

TOP SHEET

Deed	Deed of General Power of Attorney – Original
Date	09.11.2023
Doc. No.	1439/2023
Executed by	Mrs. Urmila Prakash Mrs. Malavika Prakash Mr. Abhimanyu Prakash Mrs. Kadambari Prakash
In favour of	M/s. Sierra Mountains LLP
Property Details	Extent of 10 grounds and (960 sq.ft.,) in Old S. No. 330, Re – S. No. 58/28, T.S. No. 58/28, 58/117 & 58/118, Block No. 12 at Nungambakkam Village, Egmore Taluk, Chennai District.

1439/2023.

TP/164357589/2023

AFEE Stamp

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL



தமிழ்நாடு தமில்நாடு TAMILNADU

08 NOV 2023

SIERRA MOUNTAINS LLP.

CHENNAI

CX 849671

R. RAGUPATHI

STAMP VENDOR, L/No. C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

DEED OF GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY executed at Chennai on this
the 9th day of November 2023, BY

1. Mrs. URMILLA PRAKASH, (PAN-AJZPP5601Q) Aadhaar No. 2551 9219 5873,
aged about 67 years, wife of Mr. Madhav Buchi Prakash, residing at
No. 5/11, Rutland Gate, 4th Street, Thousand Light, Greams Road,
Chennai - 600 006, hereinafter referred to as the "Principal No. 1"

For SIERRA MOUNTAINS LLP

[Signature]

Authorised Signatory

[Signature]

[Signature]

[Signature]

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Document No. 1439
Contains 31
Sheets 20
of Book 2
Joint Registrar - II
(District Registrar Chennai)
Thousand Lights



SCANNED

LINKED

சென்னை - 1437/2023

சென்னை உதவிசெயற் செயலியாளர்
கொள்ளப்பட்டு 5079 / சென்னை/23
நாள் 17/11/2023 ல் மதிப்பறிக்கை
பெறப்பட்டது. 2-ந் இணைசார்பதிவாளர்
மத்திய சென்னை ஆணை எண் முழு
309 / நாள் 9/11/23 ல் மதிப்புசரி என
ஆணையிடப்பட்டுள்ளது.

17/11/2023

JOINT SUB REGISTRY II
THOUSAND LIGHTS



2. Mrs. MALAVIKA PRAKASH, (PAN-AYVPM8251A) Aadhaar No. 4977 7938 7488, aged about 48 years, daughter of Mr. Madhav Buchi Prakash, residing at No. 5/11, Rutland Gate, 4th Street, Thousand Light, Greams Road, Chennai - 600 006, hereinafter referred to as "Principal No. 2"
3. Mr. ABHIMANYU PRAKASH, (PAN-BANPP1445A) Aadhaar No. 5513 2259 9797, aged about 44 years, son of Mr. Madhav Buchi Prakash, residing at No. 5/11, Rutland Gate, 4th Street, Thousand Light, Greams Road, Chennai - 600 006, hereinafter referred to as "Principal No. 3"
4. Mrs. KADAMBARI PRAKASH, (PAN-BGTPK7704B) Aadhaar No. 4733 9665 0826, aged about 39 years, daughter of Mr. Madhav Buchi Prakash, residing at No. 5/11, Rutland Gate, 4th Street, Thousand Light, Greams Road, Chennai - 600 006, hereinafter referred to as "Principal No. 4"

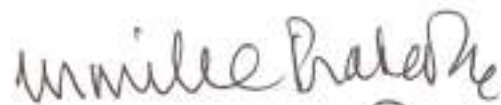
collectively hereinafter referred to as the "PRINCIPALS" (Land Owners)

TO AND IN FAVOUR OF

M/s. SIERRA MOUNTAINS LLP, Id No. AAY-0112, [PAN-AEMFS6308B], GSTIN-33AEMFS6308B1Z8, having its office at New No. 111, Old No. 141, Kuppam Salai, Kottivakkam, Chennai - 600 041, represented by its Partner Mr. Harsha Skanda Sundaram (Pan-AVKPS7495J), Aadhaar No. 8313 1086 4177, aged 38 years, son of Mr. C. Aryama Sundaram, residing at No. 2, 1st Cross Street, Karpagam Gardens Adyar, Chennai 600 020, hereinafter referred to as the POWER AGENT (POWER OF ATTORNEY HOLDER) as follows:

For SIERRA MOUNTAINS LLP


Authorised Signatory






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Contains 2 31 Sheets
Joint Signatory - 11
(Disputed by the Registrar)
Thousand Light



WHEREAS:

- a) The Principals are the absolute owners of the property being land with building, land of an extent of 10 grounds and 960 sq.ft., (24960 sq.ft.,) comprised in Old Survey No. 330, Re-Survey No. 58/28, Collector's Certificate No. 6557, presently T.S. No. 58/118, 58/28 and 58/117, Block No. 12, Nungambakam Village, Egmore Taluk, bearing New Door No. 11, Old Door No. 5, Rutland Gate 4th Street, Nungambakkam, Chennai -600 006, more clearly described in the Schedule hereunder, hereinafter referred Schedule mentioned property.
- b) Formerly, the Schedule mentioned property was owned and possessed by Mrs. Rajalakshmi Sharma and she sold the said property under a Sale Deed dated 25.11.1959, registered as Doc. No. 3732/1959, in the office of the Sub-Registrar of Thyagarayanagar to Mr. Pasapati Vishweshwar Gajapatiraj Rajkumar of Viziangaram (also known as P.V. Gajapati Raju). Since then, the said Mr. P.V. Gajapati Raju was in absolute ownership, possession and enjoyment of the said property.
- c) The said Mr. P.V. Gajapati Raju sub-divided the said property into two portions with 12 feet passage and leased the property and executed three Lease Deeds all dated 16.06.1982, registered as Doc. No. 1526/1982, 1527/1982 and 1528/1982, in the office of the Sub-Registrar of Thyagarayanagar, in favour of his family members Mrs. Vidya Jaysingh, Mrs. Urmilla Prakash and Mrs. Radha Gajapati Raju, respectively.

For SIERRA MOUNTAINS LLP


Authorized Signatory






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Contains 31
3 Sheets
Joint Signatory - IT
(Digital Signature Certificate)
Thousand Light



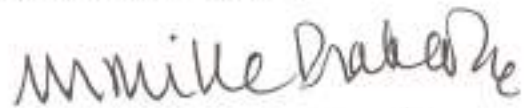
- d) In pursuance to the said Lease Deeds the Revenue Department sub-divided the Schedule mentioned property into three portions.

