

Before The Hon' National Green Tribunal (SZ) Chennai

I.A.No. 42 of 2022

In

OA. No. 149 of 2016

1. The Secretary, BBC-SOS Association,
..Impleading Applicant/ 10th Respondent
-Vs-
1. V.Ramasubbu Advocate **... 1st Respondent/Applicant**
2. Union of India and others **... Respondents/Respondents**

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Certified that above documents are true copies of their originals

Dated 25th day of April, 2022



Counsel for the 9th Respondent

**M/S S KAMALESHKANNAN,
9884422695
Email: taurs@gmail.com**



Before The Hon' National Green Tribunal (SZ) Chennai

I.A.No. 42 of 2022

In

OA. No. 149 of 2016

1. The Secretary, BBC-SOS Association,
(Reg.No. 91/2021), Villa 269D,
Anandam Senior Citizens Community,
'Bahri Beautiful Country'
Genguvarpatty Village, G.Kallupatti Panchayat,
Periyakulam Taluk, Theni District, Tamil Nadu.
..Impleading Applicant/10th Respondent

-Vs-

1. V.Ramasubbu Advocate
Door No.48/17, Theppakulam Street,
Srivalkundam - 628 601. **... 1st Respondent/Applicant**
2. Union of India
Rep. by the Secretary to Government,
Ministry of Environment and Forests and Climate Change
Government of India, Paryavaran Bhavan, New Delhi - 110003
3. The Wildlife Preservation (Southern Region)
Ministry of Environment Forest and Climate Change
C-2/A, Rajaji Bhawan Basant Nagar,
CGO Complex Chennai 600 090.
4. The Principal Chief Conservator of Forest and
Chief Wildlife Warden Panagal Maligai Saldapet
Chennai 600 006.
5. The Member Secretary
State Level Environment Impact Assessment Authority Tamil Nadu

J. An

3rd Floor, Panagal Maligal,
No.1, Jeenis road Saidapet, Chennai - 15

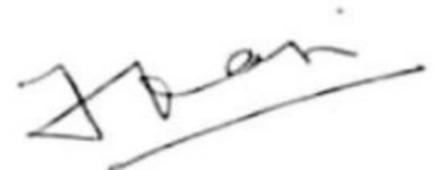
6. The State of Tamil Nadu
Rep. by the Secretary to Government,
Department of Environment and Forest,
Government of Tamil Nadu,
Fort St. George, Chennai - 600 003
7. The Chairman
Tamil Nadu Pollution Control Board
76, Mount Salal, Guindy Chennai- 32
8. The District Environmental Engineer
Tamil Nadu Pollution Control Board
DNo.15-4-12-A3 Back to
National Theatre SAR Complex Theni-625 531
9. The Commissioner
Directorate of Town and County Planning 807,
Annasalai, Chennai - 600 002.
- 10.M/s. Bahri Estates Pvt. Ltd
201-202, Park N Shop, L- Block,
DLF City Phase- II, Gurgaon - 122 002 Delhi.

...1st to 10th Respondent / 1st to 9th Respondent

Counter Affidavit filed by the 9th Respondent to the Impleadment

Application No. 42/2022 filed by the BBC-SOS Association

I, Hemant Bahri S/o (Late) Shri. J.N. Bahri, having office at No.44, 2nd Floor, Jamal Nainar Enclave, Eldams Road, Alwarpet, Chennai 600 018, do hereby solemnly affirm and sincerely state as follows:-



1. I am the 9th Respondent in the main application and as such, I am well acquainted with the facts and circumstances of the case. I am swearing this counter-affidavit on the basis of the records available in the office of this Respondent. I have carefully gone through the Impleadment Application filed by the Applicant Association, and I hereby stoutly deny all the allegations put forth therein as false and erroneous, except those that are specifically and expressly admitted hereunder.

2. It is submitted that the Respondent herein had developed a layout to an extent of 121.84 Acres, vide permission of the Directorate of Town and Country Planning, in permission no. 13/2009, dt. 18.03.2009. This Respondent had previously filed a detailed statement in form of an objection dated 03.02.2022 to the 3rd Committee report dated 16.04.2021, the same may be taken as part and parcel of the present counter affidavit.

3. It is submitted that the Applicant herein had filed the above-mentioned Impleadment Application praying for:

"to permit the impleading applicant filed along with this affidavit by the association represented by me to implead the association as Additional Respondent in the above Original Application"



vide association will then select any service provider of their choice to run the maintenance."

That in order to do so, the Applicant is taking all means mischievously to bring down the name of the present Respondent who has carried out its operation as per law and is doing its best for keeping the residents of Bahri Beautiful Country satisfied.

6. That it is necessary to state that the Applicant herein has no locus-standi to file the present Application in as much the formation of the said Association is contrary to the terms of the Application form duly submitted by the buyers and Plot Buyer Agreement entered into by them while buying the plots in the project of the present Respondent. It is submitted that all the plot buyers have already signed Application form along with the Plot Buyer Agreement (Clause 12.3 thereof) to be a part of Bahri Beautiful Country Plot Owner's Resident Welfare Association.

7. That the "*Bahri Beautiful Country Plot Owner's Resident Welfare Association*" is a registered association and every plot purchaser has signed the membership form and the new/upcoming plot owners also sign for the membership of the said association.



8. That it is categorically provided in the Plot Buyers Agreement executed between the Plot Buyers and with this Respondent that the allottee shall become and remain a member of Bahri Beautiful Country Plot Owner Resident Welfare Association. In fact all the persons of the said association had signed the said agreement with the present Respondent.

9. It is submitted that though there are more than 170 members in "*Bahri Beautiful Country Plot Owner's Resident Welfare Association*", the present Impleading Applicant Association is formed with about 25 members only. That the Applicant Association has been registered under the Tamil Nadu Societies Registration Act 1975 in the month of December 2021. It is pertinent to state that these 25 members of the complainant association are also members of "*Bahri Beautiful Country Plot Owner's Resident Welfare Association*".

10. That before the registration of this Applicant association, they had initially started a Whatsapp group, in which they themselves added many members from Bahri Beautiful Country. That in the Whatsapp Group they started



posting messages against this Respondent and "*Bahri Reality Management Services Pvt. Ltd.*". That only 12-15 members used to post messages and rest of the members used to be mute spectators. They tried to propagate that the present Respondent as a violator. Subsequently, people who were made part of the group started leaving it.

11. That the Applicant Association is not a genuine association created for the welfare of the residents and has come into existence after the present Respondent had formed Bahri Beautiful Country Plot Owner's Resident Welfare Association of which every member has agreed willing to be a part of. Whereas, on the other hand, the Applicant herein without the consent of the Residents is making false claim that all the Residents are a part of the Applicant Association. That in contrary, there are more than hundred members, who are the residents/plot owners of the project who have given their undertaking that they are in no-way associated with the Applicant Association and that they do not support their actions in any manner.



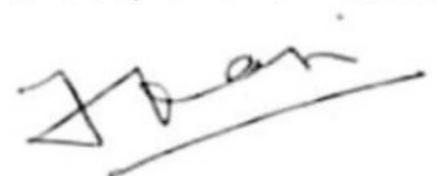
12. That formation of an association separate and distinct from the one mentioned in the Plot Buyers Agreement is entirely contrary to the terms of the Plot Buyers Agreement and such an Association is not sustainable in the eyes of law. The Association members are provoking other innocent and gullible plot buyers and are coxing and cajoling them to join their Association. The plot buyers have purchased the plots in the said project with the clear understanding which is contained in one of the Clause of Plot Buyers Agreement that the plot purchased by them forms part of the retirement community for people above 55 years of age. As a Retirement community project, the role of the promoter and service provider is very important to ensure peace and harmony therein. It cannot be managed / done by the other Association(s). There are certain Standard Operating Procedure (SOPs) to be adhered for a retirement community project which are not being adhered by the Impleading Applicant Association. The creation of multiple Associations in the same community would surely hamper the day to-day operations of the service provider. The said associations, other than that of the promoter, would only sabotage the project. It is submitted that the motive and intention of the said Association is only mala-fide which is to misguide, confuse and propagate wrong information about the retirement community to sabotage the project. The Association so formed and their Memorandum of Association, therefore, is entirely null and void

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and not sustainable in the eyes of law. Furthermore, the said Association has tenants as its members which is not in consonance with the terms of the Plot -Buyer Agreement. Only the Plot Buyers can become members of "*Bahri Beautiful Country Plot Owner's Resident Welfare Association*" and not the tenants. To achieve their malafide and wrong intent, the Association has also made tenants as their members which is totally null and void and not sustainable in view of nature of the project. Moreover, this is not the correct forum to raise such issues which needs to be settled outside an environmental forum.

13. That the present Respondent has also submitted a Representation on 07.01.2022, to the Registrar, Chits and Societies, Dindugal, objecting the registration of the BCC-SOS Association against blatant violation of the Plot Buyers Agreement by formation of a separate Association.

14. That it is also necessary to state that the Impleading Applicant has approached this Hon'ble Tribunal after all most six years to harass the Respondent herein. It is submitted that as per Section 14 of the NGT Act, 2010, an application shall be filed within a period of six months from the date on which the cause of action for such dispute first arose, over all cases

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where a substantial question relating to environment is involved. That the Impleading Applicant has not raised any substantial environmental question against the answering Respondent before this Hon'ble Tribunal and has not even, approached this Hon'ble Tribunal within the limitation period of 6 months as prescribed in the NGT Act, 2010, and hence the Impleading Application is liable to be dismissed on account of the delay on part of the Impleading Applicant, *in limine*.

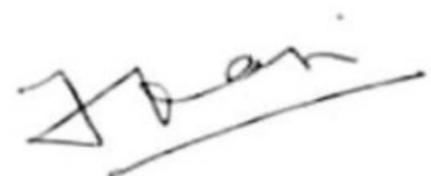
15. That further, the issues raised are also vague, misplaced and bad in law and most importantly, the same does not raise any question of environmental impact being caused due to any conduct of the present Respondent. The same is evident from the perusal of the said issues listed out herein below:

(a) Project is not a plotted development project but a township project. The completion certificate dated 15.09.2011 of the District Collector is not by a competent authority. Without providing amenities and building structures planned under the project, it cannot be concluded as completed. The construction of the project is still going on.

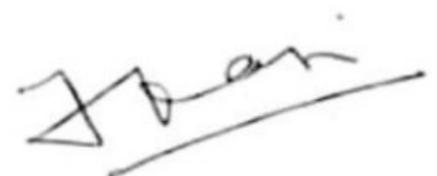
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- (b) Completion certificate not obtained under the Tamil Nadu Combined Development and Building Rules, 2019
- (c) Project not registered under Tamil Nadu Real Estates (Regulation and Development) Rules, 2017.
- (d) Only a part of the project is aimed for retired seniors
- (e) Selecting the present Respondent as their service provider for maintenance of the project has been thrust upon the resident and are not of their choosing
- (f) No Plot owners was allowed to construct the villas by themselves
- (g) Project was promised to house proper sewage, clean water with RO plant, hospitals and other amenities and necessities in their brochures are not adhered to and is pushing all of the members of this association into aggrieved hardships

18. That none of the issues mentioned above are related to any substantial question on environment and therefore the present Application is liable to be outrightly dismissed.



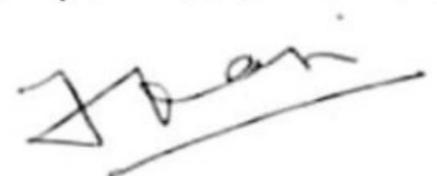
19. That with regards to issue (a) mentioned above, it is submitted that the project of the present Respondent is only a layout promotion. That under a layout promotion project, plots have to be carved out and all basic amenities such sewage system, roads, street lights, electricity lines among others have to be provided. That once the facilities are provided and plots are carved out, the plotted development project also stands completed. However, these plots are developed for selling the same. These plots are sold to interested parties for residential purposes with a certain concept which is agreed to be maintained. The construction of the villas can be undertaken by the present Respondent or by any other constructor. Therefore, this stage of constructing buildings/villas over the completed plots is not a part of the plotted development project but is the obvious follow through, executed subsequent to the development of the plotted development project. Therefore, the contention of the Applicant that the project is ongoing is misplaced as the same stood completed on 15.09.2011. Further, the Applicant is not the authority to decide whether the District Collector, who has issued the completion letter dated 15.09.2011 for the plotted development project is the competent authority or not. Further no provision under law has been brought out which provides for issuance of any completion certificate for

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plotted development project. In any case the NGT is not the correct forum to raise such issues.

20. That with regards to the contention that the project cannot be held to be completed if amenities/building structures planned under the project is not completed is also misplaced in lieu of the understanding of a plotted development project mentioned above. That it is reiterated that Plotted development project involves finishing the development of plots. That erection of buildings/villas/amenities over these plots is a subsequent exercise independent of development and finishing of plotted development project.

21. Further the allegations in the Impleadment Application, regarding the other developments inside the same layout is misplaced, as none of the said individual developments on each plots attracts provisions of the EIA Notification or any activity as under the categorization of Red, Orange or Green of the TNPCB, and therefore the same has no relevance before this Hon'ble National Green Tribunal. It is submitted that, though the clubhouse, is being setup in one of the areas, within the "owner's use land" inside the layout, the same does not require prior permission of the

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Pollution Control Board. It is reiterated that due to the then insistence of the DTCP authorities to obtain the permission, this Respondent had made applications to obtain the same and had kept the said construction in abeyance as the same is yet to be received. In any case such issues are already the subject matter of the OA and their response by the Respondents, therefore it need not be raised by another Impleadment Application such as the present one.

22. That with regards to issue (b), mentioned above, it is submitted that the requirement of any completion certificate under the Tamil Nadu Combined Development and Building Rules, 2019, if any, for the present project is out of question as the said Rules is not applicable retrospectively and therefore it cannot be applied to the plotted development project of the present Respondent which stood completed on 15.09.2011.

23. That with regards to the issue (c) mentioned above, it is submitted that the Applicant has approached this Hon'ble Tribunal with unclean hands, suppressing the material fact that other complaint has been made by them before other a different forum.



24. That the Applicant had already filed a complaint before the Hon'ble Tamil Nadu Real Estates Regulatory Authority (TNRERA), on 11.01.2022, in C. No. 07 of 2022, praying for;

- a. *"To direct the Respondent to submit appropriate application under Sec.3 of the Real Estates (Regulation and Development) Act, 2016, for the purpose of registration of the project titled "Bahri Beautiful Country" sanctioned by DTCP under approval 13/2009 at Genguvarpatty Village, G. Kallupatti Panchayat, Periyakulam Taluk, Theni District, Tamil Nadu.*
- b. *To pass such other orders or directions as this Authority may deem fit and necessary under the circumstances of the case."*

That the above Compliant has been suppressed by the Impleading Applicant wherein similar issue raised before TNRERA has been raised under this Application which has no relevance to this Hon'ble Tribunal, as the same are not environmental issues. That the said fact shows that the Applicant has malafide intentions against the present Respondent and for which it has inclined to approach various Judicial forums in total disregard to the sanctity of Judicial remedies provided by the system.

25. That further, even as per the RERA Act, the project is exempted from registration under Section 3, as the project is declared to be a finished one. This is because, as per Rule 2(h), of Tamil Nadu Real Estates (Regulation



and Development) Rules, 2017 (TN RERA Rules 2017) the said project is exempted from falling under the meaning of Ongoing Project. The same is extracted hereunder:

" (h) "Ongoing project" means, a project where development is going on and for which completion certificate has not been issued but excludes such projects which fulfill any of the following criteria on the date of coming into force of sub-section (1) of section 3 of the Act:-

- (i) in layout projects i.e., where land is developed into plots, the roads and open spaces gifted to the local body concerned;
- (ii) the projects in Chennai Metropolitan Area for which application for completion certificate has been filed with Chennai Metropolitan Development Authority subject to furnishing certificate from the architect/licensed surveyor/ structural engineer associated with the project to the effect that all the buildings in the projects have been structurally completed i.e. all the columns, beams and slabs have been erected supported with photographs. Chennai Metropolitan Development Authority will issue, completion certificate for those projects in compliance with Completion Certificate norms prescribed. In Completion Certificate filed cases, if the Completion Certificate is rejected by Chennai Metropolitan Development Authority for violation of norms, such projects will be intimated to the Real Estates Regulatory Authority and will be bound for registration with Real Estates Regulatory Authority. The details of all projects where Completion Certificate application has been filed with Chennai Metropolitan Development Authority prior to notification of these rules will be disclosed to the public by publishing the list of all such projects on the website of Chennai Metropolitan Development Authority and Real Estates Regulatory Authority immediately after notification of these rules.
- (iii) in the case of projects under execution outside Chennai Metropolitan Area, as no provision and procedure has yet been prescribed for issue of completion certificate, if the construction is structurally completed meaning that all the columns, beams and slabs have been erected and certified by the architect or structural engineer/licensed surveyor associated with the project supported



with photographs. Such projects shall be intimated to the concerned Local Planning Authority or Regional Deputy Director of the Town and Country Planning Department within 15 days from the date of notification of these rules with a copy marked to the office of the Director of Town and Country Planning. The Director of Town and Country Planning will make public the list of all such projects in his official website, on the 16th day of notification of the rules besides publication of the same in the website of Real Estates Regulatory Authority."

Since the project is a layout project, the Roads and Open spaces were gifted to the Local authorities on 15.04.2009, bearing Doc. No. 1448/2009, and with ratifications done on 14.09.2010, bearing Doc. no. 3786/2010, and a Completion letter had also been issued by the District Collector on 15.09.2011, therefore the same cannot be considered as an ongoing project under Rule 2(h) of the TN RERA Rules 2017 and hence the allegations of the Impleading Applicant is misleading.

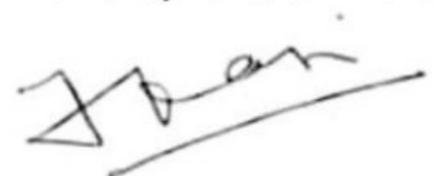
26. That with regards to issue (d) it is submitted that the same does not form any basis for a substantial question on environment, however it is submitted that 70% of the plots are Retirement Homes and 30% are holiday homes/leisure homes available for all persons. However, these Holiday/Leisure homes are mostly second homes where the owners do not stay permanently, and it is mostly the elder persons of the family who stay there. That the



nature of the project is for retired people and common amenities are provided keeping in view the same.

