

GENERAL POWER OF ATTORNEY

This GENERAL POWER OF ATTORNEY executed on this 5TH day of **OCTOBER 2020**, by:-

Mr. INBARAJ SRINIVASAN (PAN: AAUPI8631D, Passport No: R2010429) son of Mr. Srinivasan, aged about 36 years and **AISHWARYA VENUGOPAL (PAN: AUVPA9229N, Passport No: R8501591)**, presently residing at Flat 3, Tarragon Court, 205-223 Green lane, Ilford, London, United Kingdom, **IG1 1XR** and permanent resident of GA, Block 2, AARAM Apartment, Sentamil Nagar, Medavakkam, Chennai-**600100**, hereinafter called the **EXECUTANTS/ PRINCIPALS**.

DO HEREBY APPOINT AND CONSTITUTE

Mr. VENUGOPAL RADHAKRISHNAN, (Aadhaar No: 2815 3384 0217) aged about 71 years, residing at No.63, 2nd Cross Street, KVB Nagar, Karur, L.N.Samudram, Karur, Tamilnadu, India. Pin-639002, hereinafter called the **Power Agent** as our true and lawful Power of Attorney and General Power of Attorney Agent to act on our behalf and in our name to do the following acts, deeds and things.

1. To enter into agreement for purchase of property in undivided share of land and flat or Building or Individual land or with building, pay the amounts due for purchase of the property and receive the necessary registered sale deed on behalf of the PRINCIPALS and take possession of the property from the intended Vendor.
2. To Purchase any movable or immovable property/ies in India for us and or/for our use and benefit and in this connection to pay on our behalf and consideration thereof at the discretion of our agent and sign such all sale documents with the Vendor on our behalf. To sign all connected papers and other forms regarding to the property to be purchase by us on our behalf.
3. To Execute and Register document or documents or sale deed/s with the Vendor herein on our behalf, and present sale deed or document before any registering authorities, admit execution before them and generally to any act, Deed or Thing that may be necessary to complete sale deed, To present and receive back the document from the Registrar or Sub – Registrar' office on our behalf.
4. To take possession of the property from the intended vendor.
5. To receive, admit and acknowledge receipt of consideration either by cash or kind.
6. To sign patta transfer forms and other declarations forms etc.,



7. To lease (rent) out or to manage the property to be purchased, and to collect, rent & advances that may be necessary or expedient for or in relation to the property to be purchased.
8. To purchase any stamp papers and if necessary to cause a refund of the same in connection with transfer or disposition by the said attorney on behalf. And to sign all forms and make application for transfer of all revenue records in the Panchayat, Corporation, Municipality, Electricity Board, indemnity Bonds, and to pay the necessary security deposit and charges, on behalf.
9. To book a flat/s, residential unit/s on our behalf either directly or through the agency of any BANK or Nationalized Bank and to execute Agreements for sale for the same with any builder/seller or any other person and make payments to him thereof and to present such Agreements/deeds for registration before the appropriate Registrar/Sub-Registrar or any other authority at any place in India as may be necessary. He is further authorized to make payment directly to BANK on our behalf for any flats/units our said Attorney might take through BANK and comply with such conditions/terms BANK may have in this behalf. He is authorized to make such payment to BANK as may be demanded by BANK by way of service charge etc., he is authorized to execute any agreements, letters and documents, as any be required by BANK in respect of the above. The expression builder/seller shall include BANK and subsidiary.
10. To apply for a loan under the Housing Loan scheme of BANK and also any further or additional loan to BANK for such amount as the Attorney may deem fit and for that purpose to pay processing fee/s and sign the loan application/s in our name and on our behalf and to furnish all the details and information required by BANK and to give any statement, letter, clarification or any other writing required or necessary in relation thereto.
11. To accept the loan offer letter/s and sign the acceptance/s thereof in token of our acceptance of the terms and conditions therein contained and to pay on our behalf the administrative fees and any other charges including commitment charges leviable in respect of the said loan/s.
12. To request BANK or agree with BANK for any change or modification in the loan amounts, rate/s of the interest, period of repayment of loan/s or any other terms and conditions in relation to the loan/s at any time or from time to time.
13. To receive the disbursement of the said loan/s and for that purpose give effectual discharge and give all the necessary information and documents to assist the Technical and Legal Appraisal of the property/ies purchased/ to be purchased with the help of the loan/s.