T.S. No.	Extent in Sq.mts.,	Extent in sq.ft.,	Type
58/118	727	7825	Land with Building
58/28	1412	15199	Land with Building
58/117	179.5	1932	Common land
Total	2318.5	24956	

- e) After the demise of Mr. P.V. Gajapati Raju (deemed to be died on 02.08.1982, [as per the Certificate dated 08.02.1985, Ref No. 03/911/85 issued by The Tahsildar, Mylapore-Triplicane Taluk], his surviving legal heirs Mrs. Radha Gajapati Raju (wife), Mrs. Vidya Singh and Mrs. Urmilla Prakash (daughters) became entitled to the Schedule mentioned property by way of inheritance and succession.
- f) In the said manner, Mrs. Radha Gajapati Raju, Mrs. Vidya Jaysingh and Mrs. Urmilla Prakash are entitled to the Schedule mentioned property.
- g) By a Release Deed dated 07.03.1986, registered as Doc. No. 112/1986, in the office of the Sub-Registrar of Thousand Lights, Mrs. Vidya Singh released and relinquished all her rights, ownership, claim and also including the lease hold rights of the portion of land as per the above mentioned Lease Deed in the Schedule mentioned property, to and in favour of Mrs. Radha Gajapati Raju and Mrs. Urmilla Prakash, absolutely.
- h) By a Settlement Deed dated 30.09.2005, registered as Doc. No. 1050/2005, in the office of the Joint-II, Sub-Registrar of Chennai Central, Mrs. Radha Gajapati Raju settled her 50% undivided share in the Schedule mentioned property to and in favour of her daughter Mrs. Urmilla Prakash, subject to the life interest for herself.

For SIERRA MOUNTAINS LLP


Authorised Signatory







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4 Sheets
20 23 of Box 2
Jointly (Wife & 11 Children)
Thousand Lights

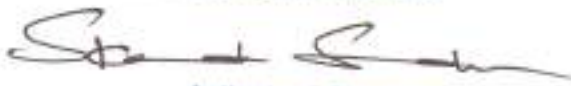


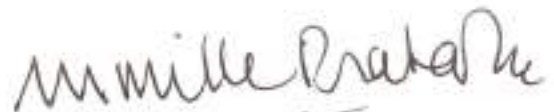
- i) On the demise of Mrs. Radha Gajapati Raju on 04.01.2022, the said beneficiary Mrs. Urmilla Prakash (the Principal No. 1, herein), became entitled to the Schedule mentioned property and since then she has been in absolute ownership, possession and enjoyment of the Schedule mentioned property.
- j) In the said manner the Principal No.1 became entitled to the Schedule mentioned property and has been in absolute ownership, possession and enjoyment of the Schedule mentioned property. In pursuance to the same the Revenue Department issued Town Survey Land Register in favour of Mrs. Urmilla Prakash as detailed herein;

T.S. No.	Extent in Sq.mts.,	Extent in sq.ft.,
58/118	727	7825
58/28	1412	15199
58/117	179.5	1932
Total	2318.5	24956

- k) By a Settlement Deed dated 27.10.2023, registered as Doc. No. 1390/2023, in the office of the Joint-II, Sub-Registrar of Chennai Central, Mrs. Urmilla Prakash (wife of Mr. Madhav Buchi Prakash) settled 48% undivided share in the Schedule mentioned property to and in favour of her children Mrs. Malavika Prakash, Mr. Abhimanyu Prakash and Mrs. Kadambari Prakash, the Principal No. 2, 3 and 4 herein, after retaining 52% undivided share in the Schedule mentioned property for herself.

For SIERRA MOUNTAINS LLP


Authorised Signatory









Document No. 1439 20 23 of Book 2
Contains 31 Sheets
5 Sheets
Jointly signed by all
(Digitally signed by all)
The above signatories



- l) In the said manner, the Principals are entitled to Schedule mentioned property as detailed herein and have been in absolute ownership, possession and enjoyment of said property.

Sl. No.	Principal	Share
1.	Mrs. Urmilla Prakash	52%
2.	Mrs. Malavika Prakash	16%
3.	Mr. Abhimanyu Prakash	16%
4.	Mrs. Kadambari Prakash	16%

- m) The Principals represent that they are having all the rights to deal with the Schedule mentioned property and except them no other person is having rights over the Schedule mentioned property
- n) The PRINCIPALS are proposed to demolish and develop the Schedule mentioned property by constructing residential apartments and agreed to sell the Schedule mentioned property more clearly described in the Schedule hereunder.
- o) The PRINCIPALS are not in a position to look after the construction work and other connected matters and also appear before the Sub-Registrar offices for execution and registration for sale of the Schedule mentioned property and for all such purposes, the PRINCIPALS deem it necessary and essential to appoint the POWER AGENT to act on their behalf to execute, perform or cause to be done all or any of the following acts, deeds and things.

NOW THEREFORE THIS POWER OF ATTORNEY WITNESSES THAT:

The Principals do hereby nominate, constitute, assign and appoint M/s. SIERRA MOUNTAINS LLP, to be their TRUE AND LAWFUL ATTORNEY, to do and execute or cause to be done or executed the following acts, deeds and things, in respect of the said property described hereunder or in part thereof:

For SIERRA MOUNTAINS LLP



Authorised Signatory



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Contains 6 Sheets
Joint Signatures of 11
(Growth Register Category)
Thousand Lights

- 1) To enter into the Schedule mentioned property and to survey the land, take measurements and to promote and develop the Schedule mentioned property.
- 2) To develop the Schedule mentioned property by constructing self-contained apartments as per the building plan sanction and approvals of Chennai Metropolitan Development Authority.
- 3) To apply to Chennai Metropolitan Development Authority or Local Body Authorities or any other Government Organisations, for obtaining orders for the demolition of the existing building and for other purposes as required for the development of the Schedule mentioned property.
- 4) To apply to Chennai Metropolitan Development Authority or Local Body Authorities or any other Government Organisations, for obtaining change of zonal classification and for other purposes so as to ensure beneficial use of the Schedule mentioned property.
- 5) To apply to the Chennai Metropolitan Development Authority (CMDA), the Corporation of Chennai, Local Body Authorities, Tamil Nadu Housing Board and/or other competent authorities for the necessary Approvals/sanctions/Regularisations and permits in respect of Plan/s for construction of any building/s whether storeyed or otherwise, on the Schedule mentioned property.
- 6) To submit the aforesaid plans to the CMDA, Corporation of Chennai or any other competent authorities and to make alterations, additions, rectifications in the Plan.