27. That with regards to issue (e) alleging that selecting the present Respondent as their service provider for maintenance has been thrust upon the resident and are not of their choosing is false. It is submitted that the the sale deed, plot buyer agreements, and the Hospitality Agreement for specialised managed service entered by each plot owner/resident with the present Respondent has been made by choice, appointing the present respondent to handle the maintenance services of the on their behalf and that the same has been entered in their sound mind without any pressure and in their own willingness, after satisfying themselves in all respects of all terms and conditions. That the members of the Applicant Association has also entered under the said agreements as mentioned above. In any case such issues are not related to any substantial question of environment within the meaning of Section 14 of the NGT Act, 2010.

28. That with regards to the issue (f) mentioned above, it is submitted that same is false as the construction of the villas are done only post registration of the plots which is evident from the plot buyer agreement by the owners.

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That once the ownership is executed only then the construction is done. That there is the option of availing the service of any other constructor for executing the construction of their villas. It is necessary to state that though almost 75 % of the total number of plots are sold, only few of them are built and developed by the respective owners. That there are cases where plots have been sold and no construction has been done till date. However, in all fairness, there is a specific concept which has to be maintained for all villas in the entire project and the same are well documented in the plot buyer Agreement and Sale Deeds and which every owner agreed to adhere to by choice in the interest of aesthetics, uniformity and environment.

29. That with regards to issue (g) mentioned above, it is submitted that present Respondent has undertaken the expenses for providing underground cables, black topped roads, drinking water through supply pipeline and plantations, at a cost of approximately seven crores, while developing the projects, which were not a mandate on the Respondent and were in fact required to be done by the Government agencies. That these were done to ensure that the beneficiaries enjoy a high standard of living with best facilities.



30. That apart from the issues mentioned above, the only issue raised by the Applicant which is related to environment is that no STP has been installed in the project and that the Compost Yard does not have any involvement of any resident. That in this regard, it is submitted that the said allegations are totally misleading and fabricated. That there is no law which mandates for providing an STP to be installed in the present project. Further the Joint Committee under its 1st Report 25.08.2020 has already given a clean chit on the sewage system of the project, while observing that the sewage from the villas is collected and disposed periodically through tankers authorized by local body. It is also noted that, the unit is converting the Bio degradable solid waste through vermicomposting. Therefore, it is evident that there is conformity in this regard and all measures are being taken for handling and disposal of sewage generated in the project.

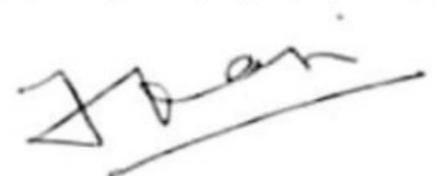
31. That further, due to the fact that there are a small number of residents in the impugned layout and that the sewage disposal and solid waste disposal are under the purview of the local authority, no sewage treatment plant is setup. Though setting-up of a STP in the layout is not very expensive, due to low generation of waste by the residence running a STP is not feasible. The

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service provider in the impugned layout takes an earnest effort to dispose the sewage generated periodically and hence no pollution is caused by any residence of the layout.

32. Further, the statement made by the Applicant with regards to non-involvement of residents for the compost yard, it is submitted that the same is totally false and that the compost yard being done and managed by the residents themselves.

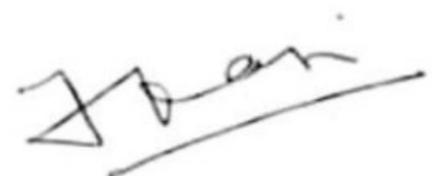
33. That it is necessary to state that none of the environmental legislations have been breached by this Respondent and this Respondent has been highly cautious in obtaining the required permissions as per law. That the present Respondent has not engaged in any activity in breach of the mandate permissible by requisite environmental statutes, Rules or Regulations as has also been noticed by the committee, which was constituted by this Hon'ble National Green Tribunal. The only grievance the committee had raised against this Respondent is that, due to a fact that the proposal for many projects were made for more than 50 Ha of land vide application dt. 17.01.2008 to the Forest department, it is presumed by the committee that the layout promotion is more than 50



Ha. That apart, the committee who had visited the site, being the eye of this Hon'ble National Green Tribunal, had given clean chit on this Respondent towards any environmental damage.

34.It is submitted that this Respondent has been making earnest efforts to show this Hon'ble National Green Tribunal that no environmental question is involved in the main Application in OA no. 149/2016(SZ). The Impleading Applicant is only trying to create unnecessary confusions by raising issues that are out of the scope of environmental law, before this Hon'ble National Green Tribunal.

35.That it is also pertinent to mention that the General Power of Attorney dated 26.03.2010 entered by the five associates in favour of the present Respondent (M/s Bahri Estates Pvt. Ltd.) again shows that the project in question planned and executed is only for an area of 49.31 ha. That it is pertinent to mention that the said General Power of Attorney is a registered agreement and the same confirms the area entered into by the five associates for the present project under the Developers Agreement dated 12.11.2007.

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36. It is submitted that the project of this Respondent in promoting layout is not an on-going activity, even as per law, as detailed above. That the allegation of the impleading Respondent that the project requires completion certificate from the planning permit issuing authority is without basis. It is necessary to state that the impleading Applicant is trying to only bring issues that are to be agitated before other forums and the same has no relevance to any environmental issue, which is within the jurisdiction of this Hon'ble Tribunal.

For the reasons stated above, it is therefore prayed that this Hon'ble National Green Tribunal may be pleased to dismiss the implead Application with exemplary cost and thus render Justice.

Dated 25th day of April, 2022.



COUNSEL FOR APPLICANT



APPLICANT

I, B. Mohana Krishna, aged 26 years, Son of B. Jammanna, the President of ASwarnamukhi Bachavo Andolan Samiti, an unregistered association, having its Office at Plot No. 117, L.S.



Nagar, Tirupati, Chittoor district, Andhra Pradesh-517501., the 2nd Applicant herein, do hereby state that the contents of the above application in the above paragraphs are true and correct and that no material has been concealed there from.

Dated 25th day of APRIL, 2020.

COUNSEL FOR APPLICANT



APPLICANT



Before The Hon' National Green Tribunal (SZ) Chennai

I.A.No. 42 of 2022

In

OA. No. 149 of 2016

1. The Secretary, BBC-SOS Association,
(Reg.No. 91/2021), Villa 269D,
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..Impleading Applicant/10th Respondent

-Vs-

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Door No.48/17, Theppakulam Street,
Srivalkundam - 628 601.

... 1st Respondent/Applicant

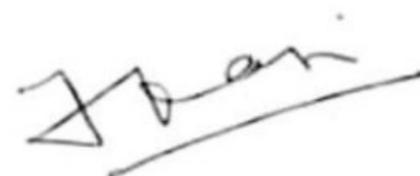
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Ministry of Environment and Forests and Climate Change
Government of India, Paryavaran Bhavan, New Delhi - 110003
3. The Wildlife Preservation (Southern Region)
Ministry of Environment Forest and Climate Change
C-2/A, Rajaji Bhawan Basant Nagar,
CGO Complex Chennai 600 090.
4. The Principal Chief Conservator of Forest and
Chief Wildlife Warden Panagal Maligai Saldapet
Chennai 600 006.
5. The Member Secretary
State Level Environment Impact Assessment Authority Tamil Nadu
3rd Floor, Panagal Maligal,
No.1, Jeenis road Saidapet, Chennai - 15

Z. Pan

6. The State of Tamil Nadu
Rep. by the Secretary to Government,
Department of Environment and Forest,
Government of Tamil Nadu,
Fort St. George, Chennai - 600 003
7. The Chairman
Tamil Nadu Pollution Control Board
76, Mount Salal, Guindy Chennai- 32
8. The District Environmental Engineer
Tamil Nadu Pollution Control Board
DNo.15-4-12-A3 Back to
National Theatre SAR Complex Theni-625 531
9. The Commissioner
Directorate of Town and County Planning 807,
Annasalai, Chennai - 600 002.
- 10.M/s. Bahri Estates Pvt. Ltd
201-202, Park N Shop, L- Block,
DLF City Phase- II, Gurgaon - 122 002 Delhi.
...1st to 10th Respondent / 1st to 9th Respondent

AFFIDAVIT

I, Hemant Bahri S/o (Late) Shri. J.N. Bahri, having office at No.44,
2nd Floor, Jamal Nainar Enclave, Eldams Road, Alwarpet, Chennai 600
018,, the 1st Applicant herein, do hereby solemnly affirm and sincerely
state as under:-





தமிழ்நாடு தமில்நாடு TAMILNADU. Rs 50/-

10.3.10 N 741924

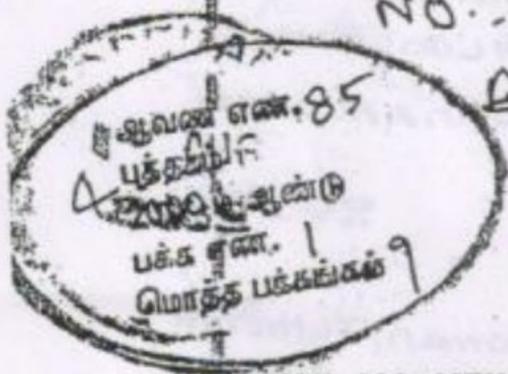
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Bahri Estates Pvt Ltd
Chennai

M. குலசேகரன்
ஸ்டாம்பு வெண்டர்
வதவாங்குண்டு

தமிழ்நாடு
L. No. 30280/70A4

GENERAL POWER OF ATTORNEY



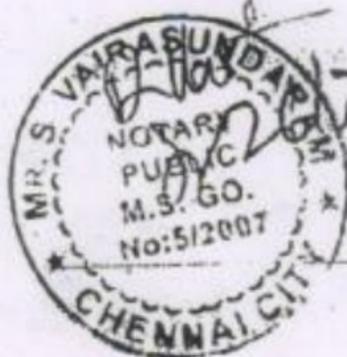
KNOW ALL MEN that M/s. Anpra Farms Developers Pvt. Ltd., a company incorporated under the provisions of Companies Act, 1956, having its Registered Office at C - 30, Chirag Enclave, New Delhi - 110 048, through its Authorised Signatory, Shri RAM GOPAL SEHGAL s/o Late Shri G.D. Sehgal, Aged 53 residing at 2H-87BP Faridabad 121001 duly authorized vide Board's Resolution dated 4/3/10 (hereinafter referred to as the **PRINCIPAL**), do hereby appoint and constitute M/s. Bahri Estates Pvt. Ltd. having its Registered Office at D16A, Indira Enclave, Nebsarai, New Delhi 110068, represented by its Authorised Signatory Mr. K.V. SAMINATHAN son of K.K. VENKATARAMAN aged 57 years residing at No.1, 1D, 1st Street, North Gopalapuram Chennai - 600 096, as our sole **lawful Attorney** in our name and on its behalf to execute or do all or any of the acts or things hereinafter mentioned with respect to the Schedule mentioned immovable property herein:

Anpra Farms Developers Pvt. Ltd.

Authorized S

For BAHRI ESTATES PVT. LTD. Contd...2

K.V. Saminathan
Authorized Signatory



5) 1V) 25.3.2010
புத்தகம் 2010
புத்தகம் 85

திங்கள் 25-ம் நாள் பகல்
10:11 மணிகளுக்கு இடையில்
வத்தலக்குண்டு சார்பதிவகத்தில்
நாக்கல் செய்து கட்டணம் ரூ.....
20+100 ரூபாய் செலுத்தியவன்

சுவாமி எண். 85
புத்தகம் 2010
பக்க எண். 8
மொத்த பக்கங்கள் 9

..... புத்தகம் 2010
வட்டத்திய
எண் ஆவணம்
தாள்களைக் கொண்டது
..... வது துள்

இடது பெருவிரல்



Handwritten signature or initials.

சார்பதிவாளர்



எழுதிக் கொடுத்ததாக ஒப்புக்கொண்டவர்
இடது பெருவிரல்



Handwritten signature and name: (செல்வன்) S/O G. S. Selval

G/O G. S. Selval, Authorized Signatory
of M/S. Anpara Films Developers Pvt., Ltd., C. 30,
சீர்தாள் என்சன்னை, மதுரை-110048 அடையாளம்
இந்திய அளக்கோடு அடையாளம் அடையாளம்
(காண) M H H 29.00744 மருக்கப்பட்டு

எழுதி வாங்கியதாக ஒப்புக்கொண்டவர்
இடது பெருவிரல்



சார்பதிவாளர்
வத்தலக்குண்டு

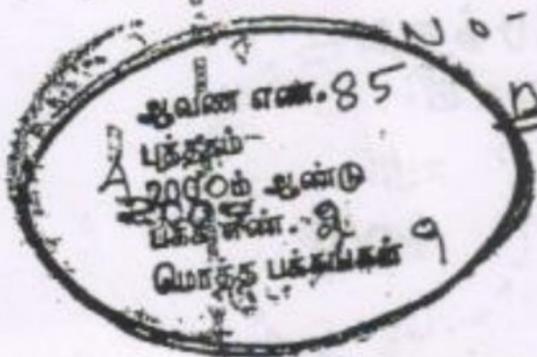
K.V. Sankaranarayanan
S/O. K.K. Venkataraman, Authorized
Signatory of M/S. Bahari Estate
Pvt., Ltd., 216A, இந்திரா என்சன்னை
சென்னை, மதுரை-110068
அடையாளம் இந்திய அளக்கோடு
உரிமம் எண் TN0919870008068
மருக்கப்பட்டு





தமிழ்நாடு தமில்நாடு TAMILNADU Rs 50/2

10.3.10 N 741925



No - 30784

Bahri Estates Pvt LTD.
Ballinguda

M. குலசேகரன்
ஸ்டாம்பு வெண்டர்
வத்தூர் துண்டு
L. No. 30280/70A4

2

(01) To cultivate, develop, form lay out, construct buildings of all kinds, demolish building if any, convert land use, manage, control, possess, and/or to sell, mortgage, lease, grant license or otherwise deal with/transfer/develop the immovable property described in Schedule hereunder together with all pending/final permissions, sanctions, licenses, orders, certificates, no objections, issued by the competent authorities including the government, Department of Town & Country Planning, Local Bodies, Revenue Authorities, and all other authorities with respect to the Schedule Property along with all other rights, title and interest, benefits, house, edifices, courts, compound, sewers, ditches, fences, drains, ways, paths, passages, common gullies, wells, waters, water courses, yards, areas, trees, plants, lights, liberties, easements, right of ingress and egress, profits, privileges, rights, advantages, members and appurtenances whatsoever in and pertaining to the Schedule Property free of all encumbrance(s), charge(s), claim(s), liability(ies), lien(s) and attachment(s) thereon in any manner as the attorney deems fit, in favour of any third parties or otherwise including without limitation in favor of the said Attorney itself, as the attorney deems fit; to execute sale deeds, sale agreements, development contracts, or such other deeds/agreements as the attorney deems fit; and to oversee and enforce the provisions thereof;

Andra Farms Developers Pvt. Ltd.
[Signature]
Authorised :

For BAHRI ESTATES PVT. LTD.
[Signature]
Authorised Signatory



இன்னாரென்று நிரூபித்தவர்கள்
இடது பெருவிரல்



சார்பதிவாளர்
வத்தலக்குண்டு

[Handwritten signature]
P. K. K. ...
19/15 KB ...
Adyar ...

அடையாளம் குறித்து நீரந்தர
கணக்கு எண். AKPPS 5763F
புள்ளிக்கப்பட்டது.

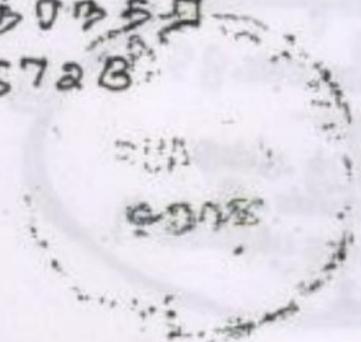
இடது பெருவிரல்



சார்பதிவாளர்
வத்தலக்குண்டு

[Handwritten signature]
Ck. Mohan ...
% Kappa ...
A. Thiru ...
Kathal ...

அடையாளம் குறித்து நீரந்தர
கணக்கு எண். APPPM0572B
புள்ளிக்கப்பட்டது.

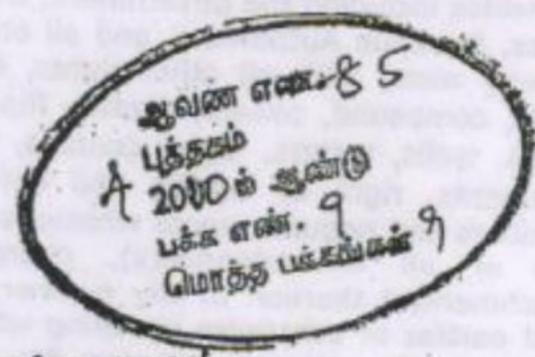


2000ம் ஆண்டு... நியமனம்...

