

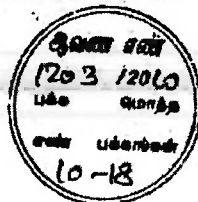
07. To execute and register ratification/rectification/reconstitution/gift or any other deed/s pertaining to 82.5% Undivided Share in the Land in the Schedule Property, present the said documents before the competent registering authority, admit execution thereof and also to sign necessary papers for the said purpose.

08. To receive back the documents/deeds from the registering authorities on completion of the registration formalities and to acknowledge receipt thereof.

09. To receive sale consideration, in full, part, advance or any other sum, from the prospective purchaser/s pertaining to 82.5% Undivided Share in the Land in the Schedule Property in the name of M/s. Asvini Foundations Pvt. Ltd. and to issue receipt thereof.

10. To apply for permission to competent authorities to make available in the common areas in the lay out and in the buildings which may be constructed over the Schedule Property (along with adjacent property/ies, if available), electricity, water, drainage and other service connections, both temporary and permanent, to sign necessary applications, forms, indemnities and all necessary documents/papers, to pay

Wark



C.K. G...
P. Nair

fees/charges/deposits to the authorities, and to engage and enter into contracts with third parties for the provision of such connections and for incidental matters and to pay such amounts as may be required in connection therewith. To obtain No Objection Certificate/s and other certificate/s from DTCP/CMDA/Corporation of Chennai/Government Departments/Local Body/Boards/any other competent authorities for obtaining temporary power connection, to apply for temporary power connection, sign necessary application forms, affidavits, declarations and all other necessary papers, pay necessary fees/deposits, receive the approval and to acknowledge receipt thereof, and to surrender the same after the completion of the building.

11. To correspond with any one in any matter relating to the Schedule Property.
12. To receive all registered and unregistered letters, summons, notices, etc., addressed to us by any one pertaining to the Schedule Property, from the postal authorities or any other authorities or any one else and to acknowledge receipt thereof.
13. To appoint, substitute and/or terminate Advocate(s)/Auditor(s)/Architects/Contractors or Consultants for any matter relating to the Schedule Property, if the Attorney feels it necessary, and to pay their fees and expenses.
14. To issue legal notice, reply notice, and rejoinder in any matter relating to the Schedule Property.
15. To institute, defend and prosecute, enforce or resist any suit or other actions and proceedings, appeals in any Court (original or appellate or any other court) /Tribunal/Arbitration Authority/ Income Tax Department/Registration Offices/ Government Departments/ Boards/ Competent Authorities pertaining to the Schedule Property and for the said purpose to

Karth



C.K. Gurusamy
P. Mani

sign vakalath, to sign and verify plaints, written statements, affidavits, counters, petitions, pleadings, objections, appeals and all other connected papers necessary for the said purposes and to appear before any court/Tribunal on our behalf and to do all the necessary acts, deeds and things. To file and receive back documents, to adduce oral or documentary evidence, to deposit and withdraw money and to issue receipt therefore. To obtain refund or repayment of court fees or any other sums. To apply to courts and offices for copies of documents and papers and to sign necessary applications, forms, papers, etc., to pay fees/charges and to receive copies of documents/papers and to issue receipt thereof.

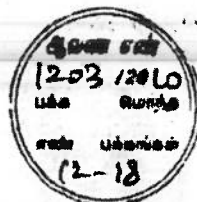
16. To apply for inspection of and to inspect judicial and other public records.

17. To compromise, compound and withdraw cases or disputes involving or affecting our right, title or interest in the Schedule Property, confirm to judgments and to prefer appeals wherever necessary or refer such cases or disputes to arbitration mutually agreed upon whenever our said Attorney shall think proper to do so and to sign necessary papers for the said purposes.

18. To appear for and represent us before any and all competent Authorities including CMDA, DTCP, Municipal authorities, Local Body, Government Department/s or any Competent Authority as may be necessary, required or advisable for or in connection with the development of the Schedule Property (along with adjacent property/ies, if available) or any matter relating to the Schedule Property and to make such arrangements and arrive at such arrangements as may be conducive to the development of the Schedule Property (along with adjacent property/ies, if available). To deal with Income Tax Department or any authority under the Income Tax Department for any purpose relating to the Schedule Property or

Dark

*C. K. G. ...
M. ...*



development of the Schedule Property (along with adjacent property/ies, if available) and for the said purpose to sign application form/s, declaration/s, indemnities and all other papers necessary for any purpose.