For SIERRA MOUNTAINS LLP

[Signature]

Authorised Signatory

M. M. Ramesh

[Signature]

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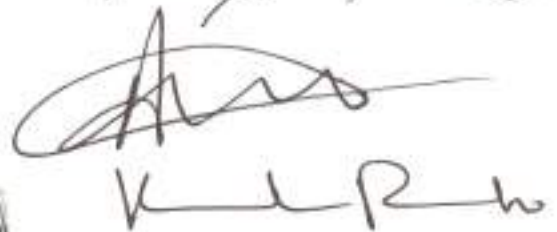
- 7) To apply to the competent authorities such as TNEB, CMWSSB, etc., for permission to obtain Electricity, Water, Drainage and other connections available to any building/s situated or constructed on the said property and to enter into contracts with various manufacturers and suppliers for the supply of the necessary materials, articles and equipment required therefore.
- 8) To apply for renewal of sanction/s, approval/s or permit/s issued for construction of any building/s on the said property.
- 9) To correspond with and receive any correspondence or other intimation from the Chennai Metropolitan Development Authority, Corporation of Chennai, Tamil Nadu Housing Board or any other competent authorities regarding the plans, sanctions, approvals or permits for construction of any building/s on the said property or for the provision of any amenities or facilities thereto.
- 10) To pay such fees, charges or levies and to furnish securities in money or otherwise as and when required by the Chennai Metropolitan Development Authority, Corporation of Chennai, Municipality and/or any other Government Department or Authority for any demolition/ construction activity to be carried out on the said property or for the provision of any amenities or facilities thereto.
- 11) To receive the sanctioned/approved plans and permits from the Chennai Metropolitan Development Authority, the Corporation of Chennai or any other competent authority.

For SIERRA MOUNTAINS LLP


Authorised Signatory

M. N. Prabhakar




K. R. Ramesh

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Contains 8 31 Sheets
Joint Seal (Drawing Standards Control)
Thousand Lights



- 12) To pay such fees, taxes, charges, levies and other dues in respect of anything done or to be done pursuant to these presents.
- 13) To pay taxes or fees for the properties to any corporation of Chennai, State or Central Authorities, in respect of the said property or income arising therefrom or for any amenities enjoyed therewith.
- 14) To apply for sanction approval from RERA and comply the formalities of the authorities. To receive the sanctions, orders, approvals for the same.
- 15) To put up any construction of any kind as deemed fit by the Attorney and to entrust the work of construction or sub-contract or assign such work or any part of work in favour of any person on such terms and conditions as deemed fit.
- 16) To bring into the land such equipments, tools, implements, machines and vehicles or other machinery or articles or item or thing required for putting up construction or for any other incidental purpose and also put up any type of construction thereon.
- 17) To receive the aforesaid or other refund/s and to sign any receipt or acknowledgement therefor.
- 18) To apply to authorities concerned for obtaining Completion Certificates, Occupancy Certificates or refund of deposits made on behalf of the Principals and to receive such certificates, deposits, etc.

For SIERRA MOUNTAINS LLP

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Authorised Signatory

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Contains 9 Sheets
23 of Book 2
Joint Sub-Registration Cause
Thousand Litres



- 19) To initiate, prosecute and defend all legal, Revenue, tax and other proceedings relating to the lease, licence, tenancy of the Schedule Property or any portion thereof and in that behalf, engage the services of legal and tax practitioners, instruct them and remunerate them;
- 20) To institute, prosecute and defend all legal, Revenue, Tax and other proceedings relating to the Schedule Property and the development; and to settle, withdraw, compromise, compound any Suit or proceedings;
- 21) To appear and act on behalf of the Principals in connection with the said property, in all Courts and Tribunals, Civil, Revenue or Criminal, whether original or appellate, in the Registration offices, Income Tax Offices, in any other office of the Central or State Government or, District Board or, Municipal or notified area or any other local authority.
- 22) To sign and verify complaints, written statements, applications, indemnity bonds, petitions or claims and objections, memorandum of appeal and Petitions of all kinds so as to protect Principals's right, title and interest in the said properties and to file the same in any such Court or Office.
- 23) To appoint any Advocate, Vakill, Pleader, Accountant, Auditor or any other Agent or Legal Practitioner for the aforesaid purpose.
- 24) To compromise, compound or withdraw cases or disputes involving or affecting outright title or interest in the said properties, conform to judgments and to prefer appeals wherever necessary or refer such cases or disputes to arbitration mutually agreed upon.

For SIERRA MOUNTAINS LLP

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Authorised Signatory

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Contains 31 Sheets
10 Sheets
20 23 of Book 2
Joint Registrar - IT
(District Registrar Chennai)
Tresand Lighta

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- 25) To file and receive documents, to adduce oral and documentary evidence, to deposit and withdraw money, and to grant receipts therefor in the aforementioned legal or other proceedings.
- 26) To apply for and obtain refund of Stamp Duty or repayment of court fees.
- 27) To apply to Courts and offices for copies of documents and papers relating to or affecting the said property.
- 28) To apply for inspection of and to inspect judicial and other public records pertaining to or involving the said property.
- 29) To accept service of any summons, notice or writ issued by any Court or office to or against myself as the owner of the said property.
- 30) To apply for and obtain permission/no objection certificate under any of the provisions of the Income Tax Act, 1961 and to appear before, file objection statements etc., to the Competent Authority or Appropriate Authority as the case may be under the provisions for obtaining the permission for the transfer of the Schedule Property or any portion or portions thereof;
- 31) To engage the services of any Agency, Company or Organisation for attending to various requirements which may arise relating to the sale/management and various other needs arising out of the development of the properties, and to pay necessary remuneration, commission or service charges to such Agency as may be mutually agreed to between them.