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சார்பதிவாளர்

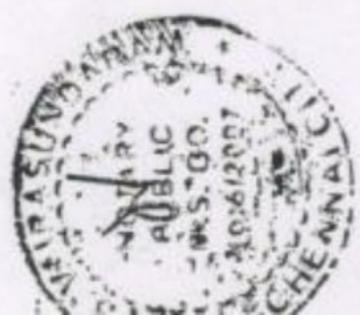
IV புத்தகம் 2000ம்
ஆண்டின்... 85... எண்ணாகப்
பதிவு செய்யப்பெற்றது.
2000ம் ஆண்டு...
நியமனம்... 25... ம் நாள்

[Handwritten signature]
சார்பதிவாளர்



புத்தகம் 2(1)
வகுத்திய... 85
எண் ஆவணம்
...தாள்களைக் கொண்டது
...வது தாள்

[Handwritten signature]
சார்பதிவாளர்



(02) To apply and obtain in attorney's own name or in the name of such other person as the attorney shall direct, appropriate permissions, sanctions, licenses, orders, certificates, no objections, from the competent authorities including the government, Department of Town & Country Planning, Chennai Metropolitan Development Authorities, Local Bodies, Panchayats, Municipality, Revenue Authorities, and all other authorities, for giving effect to the various purposes for which power under this deed is conferred;

(03) To advertise for sale or otherwise procure and negotiate the sale of the Schedule mentioned property in several parts or in whole; to receive from the purchasers the purchase consideration in attorney's own name or in the name of such other natural or jurisdic person/company/nominees, as the attorney shall direct, and to give proper full and absolute discharge receipts for the same on our behalf; to execute and sign a proper conveyance of the said property to the said purchasers;

(04) To present the said deed of conveyance for registration to the proper registration authority, to admit the receipt of the consideration money in his/its or his/its nominees name and to have the said deed registered and to do all acts, deeds and things which may be necessary for conveying the Schedule property and registering the said deed as fully and effectually in all respects as the Principal could, if Principal were personally present;

(05) To sign, make and present any application to the proper authority for any purpose whatsoever, including to extend the period prescribed for the registration of the sale or other deeds and to pay any fine thereof, to obtain the registration of the said deed within the extended period allowed on an application made in this behalf and also to all other statutory, local body and other authorities including for the purpose of grant of permissions, sanctions, licenses, orders, certificates, no objections, transfer of patta, mutation of records etc.; to hand over actual exclusive physical and legal possession of the Schedule property to the Purchasers/third parties, from the possession of the attorney with whom the same is vested;

(06) To realize debts/rents any money due to Principal from any other person and to grant receipts and discharges for the same; to draw, endorse and sign any cheques, drafts, pay orders, dividend or interest, warrants or other investments payable to us, and to sign our name and execute on our behalf all contracts, transfers, assignments, deeds and instruments whatsoever;

(07) To pay all taxes, dues, levies, penalties (if any), fees to any Government or authority or other institution/person; to receive any notices, to send returns, replies and to represent or to appear before any Government, authority or institution in that regard;

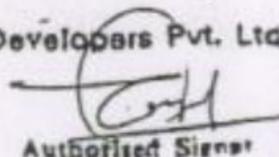
(08) To sign and verify Income Tax returns and also sign necessary statements and petitions and submit the same to the concerned Income Tax, and also pay the necessary taxes in this connection;

(09) To institute appropriate legal proceedings including proceedings before Income Tax Authorities, and in connection therewith to sign necessary plaints, petitions, affidavits, counter affidavits, appeals and engage Advocates, Chartered Accountants, Auditors to do same;

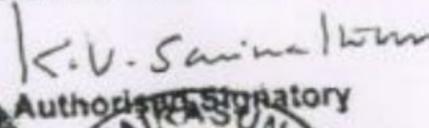
(10) To appear and act in all the courts, civil, revenue or criminal or other departments/judicial/quasi judicial/administrative/other authorities, whether original or appellate, in the registration offices, and in any other office of Government or District or Municipal authority or any other authority; to sign and verify plaints, written statements, complaints, petitions, claims, objections, memorandum of appeals and petitions and applications of all kinds and to file them in any such court or office; to appoint any advocate, pleader, or any other legal practitioner; to compromise, compound or withdraw cases, and refer cases to arbitration/mediation;

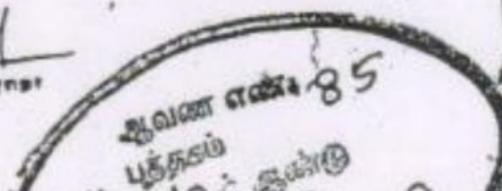
Contd.....4

Andra Farms Developers Pvt. Ltd.


Authorized Signer

For BAHRI ESTATES PVT. LTD.


Authorizing Signatory



(11) To file and receive back documents, to deposit and withdraw money, and to grant receipts thereof; to obtain refund of stamp duty or repayment of court fees; to defend any action against the Principal; to compromise any litigation which has been laid by the Principal jointly or individually or against Principal at his sole discretion;

(12) To obtain necessary clearance certificates/permissions/sanctions/orders under the Income Tax Act or any other Act for the time being in force or which may be introduced from time to time;

(13) To purchase, maintain and manage all equipment, instruments and things, including telephones; to pay the dues, fees and levies thereon;

(14) To file suits of all kinds including for rent, mesne profits, ejection of tenants, and, other kinds of suits; to apply to courts and officers for copies of documents, orders and papers; to apply for the inspection of and to inspect any official or judicial records; to accept service of any summons, notice or writ issued by any court or officer against us; and

(15) To apply for licenses/no objection certificates/sanction of plans, permissions from appropriate authorities for construction of building/warehouse/etc on the schedule property, make construction, additions, alterations in the property, to appoint labour, contractor, architect, such other persons etc., for this purpose and make payments on Principal's behalf.

(16) To represent before all the government, statutory, panchayat, local body and other authorities with respect to the schedule property.

(17) To get electric (light & power) connection/meter installed/changed in the said property and for the purpose to sign and submit any application(s), indemnity bond(s) etc. to deposit the dues and demands etc. To deposit the electricity/water charges with the concerned departments in respect of the said property and to get the receipts thereof.

(18) To get Water/Sewer connection/meter installed/changed in the said property and for the purpose to sign and submit any application(s), forms, affidavit(s), undertaking(s), no objection(s), indemnity bond(s) etc. to deposit the dues & demands etc;

(19) To compromise, compound or withdraw the case(s), to appoint an arbitrator, to proceed in arbitration proceedings, to deposit and withdraw money, to execute decree, to receive and recover the amount of decree and to issue the receipts for the same; To proceed and conduct all the proceedings related to the said property.

(20) To sell/transfer the said property, in whole or in parts, to any intending purchaser(s) to enter into any agreement with the purchaser(s), to receive the consideration amount in full or in parts, to issue receipts thereof and to sign all relevant documents to sale of the said property.

(21) To apply for and get any type of permission and/or clearance/no objection certificate to sell/transfer the said property from any concerned/competent authority.

(22) To appoint such other or further general/special attorney(s) and to revoke the powers conferred upon such attorney(s).

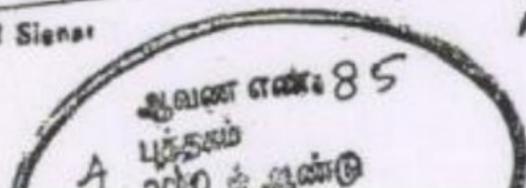
(23) Generally to do all lawful acts necessary as the attorney deems fit in relation to the schedule property without any limitation whatsoever on such powers with respect to this irrevocable and unconditional power of attorney.

Andra Farms Developers Pvt. Ltd

Authorized Signer

For BAHRI ESTATES PVT. LTD. ^{Costd...5}

Authorized Signatory



(24) Apart from the authority which has been expressly conferred, the attorney is hereby granted and possessed of all implied authority for giving effect to the absolute authority conferred on the attorney herein with respect to the schedule property. The Principals shall from time to time execute and deliver all such further documents and do all acts and things without any limitation as the Attorney may require in his discretion to effectively carry on the full intent and meaning of this deed and to complete the transactions contemplated hereunder. If any doubt or dispute shall arise at any time whether a specific authority/power has been conferred under deed or not, the opinion of the attorney in such case would be final and binding on the Principal, Attorney and third parties, if any.

(25) The reference to singular is to be read as plural at the relevant places. Each of the provisions of this deed shall be severable, and if any one or more of the provisions of this deed is unenforceable as per applicable law, such unenforceability shall not affect the enforcement of any other provision of this Agreement. If at any time any dispute shall arise in respect to the schedule property between the Principal and the Attorney, it shall be settled by arbitration to be conducted by referring the same to a sole arbitrator appointed by the Attorney. The deed is subject to the jurisdiction of courts in New Delhi alone to the exclusion of all other courts.

(26) We hereby agree that all acts, deeds and things lawfully done by my said Attorney shall be construed as acts, deeds and things done by us and we undertake to ratify and confirm all acts whatsoever that our said Attorney shall do or cause to be done for us in exercise of the powers hereby given under this Irrevocable power of attorney and keep the attorney fully indemnified by us against all risk and costs at all times to come.

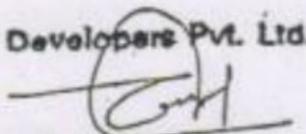
SCHEDULE PROPERTY

All that piece and parcel of the land comprised within the Ganguvarpatti Village, G.Kallupatti Panchayat, Periyakulam Taluk, Theni District, measuring a total extent of 7.50 Acres, within the Registration District of Theni and Registration Sub-District of Vathalakundu situated within the revenue survey numbers mentioned herein below:

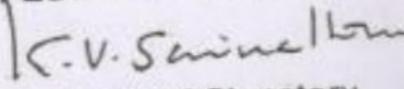
ITEM NO	SURVEY NUMBER	EXTENT	
		ACRES	CENTS
01.	406	1	39
02.	425/1	2	25
03.	425/2	0	89
04.	432	1	23
05.	433	1	74
	Total Extent	7	50

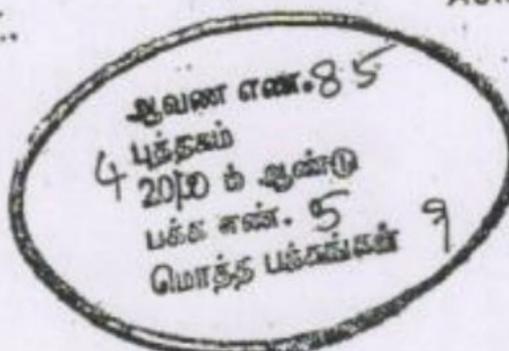
Contd.....6

Andra Farms Developers Pvt. Ltd.


Authorized Signatory

For BAHRI ESTATES PVT. LTD.


Authorized Signatory



சுவாமிநாதன் 85
 A பத்திரம்
 2010-ம் ஆண்டு
 பக்க எண். 6
 குளித்த பக்கங்கள் 9

IN WITNESS WHEREOF we have signed this deed at BATLALUNDU on this the
25 day of March, 2010

Anora Farms Developers Pvt. Ltd
PRINCIPAL

[Signature]
 Authorized Signer

ATTORNEY

M/s. BAHRI ESTATES (P) LIMITED
 For BAHRI ESTATES PVT. LTD.

[Signature]
 Authorized Signatory

WITNESSES

[Signature]
 1. (S/O. P. KRISHNAMURTHY)
 14/15, 8th Main Rd,
 K.B. NAGAR ADYAR
 CHENNAI - 600020.

2. *[Signature]* (K. Mohamed Farook
 S/O R. Khaja Mohideen, 2, Thiruvogal
 Balhalaguda

[Signature]
 Drafted by: 14/12/2009
 Sai Srujan
 Giridhar & Sai,
 Advocates,
 No.319, Linghi Chetty Street, III Floor,
 George Town, Chennai - 600 001.

M/s. P.V.S. Giridhar & Sai Associates
 Advocates
 319 (Old No.155), Linghi Chetty Street,
 III Floor, Chennai - 600 001.
 ☎ : 25243949 / 42163949 - Fax : 25229151
 E-mail : Indlaw2k@yahoo.com



[Signature]
[Signature]
 S. VAIRASUNDARAM, M.A., B.L.
 ADVOCATE & NOTARY PUBLIC
 No. H7/H, H.J.G. FLATS,
 S.P. GARDEN,
 T. NAGAR, CHENNAI-600 017.
 PHONE: 2433 3342
 CELL: 98411 35658

ANPRA FARMS DEVELOPERS PVT.LTD

Extract of the minutes of the board of directors of M/s Anpra Farms Developers Pvt.Ltd meeting held at the registered office of the company at C-30, Chirag Enclave, New Delhi - 110048 on 4th, March-2010

RESOLVED THAT Mr. Ram Gopal Sehgal son of Late Shri.G.D.SEHGAL is hereby authorized by the Board to execute a registered Power of Attorney appointing M/s. Bahri Estates Private Limited having its registered office at D-16A, INDIRA ENCLAVE, NEB SARAI, NEW DELHI-110068 as this Company's authorized attorney in respect of the property hereunder for the purpose of developing, marketing, selling and otherwise dealing with, or to exercise such other powers as prescribed.

PROPERTY

All that piece and parcel of the land comprised within the Ganguvarpatti Village, G.Kallupatti Panchayat, Periyakulam Taluk, Theni District, measuring a total extent of 7.50 Acres, within the Registration District of Theni and Registration Sub-District of Vathalakundu situated within the revenue survey numbers mentioned herein below:

ITEM NO	SURVEY NUMBER	EXTENT	
		ACRES	CENTS
01.	406	1	39
02.	425/1	2	25
03.	425/2	0	89
04.	432	1	23
05.	433	1	74
Total Extent		7.50	



Certified True Copy

For ANPRA FARMS DEVELOPERS PVT.LTD
Anpra Farms Developers Pvt.Ltd

V.K.SODHI
Director

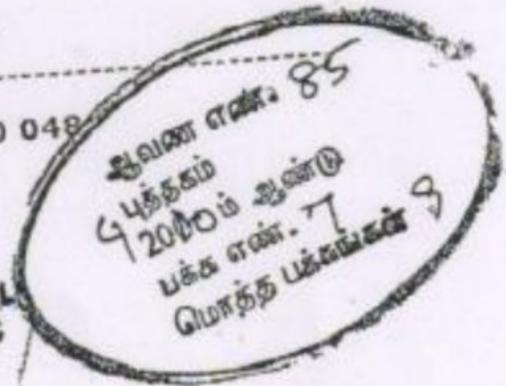
Director

[Signature]
04/3/10
Specimen signature
of Mr. R.G.Sehgal
S. VAIRASUNDARAM, M.A., B.L.
ADVOCATE & NOTARY PUBLIC
No. H7/H, H.I.G. FLATS,
S.P. GARDEN,
T. NAGAR, CHENNAI-600 017
PHONE: 2433 3342
CELL: 98411 35656

C-30, CHIRAG ENCLAVE, NEW DELHI - 110 048



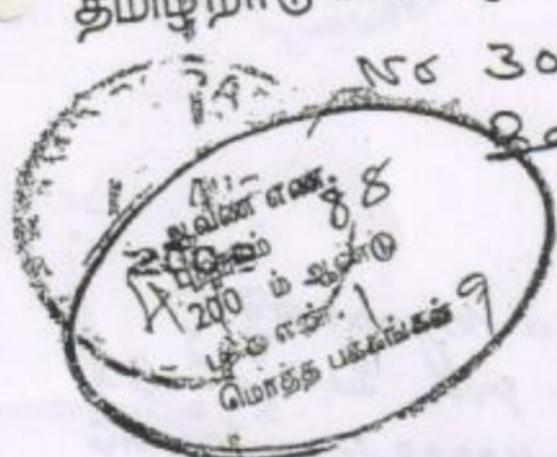
[Signature]
S. VAIRASUNDARAM, M.A., B.L.
ADVOCATE & NOTARY PUBLIC
No. H7/H, H.I.G. FLATS,
S.P. GARDEN,
T. NAGAR, CHENNAI-600 017
PHONE: 2433 3342
CELL: 98411 35656





தமிழ்நாடு தமில்நாடு TAMILNADU ரூ 50/-

10.3.10 N 741926



No 30779

Bahri Estates Pvt Ltd.
Babanyash.

M. குலசேகரன்
ஸ்டார்டிங் வெண்டர்
வந்தவரின் குண்டு
தமிழ்நாடு
L. No. 30280/70A4

GENERAL POWER OF ATTORNEY

KNOW ALL MEN that M/s. Bahri Cuisines Pvt. Ltd. company incorporated under the provisions of Companies Act, 1956, having its Registered Office at D - 16 A, Indira Enclave, Neb Sari, New Delhi - 110 068, through its Authorised Signatory, Shri RAM GOPAL SEHGAL s/o Late Shri G.D. Sehgal Aged 53 residing at 2H-87BP Faridabad 121001 duly authorized vide Board's Resolution dated 3/3/10 (hereinafter referred to as the PRINCIPAL), do hereby appoint and constitute M/s. Bahri Estates Pvt. Ltd. having its Registered Office at D16A, Indira Enclave, Nebsarai, New Delhi 110068, represented by its Authorised Signatory Mr. K.V. SAMINATHAN son of K.K. VENKATARAMAN aged 52 years residing at No.1, 1D, 1st Street, North Gopalapuram Chennai - 600 086, as our sole lawful Attorney in our name and on its behalf to execute or do all or any of the acts or things hereinafter mentioned with respect to the Schedule mentioned immoveable property herein:

BAHRI CUISINES PVT. LTD.

[Signature]
Authorised Signatory

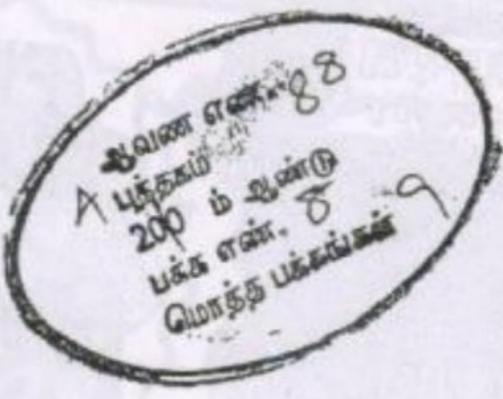


BAHRI ESTATES PVT. LTD.
K.V. Saminathan
Authorised Signatory

Contd.....2

88 | 10/25.3.2010

பயிற்சி ஆண்டு...
திங்கள்... நாள் பகல்
...மணிகளுக்கு இடையில்
வத்தலக்குண்டு சார்பதிவகத்தில்
தாக்கல் செய்து கட்டணம் ரூ. 500/-
...செலுத்தியவர்



A புத்தகம் 200...
வகுத்திய...
எண் ஆவணம்
...தாள்களைக் கொண்டது
...வது தாள்
சார்பதிவாளர்

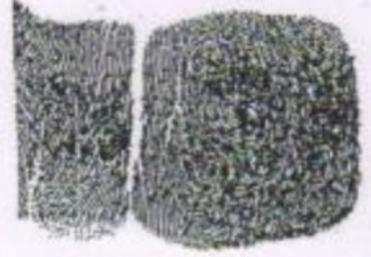
இடது பெருவிரல்



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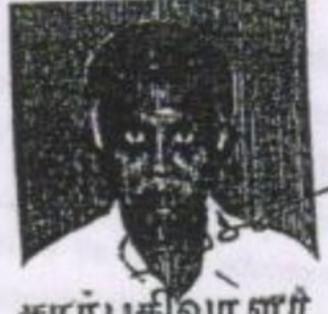
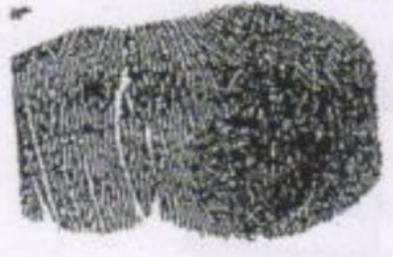
ரூபதிக் கொடுத்ததாக ஒப்புக்கொண்டவர்
இடது பெருவிரல்



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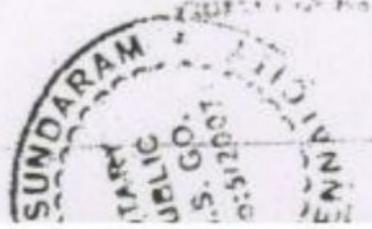
Dr. G. N. Sehgal, Authorized Signatory,
M/S Anprafarms Developers Pvt., Ltd., C-30,
சீராக் அண்களேய், ஹதுதல்-110048 அடையாளம்
குந்த் சூயக்சுமர் அடையாளம் அட்டை அணர்.
MHM 2900744 ஹந் கல்பு.

