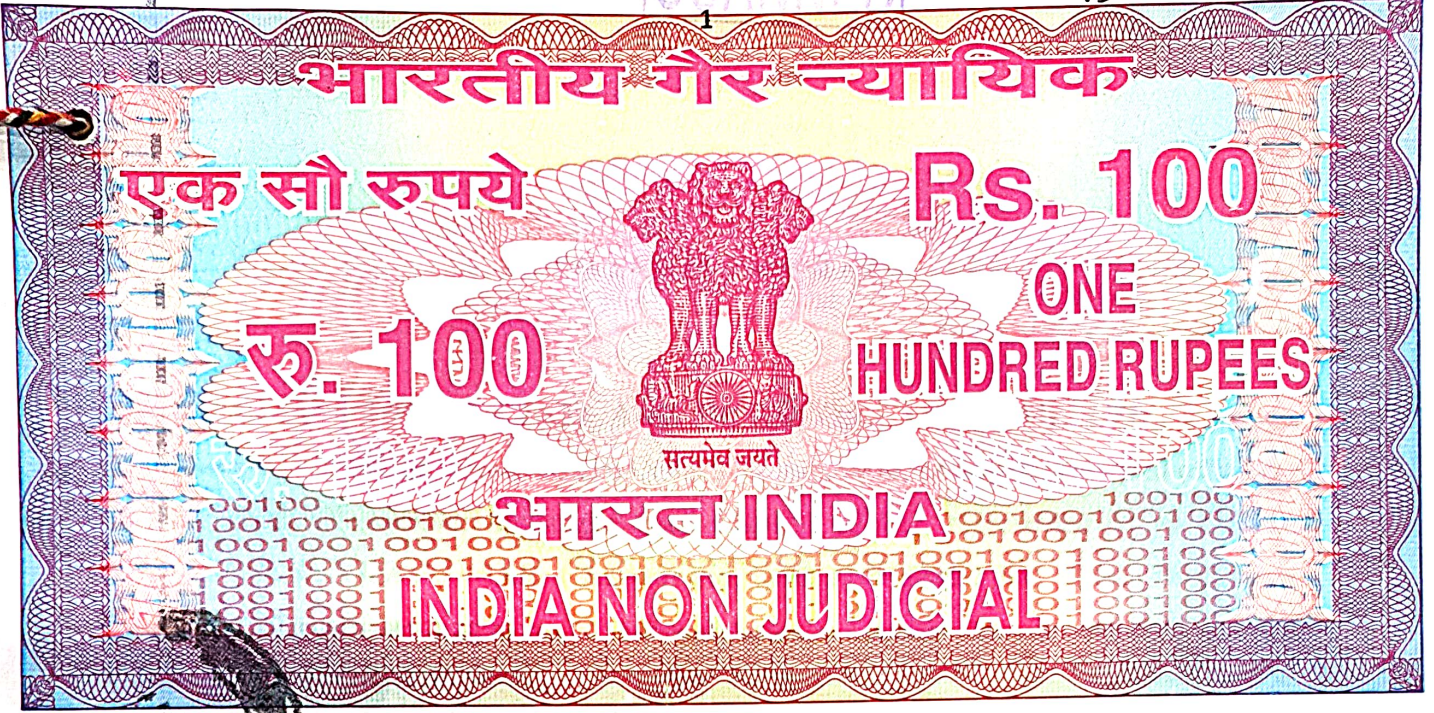


SCANNED

9570/2021



தமிழ்நாடு மிலநாடு TAMILNADU

16 JUL 2021

INTOUCH CONSTRUCTION AND INFRASTRUCTURE PVT LTD

CD 695173

A. DHANALAKSHMI
Stamp Vendor
L.No.20028/B4/B/B7/94
164, Annam Koil Street,
Chennai-600 001.

GENERAL POWER OF ATTORNEY

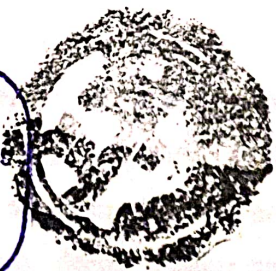
THIS GENERAL POWER OF ATTORNEY executed at Chennai on this the 16th Day of July 2021, by B. RAMAKRISHNAN, (AADHAR No. 7641 9838 9261) Son of K. Bakthavachalam, aged about 48 years, residing at New No. 9, Old No. 7, Karunya Street, Maruthiram Nagar, Ayapakkam, Chennai = 600 077, hereinafter referred to as the "PRINCIPAL";

B. Ramani

For Intouch Construction and Infrastructure Pvt. Ltd.