For SIERRA MOUNTAINS LLP

[Signature]

Authorised Signatory

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Contains 31
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Sheets
Jointly Registered
(District Registrar, Chitral)
Thousand Lignite



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- 32) To execute and sign all forms, applications and declarations and documents and papers whatsoever in connection with all or any of the above mentioned purposes.
- 33) To delegate, nominate, constitute and appoint any other person or persons with prior to Principals consent and to execute and register on the same terms and conditions set out hereunder to carry out objects of these presents according to the true meaning, intent and spirit of the transactions.
- 34) To provide a limited part of the Schedule Property towards required amenities, electrical sub-station in favour of DTCP/MLPA or its delegated authority/village Panchayat/local body/TANGEDCO or any other appropriate authority, in terms of written terms or as requested by the planning authorities or any other appropriate authorities, regarding development of the Schedule Property.
- 35) On obtaining the Approvals and permissions and signing of the Agreement with prospective purchasers to enter into agreements for sale, construction agreement, supplementary agreement and/or the sale deed, ratification deeds, rectification deeds, cancellation deeds, re-conveyance deed any other agreement etc., for the Schedule Property in terms of the Written Terms or any part thereof, with or without building as agreed under the written terms said above or any agreements or amendments to it, along with any other rights in the Schedule Property, or any portions/shares thereof or enter into any kind of agreement/s on such terms as my Attorney deems fit and to get the Agreement/s registered as well to cancel the said registration and to represent us thereof as Vendor/ owner, consenting witness or confirming party, etc., or otherwise as may deem fit by my attorney

For SIERRA MOUNTAINS LLP

[Signature]

Authorised Signatory

[Signature]
[Signature]
[Signature]
[Signature]

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Contains 31 Sheets
2 Sheets
Joint S. (Disputed Shareholder Control)
Transacting Signer



- 36) To transfer and convey by way of sale, license, release, gift, exchange, relinquishment, Schedule Property with or without buildings or any part thereof, as per the written terms said above or any agreements or amendments to it, along with any other rights in the Schedule Property, or any portions/shares thereof and execute all necessary Deeds in favour any intending purchasers/transferees, nominees, competent authorities and do everything necessary for completing the same including execution, presentation of the Sale Deed/s and admitting execution thereof as well as to sign and execute all forms, affidavits, indemnities, applications /statements /declarations /forms/ returns and to represent us thereof as Vendor/ owner, consenting witness or confirming party, etc., or otherwise as may deem fit by my attorneys, without prejudice to the rights of the Owner's Allocation under the said Written terms;
- 37) To execute ratification deeds, rectification deeds, cancellation deeds, re-conveyance deed any other agreement etc., in respect of the Schedule Property or any portions/shares thereof and execute necessary Deeds /Conveyance in favour of the intending purchasers/transferees and do everything necessary for completing the conveyance/ transfer of the same including presentation of the Deed/s and admitting execution thereof as well as to sign and execute all forms, affidavits, applications /statements /declarations/forms/ returns and to represent us thereof as Vendors/ owners, consenting witness or confirming party, etc., or otherwise as may deem fit by the attorney;

For SIERRA MOUNTAINS LLP


Authorised Signatory

mmille krakke

Malavika Prabh



Kul Rhu

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Contains 31 Sheets
13
John S. ...
(Katherine ...)
Thousand Lights



- 38) To receive the sale consideration in the name of the Attorney in a sperate account maintained by the Attorney in respect for sale /transfer /conveyance / lease/ license/, etc., as also advances, earnest money deposits, part payments and balance payments in regard to the sale/conveyance/transfer/ lease/ license/ etc., of the Schedule Property or portions/ shares therein corresponding to the Schedule Property and issue receipts and acknowledgements there for, as per terms of written terms said above or any supplementary agreements or amendments to it.
- 39) To apply for and obtain clearances required for the registration of the said the Schedule Property or any portion thereof for and on behalf of the Principals and to pay such dues on their behalf as may be necessary for the purposes of obtaining such clearance certificate/s from the concerned Authority;
- 40) To apply for and obtain transfer and registration of Patta in regard to the Schedule Property to the names of the owners/prospective purchasers of the Schedule Property or portions thereof and to accord consents for mutation.
- 41) To maintain proper books of accounts, records, etc., of all income and expenditure and all acts and deeds done by virtue of the powers hereby conferred, and produce the same whenever required by me.
- 42) Generally to act as Attorney or Agent in relation to the matters aforesaid and in all other matters in which the Principals may be interested or concerned and on behalf of the Principals to execute and do all deeds, acts or things as fully and effectively in all respects as if the same are done by the Principals regarding the said property.

For SIERRA MOUNTAINS LLP



Authorised Signatory







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14 Sheets
20, 23 of Book 2
Joint Sub Registrar - II
(Duly Registered & Canceled)
Thousand Light



The Principals hereby agrees to ratify and confirm all and whatsoever acts the Attorney shall lawfully do or cause to be done by virtue of the powers granted under this Deed. The Principals assures and confirms that this Power of Attorney is an irrevocable Deed of Power of Attorney and no consideration is paid or received for the powers hereby granted.

SCHEDULE OF PROPERTY
(powers granted for sale)

All that piece and parcel of the property being, land with building, land of an extent of 10 grounds and 960 sq.ft., (24960 sq.ft.,) comprised in Old Survey No. 330, Re-Survey No. 58/28, Collector's Certificate No. 6557, presently T.S. No. 58/28, 58/118, and 58/117, Block No. 12, Nungambakam Village, Egmore Taluk, bearing New Door No. 11, Old Door No. 5, Rutland Gate 4th Street, Nungambakkam, Chennai -600 006,
Comprising

T.S. No.	Extent in sq.mts.,	Extent in sq.ft.,
58/28	1412	15199
58/117	179.5	1932
58/118	727	7825
Total	2318.5	24956

The entire land bounded on the

	Boundaries	Present T. S. No.
North by	Rutland Gate, 4 th Street	58/77
South by	Wanaparthi Palace in R. S. No. 54	Block No. 10
East by	Plot No. 85	58/55
West by	Plot No. B-3 of Hanumantha Rao Naidu.	58/100

The above property is within the limits of Chennai Corporation and within the Sub-Registration District of Joint-II Thousand Lights and Registration District of Chennai Central.

Esr SIERRA MOUNTAINS LLP

Authorized Signatory






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Contains 15 Sheets
20 23 of Book 2
Joint Registration - II
(Quarter Registration)
Thousand Lights



For the registration purposes

The Guild Line value for the property is Rs. 24,71,20,000 /-

Land Value 24960 sq.ft., @ Rs.9500/- per sq.ft.,	Rs. 23,71,20,000/-
Building Value 8000 sq.ft., @ 1250/- per sq.ft.,	Rs. 1,00,00,000/-
Total	Rs. 24,71,20,000/-

IN WITNESS WHEREOF the PRINCIPALS and the POWER AGENT have executed this Deed of Power of Attorney on the day, month and year first above written in the presence of:

For SIERRA MOUNTAINS LLP



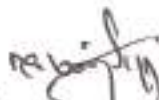
Authorised Signatory

[POWER AGENT]



[PRINCIPALS]

WITNESSES:

1. 
S/o. S. JAGARULLAH,
No. 45, 6th main road, R.A. Puram, Chennai-600028.

2.  Santhoshkumar S/o Ramu, no:-45, N.V. Rd,
T. Nagar, Ch:-12



Drafted by



ELA. PUGAZHENDHI, Advocate [MS. No.1041/2003]

RLN Associates

No. 45, North Usman Road, T.Nagar, Chennai -17

Mobile No. 9444393800

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16 Sheets
Joint S. 2
(District Engineer in Charge)
Thousand 1424



ANNEXURE 1-A

MARKET VALUE OF PROPERTIES, BUILDINGS, PARTICULARS OF BUILDINGS TO BE FURNISHED

Please denote by a tick (✓) mark the relevant item involved in the following:-

I. Description of building

(a) Construction of the structure

Cement or lime mortar ☐

Partly cement or lime ☐

Partly mud mortar ☐

(b) Depth of foundation

3-4 feet ☐ Above 4 feet ☐

(c) Thickness of walls in ground floor

9" ☐ 1' ☐ 1'6" ☐

(d) Whether teak wood used throughout

Yes ☐ No ☐

(e) Flooring

Mosaic ☐ Ordinary ☐ Marble ☐

II. Age of the building 30 Years

III. Extent of the site 24960 sq ft

Cost of the land Rs. 23,71,20,000/-

IV. Built up area (each type of construction involved in each floor)

NOTE:- Areas open to sky such as court- yards, etc. should be deducted from built up area, if any.

Floor	Madras terrace roof	RCC roof	Mangalore tile roof over flat tiles	Mangalore tile roof plain	Mangalore tile roof over ceiling tiles	Pantile roof over flat tiles	Pantile roof plain	A.C.C. Sheet roof
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
In ground floor		5000 sq ft						
In first floor		3000 sq ft						
In second floor								
In third floor								
		2000 sq ft						

V. Area of separate car gate and of construction involved, if any

VI. (a) Length of compound wall, if any :

(b) Length of barbed wire or link fence:

VII. Is there a separate latrine or chain septic tank

VIII. Well, if any, with diameter and depth

IX. Electrical installations-

(a) No. of points:

(b) No. of fans:

(c) No. of electric motor pump sets

X. Annual rental value Land Value :- Rs. 23,71,20,000/- P.

XI. The executant's estimate of the market value of the Building and land Building Value :- Rs. 1,00,00,000/- P.

PLACE Chennai

DATE 09-11-2023

For SIERRA MOUNTAINS LLP

Signature of the executant

Authorised Signatory

Document No. 1439

Contains 31

20, 17

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20, 17

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20, 17

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20, 17

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20, 17

5

1

Jointly signed by the
(Dist. Comm. and the
Municipal Corporation)



CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1102 of 2023

I hereby certify that a sum of ₹ 100/- (Rupees One Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. ஜார்மினா பிரகாஷ் residing at NO.5/11, RUTLAND GATE 4TH STREET, THOUSAND LIGHTS, GREAMS ROAD, CHENNAI, Nungambakkam[URBAN], Egmore, Chennai, Tamil Nadu, India, 600006.

Sub Registrar: Chennai Central Joint II
Date: 09/11/2023

Signature of Sub Registrar under Section
41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Chennai Central Joint II and fee of ₹ 24,73,310/- paid at 01:20 PM on the 09/11/2023 by

Left Thumb



M. Mulee Prakash
9790921521

Additions as per recitals of document

Execution admitted by
Left Thumb



M. Mulee Prakash

Additions as per recitals of document

Execution admitted by
Left Thumb



M. Mulee Prakash

8861513322
1439 20 23

Additions as per recitals of document

Document No. 31
Contains 18

Sheets

Joint Registrar
(District Registrar Chennai)
Thousand Lights



Execution admitted by Left Thumb  	 9840082491 Additions as per recitals of document
Execution admitted by Left Thumb  	 9884791958 Additions as per recitals of document
Claim admitted by Left Thumb  	 98400 75263 Additions as per recitals of document
Identified by Witness 1 Left Thumb  	 9940227371 Additions as per recitals of document

Document No. 1439 20 23 of Book 2
Contains 31 Sheets
19 Sheets
Joint Sd Registrar - II
(District Registrar Cadre)
Thousand Lacs



Identified by Witness 2 Left Thumb	 	 9840629990 Additions as per recitals of document
--	---	---

9th day of November 2023




VENKATESAN G
Sub Registrar
JOINT SUB REGISTRAR II
THOUSAND LIGHTS
Chennai Central Joint II

Registered as Number R/Chennai Central Joint II/Book-1/1439/2023.

Date: 09/11/2023
Chennai Central Joint II


VENKATESAN G
Sub Registrar
JOINT SUB REGISTRAR II
THOUSAND LIGHTS

Life Certificate of the Principal should be produced for any document presented for registration on the basis of this power of attorney

Document No. 1439 20 23 of Book 2
Contains 31 Sheets
20 Sheets
Joint Sub Registrar - II
(District Registrar Cadre)
Thousand Lights





**CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER**

District : Chennai

Taluk : Egnore

Town : Nungambakkam

Ward : -

S.No	Block Code and Name of Locality	Number of Sub Field Div.	O.S. No. and Letter	Municipal Door No.	Gert, M.T.A. Zamindar, Inam	Dry, Wet, Unimproved, Fromboke, House-site	Source of Irrigation and Class	If Double Crop, Rate of Composition	Class and Sort of Soil	Rate per Acre/Hectare	Extent By Town Survey			Assessment		Municipal Register	Adanga (UOS Details)	How the building is utilized	Remarks
											Ac.	Paise	Hectare/Acre	Sq. Meter	Municipal Gert.				
1	Block 0012 - G.L. S.E.L. 1st Stage	58	28	-	5	Nungambakkam	Wet	-	0	0.50	0	14	12.0	-	1.00	-	0.000000 (3 Acres)	கட்டிடம்	2023/0153/02/043609770 DT. 2023-10-31 10:11:31 31-10-2023

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மிஸ்டர் சதீஷ் கிருஷ்ணன் / Digital Signature : 31-10-2023