எழுதி வாங்கியதாக ஒப்புக்கொண்டவர்
இடது பெருவிரல்



சார்பதிவாளர்
வத்தலக்குண்டு

K.V. Sankar
Dr. M. V. Venkateshwarar, Authorized
Signatory of M/S. Bahari Estates Pvt.,
Ltd., 216A, குந்த்ரா அண்களேய்,
தெய்சுறை, ஹதுதல்-110068
அடையாளம் குந்த் சூயக்சுமர்
அட்டை அணர் N0919870008068
ஹந் கல்பு.





தமிழ்நாடு தமில்நாடு TAMILNADU

₹ 50/-

10-3-10 N 741927

சுயலாண்மை எண். 88
 4 பகுதிகள்
 2200 மீ. சுமார்
 பகுதிகள் எண். 2
 மொத்த பக்கங்கள் 9

30780
 Bahri Estates Pvt Ltd.
 Galle, Galle

M. குலசேகரன்
 ஸ்டாம்பு வெண்டர்
 வத்தியூர்
 தமில்நாடு
 L. No. 30280/70A4

2

(01) To cultivate, develop, form lay out, construct buildings of all kinds, demolish building if any, convert land use, manage, control, possess, and/or to sell, mortgage, lease, grant license or otherwise deal with/transfer/develop the immovable property described in Schedule hereunder together with all pending/final permissions, sanctions, licenses, orders, certificates, no objections, issued by the competent authorities including the government, Department of Town & Country Planning, Local Bodies, Revenue Authorities, and all other authorities with respect to the Schedule Property along with all other rights, title and interest, benefits, house, edifices, courts, compound, sewers, ditches, fences, drains, ways; paths, passages, common gullies, wells, waters, water courses, yards, areas, trees, plants, lights, liberties, easements, right of ingress and egress, profits, privileges, rights, advantages, members and appurtenances whatsoever in and pertaining to the Schedule Property free of all encumbrance(s), charge(s), claim(s), liability(ies), lien(s) and attachment(s) thereon in any manner as the attorney deems fit, in favour of any third parties or otherwise including without limitation in favor of the said Attorney itself, as the attorney deems fit; to execute sale deeds, sale agreements, development contracts, or such other deeds/agreements as the attorney deems fit; and to oversee and enforce the provisions thereof;

Contd.....3

BAHRI CUISINES PVT. LTD.

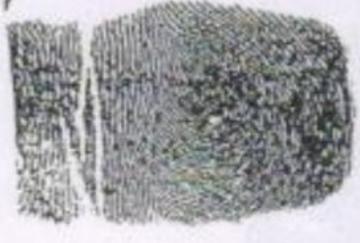
 Authorised Signatory

For BAHRI ESTATES PVT. LTD.

 Authorised Signatory



இன்னாரென்று நிருபித்தவர்கள்
இடது பெருவிரல் I w 1



சார்பதிவாளர்
வத்தலக்குண்டு
I w 2

[Signature]
சு. F. KRISHNANARASIMAN
1115 8th Avenue
KIS No. 1 Chennai -
அடையாளம் குந்தடி நிரந்தர
கணக்கு எண். AKPP35763F
மர்ச்சண்டை.

இடது பெருவிரல்



சார்பதிவாளர்
வத்தலக்குண்டு

[Signature]
C. K. Mohanlal Feroze
70 Khaja Mo. Road
2 - Thiruvangan
Buddhapuram
அடையாளம் குந்தடி நிரந்தர கணக்கு
எண். APPPH0572B மர்ச்சண்டை

200...ம் ஆண்டு... தங்கள்...ம் நாள்

[Signature]
சார்பதிவாளர்

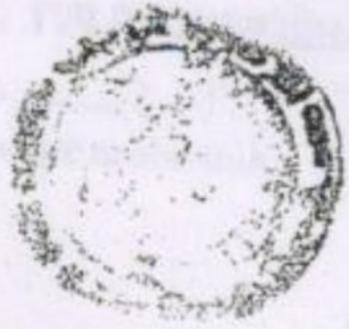
IV புத்தகம் 200...ம்
ஆண்டின்... எண்ணாகப்
பதிவு செய்யப்பெற்றது.
200...ம் ஆண்டு...
தங்கள்...ம் நாள்

A ஆவண எண். 88
புத்தகம்
200 ம் ஆண்டு
பக்க எண். 99
மொத்த அக்கப்புகள்



[Signature]
சார்பதிவாளர்

A புத்தகம் 200...
வருடத்திய...
எண் ஆவணம்



தாள்களைக் கொண்டது
வது தாள்

[Signature]
சார்பதிவாளர்



- (02) To apply and obtain in attorney's own name or in the name of such other person as the attorney shall direct, appropriate permissions, sanctions, licenses, orders, certificates, no objections, from the competent authorities including the government, Department of Town & Country Planning, Chennai Metropolitan Development Authorities, Local Bodies, Panchayats, Municipality, Revenue Authorities, and all other authorities, for giving effect to the various purposes for which power under this deed is conferred;
- (03) To advertise for sale or otherwise procure and negotiate the sale of the Schedule mentioned property in several parts or in whole; to receive from the purchasers the purchase consideration in attorney's own name or in the name of such other natural or jurisdic person/company/nominees, as the attorney shall direct, and to give proper full and absolute discharge receipts for the same on our behalf; to execute and sign a proper conveyance of the said property to the said purchasers;
- (04) To present the said deed of conveyance for registration to the proper registration authority, to admit the receipt of the consideration money in his/its or his/its nominees name and to have the said deed registered and to do all acts, deeds and things which may be necessary for conveying the Schedule property and registering the said deed as fully and effectually in all respects as the Principal could, if Principal were personally present;
- (05) To sign, make and present any application to the proper authority for any purpose whatsoever, including to extend the period prescribed for the registration of the sale or other deeds and to pay any fine thereof, to obtain the registration of the said deed within the extended period allowed on an application made in this behalf and also to all other statutory, local body and other authorities including for the purpose of grant of permissions, sanctions, licenses, orders, certificates, no objections, transfer of patta, mutation of records etc.; to hand over actual exclusive physical and legal possession of the Schedule property to the Purchasers/third parties, from the possession of the attorney with whom the same is vested;
- (06) To realize debts/rents any money due to Principal from any other person and to grant receipts and discharges for the same; to draw, endorse and sign any cheques, drafts, pay orders, dividend or interest, warrants or other investments payable to us, and to sign our name and execute on our behalf all contracts, transfers, assignments, deeds and instruments whatsoever;
- (07) To pay all taxes, dues, levies, penalties(if any), fees to any Government or authority or other institution/person; to receive any notices, to send returns, replies and to represent or to appear before any Government, authority or institution in that regard;
- (08) To sign and verify Income Tax returns and also sign necessary statements and petitions and submit the same to the concerned Income Tax, and also pay the necessary taxes in this connection;
- (09) To institute appropriate legal proceedings including proceedings before Income Tax Authorities, and in connection therewith to sign necessary plaints, petitions, affidavits, counter affidavits, appeals and engage Advocates, Chartered Accountants, Auditors to do same;
- (10) To appear and act in all the courts, civil, revenue or criminal or other departments/judicial/quasi judicial/administrative/other authorities, whether original or appellate, in the registration offices, and in any other office of Government or District or Municipal authority or any other authority; to sign and verify plaints, written statements, complaints, petitions, claims, objections, memorandum of appeals and petitions and applications of all kinds and to file them in any such court or office; to appoint any advocate, pleader, or any other legal practitioner; to compromise, compound or withdraw cases, and refer cases to arbitration/mediation;

Contd....4

BAHRI CUISINES PVT. LTD.

For BAHRI ESTATES PVT. LTD

[Signature]
 Authorized Signatory

[Signature]
 Authorized Signatory

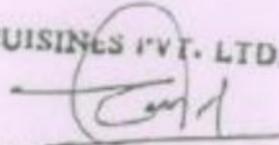
சென்னை நகராட்சி
 455550
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 ம.ச.க. 3
 சென்னை நகராட்சி

சுற்றுச்சூழல்
 ம.ச.க.
 No: 5/2007
 CHENNAI

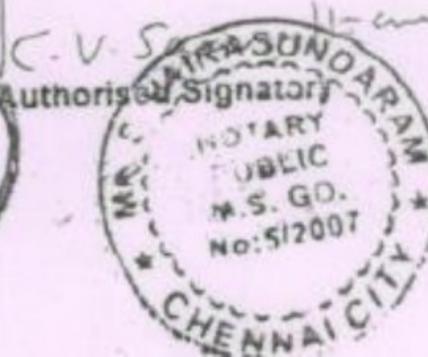
- (11) To file and receive back documents, to deposit and withdraw money, and to grant receipts thereof; to obtain refund of stamp duty or repayment of court fees; to defend any action against the Principal; to compromise any litigation which has been laid by the Principal jointly or individually or against Principal at his sole discretion;
- (12) To obtain necessary clearance certificates/permissions/sanctions/orders under the Income Tax Act or any other Act for the time being in force or which may be introduced from time to time;
- (13) To purchase, maintain and manage all equipment, instruments and things, including telephones; to pay the dues, fees and levies thereon;
- (14) To file suits of all kinds including for rent, mesne profits, ejection of tenants, and, other kinds of suits; to apply to courts and officers for copies of documents, orders and papers; to apply for the inspection of and to inspect any official or judicial records; to accept service of any summons, notice or writ issued by any court or officer against us; and
- (15) To apply for licenses/no objection certificates/sanction of plans, permissions from appropriate authorities for construction of building/warehouse/etc on the schedule property, make construction, additions, alterations in the property, to appoint labour, contractor, architect, such other persons etc., for this purpose and make payments on Principal's behalf.
- (16) To represent before all the government, statutory, panchayat, local body and other authorities with respect to the schedule property.
- (17) To get electric (light & power) connection/meter installed/changed in the said property and for the purpose to sign and submit any application(s), indemnity bond(s) etc. to deposit the dues and demands etc. To deposit the electricity/water charges with the concerned departments in respect of the said property and to get the receipts thereof.
- (18) To get Water/Sewer connection/meter installed/changed in the said property and for the purpose to sign and submit any application(s), forms, affidavit(s), undertaking(s), no objection(s), indemnity bond(s) etc. to deposit the dues & demands etc;
- (19) To compromise, compound or withdraw the case(s), to appoint an arbitrator, to proceed in arbitration proceedings, to deposit and withdraw money, to execute decree, to receive and recover the amount of decree and to issue the receipts for the same; To proceed and conduct all the proceedings related to the said property.
- (20) To sell/transfer the said property, in whole or in parts, to any intending purchaser(s) to enter into any agreement with the purchaser(s), to receive the consideration amount in full or in parts, to issue receipts thereof and to sign all relevant documents to sale of the said property.
- (21) To apply for and get any type of permission and/or clearance/no objection certificate to sell/transfer the said property from any concerned/competent authority.
- (22) To appoint such other or further general/special attorney(s) and to revoke the powers conferred upon such attorney(s).
- (23) Generally to do all lawful acts necessary as the attorney deems fit in relation to the schedule property without any limitation whatsoever on such powers with respect to this irrevocable and unconditional power of attorney.

Contd.....5

BAHRI CUISINES PVT. LTD.


 Authorized Signatory

For BAHRI ESTATES PVT. LTD.



(24) Apart from the authority which has been expressly conferred, the attorney is hereby granted and possessed of all implied authority for giving effect to the absolute authority conferred on the attorney herein with respect to the schedule property. The Principals shall from time to time execute and deliver all such further documents and do all acts and things without any limitation as the Attorney may require in his discretion to effectively carry on the full intent and meaning of this deed and to complete the transactions contemplated hereunder. If any doubt or dispute shall arise at any time whether a specific authority/power has been conferred under deed or not, the opinion of the attorney in such case would be final and binding on the Principal, Attorney and third parties, if any.

(25) The reference to singular is to be read as plural at the relevant places. Each of the provisions of this deed shall be severable, and if any one or more of the provisions of this deed is unenforceable as per applicable law, such unenforceability shall not affect the enforcement of any other provision of this Agreement. If at any time any dispute shall arise in respect to the schedule property between the Principal and the Attorney, it shall be settled by arbitration to be conducted by referring the same to a sole arbitrator appointed by the Attorney. The deed is subject to the jurisdiction of courts in New Delhi alone to the exclusion of all other courts.

(26) We hereby agree that all acts, deeds and things lawfully done by my said Attorney shall be construed as acts, deeds and things done by us and we undertake to ratify and confirm all acts whatsoever that our said Attorney shall do or cause to be done for us in exercise of the powers hereby given under this irrevocable power of attorney and keep the attorney fully indemnified by us against all risk and costs at all times to come.

SCHEDULE PROPERTY

All that piece and parcel of the land comprised within the Ganguvarpatti Village, G.Kallupatti Panchayat, Periyakulam Taluk, Theni District, measuring a total extent of 18.28 Acres, within the Registration District of Theni and Registration Sub-District of Vathalakundu situated within the revenue survey numbers mentioned herein below:

ITEM NO	SURVEY NUMBER	EXTENT	
		ACRES	CENTS
01.	179B	1	24
02.	302/2	1	85
03.	379	4	72
04.	382	1	33
05.	383	1	07
06.	384	1	10
07.	385/2	1	51
08.	385/3	2	91
09.	386	2	55
Total Extent		18	28

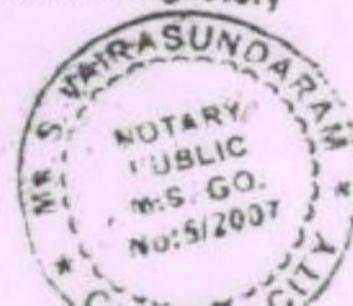
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BAHRI CUISINES PVT. LTD.

Authorised Signatory

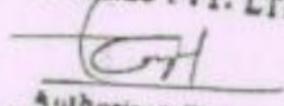
For BAHRI ESTATES PVT. LTD.

Authorised Signatory



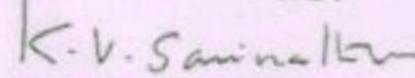
IN WITNESS WHEREOF we have signed this deed at GATLAGUNDU on this the 25 day of March, 2010

PRINCIPAL
BAHRI CUISINES PVT. LTD

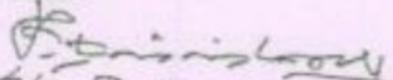

Authorised Signatory --
ATTORNEY

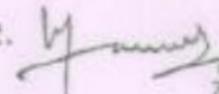
M/s. BAHRI ESTATES (P) LIMITED

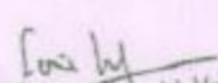
For BAHRI ESTATES PVT. LTD.


Authorised Signatory

WITNESSES


1. K. B. NATAR
11/15 RTB Bldg,
K.B. NATAR ADJAR
CHENNAI - 600 040.


2. C.K. MOHAMED FAROOK
% K. Raja M. Liden, 2, Thiru Nagar,
Battalagundu.


Drafted by: 14/4/2010
Sai Srujan
Giridhar & Sai,
Advocates,
No. 319, Linghi Chetty Street, III Floor,
George Town, Chennai - 600 001.

M/s. P.V.S. Giridhar & Sai Associates
Advocates

319 (Old No. 155), Linghi Chetty Street,
III Floor, Chennai - 600 001.

☎ : 25243949 / 42163949 • Fax : 25229151

E-mail : indlaw2k@yahoo.com



S. VAIRASUNDARAM, M.A.B.L.
ADVOCATE & NOTARY PUBLIC
No. H7/H, H.I.G. FLATS,
S.P. GARDEN,
T. NAGAR, CHENNAI-600 017.
PHONE: 2433 3342
CELL: 98411 35696



Bahri Cuisines Pvt.Ltd

Extract of the minutes of the board of directors of M/s Bahri Cuisines Pvt.Ltd meeting held at the registered office of the company at D-16A, INDIRA ENCLAVE, NEB SARAI, NEW DELHI-110 068 on 3rd March-2010

RESOLVED THAT Mr.Ram Gopal Sehgal son of Late Shri.G.D.SEHGAL is hereby authorized by the Board to execute a registered Power of Attorney appointing M/s. Bahri Estates Private Limited having its registered office at D-16A, INDIRA ENCLAVE, NEB SARAI, NEW DELHI-110 068 as this Company's authorized attorney in respect of the property hereunder for the purpose of developing, marketing, selling and otherwise dealing with, or to exercise such other powers as prescribed.

PROPERTY

All that piece and parcel of the land comprised within the Ganguvarpatti Village, G.Kallupatti Panchayat, Periyakulam Taluk, Theni District, measuring a total extent of 18.28 Acres, within the Registration District of Theni and Registration Sub-District of Vathalakundu situated within the revenue survey numbers mentioned herein below:

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06.	384	1	10
07.	385/2	1	51
08.	385/3	2	91
09.	386	2	55
Total Extent		18	28



Certified True Copy
For BAHRI CUISINES PVT LTD
BAHRI CUISINES PVT. LTD.