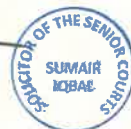
14. To mortgage in favor of BANK any property/ies he may book /purchase on our behalf or which I / we might have booked/purchased (Whether with or without BANK's financial assistance) with BANK by deposit of title deeds as security for the repayment of the loan/s granted/ to be granted by BANK to us.
15. To deposit on our behalf, the documents of title and to state on our behalf to any officer of BANK that the said documents are being deposited for creating a security on the purchase property by way of equitable mortgage for repayment of the said loan .The Attorney is fully authorized to make these statements and convey our intentions to create security on our said property or any other property/ies He may book/buy on our behalf.
16. He is further authorized to make any other statement necessary to create equitable mortgage by deposit of title deeds and also to execute any writing, undertaking, indemnities etc on our behalf in respect of mortgage of the said property or the guaranteeing of the repayment of the said loan or any other writing whatsoever, required in respect of the said transactions of the loan granted / to be granted to us or creation of the said security.
17. He is also authorized to execute any loan agreement/s promissory notes, letter/s of declaration and Indemnity or such other documents as may be required by BANK in respect of the said loan/s.
18. To obtain possession of the Property/ flats / residential units as and when the same is ready for occupation.
19. To receive loans and all other documents including title documents on our behalf from BANK and execute receipts thereof.
20. To do all such acts, things and deeds and incur all expenses necessary and incidental to the carrying out of the aforesaid purposes for and on behalf of the PRINCIPALS herein.
21. To develop the purchased property by putting construction by himself or by engaging the work with any person/s and for that purpose to enter into Joint development/Construction Agreement/promoters agreement and to fix the terms thereof.
22. To appoint an Architect and to get the plans of the proposed building sanctioned by the C.M.D.A. and/or Municipal Corporation of Chennai and other authorities concerned in respect of the new building proposed to be constructed hereon.
23. To make necessary applications and sign all papers, to appear before the Corporation Authorities, to pay necessary fees for getting the plans sanctioned and to do all other acts and things as may be necessary for

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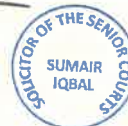


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getting the plans of the proposed building sanctioned by the Corporation and other Authorities.

24. To apply for and obtain Commencement Certificate for the construction of the building from the Corporation Authorities and for that purpose to sign application and other papers, to pay necessary fees and all other acts and things necessary for that purpose and in that behalf.
25. To construct the building on the proposed property to be purchased, as per the sanctioned plans and according to specifications and other requirements of the C.M.D.A. and Corporation of Chennai and for that purpose employ constructors, Architects and other professionals as may be required in the construction of the building.
26. To enter into and sign and contract with the contractor for construction as well as for labour and to sign such agreement.
27. To enter upon the said property as PRINCIPALS licensee for the purpose of carrying on the construction work as aforesaid.
28. To apply for and obtain Water Supply, Electricity Supply, Laying down drainage and for other amenities as are generally required for the building.
29. To obtain occupation and completion certificate from the Municipal/Panchayat/ Corporation after the building is completed in all respects.
30. To sign, verify, and to submit sales-tax, Income Tax, Wealth tax forms applications or returns memorandum of appeal revision petitions etc to appear and act for and on behalf of the PRINCIPALS in all tax proceedings, before sale-tax officers, Income-tax officers, wealth tax officers appellate Assistant Commissioners, Appellate tribunal, Central Board of Revenue Government Departments, Corporation of Madras, Panchayat, Municipality Courts etc. to receive refunds and to pass necessary receipt therefore and otherwise to do all such other acts, deeds and things as may be necessary or advisable for the said purpose.
31. To state, settle, adjust compromise, compound or withdraw cases and to confess judgments and to compromise or compound any claims suits, actions, disputes, accounts etc., or refer cases to Arbitration, the PRINCIPALS may have against any third party and by accepting in full satisfaction any part of the claim which the power agent deems fit.
32. To receive all letters, notices, summons or write, registered and Insurances Articles, V.P.Posts, Money Orders, Telegrams, etc., addressed to PRINCIPALS.



33. To enter into and sign and contract with the contractor for construction as well as for labour and to sign such agreement.
34. To enter upon the purchased property as our licensee for the purpose of carrying on the construction work as aforesaid.
35. The PRINCIPALS hereby declares that all acts, things or deeds lawfully done by the POWER AGENT herein shall be constructed as acts, things or deeds done by the PRINCIPALS and the PRINCIPALS hereby ratifies and confirms all of them whatsoever the POWER AGENT has done, does or cause to be done for the PRINCIPALS herein in pursuance of the powers hereby given.
36. The Power Agent should maintain proper account and vouchers when demanded by the PRINCIPALS. No consideration is passed for the execution of this Power.

The Power Agent does not have any right to sell or transfer of rights in respect of property whether existing or to be purchased either whole or partially.

The enumeration of specific items, acts, rights and power herein does not limit or restrict and is not to be construed or interpreted as limiting or restricting the powers of the POWER AGENT HEREIN, but only indicates that the Power Agent has absolute power and authority to do each and every necessary thing which the PRINCIPALS could do.

whereof the PRINCIPALS herein has set his hands on this deed and signed this General Power of Attorney on the day, month and year first above written.



PRINCIPALS

WITNESSES

1.



SOODS NOTARY PUBLIC
92 Goodmayes Road
Goodmayes, Essex
IG3 9UU

2.



SOODS NOTARY PUBLIC
92 Goodmayes Road
Goodmayes, Essex
IG3 9UU

BEFORE ME:



SOODS NOTARY PUBLIC
92 Goodmayes Road
Goodmayes, Essex
IG3 9UU

05 OCT 2020



05 OCT 2020



Adel

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