Signature / Name : Sathish K

பதவி / Designation : Zonal Deputy Tahsildar

இடம் / Place : எழும்பட்டி வட்டம் / Egnore, Gembakkam Taluk, Chennai

குறிப்பு / Remarks :	
	1. மேற்படி தகவல் / அங்கீகரிக்கப்பட்ட தகவல் கிடைக்கக் கூடிய பற்றாக்குறை இல்லாதது உறுதிப்படுத்தப்பட்டுள்ளது. இவற்றை தகவல் https://eservices.tn.gov.in வலை இணைய தளத்தில் URS/02/06/004/001/0012/58/28 என்ற குறியிட எண்ணை உள்ளிட்டு செய்த உறுதி செய்யப்படுகிறது. The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URS/02/06/004/001/0012/58/28
	2. இது தகவல் 09-11-2023 அன்று 10:17:46 AM தேதியில் அச்சிடப்பட்டது. The certificate was printed on 09-11-2023 at 10:17:46 AM
	3. கைபேசி கேமராவில் 2D barcode டிகட்டி மூலம் செய்து 3G/GPRS வழி இணையத்திலிருந்து சரிபார்க்கவும். Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

For SIERRA MOUNTAINS LLP

Authorised Signatory

Document No. 1439 20 23 of Book 2
Contains 31 Sheets
21 Sheets
Joint Signatory - 11
(District Registrar Control)
Thiruvananthapuram





**CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER**

District : Chennai

Taluk : Egmore

Town : Nanganallur

Ward : -

S.No.	Block Code and Name of Locality	Number	O.Sur. No.	Municipal Door No.	Govt. Patta, Jantekken, Nam	Dry, Wet, Unassessed, Promboka, House-site	Scheme of Irrigation and Class	If Double Croc, Rate of Compensation	Class and Sort of Soil	Rate per Acre/hectare	Extent By Town Survey			Assessment		Municipal Register	Aboriginal (A.O.S. Details)	How the holding is utilized	Remarks
										Rs.	Perce	Hectare	Acre	Sq. Meter	Municipal Govt.				
1	Block : 0012-குடகுடா செட்டி கட்டை குடகுடா	58	117	-	புத்தளாறு	வீடு வீதி	-	-	-	0.00	0	1	79.3	-	0.25	-	URMLA Pattakarn : ரெட்டி புத்தளாறு மேல் செட்டி கட்டை குடகுடா புத்தளாறு மேல் செட்டி கட்டை குடகுடா புத்தளாறு மேல் செட்டி கட்டை குடகுடா புத்தளாறு மேல் செட்டி கட்டை குடகுடா	புத்தளாறு	3023/0153/02/0436998 DT. 2023-10-31 TA DT. 11-10-2023

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் எலக்ட்ரானிக் / Digital Signature : 31-10-2023

சுய / Name : Sathish R

புத்த / Designation : Zonal Deputy Tahsildar

குடகுடா / Place : குடகுடா கட்டை / Egmore, Qasimnagar கட்டை / Chennai

குறிப்பு / Remarks :



1. மேற்கண்ட தகவல் / சான்றிதழ் நமது விவரங்கள் மீது பதிவேட்டிலிருந்து பெறப்பட்டன. இவற்றை உறுதிப்படுத்த <https://eservices.in.gov.in> என்ற இணைய தளத்தில் URB/02/06/004/001/0012/58/117 என்ற குறியீடு எண்ணை உள்ளிடு செப்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal <https://eservices.in.gov.in> by giving the reference number URB/02/06/004/001/0012/58/117
2. இம் சான்றிதழ் 09-11-2023 அன்று 10:18:35 AM நேரத்தில் அச்சிடப்பட்டது.
The certificate was printed on 09-11-2023 at 10:18:35 AM
3. செப்டம்பர் 9-ம் நாள் 2D barcode படிபடும் தரம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்.
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

For SIERRA MOUNTAINS LLP

[Signature]
Authorized Signatory

[Signature]
[Signature]
[Signature]

Document No. 1439 23 of Book 2
Contains 31 Sheets
22 Sheets
Joint Surveyor - II
(District Registrar's Office)
Thousand Lights





**CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER**

District : Chennai

Taluk : Egmore

Town : Bangambakkam

Ward : -

S. No.	Block Code and Name of Locality	Number		Municipal No. and Letter	Municipal Door No.	Govt. Mills, Zemindar, Imam	Dry, Wet, Unassessed, Ransited, House-site	Source of Irrigation and Date	If Double Crop, Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hebbar		Extent by Town Survey			Assessment		Municipal Register	Adangal (ODS Details)	How the holding is utilized	Remarks
		Sub	Sub Field No.									Rc.	Paise	Hectare/Acre	Sq. Meter	Municipal/Govt.						
1	Block 0012 - Sec. 004 - 0040	58	118	-	5	சுபத்திரை	செட்டி வீதி	-	-	0-	-	0.00	-	0	7	27.0	-	1.05	-	URMILA PRABASH (U)	சுபத்திரை	2023/0153/02/04360978 DT. 2023-10-31 1H DT. 31-10-2023

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மிலி சைபாஷ் / Digital Signature : 31-10-2023

சுயர் / Name : Sathish H

பதவி / Designation : Zonal Deputy Tahsildar

இடம் / Place : சுபத்திரை வட்டம் / Egmore, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :	
	1. Supermarket கடைகள் / Supermarket கடை விவரங்கள் மீது பதிவுசெய்திருக்கிற பெறுபெட்டிகள் இவற்றை தாங்களி https://eservices.in.gov.in என்ற இணைய தளத்தில் URM/02/05/004/001/0012/58/118 என்ற குறிப்பு எண்ணை உள்ளிட்டு செப்து உறுதி செய்துக்கொள்ளலாம். The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.in.gov.in by giving the reference number URM/02/05/004/001/0012/58/118
	2. இது தபால்வரை 09-11-2023 அன்று 10:19:16 AM நேரத்தில் அச்சிடப்பட்டது. The certificate was printed on 09-11-2023 at 10:19:16 AM
	3. ஸைபாஷ் சைபாஷ் 2D Barcode டிகிராமர் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும் Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS

For SIERRA MOUNTAINS LLP

Authorized Signatory

Document No. 1439 20 23 of Book 2
31
Contains 23 Sheets
Joint Stamp - 11
(District Registrar's Office)
Thousand Lights





GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre

Form 16

[Refer Rule 11(3) of the Limited Liability Partnership Rules, 2009]
CERTIFICATION OF INCORPORATION

LLP Identification Number: **AAAY-0112**

It is hereby certified that SIERRA MOUNTAINS LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008.

Given under my hand at Manesar this Second day of August Two thousand twenty-one.

DIS MINISTRY
OF CORPORATE
AFFAIRS 15

Susmithaa Selvaraj

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP 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 LLP can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar Office:

SIERRA MOUNTAINS LLP

New No.111 (Old No.141), Kuppam Salai,,Kottivakkam,,Chennai,Chennai,Tamil Nadu,600041,India

For SIERRA MOUNTAINS LLP

[Signature]

Authorised Signatory

Document No. 1489
Contains 31
24 Sheets
Joint Submitter - 11
(Claimed Registrar's Office)
Thousand 12 Pages



[Signature: Mithu Prakash]
[Signature: Malavika Prakash]
[Signature: K. R. N.]