Hemant Bahri
Hemant Bahri
Director

Director

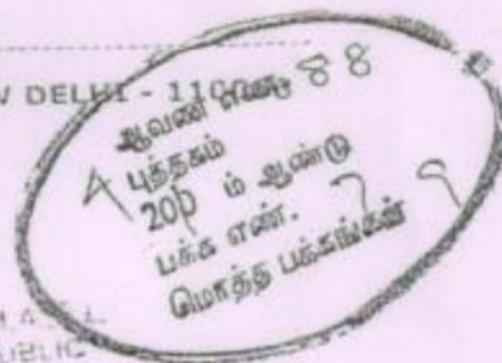
S. Vairasundaram
03/13/10
S. VAIRASUNDARAM, M.A.B.L.
ADVOCATE & NOTARY PUBLIC
No. H7/H, H.I.G. FLATS,
S.P. GARDEN,
T. NAGAR, CHENNAI-600 017
PHONE: 2433 3342
CELL: 98411 35668

R.G. Sehgal
Specimen Signature of
Of Mr.R.G.Sehgal

D-16A, INDIRA ENCLAVE, NEB SARAI, NEW DELHI - 110 068



S. VAIRASUNDARAM, M.A.B.L.
ADVOCATE & NOTARY PUBLIC
No. H7/H, H.I.G. FLATS,
S.P. GARDEN,
T. NAGAR, CHENNAI-600 017
PHONE: 2433 3342
CELL: 98411 35668

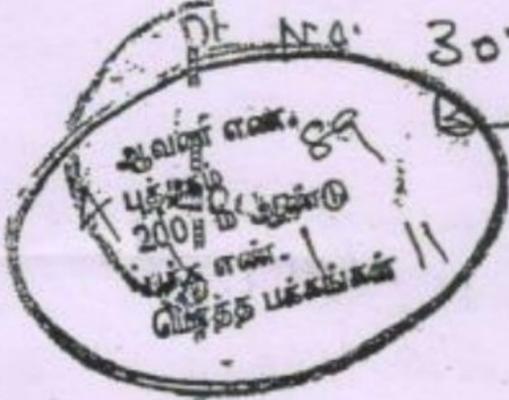




தமிழ்நாடு தமில்நாடு TAMILNADU

₹ 50/-

10.3.10 N 741920



DT No. 30285

Bahri Estates Pvt Ltd
Chennai

M. K. Subramanian
M. குலசேகரன்
ஸ்டாப்டு வென்டர்
வத்தவக்குண்டு
தமிழ்நாடு
L. No. 30280/70A4

GENERAL POWER OF ATTORNEY

KNOW ALL MEN that M/s. Suprava Agro Estates Pvt. Ltd. company incorporated under the provisions of Companies Act, 1956, having its Registered Office at C - 30 , Chirag Enclave, New Delhi - 110.048, through its Authorised Signatory, Shri RAM GOPAL SEHGAL s/o Late Shri G.D. Sehgal Aged 53 residing at 2H-87BP Faridabad 121001, duly authorized vide Board's Resolution dated 2/3/10 (*hereinafter referred to as the P.RINCIPAL*), do hereby appoint and constitute M/s.Bahri Estates Pvt. Ltd. having its Registered Office at D16A, Indira Enclave, Nebsarai, New Delhi 110068, represented by its Authorised Signatory Mr. K.V. SAMINATHAN son of K.K. VENKATARAMAN aged 57 years residing at No.1, 1D, 1st Street, North Gopalapuram Chennai - 600 086, as our sole lawful Attorney in our name and on its behalf to execute or do all or any of the acts or things hereinafter mentioned with respect to the Schedule mentioned immoveable property herein:

Contd.....2

SUPRAVA AGRO ESTATES PVT. LTD.

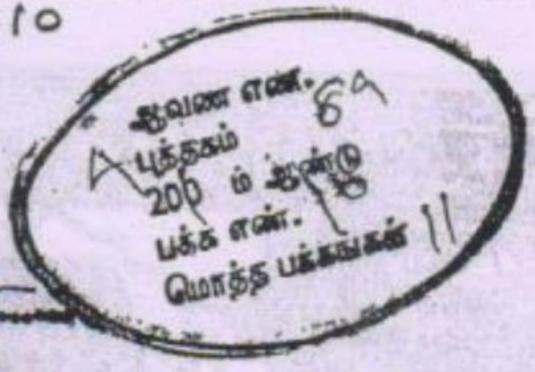
For BAHRI ESTATES PVT. LTD.

[Signature]
Authorised Signatory

[Signature]
Authorised Signatory



89/11/126.3.2010



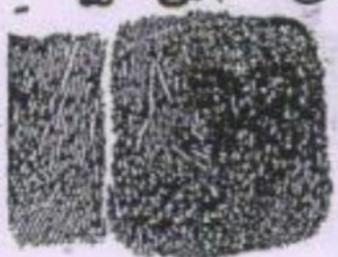
A..... புத்தகம் 200...
பகுதி 89.....
எண் ஆவணம்
தாள்களைக் கொண்டு இது
வது தாள்

.....ம் ஆண்டு
திங்கள்ம் நாள் பகல்
.....மணிகளுக்கு இடையில்
வந்தலக்குண்டு சார்பதிவகத்தில்
தாக்கல் செய்து கட்டணம் ரூ.....
செலுத்தியவர்

சார்பதிவாளர்

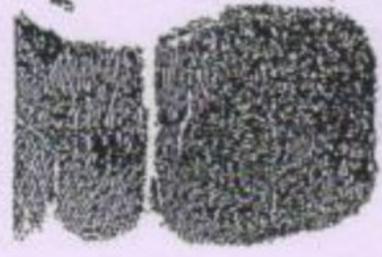


இடது பெருவிரல்



ஈழநாடு கொடுத்ததாக ஒப்புக்கொண்டவர்

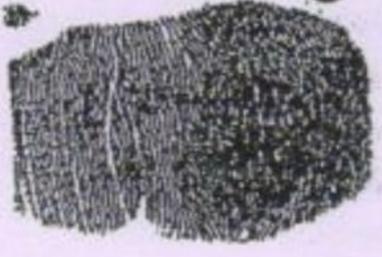
இடது பெருவிரல்



G. N. Sehgal, Authorized Signatory
M/S. Anpra Farms Developers Pvt., Ltd.,
C-30, சீராக் அன் களம், ஈழதளம்-110048
அடையாளம் குறித்து அங்கீகரிக்கப்பட்ட
அடையாளம். MHH2900744 அங்கீகரிக்கப்பட்டது.

ஈழநாடு வாங்கியதாக ஒப்புக்கொண்டவர் (சாப்தர்)

இடது பெருவிரல்



K.V. Sarinathan
S/o. K.V. Venkataraman,
Authorized Signatory of
M/S. Bahari Estates Pvt., Ltd.,
No. 16A, சீராக் அன் களம்,
தென்சேர, ஈழதளம்-110068 அடையாளம்
குறித்து ஒப்புக்கொண்டவர். வெ0919870008061
அங்கீகரிக்கப்பட்டது.





पचास
रुपये
रु. 50

FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

கமரிநாடு தமிழ்நாடு TAMILNADU ரூ. 50/-
No 30280

10-3-10 N 741921

M. குலசேகரன்
ஸ்டார்பு ரெஸ்டர்
வத்தவக்குண்டு
தமிழ்நாடு
L. No. 30280/70A4

2009 மார்ச் 8
பக்க எண். 2
மொத்த பக்கங்கள் 11

Bahri Estates Pvt Ltd
Bathur

2

(01) To cultivate, develop, form lay out, construct buildings of all kinds, demolish building if any, convert land use, manage, control, possess, and/or to sell, mortgage, lease, grant license or otherwise deal with/transfer/develop the immovable property described in Schedule hereunder together with all pending/final permissions, sanctions, licenses, orders, certificates, no objections, issued by the competent authorities including the government, Department of Town & Country Planning, Local Bodies, Revenue Authorities, and all other authorities with respect to the Schedule Property along with all other rights, title and interest, benefits, house, edifices, courts, compound, sewers, ditches, fences, drains, ways, paths, passages, common gullies, wells, waters, water courses, yards, areas, trees, plants, lights, liberties, easements, right of ingress and egress, profits, privileges, rights, advantages, members and appurtenances whatsoever in and pertaining to the Schedule Property free of all encumbrance(s), charge(s), claim(s), liability(ies), lien(s) and attachment(s) thereon in any manner as the attorney deems fit, in favour of any third parties or otherwise including without limitation in favor of the said Attorney itself, as the attorney deems fit; to execute safe deeds, sale agreements, development contracts, or such other deeds/agreements as the attorney deems fit; and to oversee and enforce the provisions thereof;

Contd....3

SUPRAVA AGRO ESTATES PVT. LTD.

For BAHRI ESTATES PVT. LTD.

[Signature]
Authorized Sign

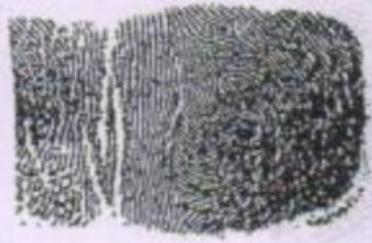
[Signature]
Authorized Signatory

VAIRASUNDARAM
NOTARY
PUBLIC
MIS. GO.
1/2007

இன்னாரென்று நிருபித்தவர்கள்

இடது பெருவிரல்

251



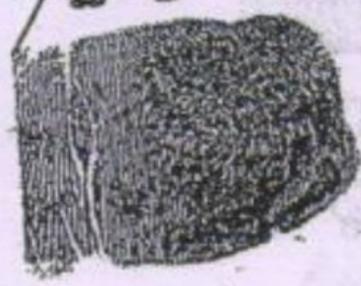
சார்பதிவாளர்
வத்தலக்குண்டு

சார்பதிவாளர்
P. KARAYALAR
11/15
K. B. Nagar
Chennai, 600020

அடையாளம் குந்தடி நிரந்தர
கணக்கு எண். AKPP35763F
புறநகல் பட்டியல்.

இடது பெருவிரல்

252



சார்பதிவாளர்
வத்தலக்குண்டு

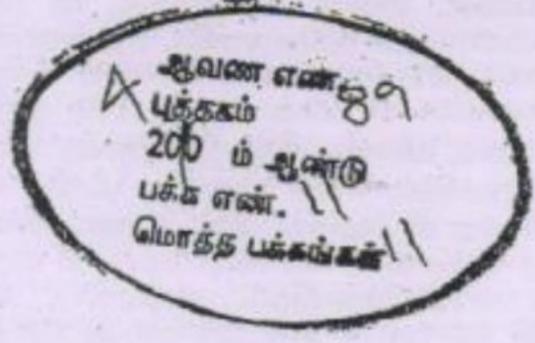
சார்பதிவாளர்
(K. H. Nagar) (P. Nagar)
K. H. Nagar
2, Tamil Nagar
Dharmapuri

அடையாளம் குந்தடி நிரந்தர
கணக்கு எண். APPPM0572 B
புறநகல் பட்டியல்.

2000 ம் ஆண்டு... நங்கள்... ம் நாள்

சார்பதிவாளர்

புத்தகம் 2000...
அண்டின்... எண்ணாகப்
பெயர் செய்யப்பெற்றது.
2000 ம் ஆண்டு...
நங்கள்... ம் நாள்

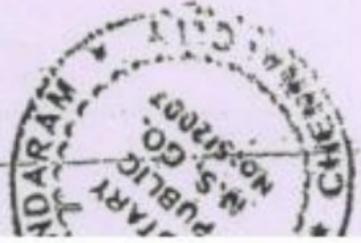


சார்பதிவாளர்



புத்தகம் 2000...
வட்டத்திய...
எண் ஆவணம்
...தாள்களைக் கொண்டு
...வது தாள்

சார்பதிவாளர்



- (02) To apply and obtain in attorney's own name or in the name of such other person as the attorney shall direct, appropriate permissions, sanctions, licenses, orders, certificates, no objections, from the competent authorities including the government, Department of Town & Country Planning, Chennai Metropolitan Development Authorities, Local Bodies, Panchayats, Municipality, Revenue Authorities, and all other authorities, for giving effect to the various purposes for which power under this deed is conferred;
- (03) To advertise for sale or otherwise procure and negotiate the sale of the Schedule mentioned property in several parts or in whole; to receive from the purchasers the purchase consideration in attorney's own name or in the name of such other natural or jurisdic person/company/nominees, as the attorney shall direct, and to give proper full and absolute discharge receipts for the same on our behalf; to execute and sign a proper conveyance of the said property to the said purchasers;
- (04) To present the said deed of conveyance for registration to the proper registration authority, to admit the receipt of the consideration money in his/its or his/its nominees name and to have the said deed registered and to do all acts, deeds and things which may be necessary for conveying the Schedule property and registering the said deed as fully and effectually in all respects as the Principal could, if Principal were personally present;
- (05) To sign, make and present any application to the proper authority for any purpose whatsoever, including to extend the period prescribed for the registration of the sale or other deeds and to pay any fine thereof, to obtain the registration of the said deed within the extended period allowed on an application made in this behalf and also to all other statutory, local body and other authorities including for the purpose of grant of permissions, sanctions, licenses, orders, certificates, no objections, transfer of patta, mutation of records etc.; to hand over actual exclusive physical and legal possession of the Schedule property to the Purchasers/third parties, from the possession of the attorney with whom the same is vested;
- (06) To realize debts/rents any money due to Principal from any other person and to grant receipts and discharges for the same; to draw, endorse and sign any cheques, drafts, pay orders, dividend or interest, warrants or other investments payable to us, and to sign our name and execute on our behalf all contracts, transfers, assignments, deeds and instruments whatsoever;
- (07) To pay all taxes, dues, levies, penalties (if any), fees to any Government or authority or other institution/person; to receive any notices, to send returns, replies and to represent or to appear before any Government, authority or institution in that regard;
- (08) To sign and verify Income Tax returns and also sign necessary statements and petitions and submit the same to the concerned Income Tax, and also pay the necessary taxes in this connection;
- (09) To institute appropriate legal proceedings including proceedings before Income Tax Authorities, and in connection therewith to sign necessary plaints, petitions, affidavits, counter affidavits, appeals and engage Advocates, Chartered Accountants, Auditors to do same;
- (10) To appear and act in all the courts, civil, revenue or criminal or other departments/judicial/quasi judicial/administrative/other authorities, whether original or appellate, in the registration offices, and in any other office of Government or District or Municipal authority or any other authority; to sign and verify plaints, written statements, complaints, petitions, claims, objections, memorandum of appeals and petitions and applications of all kinds and to file them in any such court or office; to appoint any advocate, pleader, or any other legal practitioner; to compromise, compound or withdraw cases, and refer cases to arbitration/mediation;

Contd.....4

SUPRAVA AGRO ESTATES PVT. LTD.

For BAHRI ESTATES PVT. LTD.



V. S. Srinivasan
 Authorised Signatory

(11) To file and receive back documents, to deposit and withdraw money, and to grant receipts thereof; to obtain refund of stamp duty or repayment of court fees; to defend any action against the Principal; to compromise any litigation which has been laid by the Principal jointly or individually or against Principal at his sole discretion;

(12) To obtain necessary clearance certificates/permissions/sanctions/orders under the Income Tax Act or any other Act for the time being in force or which may be introduced from time to time;

(13) To purchase, maintain and manage all equipment, instruments and things, including telephones; to pay the dues, fees and levies thereon;

(14) To file suits of all kinds including for rent, mesne profits, ejection of tenants, and, other kinds of suits; to apply to courts and officers for copies of documents, orders and papers; to apply for the inspection of and to inspect any official or judicial records; to accept service of any summons, notice or writ issued by any court or officer against us; and

(15) To apply for licenses/no objection certificates/sanction of plans, permissions from appropriate authorities for construction of building/warehouse/etc on the schedule property, make construction, additions, alterations in the property, to appoint labour, contractor, architect, such other persons etc., for this purpose and make payments on Principal's behalf.

(16) To represent before all the government, statutory, panchayat, local body and other authorities with respect to the schedule property.

(17) To get electric (light & power) connection/meter installed/changed in the said property and for the purpose to sign and submit any application(s), indemnity bond(s) etc. to deposit the dues and demands etc. To deposit the electricity/water charges with the concerned departments in respect of the said property and to get the receipts thereof.

(18) To get Water/Sewer connection/meter installed/changed in the said property and for the purpose to sign and submit any application(s), forms, affidavit(s), undertaking(s), no objection(s), indemnity bond(s) etc. to deposit the dues & demands etc;

(19) To compromise, compound or withdraw the case(s), to appoint an arbitrator, to proceed in arbitration proceedings, to deposit and withdraw money, to execute decree, to receive and recover the amount of decree and to issue the receipts for the same; To proceed and conduct all the proceedings related to the said property.

(20) To sell/transfer the said property, in whole or in parts, to any intending purchaser(s) to enter into any agreement with the purchaser(s), to receive the consideration amount in full or in parts, to issue receipts thereof and to sign all relevant documents to sale of the said property.

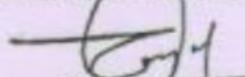
(21) To apply for and get any type of permission and/or clearance/no objection certificate to sell/transfer the said property from any concerned/competent authority.

(22) To appoint such other or further general/special attorney(s) and to revoke the powers conferred upon such attorney(s).

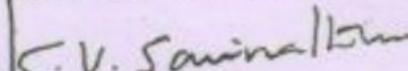
(23) Generally to do all lawful acts necessary as the attorney deems fit in relation to the schedule property without any limitation whatsoever on such powers with respect to this irrevocable and unconditional power of attorney.

Contd.....5

SUPRAYA AGRO ESTATES PVT. LTD.


Authorized Signatory

For BAHRI ESTATES PVT. LTD.


Authorized Signatory



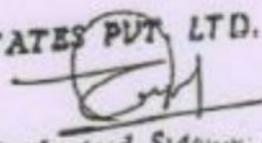
(24) Apart from the authority which has been expressly conferred, the attorney is hereby granted and possessed of all implied authority for giving effect to the absolute authority conferred on the attorney herein with respect to the schedule property. The Principals shall from time to time execute and deliver all such further documents and do all acts and things without any limitation as the Attorney may require in his discretion to effectively carry on the full intent and meaning of this deed and to complete the transactions contemplated hereunder. If any doubt or dispute shall arise at any time whether a specific authority/power has been conferred under deed or not, the opinion of the attorney in such case would be final and binding on the Principal, Attorney and third parties, if any.

(25) The reference to singular is to be read as plural at the relevant places. Each of the provisions of this deed shall be severable, and if any one or more of the provisions of this deed is unenforceable as per applicable law, such unenforceability shall not affect the enforcement of any other provision of this Agreement. If at any time any dispute shall arise in respect to the schedule property between the Principal and the Attorney, it shall be settled by arbitration to be conducted by referring the same to a sole arbitrator appointed by the Attorney. The deed is subject to the jurisdiction of courts in New Delhi alone to the exclusion of all other courts.

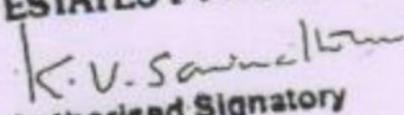
(26) We hereby agree that all acts, deeds and things lawfully done by my said Attorney shall be construed as acts, deeds and things done by us and we undertake to ratify and confirm all acts whatsoever that our said Attorney shall do or cause to be done for us in exercise of the powers hereby given under this irrevocable power of attorney and keep the attorney fully indemnified by us against all risk and costs at all times to come.