19. To appoint architects, surveyors, engineers, contractors, and other professional agencies, labourers or all other personnel as may be necessary for the development of Schedule Property (along with adjacent property/ies, if available) and for construction thereon.

20. To apply for and obtain necessary clearances, permissions, consents required for development of the Schedule Property (along with adjacent property/ies, if available) and to make such arrangements and arrive at such arrangements as may be conducive to the development of the Schedule Property (along with adjacent property/ies, if available);

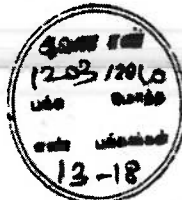
21. To apply and obtain all licences, quotas for cement, bricks, steel, sand and other building materials, etc., in the name of the said Attorney and to endorse such licenses, quotas in favour of its nominee/s to enable it to take delivery of the articles and issue receipt thereof.

22. To deal with ULT authorities, Tahsildar(s), CMDA, DTCP, Water Supply and Sewerage Board, Government Authorities, Collector, Government Departments, Boards, Corporation of Chennai, Local Body, all Competent Authority/ies, etc., for any purpose relating to the Schedule Property.

23. To carry out reconstitution, amalgamation and consolidation, sub-division, layout of the Schedule Property (along with adjacent property/ies, if available), reclassification of the Schedule Property (along with adjacent property/ies, if available) and to obtain necessary approvals, permits, planning permission, plans, etc., for such reconstitution or amalgamation, sub-division, layout, etc., of the Schedule Property (along with adjacent

Handwritten signature

Handwritten signature
P. N. Srinivas



property/ies, if available) for the purpose of development of the Schedule Property (along with adjacent property/ies, if available) and also execute necessary deed/s of reconstitution, affidavits, declarations, indemnities, forms and all other necessary papers as may be required and also to do all acts and deeds necessary for the same.

24. To put up construction of any kind as deemed fit by the Attorney on such terms and conditions as deemed fit.

25. To bring into the land or the property such equipments, tools, implements, machines and vehicles or other machinery or article or item or thing required for development of the Schedule Property (along with adjacent property/ies, if available) and put up any type of construction thereon.

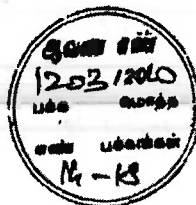
26. To sign and apply to the concerned authorities for refund of stamp duty and to appear before such authority/ies on our behalf, to receive the refund, acknowledge and issue receipt thereof.

27. To execute and sign all forms, applications, declarations and documents and papers whatsoever in connection with all or any of the purposes related to the Schedule Property.

28. To apply for revisions, regularisations, etc., to the CMDA/DTCP/ Municipal Authority/Local Body/Government Department/Competent Authority and sign and file necessary applications, indemnities, declarations, documents and papers and pay necessary fees, to correspond with the said authorities, personally appear before the said authorities, to do necessary acts, deeds and things for the said purposes, and get the building/s constructed regularised as per procedures and to receive the approval and to issue receipt thereof.

Rark

C.K. Gnan
P. Nair



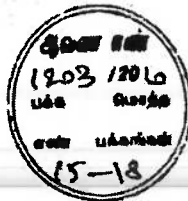
29. To execute and register necessary Gift Deed/s or other Deeds to gift the land in the Schedule Property under OSR Rules or any other rules, land covered by roads, park, etc. in the lay out, etc., to the Competent Authority for obtaining approval for lay out and for building plans for developing the Schedule Property (along with adjacent property/ies, if available), to hand over possession of the said land, to receive back the document/s from the registering authority on completion of the registration formalities and to issue receipt thereof.