உறுதிமொழி சான்று

பதிவுத்துறைத் தலைவர் அவர்களின் கற்றறிக்கை

ந.க.எண்.35083/சி/2021 நாள்.07.02.2022

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று / உறுதி மொழி (Declaration) (நீதி பேராணை எண்.22163/2018-ல் வழங்கப்பட்ட தீர்ப்புரையை காண்க)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்டபூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

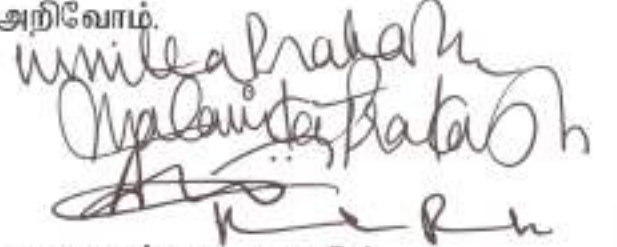
For SIERRA MOUNTAINS LLP



Authorized Signatory

ஆவணத்தை எழுதிப்

பெறுபவர்களின் கையொப்பம்



ஆவணத்தை எழுதிக்

கொடுப்பவர்களின் கையொப்பம்

Document No. 1439 20 23 of Book 2
Contains 31 Sheets
25 Sheets
Jointly (Dated 07.02.2022)
Thiruvananthapuram



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AJZPP5601Q



पति / Name
URMILA PRAKASH

पिता का नाम / Father's Name
GAJAPATI RAJU

जन्म की तारीख /
Date of Birth
21/12/1955

Urmila Prakash
Signature

12102018

भारत सरकार
आधार

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அனிடாம்ப / Enrollment No.: 2193/10294/02202

உங்கள் ஆதார் எண் / Your Aadhaar No.:
2551 9219 5873

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India

உறுதிப்படுத்தப்பட்ட
Urmila Prakash
பிறந்த திகதி / DOB: 21/12/1955
Qualifying / Female

2551 9219 5873

எனது ஆதார், எனது அடையாளம்



For SIERRA MOUNTAINS LLP

St...
Authorised Signatory



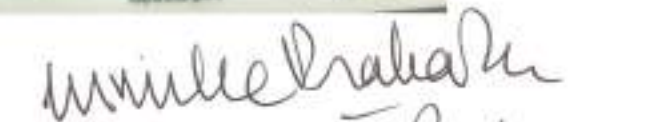
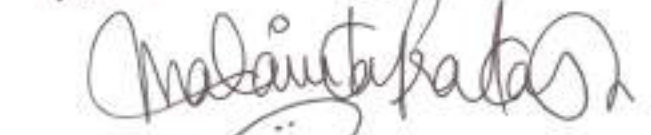
Urmila Prakash
Urmila Prakash
Urmila Prakash

ममले ब्राह्म
मलमल फात
~~आ~~
के रे



For SIERKA MOUNTAINS LLP

Authorized Signatory


Document No. 439 20 23 of Book 2
Contains 28 Sheets
Joint Signatory - II
(District Registrar, Chennai)
Thousand Lights



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AEMFS63088

नाम / Name
SIERRA MOUNTAINS LLP

18082021

विगमन/गठन की तिथि
Date of Incorporation/Formation
02/06/2021

भारत सरकार
GOVT. OF INDIA

आधार
Aadhaar

एकमात्र पहचान संख्या
Unique Identification Number

Unique Identification Authority of India
Government of India

एडधार संख्या / Aadhaar No. 20113068102009

To:
Harsha Skanda Sundaram
Adhaar Number Holder
D/O Chakraborty Sundaram
187 CROSS STREET, KARPAGAM GARDENS
Adyar
Chennai
Tamil Nadu - 600020
9940753263



உங்கள் ஆதார் எண் / Your Aadhaar No. :

8313 1086 4177

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

भारत सरकार
GOVT. OF INDIA

एकमात्र पहचान संख्या
Unique Identification Number

Government of India

Adhaar Number Holder
Harsha Skanda Sundaram

18082021

8313 1086 4177

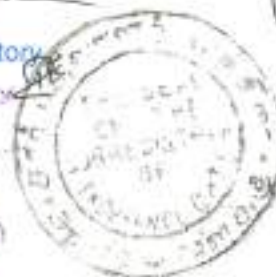
ஆதார் - சாதாரண மனிதனின் அதிகாரம்

For SIERRA MOUNTAINS LLP

[Signature]

Authorised Signatory

Document No. 1439 23 of Books
Contains 29 Sheets
John Sundaram - II
(Director Registrar Cadres)
Tobacco License

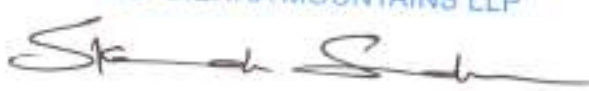


[Handwritten signature: M. R. Sundaram]
[Handwritten signature: M. R. Sundaram]
[Handwritten signature: M. R. Sundaram]

 Government of India  Manoj Kumar DOB: 10/12/1986 Gender: MALE 7896 5960 8078 	 Unique Identification Authority of India Address: C/O. N. K. Srinivasan, 1st Floor, 1st Street, Chokkikulam, Chennai - 600004 Tamil Nadu - 600004 7896 5960 8078
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re. vijay