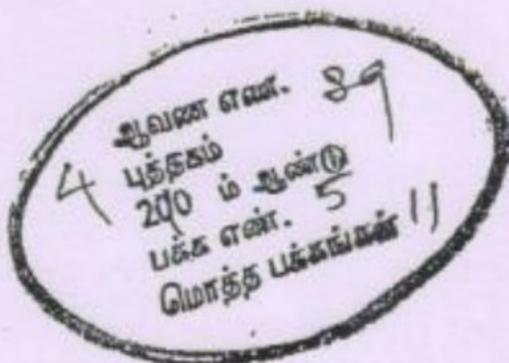
Contd.....6

SUPRAVA AGRO ESTATES PVT. LTD.


Authorized Signatory

For BAHRI ESTATES PVT. LTD.


Authorized Signatory



SCHEDULE PROPERTY

All that piece and parcel of the land comprised within the Ganguvarpatti Village, G.Kallupatti Panchayat, Periyakulam Taluk, Theni District, measuring a total extent of 37.83 Acres, within the Registration District of Theni and Registration Sub-District of Vathalakundu situated within the revenue survey numbers mentioned herein below:

ITEM NO	SURVEY NUMBER	EXTENT	
		ACRES	CENTS
01.	412	2	48
02.	413	0	21
03.	414/1	1	67
04.	414/2	0	38
05.	415	0	92
06.	416	2	07
07.	421/1	2	86
08.	422	1	82
09.	423	2	55
10.	424	2	00
11.	427	1	16
12.	430	2	94
13.	431	0	91
14.	435	0	57
15.	436/1	1	92
16.	436/2	3	28
17.	436/3	1	04
18.	436/4	0	88
19.	437	2	50
20.	438/1	1	02
21.	439/1	0	48
22.	442/1	0	54
23.	443/1	2	48
24.	443/2	1	15
	Total Extent	37	83

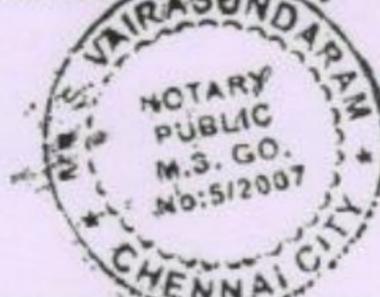
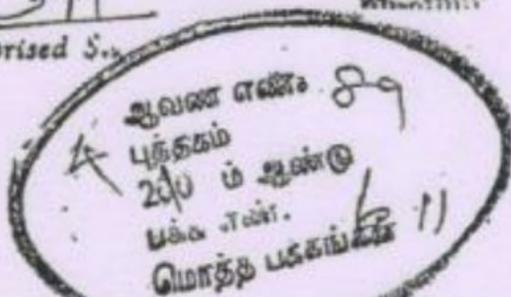
Contd.....7

For BAHRI ESTATES PVT. LTD.

SUPRAVA AGRO ESTATES PVT LTD

Authorized S.

Authorized Signatory



IN WITNESS WHEREOF we have signed this deed at BATLAHUNDU on this the 25 day of March, 2010

SUPRAVA AGRO ESTATES PVT. LTD.
PRINCIPAL
[Signature]
Authorized Signatory

ATTORNEY
M/s. BAHRI ESTATES (P) LIMITED
For BAHRI ESTATES PVT. LTD.
K.V. Sainathan
Authorized Signatory

WITNESSES

- [Signature]*
CH. SRINIVASAN S/S
F. KRISHNAMOORTHY
11/15, SEKHAR RD,
K.B. NAGAR ADYAR
CHENNAI - 600020.
- [Signature]*
K. Mohamed Fawok
% KHALA MO SIDDIKI, Thiru nagar
Batlahundu

சுப்பிரவா ஏக்கர் - 89 -
அட்டர்னி
200 மீ ஆகும்
பக்க எண். 7
மொத்த பக்கங்கள் 11

[Signature] 14/4/2010
Drafted by:
Sai Srujan
Girdhar & Sai,
Advocates,
No.319, Linghi Chetty Street, III Floor,
George Town, Chennai - 600 001.
M/s. P.V.S. Girdhar & Sai Associates
Advocates
319 (Old No.155), Linghi Chetty Street,
III Floor, Chennai - 600 001.
☎ : 25243949 / 42163949 • Fax : 25229151
E-mail : indlaw2k@yahoo.com

S. VAIRASUNDARAM
NOTARY
PUBLIC
N.S. GO.
No:15/2007
CHENNAI CITY

S. VAIRASUNDARAM
ADVOCATE
No. 17/1, H. ...
S. CAPPEL
T. NAGAR, CHENNAI
PHONE ...
CELL: 90411 ...

8

SUPRAYA AGRO ESTATES PVT.LTD

Extract of the minutes of the board of directors of M/s Suprava Agro Estates Pvt.Ltd meeting held at the registered office of the company at C-30, Chirag Enclave, New Delhi - 110048 on 2nd March-2010

RESOLVED THAT Mr.R.G. SEHGAL, son of Late Shri. G.D.SEHGAL is hereby authorized by the Board to execute a registered Power of Attorney appointing M/s. Bahri Estates Private Limited having its registered office at D-16A, INDIRA ENCLAVE, NEB SARAI, NEW DELHI 110-068 as this Company's authorized attorney in respect of the property hereunder for the purpose of developing, marketing, selling and otherwise dealing with, or to exercise such other powers as prescribed.

PROPERTY

All that piece and parcel of the land comprised within the Ganguvarpatti Village, G.Kallupatti Panchayat, Periyakulam Taluk, Theni District, measuring a total extent of 37.83 Acres, within the Registration District of Theni and Registration Sub-District of Vathalakundu situated within the revenue survey numbers mentioned herein below:

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09.	423	2	55
10.	424	2	00
11.	427	1	16
12.	430	2	94
13.	431	0	91
14.	435	0	57
15.	436/1	1	92
16.	436/2	3	28
17.	436/3	1	04
18.	436/4	0	88
19.	437	2	50
20.	438/1	1	02
21.	439/1	0	48

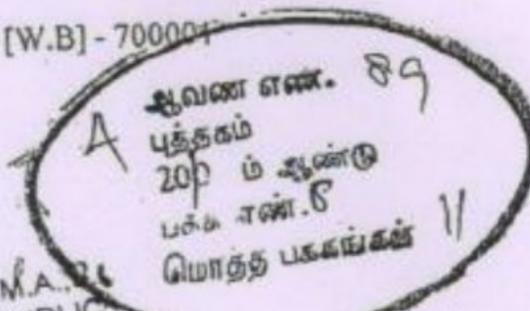


S. Vairasundaram
02/13/10

S. VAIRASUNDARAM, M.A.,
ADVOCATE & NOTARY PUBLIC
No. H7/H, H.I.G. FLATS,
S.P. GARDEN,
T. NAGAR, CHENNAI-600 017A, BENTINCK STREET, 4TH FLOOR, KOLKATA [W.B] - 700004
PHONE: 2433 3342
CELL: 98411 35658



S. VAIRASUNDARAM, M.A.,
ADVOCATE & NOTARY PUBLIC
No. H7/H, H.I.G. FLATS,
S.P. GARDEN,
T. NAGAR, CHENNAI-600 017.
PHONE: 2433 3342
CELL: 98411 35658



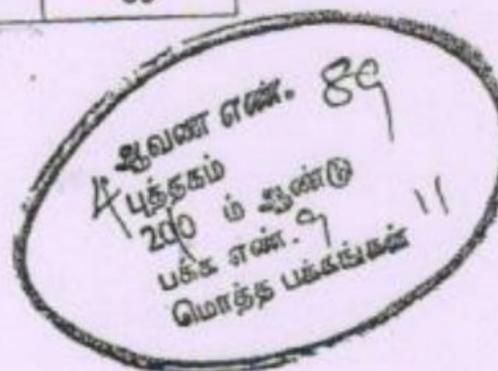
9

SUPRAVA AGRO ESTATES PVT.LTD

22.	442/1	0	54
23.	443/1	2	48
24.	443/2	1	15
Total Extent		37	83



Specimen Signature of Mr.R.G.Sehgal



Certified True Copy

For SUPRAVA AGRO ESTATES PVT.LTD
SUPRAVA AGRO ESTATES PVT. LTD.

Hemant Bahri
Director

Director



S. Vairasundaram
02/3/10

S. VAIRASUNDARAM, M.A., B.L.
ADVOCATE & NOTARY PUBLIC
No. H7/H, H.I.G. FLATS,
S.P. GARDEN,
T. NAGAR, CHENNAI-600 017.
PHONE: 2433 3342
CELL: 98411 35655

7A, BENTINCK STREET, 4TH FLOOR, KOLKATA [W.B.] - 700001



S. VAIRASUNDARAM, M.A., B.L.
ADVOCATE & NOTARY PUBLIC
NO. H7/H, H.I.G. FLATS,
S.P. GARDEN, CHENNAI-600 017.

GPA

81 (1)



தமிழ்நாடு தமில்நாடு TAMILNADU

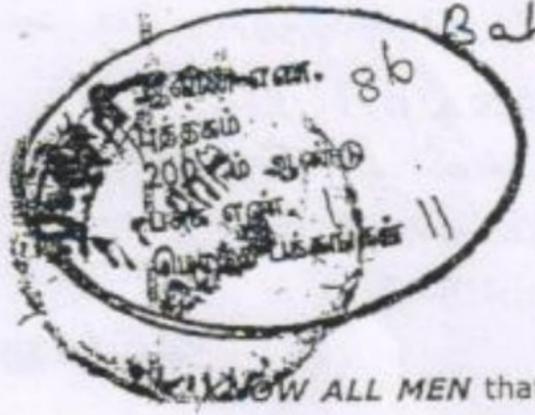
Rs 50 / - 10.3.10 N 741899

No 30777

Bahri Estates Pvt Ltd.
Bathayanda.

M. Kuse

M. குலசேகரன்
ஸ்டாப் ரெண்டர்
வத்தலக்குண்டு
தமிழ்நாடு
L. No. 30280/70A4



1
GENERAL POWER OF ATTORNEY

KNOW ALL MEN that M/s. Sushma Sales Pvt. Ltd. company incorporated under the provisions of Companies Act, 1956, having its Registered Office at No.7A, Bentinck Street, 4th Floor, Kolkatta, 700 001, West Bengal, through its Authorised Signatory, Shri RAM GOPAL SEHGAL s/o Late Shri G.D. Sehgal Aged 53 residing at 2H-87BP Faridabad 121001 duly authorized vide Board's Resolution dated 6/3/10 (hereinafter referred to as the **PRINCIPAL**), do hereby appoint and constitute M/s. Bahri Estates Pvt. Ltd. having its Registered Office at D16A, Indira Enclave, Nebsarai, New Delhi 110068, represented by its Authorised Signatory Mr. K.V. SAMINATHAN son of K.K. VENKATARAMAN aged 57 years residing at No.1, 1D, 1st Street, North Gopalapuram Chennai - 600 086, as our sole lawful Attorney in our name and on its behalf to execute or do all or any of the acts or things hereinafter mentioned with respect to the Schedule mentioned immoveable property herein:

Contd.....2

For Sushma Sales Pvt. Ltd.

Auth. Signatory

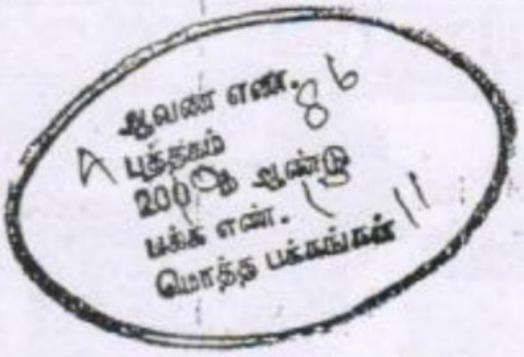


For BAHRI ESTATES PVT. LTD.

Authorised Signatory

86/1V/25.3.2010

200...ம் ஆண்டு...
திங்கள்...ம் நாள் பகல்
...10:11...மணிகளுக்கு இடையில்
வத்தலக்குண்டு சாஸ்திரவகத்தில்
காக்கல் செய்து கட்டணம் ரூ. 50 +
100 + 20... செலுத்தியவர்
இடது பெருவிரல்



..... புத்தக
வகுத்திய...
எண் ஆவணம்
...தாள்களைக் கொண்ட
.....வது தாள்

சாப்பதிவாளர்

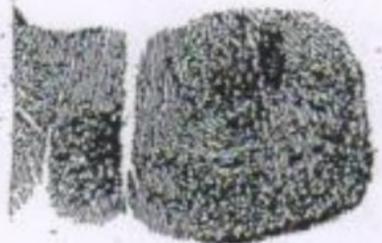


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எழுதிக் கொடுத்ததாக ஒப்புக்கொண்டவர் வத்தலக்குண்டு
இடது பெருவிரல்

Handwritten signature



S/o. G. D. Sehgal, Authorized Signatory of
M/S. Anpara Films Developers Pvt., Ltd., C. 30,
சீராக் சாஸ்திரவகம், அஜலதல்லி - 110068 அடையாளம்
குறித்து உறக் கணம் அடையாளம் அடையாளம்
MH 2900744 பறக்கல்பட ஆ.

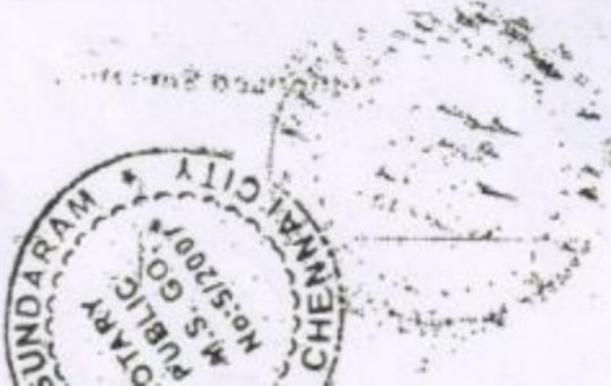


எழுதி வாங்கியதாக ஒப்புக்கொண்டவர் (சொல்வர்)
இடது பெருவிரல்



K.V. Sainelbu
S/o. K.K. Venkatraman,
Authorized Signatory of M/S.
Bahar Estates Pvt., Ltd., 216 A,
கீர்த்திரா சாஸ்திரவகம், தென்செரை,
அஜலதல்லி - 110068 அடையாளம்
குறித்து சூடகூர் உறக் கணம்
TN 919870008068 பறக்கல்பட ஆ.

சாப்பதிவாளர்
வத்தலக்குண்டு





தமிழ்நாடு தமில்நாடு TAMILNADU
No 30778

Rs 50 / 10 3-10 N 741900

Bahri Estates PVT LTD
Bollerymulla

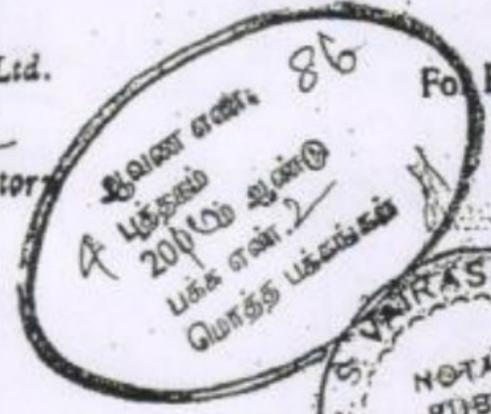
M. குலசேகரன்
ஸ்டாஃப் வெண்டர்
வந்தவர்களுக்கே
தமிழ்நாடு
L. No. 30280/70A4



(0.11) cultivate, develop, form lay out, construct buildings of all kinds, demolish building if any, convert land use, manage, control, possess, and/or to sell, mortgage, lease, grant license or otherwise deal with/transfer/develop the immovable property described in Schedule hereunder together with all pending/final permissions, sanctions, licenses, orders, certificates, no objections, issued by the competent authorities including the government, Department of Town & Country Planning, Local Bodies, Revenue Authorities, and all other authorities with respect to the Schedule Property along with all other rights, title and interest, benefits, house, edifices, courts, compound, sewers, ditches, fences, drains, ways, paths, passages, common gullies, wells, waters, water courses, yards, areas; trees, plants, lights, liberties, easements, right of Ingress and egress, profits, privileges, rights, advantages, members and appurtenances whatsoever in and pertaining to the Schedule Property free of all encumbrance(s), charge(s), claim(s), liability(ies), lien(s) and attachment(s) thereon in any manner as the attorney deems fit, in favour of any third parties or otherwise including without limitation in favor of the said Attorney itself, as the attorney deems fit; to execute sale deeds, sale agreements, development contracts, or such other deeds/agreements as the attorney deems fit; and to oversee and enforce the provisions thereof;

Contd.....3

For Sushma Sales Pvt. Ltd.
Auth. Signator



For BAHRI ESTATES PVT. LTD.
K.V. Sainath
Authorised Signatory



இன்னாரென்று நிருபித்தவர்கள்

I w 1

இடது பெருவிரல்

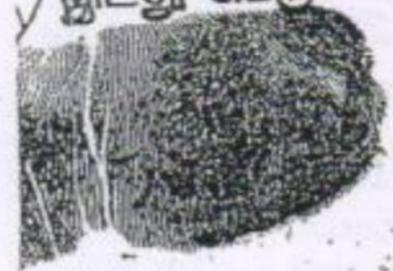


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சார்பதிவாளர் வத்தலக்குண்டு கணக்கு எண். AKPP55763F
Mnந்கப்பட்டடி.
11/15 ST. Mary's Rd,
Adyar Chennai-20.
அடையாளம் குந்தடி ந்த50

I w 2

இடது பெருவிரல்



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சார்பதிவாளர் வத்தலக்குண்டு கணக்கு எண். APPPM0572B
Mnந்கப்பட்டடி.
2, Thiru Nagar, Bethelapur,
K. MOHAMMED PARVEZ
S/o KATHA MOHAMMED

2000ம் ஆண்டு... திங்கள்... ம் நாள்

[Handwritten signature]
சார்பதிவாளர்

புத்தகம் 2000...
ஆண்டின்... எண்ணாகப்
பதிவு செய்யப்பெற்றது.
2000... ஆண்டு...
திங்கள்... ம் நாள்