Authorised Signatory

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of Book 1 contains 15 pages
1 page.
Registering Officer



TO AND IN FAVOR OF

M/s INTOUCH CONSTRUCTION AND INFRASTRUCTURE PVT. LTD., a company incorporated under the provisions of The Companies Act, 1956, having its registered office at J5, Plot no. 3552, 6th Avenue, Annanagar East, Chennai 600102, represented by its Managing Director **MR. P. VIJAIKUMAR, (Aadhar No. 6262 3245 9235)** Son of Mr. Palaniswamy, aged about 47 years, residing at No. 31, Subramaniapuram, Kolathur, Chennai – 600 099, hereinafter referred to as “**ATTORNEY**”

WHEREAS all that piece and parcel of vacant land bearing **Plot Nos. 1, 2, 3, 4 and 5** in all total measuring extent of **7881 Square feet** situated at Pillaiyar Koil Street, Thirumullaivoyal, Chennai, Comprised in **Survey No.631/1B** as per Avadi Town Survey Land register **T.S.Nos. 69, 70 and 71, ward D, Block No. 77 of Thirumullaivoyal Village, Ambattur Taluk, Thiruvallur District** and morefully described in the Schedule ‘A’ hereunder was purchased by the Principal from **Mr.S.R.Chidambaranathan, Son of Late.R.Siyala Naicker** through his Power Agent **Mr. R. Parimalam, Son of Mr. B. Raman** under a **Sale deed** dated 12-06-2013 registered as Document No. **6801/2013** of Book 1 in the office of the Sub-Registrar Ambattur and the Principal is in continuous possession and enjoyment of the Schedule ‘A’ Property.

WHEREAS the PRINCIPAL is unable to personally attend to all matters and do necessary acts with regard to the Schedule A and Schedule B mentioned property.

WHEREAS the PRINCIPAL, therefore decided to appoint M/s Intouch Construction and Infrastructure as its Attorney for the above said purposes.

KNOW ALL MEN BY THESE PRESENTS that I, the PRINCIPAL, doth hereby Nominate, Constitute and Appoint, **M/s. INTOUCH CONSTRUCTION AND INFRASTRUCTURE PVT. LTD.** to be my true and lawful Attorney, to act in my name and on my behalf, to do or cause to be done all or any of the following acts, deeds, matters and things, in respect of my property, mentioned in the schedule “A” & Schedule “B” hereunder :

For Intouch Construction and Infrastructure Pvt. Ltd.

Authorized Signatory

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B. Raman



1. To apply to the Corporation of Chennai, and/or any other local competent body/bodies to obtain permission for the demolition of the existing super structure in the Schedule 'A' mentioned property.
2. To develop the Schedule 'A' mentioned property and to comply with all the requirements under the law relating to such development.
3. To sign Regularization plans, building plans, applications, statements, indemnity bond and returns and to submit the plans before the CMDA/Corporation, any other local competent body/bodies for the plans to be sanctioned, so as to commence the construction of the proposed building and to make the necessary payments, fees, etc., to the CMDA/ Panchayat/ Municipality and / or any other agencies for the Schedule 'A' mentioned Property.
4. To make applications before the TNEB, CMWSSB to get the necessary electrical, water sewerage connections and to make all the payments to these agencies with regard to the Schedule 'A' mentioned property competent Body/ Bodies, namely the CMDA, / any other local competent body/bodies, TNEB, CMWSSB etc.
5. To deal in all matters pertaining to Urban Land ceiling with the Urban Land ceiling Authorities and Appellate Authorities, Tribunal etc, with regard to the Schedule 'A' mentioned property;
6. To make applications before the Tahsildar concerned to obtain Patta for the Schedule 'A' mentioned property;
7. To fix the price to enter into agreement/s with the prospective purchasers for the sale of undivided shares of the Schedule 'B' mentioned property in divided or undivided parts thereof.
8. To sell, the Undivided Shares of the Schedule 'B' mentioned property either in divided or undivided parts thereof.
9. To enter into Builders agreement/s with the prospective purchaser/s, to receive the consideration in respect of the said agreement/s and to give valid receipts thereof and to appropriate the amounts received in any manner the attorney thinks fit for the Schedule 'B' mentioned property.
10. To receive advances, sale considerations, rents and admit and acknowledge the receipt of the same, and to appropriate the amounts received in any manner the attorney thinks fit for the Schedule 'B' mentioned property.