30. To raise funds on the security of 82.5% Undivided Share in the Land in the Schedule Property either by way of equitable mortgage or registered mortgage or any other mode from Financial Institutions, Banks, Life Insurance Corporation of India, LIC Housing Finance Ltd., GIC Housing Finance Ltd., Home Trust Finance Co. Ltd., HDFC Ltd., ICICI Bank, IDBI Bank, Indian Bank, State Bank of India, IOB, and any other financial institution or lending institution, companies, person/s, Nidhis, etc. and for the said purpose to sign/execute necessary papers/deeds including pronote/s and, if necessary to register the mortgage deed/s, Deed of Deposit of Title Deeds, etc., by presenting the same before the competent registering authority and admitting execution thereof, to receive money and acknowledge receipt thereof, to repay the loan amount/s with interest and receive back the original documents. The Principals are not personally or otherwise, either directly or indirectly, liable and responsible for repayment of such loans and if there is any default, recovery shall be enforced only against the aforesaid 82.5% Undivided Share in the Land in the Schedule Property and the Attorney. The Attorney is solely and personally liable and responsible for repayment of such debt liabilities.

31. To pay taxes or fees pertaining to the Schedule Property to competent authority and receive receipt thereof.

Mark

C.K. L...
P. Kain...



32. To engage the services of any Agency, Company or Organisation for attending to any of the requirements which our Attorney feels necessary and to pay necessary charges for the services rendered by such Agency, Company or Organisation and obtain receipt for the same.

33. To apply for and obtain No Objection Certificate/s, Completion Certificates or any other Certificates from the authorities concerned and acknowledge receipt thereof.

34. To delegate the powers hereby granted to deal with the Schedule Property to any other person/s, to do all or any of the above acts, deeds and things, to execute Power/s of Attorney or other documents for the said purpose and to present the said documents for registering before the competent registering or authority and to admit execution thereof.

35. The Attorney shall maintain proper accounts and the same shall be rendered to us as and when required. No consideration is passed on under this Power of Attorney.

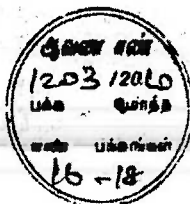
36. And generally to do all the acts, deeds and things necessary for all the aforesaid things.

AND the Principals do hereby agree and undertake to ratify and confirm all and whatsoever the Attorney shall lawfully do, execute or perform in exercise of the power hereby conferred upon, under and by virtue of this deed.

Mark

C.K. G...

M. M...



SCHEDULE OF PROPERTY

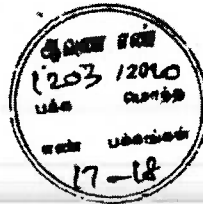
All that piece and parcel of Land comprised in S.Nos.149/10A1A, 149/10D2, 149/11, 152/1B, 152/2, 152/3, 152/4 and 152/7B situated in No.100, Nellikuppam Village, Chengalpattu Taluk, Kancheepuram District, measuring a total extent of 537255.72 Sq.ft. or thereabouts and bounded on the

North by : S.Nos. 149/6, 149/7, 287, 152/1A, 149/10A1A (Part) and 149/11 (Part)
East by : S.Nos.155, 152/5, 152/6, 152/7C, 152/7A, 149/10D3, 149/11(Part) and 149/10A1A (Part)
West by : S.Nos.149/6, Tirupporur Main Road, 149/10A1B, 149/10A2, 149/10B, 149/10C, 149/10D1, 149/11 (Part) 149/10D3, 152/7A and 149/10A1A (Part)
South by : S.Nos.149/10A1B, 149/11 (Part), 149/14, 152/7A, 152/7E, 152/7C, 152/5, 149/10A1A (Part) and Tirupporur Main Road

and situated within the Registration District of Chengalpattu and Sub-Registration District of Tirupporur.

Chark

C. K. G. S.
P. N. S.



IN WITNESS WHEREOF We, the Principals, have signed this General Power of Attorney at Chennai on this the 28th day of July, 2010

Chack

ATTORNEY

P. G. Srinivasan
PRINCIPAL

WITNESSES:

1. *M. S. G. Prabhakaran* S/o. G. Prabhakaran
NO. 26, MOUNT POONAMALLEE ROAD
NANDHAMBALKAM, CHENNAI - 600 089.

2. *M. S. G. Prabhakaran*
M. S. G. Prabhakaran
a/o. H. Basha
No. 46, Mount Poonamallee Road,
Nandhambalkam, Ch: 89.

Srinivasan
Drafted by:
N. SRINIVASAN, B.A., LL.B.
SK. RAHUL VIVEK, B.Com., LL.B.
Advocates
C-14, Palson Apartments
21-C Arunachalam Road
Saligramam, Chennai-93
Cell: 98840 20722/94444 03275
e-mail: srisan.n@gmail.com