[Handwritten signature]
சார்பதிவாளர்



A புத்தகம் 2000...
வட்டத்திய...
எண் ஆவணம்
...களைக் கொண்டது
...வது நாள்

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சார்பதிவாளர்



(02) To apply and obtain in attorney's own name or in the name of such other person as the attorney shall direct, appropriate permissions, sanctions, licenses, orders, certificates, no objections, from the competent authorities including the government, Department of Town & Country Planning, Chennai Metropolitan Development Authorities, Local Bodies, Panchayats, Municipality, Revenue Authorities, and all other authorities, for giving effect to the various purposes for which power under this deed is conferred;

(03) To advertise for sale or otherwise procure and negotiate the sale of the Schedule mentioned property in several parts or in whole; to receive from the purchasers the purchase consideration in attorney's own name or in the name of such other natural or jurisdic person/company/nominees, as the attorney shall direct, and to give proper full and absolute discharge receipts for the same on our behalf; to execute and sign a proper conveyance of the said property to the said purchasers;

(04) To present the said deed of conveyance for registration to the proper registration authority, to admit the receipt of the consideration money in his/its or his/its nominees name and to have the said deed registered and to do all acts, deeds and things which may be necessary for conveying the Schedule property and registering the said deed as fully and effectually in all respects as the Principal could, if Principal were personally present;

(05) To sign, make and present any application to the proper authority for any purpose whatsoever, including to extend the period prescribed for the registration of the sale or other deeds and to pay any fine thereof, to obtain the registration of the said deed within the extended period allowed on an application made in this behalf and also to all other statutory, local body and other authorities including for the purpose of grant of permissions, sanctions, licenses, orders, certificates, no objections, transfer of patta, mutation of records etc.; to hand over actual exclusive physical and legal possession of the Schedule property to the Purchasers/third parties, from the possession of the attorney with whom the same is vested;

(06) To realize debts/rents any money due to Principal from any other person and to grant receipts and discharges for the same; to draw, endorse and sign any cheques, drafts, pay orders, dividend or interest, warrants or other investments payable to us, and to sign our name and execute on our behalf all contracts, transfers, assignments, deeds and instruments whatsoever;

(07) To pay all taxes, dues, levies, penalties (if any), fees to any Government or authority or other institution/person; to receive any notices, to send returns, replies and to represent or to appear before any Government, authority or institution in that regard;

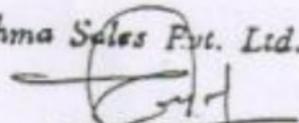
(08) To sign and verify Income Tax returns and also sign necessary statements and petitions and submit the same to the concerned Income Tax, and also pay the necessary taxes in this connection;

(09) To institute appropriate legal proceedings including proceedings before Income Tax Authorities, and in connection therewith to sign necessary plaints, petitions, affidavits, counter affidavits, appeals and engage Advocates, Chartered Accountants, Auditors to do same;

(10) To appear and act in all the courts, civil, revenue or criminal or other departments/judicial/quasi judicial/administrative/other authorities, whether original or appellate, in the registration offices, and in any other office of Government or District or Municipal authority or any other authority; to sign and verify plaints, written statements, complaints, petitions, claims, objections, memorandum of appeals and petitions and applications of all kinds and to file them in any such court or office; to appoint any advocate, pleader, or any other legal practitioner; to compromise, compound or withdraw cases, and refer cases to arbitration/mediation;

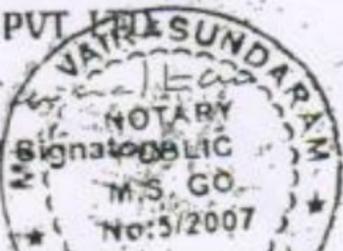
Contd.....4

For Sushma Sales Pvt. Ltd.


Auth. Signatory

For BAHRI ESTATES PVT. LTD.

K.V.S.
Authorized Signatory



(11) To file and receive back documents, to deposit and withdraw money, and to grant receipts thereof; to obtain refund of stamp duty or repayment of court fees; to defend any action against the Principal; to compromise any litigation which has been laid by the Principal jointly or individually or against Principal at his sole discretion;

(12) To obtain necessary clearance certificates/permissions/sanctions/orders under the Income Tax Act or any other Act for the time being in force or which may be introduced from time to time;

(13) To purchase, maintain and manage all equipment, instruments and things, including telephones; to pay the dues, fees and levies thereon;

(14) To file suits of all kinds including for rent, mesne profits, ejection of tenants, and, other kinds of suits; to apply to courts and officers for copies of documents, orders and papers; to apply for the inspection of and to inspect any official or judicial records; to accept service of any summons, notice or writ issued by any court or officer against us; and

(15) To apply for licenses/no objection certificates/sanction of plans, permissions from appropriate authorities for construction of building/warehouse/etc on the schedule property, make construction, additions, alterations in the property, to appoint labour, contractor, architect, such other persons etc., for this purpose and make payments on Principal's behalf.

(16) To represent before all the government, statutory, panchayat, local body and other authorities with respect to the schedule property.

(17) To get electric (light & power) connection/meter installed/changed in the said property and for the purpose to sign and submit any application(s), indemnity bond(s) etc. to deposit the dues and demands etc. To deposit the electricity/water charges with the concerned departments in respect of the said property and to get the receipts thereof.

(18) To get Water/Sewer connection/meter installed/changed in the said property and for the purpose to sign and submit any application(s), forms, affidavit(s), undertaking(s), no objection(s), indemnity bond(s) etc. to deposit the dues & demands etc;

(19) To compromise, compound or withdraw the case(s), to appoint an arbitrator, to proceed in arbitration proceedings, to deposit and withdraw money, to execute decree, to receive and recover the amount of decree and to issue the receipts for the same; To proceed and conduct all the proceedings related to the said property.

(20) To sell/transfer the said property, in whole or in parts, to any intending purchaser(s) to enter into any agreement with the purchaser(s), to receive the consideration amount in full or in parts, to issue receipts thereof and to sign all relevant documents to sale of the said property.

(21) To apply for and get any type of permission and/or clearance/no objection certificate to sell/transfer the said property from any concerned/competent authority.

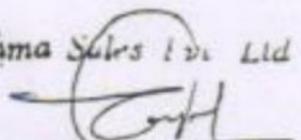
(22) To appoint such other or further general/special attorney(s) and to revoke the powers conferred upon such attorney(s).

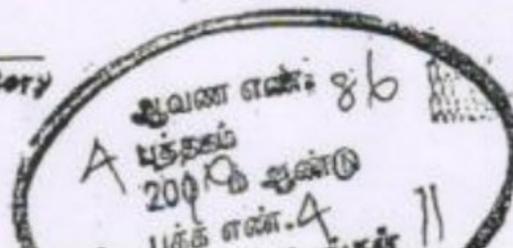
(23) Generally to do all lawful acts necessary as the attorney deems fit in relation to the schedule property without any limitation whatsoever on such powers with respect to this irrevocable and unconditional power of attorney.

(24) Apart from the authority which has been expressly conferred, the attorney is hereby granted and possessed of all implied authority for giving effect to the

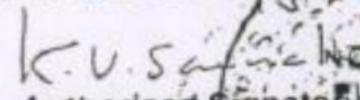
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For Sushma Sales Ltd. Ltd


Auth. Signatory



For BAHRI ESTATES PVT. LTD.


K.V. Srinivasan
Authorized Signatory



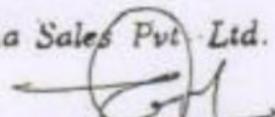
absolute authority conferred on the attorney herein with respect to the schedule property. The Principals shall from time to time execute and deliver all such further documents and do all acts and things without any limitation as the Attorney may require in his discretion to effectively carry on the full intent and meaning of this deed and to complete the transactions contemplated hereunder. If any doubt or dispute shall arise at any time whether a specific authority/power has been conferred under deed or not, the opinion of the attorney in such case would be final and binding on the Principal, Attorney and third parties, if any.

(25) The reference to singular is to be read as plural at the relevant places. Each of the provisions of this deed shall be severable, and if any one or more of the provisions of this deed is unenforceable as per applicable law, such unenforceability shall not affect the enforcement of any other provision of this Agreement. If at any time any dispute shall arise in respect to the schedule property between the Principal and the Attorney, it shall be settled by arbitration to be conducted by referring the same to a sole arbitrator appointed by the Attorney. The deed is subject to the jurisdiction of courts in New Delhi alone to the exclusion of all other courts.

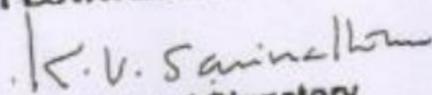
(26) We hereby agree that all acts, deeds and things lawfully done by my said Attorney shall be construed as acts, deeds and things done by us and we undertake to ratify and confirm all acts whatsoever that our said Attorney shall do or cause to be done for us in exercise of the powers hereby given under this irrevocable power of attorney and keep the attorney fully indemnified by us against all risk and costs at all times to come.

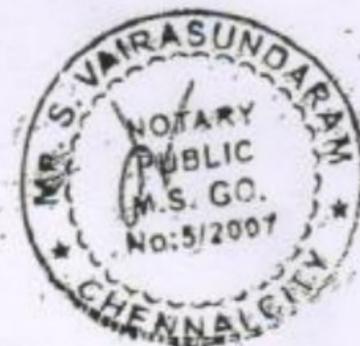
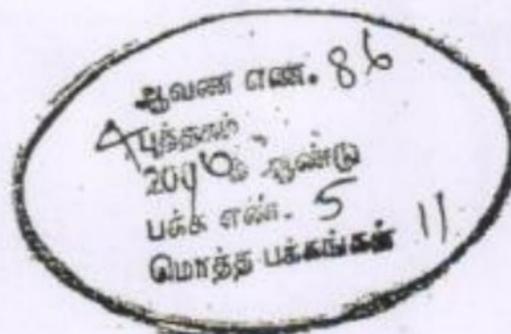
Contd.....6

For Sushma Sales Pvt. Ltd.


Auth. Signatory

For BAHRI ESTATES PVT. LTD.


Authorized Signatory



SCHEDULE PROPERTY

All that piece and parcel of the land comprised within the Ganguvarpatti Village, G.Kallupatti Panchayat, Periyakulam Taluk, Theni District, measuring a total extent of 56.33 Acres, within the Registration District of Theni and Registration Sub-District of Vathalakundu situated within the revenue survey numbers mentioned herein below:

ITEM NO	SURVEY NUMBER	EXTENT	
		ACRES	CENTS
01.	209B/2B <i>209/B2 - O.N.S. Registry</i>	0	28
02.	209B/3	0	33
03.	210/2B	0	56
04.	210/3	0	69
05.	213	0	96
06.	214	0	73
07.	304	3	30
08.	305/1	1	35
09.	306/2	0	16
10.	307	1	03
11.	308	2	48
12.	309	1	11
13.	311/2A	1	58
14.	311/2B	1	80
15.	377	4	03
16.	395/1, 395/2, 393/3	3	50
17.	399/1, 399/2	6	63
18.	396	1	24
19.	397/1, 397/2	3	62
20.	400	2	17
21.	401/1	1	09
22.	401/2	0	64
23.	402	1	03
24.	403	1	54
25.	404	0	90
26.	405/1	1	40
27.	405/2	0	63
28.	407	3	50
29.	408	0	34
30.	409	2	62
31.	410/1	1	94
32.	410/2	0	99
33.	411	2	16
Total Extent		56	33

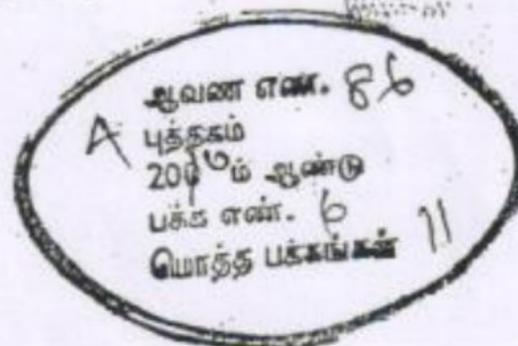
For Sushma Sales Pvt Ltd.

Auth. Signatory

For BAHRI ESTATES PVT. LTD.

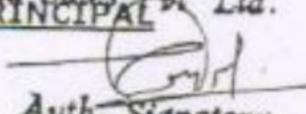
Authorised Signatory

Contd.....7



86
 45000
 200
 பக்க எண்.
 மொத்த பக்கங்கள் 11

IN WITNESS WHEREOF we have signed this deed at BATLAHUNDU on this the 25 day of March, 2010

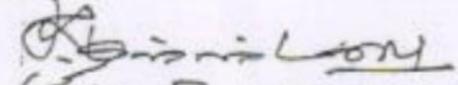
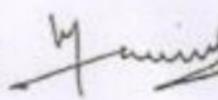
For Sushma Sales Pvt Ltd.
PRINCIPAL

 Auth. Signatory

ATTORNEY
 M/s. BAHRI ESTATES (P) LIMITED

For BAHRI ESTATES PVT. LTD.

K.V. Srinivasan
 Authorised Signatory

WITNESSES

- 
 1. (S/O P. K. KISHNA D'CORTY)
 11/15 B D Road Rf,
 K. B. NAGAR ATYAR
 CHENNAI - 600 020.
- 
 2. Ck. MOHAMED FAROOK
 % Khaja Holiday, 2, Thiruv Nagar
 Batlahundu

Sai Srujan
 Drafted By: 14/4/2010
 Sai Srujan
 Giridhar & Sai,
 Advocates,
 No. 319, Linghi Chetty Street, 3rd Floor,
 George Town, Chennai - 600 001.

M/s. P.V.S. Giridhar & Sai Associates
 Advocates
 319 (Old No. 155), Linghi Chetty Street,
 III Floor, Chennai - 600 001.
 ☎ : 25243949 / 42163949 - Fax : 25229151
 E-mail: pvsgiridhar@yahoo.com



S. Vairasundaram
S. Vairasundaram
 S. VAIRASUNDARAM M.A.B.
 ADVOCATE & NOTARY PUBLIC
 No. 177H, H.T.G. FLATS,
 S.P. GARDEN,
 T. NAGAR, CHENNAI-600 017.
 PHONE: 2433 3342
 CELL: 98411 35658

8

SUSHMA SALES PVT.LTD

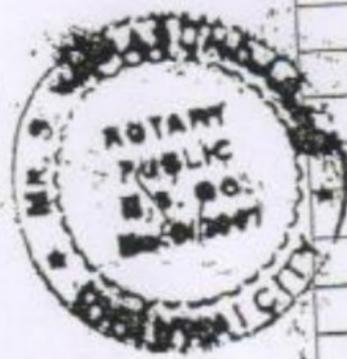
Extract of the minutes of the board of directors of M/s Sushma Sales Pvt.Ltd meeting held at the registered office of the company at 7A, BENTINCK STREET, 4TH FLOOR, KOLKATA [W.B] - 700001 on 5th, March-2010

RESOLVED THAT Mr. Ram Gopal Sehgal son of Late Shri. G.D.Sehgal is hereby authorized by the Board to execute and registered Power of Attorney appointing M/s. Bahri Estates Private Limited having its registered office at D16A, Indra Enclave, Neb Sarai, New Delhi - 110 068 as this Company's authorized attorney in respect of the property hereunder for the purpose of developing, marketing, selling and otherwise dealing with, or to exercise such other powers as prescribed.

PROPERTY

All that piece and parcel of the land comprised within the Ganguvarpatti Village, G.Kallupatti Panchayat, Periyakulam Taluk, Theni District, measuring a total extent of 56.33 Acres, within the Registration District of Theni and Registration Sub-District of Vathalakundu situated within the revenue survey numbers mentioned herein below:

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		ACRES	CENTS
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07.	214	0	73
07.	304	3	30
08.	304	1	35
08.	305/1	0	16
09.	306/2	1	03
10.	307	2	48
11.	308	1	11
12.	309	1	58
13.	311/2A	1	80
14.	311/2B	4	03
15.	377	3	50
16.	395/1, 395/2, 393/3	6	63
17.	399/1, 399/2	1	24



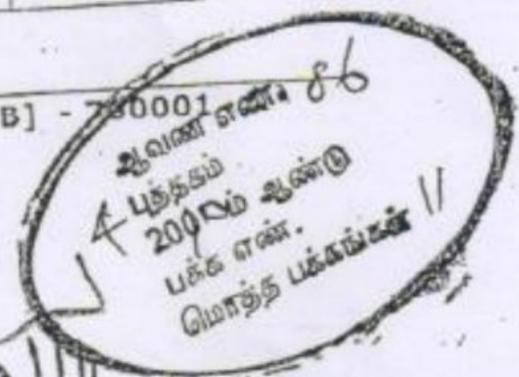
Attorney
S. Vairasundaram
05/3/10
S. VAIRASUNDARAM, M.A., B.L. 396
ADVOCATE & NOTARY PUBLIC
No. H7/H, H.J.G. FLATS,
S.P. GARDEN,
T. NAGAR, CHENNAI-600 017
PHONE: 2433 3342
CELL: 98411 35658

T. NAGAR, CHENNAI-600 017, BENTINCK STREET, 4TH FLOOR, KOLKATA [W.B] - 700001

PHONE: 2433 3342
CELL: 98411 35658



Attorney
S. Vairasundaram
05/3/10
S. VAIRASUNDARAM, M.A., B.L.
ADVOCATE & NOTARY PUBLIC
No. H7/H, H.J.G. FLATS,
S.P. GARDEN,
T. NAGAR, CHENNAI-600 017.
PHONE: 2433 3342
CELL: 98411 35658



9

SUSHMA SALES PVT.LTD

19.	397/1, 397/2	3	62
20.	400	2	17
21.	401/1	1	09
22.	401/2	0	64
23.	402	1	03
24.	403	1	54
25.	404	0	90
26.	405/1	1	40
27.	405/2	0	63
28.	407	3	50
29.	408	0	34
30.	409	2	62
31.	410/1	1	94
32.	410/2	0	99
33.	411	2	16
Total Extent		56	33