 Government of India  Suresh Kumar E DOB: 10/12/1986 Gender: MALE 8551 9043 9797 VID : 9157 4636 6105 0401 	 Unique Identification Authority of India Address: S/O. S. Srinivasan, 15, Thiruvalluvar Street, Chokkikulam, Chennai - 600017 Address: S/O. Ramu, E BLOCK NO 15, RAMAKUMATHURAM, T. NAGAR, Thiruparappi Nagar, Chennai, Tamil Nadu - 600017 8551 9043 9797 VID : 9157 4636 6105 0401 
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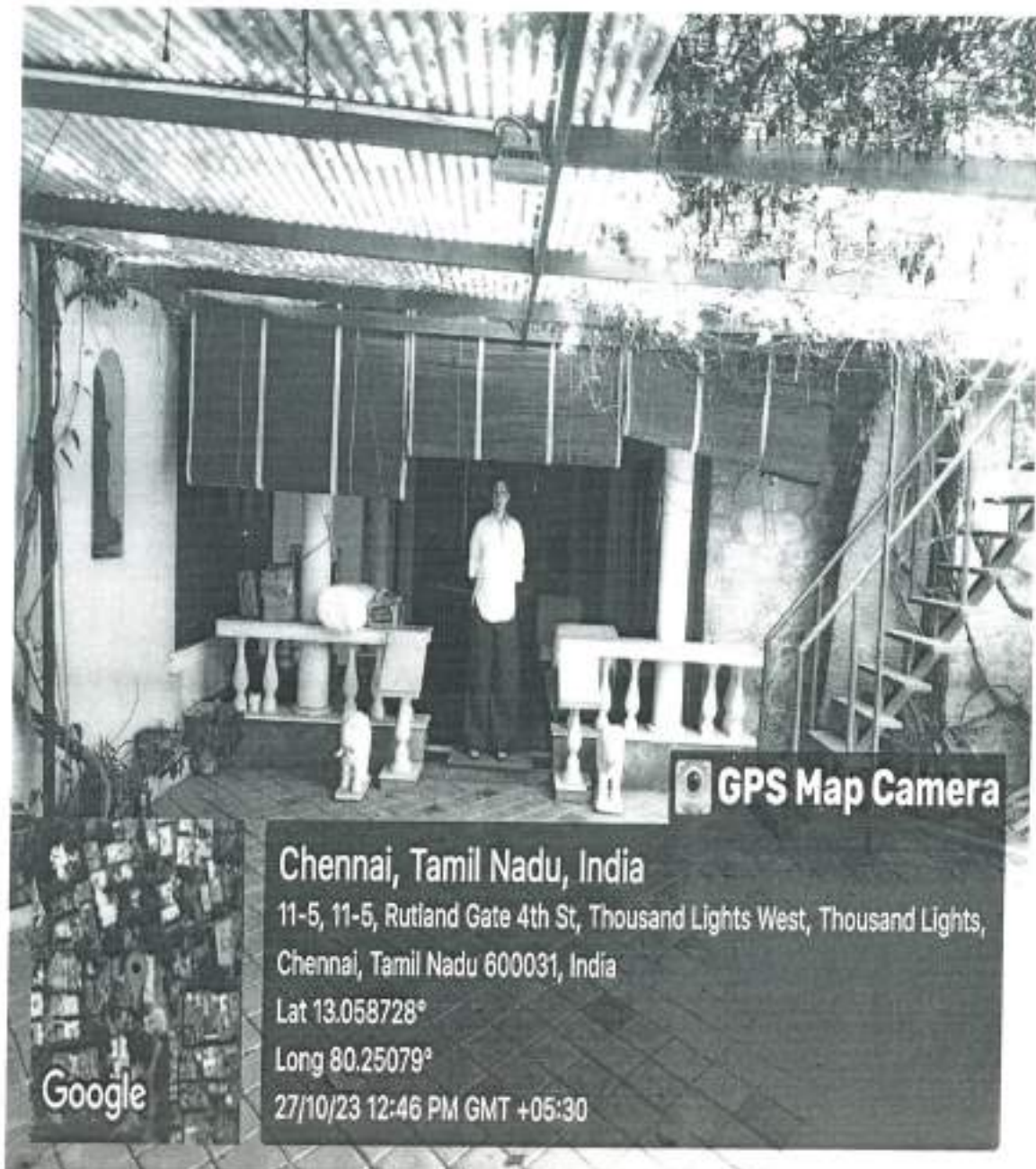
For SIERRA MOUNTAINS LLP

 Authorised Signatory

minile Prakash
Chalanti Prakash

K. R.

Document No. 439 20 23 of Book 2
 Contains 31 Sheets
30 Sheets
 Joint Signatory - II
 (District Registrar Central)
 Thiruvallur District





For SIERRA MOUNTAINS LLP

[Signature]

Authorised Signatory

Munir Khatib
Munir Khatib

Document No. 1439
 Contains 31
 31 Sheets
 23 of 8002
 (District Registrar, Chennai)
 Thousand Lights



[Signature]
[Signature]

1390/2023

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TP/162022742/2023.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

சென்னை 16 தமிழ்நாடு TAMILNADU 26 OCT 2023.

Urmilla Prakash
Chennai

BB 710736

R. RAGHUNATHAN

STAMP VENDOR, LINGALU/4829/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347**SETTLEMENT DEED**

(MOTHER TO CHILDREN)

THIS DEED OF ABSOLUTE SETTLEMENT is executed at Chennai this

the 27th day of OCTOBER 2023,

BY

Mrs. URMILLA PRAKASH, (PAN-AJZPP5601Q) Aadhaar No. 2551 9219 5873,
aged about 67 years, wife of Mr. Madhav Buchi Prakash, residing at
No. 5/11, Rutland Gate, 4th Street, Thousand Light, Greams Road, Chennai -
600 006, hereinafter referred to as the "SETTLOR";

Urmilla Prakash

[SETTLOR]

Document No. 1390 20 23 of Book 2
Contains 21 Sheets
Joint Settlement - II
(District Registrar Cadre)
Thousand Lights



भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

தமிழ்நாடு தமிழ்நாடு TAMIL NADU

வ451

24 9 2005

Mrs. Radha

Gajapathy Raju

Chennai - 600006

01AA 008956

k.e.s.

சென்னை கிராமிய வங்கி
6075 00/21
சென்னை - 600 001

SETTLEMENT DEED

THIS DEED OF SETTLEMENT is executed at
Chennai, on this the 30th day of September, 2005
BY Mrs. Radha Gajapathy Raju, W/o. Late.
Sri.P.V.Gajapathy Raju, Hindu, aged about 75
years, residing at No.5/11,, Rutland Gate, 4th
Street, Nungambakkam, Chennai 600 006 making this
Settlement hereinafter called the SETTLOR:



X R. Gajapathy Raju



4476
7.2.86

Mrs. Radha Gajapathi Ravi Rs. 1000/- ul
Madras.

30000/11

P. SAMSON
STAMP VENDOR
P. V. IYER LANE
MADRAS-600 006

Verified
27/10/23

Verified
9/11/23

THIS DEED OF RELEASE AND FAMILY
SETTLEMENT executed this 7th day of
March, 1986 by Mrs. Vidya Singh, wife
of Vikram Singh, residing at No. 286,
Mowbrays Road, Alwarpet, Madras-600 018,
hereinafter called the 'RELEASOR', which
expression shall mean and include wherever

Vidya Singh

...2
maile Prakash
R. Gajapathi Ravi