For Intouch Construction and Infrastructure Pvt. Ltd.


Authorised Signatory

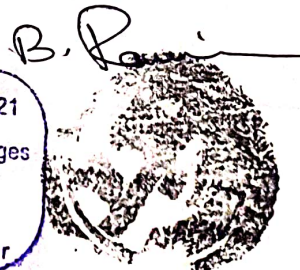
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11. To execute Deed/s of Sale, Rectification Deeds, Agreement/s, or other Deed/s either in one or in various undivided shares in respect of the Schedule 'B' mentioned property.
12. To present and submit the Deed/s of sale or such or such other documents before the Registrar, Sub-Registrar, or any other competent Authority/Authorities for registration and to receive the same after due registration for the Schedule 'B' mentioned property;
13. To admit execution on my behalf before any Sub-Registrar having Jurisdiction and to complete such registration for the Schedule 'B' mentioned Property;
14. To deposit or claim refund of any money on my behalf in any office or in Court of law on my behalf with reference to the Schedule 'A' mentioned property.
15. To sign the necessary forms like patta forms and such other forms as may be required by the competent registration Officer for effectively completing the registration formalities.
16. To pay the taxes, charges and other outgoings in respect of the Schedule mentioned property and development thereon.
17. To institute or defend any proceedings in any court, civil, criminal, revenue, whether original or Appellate, Tribunals or other judicial or quasi-judicial bodies to protect the principal's interest and in that connection to appoint advocates, sign vakalats, plaints, petitions, affidavits, counter-affidavits, written statements, petitions, Memorandum or Appeal or Criminal complaints etc., and to give evidence, to execute any decree and to withdraw compound or compromise such proceedings on my behalf with reference to the Schedule 'A' mentioned property.
18. To apply for the transfer of patta, mutation of records, sub-divisions of land and to have correspondence on my behalf with reference to the Schedule 'A' mentioned property.
19. To do all such further deeds, acts and things and to execute declarations and such further documents as may be necessary and reasonably required by the Purchaser for more perfectly assuring the title and peaceful effective possession of the Schedule 'B' mentioned property.
20. To execute cancellation deeds, rectification deeds and to submit and register the same and to receive the same after due registration for the Schedule 'B' mentioned property.

For Intouch Construction and Infrastructure Pvt. Ltd.

Authorised Signatory

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21. To execute re-constitution Deed/s, in the event of Schedule 'A' mentioned property being reconstituted with one or more adjoining properties.
22. To obtain refund of stamp duty or any payment from any office or Central or State Government or Corporation or CMDA or Water Board or Local authority or Revenue authority or any court on my behalf with the reference to the Schedule 'A' mentioned property.
23. Generally to act as my Attorney in relation to the matter as a foresaid and all other matters in which I may be interested or concerned and on my behalf, to exercise and do all acts and deeds or things as fully and effectually in all respects as if done by myself personally on my behalf with reference to the Schedule mentioned property.

The PRINCIPAL hereby further states, confirms and declares that this power of attorney hereby granted shall remain absolute and irrevocable and the rights of his attorney / agent is protected under Section 202 of the Indian contract Act;

The PRINCIPAL hereby ratifies and confirms all that the Attorney shall do, execute or perform or cause to be done, executed or performed the above said functions in connection with the Schedule 'A' and Schedule 'B' mentioned properties under and by virtue of this deed.

No consideration has been paid or received through this power of Attorney Deed and no transfer is affected and the Power Agent shall maintain an account properly.

SCHEDULE 'A' OF PROPERTY

(Total Property)

All that piece and parcel of vacant land bearing Plot Nos. 1,2,3,4 and 5 in all total measuring an extent of 7881 Square Feet situated at Pillaiyar Koil Street, Thirumullaivoyal, Chennai, Comprised in Survey No. 631/1B as per Avadi Town Survey Land register T.S.Nos.69, 70 and 71, ward D, Block No. 77 of Thirumullaivoyal Village, Ambattur Taluk, Thiruvallur District and bounded on the

North by	:	Pillaiyar koil Street (T.S.No. 46)
South by	:	T.S. No. 68
East by	:	T.S. No. 72
West by	:	T.S.No. 67

For Intouch Construction and Infrastructure Pvt. Ltd. Doc. No. 9570 of 2021
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Authorised Signatory
Registering Officer

B. Ravi