Specimen Signature of Mr.R.G.Sehgal

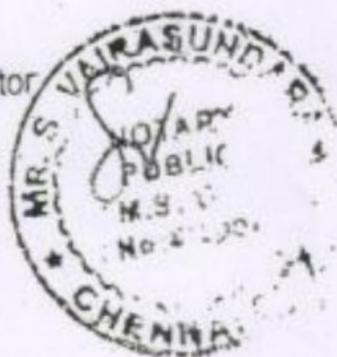
Certified True Copy

S. Bahri
For SUSHMA SALES PVT.LTD
For SUSHMA SALES PVT. LTD.

S. Bahri
Sangeeta Bahri

Director

Director

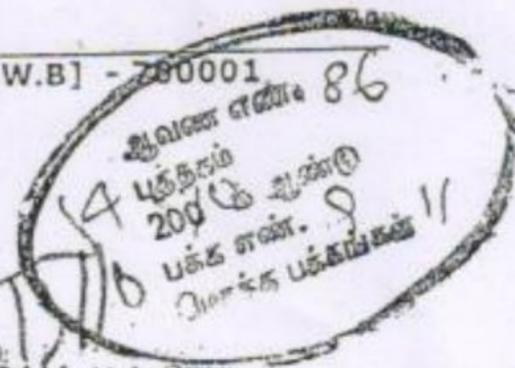


Attended
S. Vairasundaram
05/3/10
S. VAIRASUNDARAM, M.A., B.L.
ADVOCATE & NOTARY PUBLIC
No. H7/H, H.I.G. FLATS,
S.P. GARDEN,
T. NAGAR, CHENNAI-600 017.
PHONE: 2433 3342
CELL: 98411 35656

7A, BENTINCK STREET, 4TH FLOOR, KOLKATA [W.B] - 700001



Attended
S. Vairasundaram
05/3/10
S. VAIRASUNDARAM, M.A., B.L.
ADVOCATE & NOTARY PUBLIC
No. H7/H, H.I.G. FLATS,
S.P. GARDEN,
T. NAGAR, CHENNAI-600 017.
PHONE: 2433 3342
CELL: 98411 35656





தமிழ்நாடு தமிழ்நாடு TAMILNADU

Rs 50/-

10.3 LN 741922

No. 30781

Bahri Estates Pvt Ltd
Balthazar

M. குலசேகரன்
ஸ்டார்பு கோண்டர்
வத்தலக்குண்டு
தமிழ்நாடு
L. No. 30280/70A4

சுவாமிநாதன்
புத்தகம் 87
200 ம் ஆண்டு
பக்க எண். 1
மொத்த பக்கங்கள் 9

GENERAL POWER OF ATTORNEY

KNOW ALL MEN that M/s. Venkatesh Agro Estates Pvt. Ltd. company incorporated under the provisions of Companies Act, 1956, having its Registered Office at C-30 , Chirag Enclave, New Delhi - 110 048, Authorised Signatory, Shri RAM GOPAL SEHGAL s/o Late Shri G.D. Sehgal Aged 53 residing at 2H-87BP Faridabad 121001 duly authorized vide Board's Resolution dated 6/3/10 (hereinafter referred to as the **PRINCIPAL**), do hereby appoint and constitute M/s. Bahri Estates Pvt. Ltd. having its Registered Office at D16A, Indira Enclave, Nebsaral, New Delhi 110068, represented by its Authorised Signatory Mr. K.V. SAMINATHAN son of K.K. VENKATARAMAN aged 57 years residing at No.1, 1D, 1st Street, North Gopalapuram Chennai - 600 086, as our sole **lawful Attorney** in our name and on its behalf to execute or do all or any of the acts or things hereinafter mentioned with respect to the Schedule mentioned immoveable property herein:

VENKATESH AGRO ESTATES PVT. LTD.

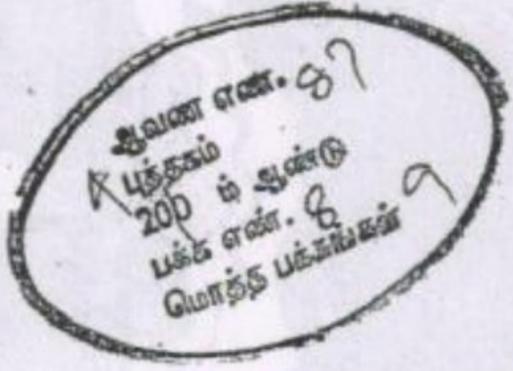
Contd.....2
For BAHRI ESTATES PVT. LTD.

(Signature)
Authorised Signatory
NOTARY PUBLIC
M.S. GO.
No: 5/2007
CHENNAI CITY

(Signature)
K.V. Saminathan
Authorised Signatory

87/1V/25.3.2010

புத்தகம் ஆண்டு...
திங்கள்... நாள் பகல்
... மணிகளுக்கு இடையில்
வத்தலக்குண்டு சாஸ்திரிகத்தில்
தாக்கல் செய்து கட்டணம் ரூ. 500/-
100+... செலுத்தியவர்



...A... புத்தகம் 200
வகுத்திய...
எண் ஆவணம்
...தாள்களைக் கொண்டது
...வது தாள்

இடது பெருவிரல்



Handwritten signature



எழுதிக் கொடுத்ததாக ஒப்புக்கொண்டவர்
இடது பெருவிரல் (இடதுபுறம்)



கு/0. G. S. S. Legal, Author and Signatory of
M/S. Anpara Fauna Developers Pvt., Ltd., 30,
சீராக் என்ட்ரோவ், ஹஜுடல்வி-110048 அடையாளம்
குறித்து உட்கணம் அடையாள அட்டை திண்.
MH 2900744 உட்கணப்படலு.

எழுதி வாங்கியதாக ஒப்புக்கொண்டவர்
இடது பெருவிரல் (இடதுபுறம்)



K. V. Sainath
S/O K. N. Venkatraman, Author and
Signatory of M/S. Bahar Estate
Pvt., Ltd., 216A, சீராக் என்ட்ரோவ்
பெருச்சறை, ஹஜுடல்வி-110068
அடையாளம் குறித்து ஆட்குநர்
உட்கணம் எண். TN0919870008068
உட்கணப்படலு.

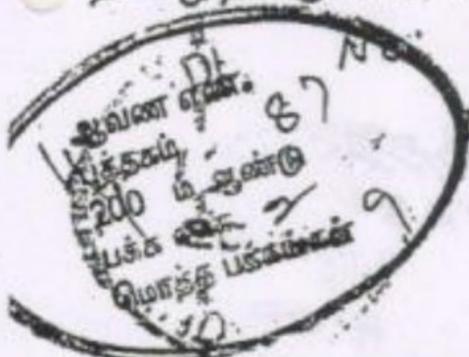
BAHAR ESTATE PRIVATE LIMITED

சீராக் என்ட்ரோவ்



தமிழ்நாடு தமில்நாடு TAMILNADU Rs 50/2

10.3.10 N 741923



No. 30782
Bahri Estates Pvt Ltd.
Batter Road

M. குலசேகரன்
ஸ்டார்ட் கொஸ்டர்
வத்தூர் புத்தூர்
தமிழ்நாடு
L. No. 30250/70A4

2

(01) To cultivate, develop, form lay out, construct buildings of all kinds, demolish building if any, convert land use, manage, control, possess, and/or to sell, mortgage, lease, grant license or otherwise deal with/transfer/develop the immovable property described in Schedule hereunder together with all pending/final permissions, sanctions, licenses, orders, certificates, no objections, issued by the competent authorities including the government, Department of Town & Country Planning, Local Bodies, Revenue Authorities, and all other authorities with respect to the Schedule Property along with all other rights, title and interest, benefits, house, edifices, courts, compound, sewers, ditches, fences, drains, ways, paths, passages, common gullies, wells, waters, water courses, yards, areas, trees, plants, lights, liberties, easements, right of Ingress and egress, profits, privileges, rights, advantages, members and appurtenances whatsoever in and pertaining to the Schedule Property free of all encumbrance(s), charge(s), claim(s), liability(ies), lien(s) and attachment(s) thereon in any manner as the attorney deems fit, in favour of any third parties or otherwise including without limitation in favor of the said Attorney itself, as the attorney deems fit; to execute sale deeds, sale agreements, development contracts, or such other deeds/agreements as the attorney deems fit; and to oversee and enforce the provisions thereof;

Contd.....3

For BAHRI ESTATES PVT. LTD.

VENKATESH AGRO EST.

[Signature]
Authorized Sign

[Signature]
Authorized Signatory



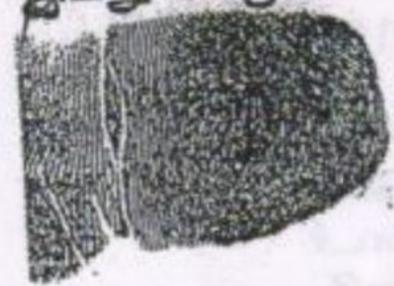
இன்னாரென்று நிரூபித்தவர்கள்
இடது பெருவிரல்



சார்பதிவாளர்
வந்தலக்குண்டு

[Handwritten signature]
P. KRISHNAPURATHAN
11/15 ST. Xavier's Rd,
KBNagar Chennai-20.
அடைபாடம் குந்தி நிரந்தர கிணக்கு
எண். AKPPS 5763F மாநகர்ப்பட்டியல்.

இடது பெருவிரல்



சார்பதிவாளர்
வந்தலக்குண்டு

[Handwritten signature]
C. K. Mohan...
3/2, K. K. Nagar
2, Thiruvallur
Nallur...
அடைபாடம் குந்தி நிரந்தர
கிணக்கு எண். APPPM0572B
மாநகர்ப்பட்டியல்.

2000 ம் ஆண்டு... தங்கள்... ம் நாள்

சார்பதிவாளர்

..... புத்தகம் 2000.....ம்
ஆண்டின்... 87..... எண்ணாகப்
பதிவு செய்யப்பெற்றது.
2000...ம் ஆண்டு...
தங்கள்... ம் நாள்

சார்பதிவாளர்

ஆவண எண். 87
X புத்தகம்
200 ம் ஆண்டு
பக்க எண். 9
மொத்த பக்கங்கள் 9



..... புத்தகம் 2000.....
வகுத்திய...
எண் ஆவணம்
...தாள்களைக் கொண்டது
..... வகு தாள்

சார்பதிவாளர்



(02) To apply and obtain in attorney's own name or in the name of such other person as the attorney shall direct, appropriate permissions, sanctions, licenses, orders, certificates, no objections, from the competent authorities including the government, Department of Town & Country Planning, Chennai Metropolitan Development Authorities, Local Bodies, Panchayats, Municipality, Revenue Authorities, and all other authorities, for giving effect to the various purposes for which power under this deed is conferred;

(03) To advertise for sale or otherwise procure and negotiate the sale of the Schedule mentioned property in several parts or in whole; to receive from the purchasers the purchase consideration in attorney's own name or in the name of such other natural or juristic person/company/nominees, as the attorney shall direct, and to give proper full and absolute discharge receipts for the same on our behalf; to execute and sign a proper conveyance of the said property to the said purchasers;

(04) To present the said deed of conveyance for registration to the proper registration authority, to admit the receipt of the consideration money in his/its or his/its nominees name and to have the said deed registered and to do all acts, deeds and things which may be necessary for conveying the Schedule property and registering the said deed as fully and effectually in all respects as the Principal could, if Principal were personally present;

(05) To sign, make and present any application to the proper authority for any purpose whatsoever, including to extend the period prescribed for the registration of the sale or other deeds and to pay any fine thereof, to obtain the registration of the said deed within the extended period allowed on an application made in this behalf and also to all other statutory, local body and other authorities including for the purpose of grant of permissions, sanctions, licenses, orders, certificates, no objections, transfer of patta, mutation of records etc.; to hand over actual exclusive physical and legal possession of the Schedule property to the Purchasers/third parties, from the possession of the attorney with whom the same is vested;

(06) To realize debts/rents any money due to Principal from any other person and to grant receipts and discharges for the same; to draw, endorse and sign any cheques, drafts, pay orders, dividend or interest, warrants or other investments payable to us, and to sign our name and execute on our behalf all contracts, transfers, assignments, deeds and instruments whatsoever;

(07) To pay all taxes, dues, levies, penalties (if any), fees to any Government or authority or other institution/person; to receive any notices, to send returns, replies and to represent or to appear before any Government, authority or institution in that regard;

(08) To sign and verify Income Tax returns and also sign necessary statements and petitions and submit the same to the concerned Income Tax, and also pay the necessary taxes in this connection;

(09) To institute appropriate legal proceedings including proceedings before Income Tax Authorities, and in connection therewith to sign necessary plaints, petitions, affidavits, counter affidavits; appeals and engage Advocates, Chartered Accountants, Auditors to do same;

(10) To appear and act in all the courts, civil, revenue or criminal or other departments/judicial/quasi judicial/administrative/other authorities, whether original or appellate, in the registration offices, and in any other office of Government or District or Municipal authority or any other authority; to sign and verify plaints, written statements, complaints, petitions, claims, objections, memorandum of appeals and petitions and applications of all kinds and to file them in any such court or office; to appoint any advocate, pleader, or any other legal practitioner; to compromise, compound or withdraw cases, and refer cases to arbitration/mediation;

VENKATESH AGRO ESTATES PVT. LTD.

For BAHRI ESTATES PVT. LTD.4

Authorized Signatory

Authorized Signatory

NOTARY
PUBLIC
M.S. GO.

(11) To file and receive back documents, to deposit and withdraw money, and to grant receipts thereof; to obtain refund of stamp duty or repayment of court fees; to defend any action against the Principal; to compromise any litigation which has been laid by the Principal jointly or individually or against Principal at his sole discretion;

(12) To obtain necessary clearance certificates/permissions/sanctions/orders under the Income Tax Act or any other Act for the time being in force or which may be introduced from time to time;

(13) To purchase, maintain and manage all equipment, instruments and things, including telephones; to pay the dues, fees and levies thereon;

(14) To file suits of all kinds including for rent, mesne profits, ejection of tenants, and, other kinds of suits; to apply to courts and officers for copies of documents, orders and papers; to apply for the inspection of and to inspect any official or judicial records; to accept service of any summons, notice or writ issued by any court or officer against us; and

(15) To apply for licenses/no objection certificates/sanction of plans, permissions from appropriate authorities for construction of building/warehouse/etc on the schedule property, make construction, additions, alterations in the property, to appoint labour, contractor, architect, such other persons etc., for this purpose and make payments on Principal's behalf.

(16) To represent before all the government, statutory, panchayat, local body and other authorities with respect to the schedule property.

(17) To get electric (light & power) connection/meter installed/changed in the said property and for the purpose to sign and submit any application(s), indemnity bond(s) etc. to deposit the dues and demands etc. To deposit the electricity/water charges with the concerned departments in respect of the said property and to get the receipts thereof.

(18) To get Water/Sewer connection/meter installed/changed in the said property and for the purpose to sign and submit any application(s), forms, affidavit(s), undertaking(s), no objection(s), indemnity bond(s) etc. to deposit the dues & demands etc;

(19) To compromise, compound or withdraw the case(s), to appoint an arbitrator, to proceed in arbitration proceedings, to deposit and withdraw money, to execute decree, to receive and recover the amount of decree and to issue the receipts for the same; To proceed and conduct all the proceedings related to the said property.

(20) To sell/transfer the said property, in whole or in parts, to any intending purchaser(s) to enter into any agreement with the purchaser(s), to receive the consideration amount in full or in parts, to issue receipts thereof and to sign all relevant documents to sale of the said property.

(21) To apply for and get any type of permission and/or clearance/no objection certificate to sell/transfer the said property from any concerned/competent authority.

(22) To appoint such other or further general/special attorney(s) and to revoke the powers conferred upon such attorney(s).

(23) Generally to do all lawful acts necessary as the attorney deems fit in relation to the schedule property without any limitation whatsoever on such powers with respect to this irrevocable and unconditional power of attorney.

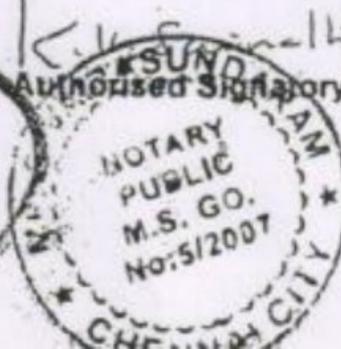
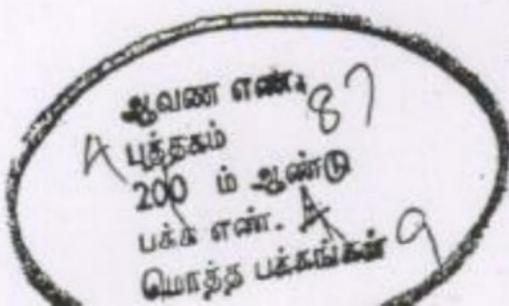
Contd.....5

VENKATESH AGRO ESTATES PVT. LTD

For BAHRI ESTATES PVT. LTD.

Authorized Signatory

Authorized Signatory



(24) Apart from the authority which has been expressly conferred, the attorney is hereby granted and possessed of all implied authority for giving effect to the absolute authority conferred on the attorney herein with respect to the schedule property. The Principals shall from time to time execute and deliver all such further documents and do all acts and things without any limitation as the Attorney may require in his discretion to effectively carry on the full intent and meaning of this deed and to complete the transactions contemplated hereunder. If any doubt or dispute shall arise at any time whether a specific authority/power has been conferred under deed or not, the opinion of the attorney in such case would be final and binding on the Principal, Attorney and third parties, if any.

(25) The reference to singular is to be read as plural at the relevant places. Each of the provisions of this deed shall be severable, and if any one or more of the provisions of this deed is unenforceable as per applicable law, such unenforceability shall not affect the enforcement of any other provision of this Agreement. If at any time any dispute shall arise in respect to the schedule property between the Principal and the Attorney, it shall be settled by arbitration to be conducted by referring the same to a sole arbitrator appointed by the Attorney. The deed is subject to the jurisdiction of courts in New Delhi alone to the exclusion of all other courts.

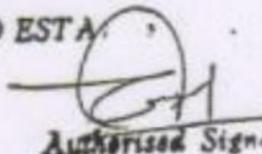
(26) We hereby agree that all acts, deeds and things lawfully done by my said Attorney shall be construed as acts, deeds and things done by us and we undertake to ratify and confirm all acts whatsoever that our said Attorney shall do or cause to be done for us in exercise of the powers hereby given under this irrevocable power of attorney and keep the attorney fully indemnified by us against all risk and costs at all times to come.

SCHEDULE PROPERTY

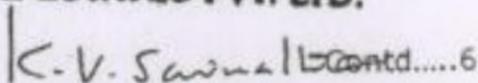
All that piece and parcel of the land comprised within the Ganguvarpatti Village, G.Kallupatti Panchayat, Periyakulam Taluk, Theni District, measuring a total extent of 1.90 Acres, within the Registration District of Theni and Registration Sub-District of Vathalakundu situated within the revenue survey numbers mentioned herein below:

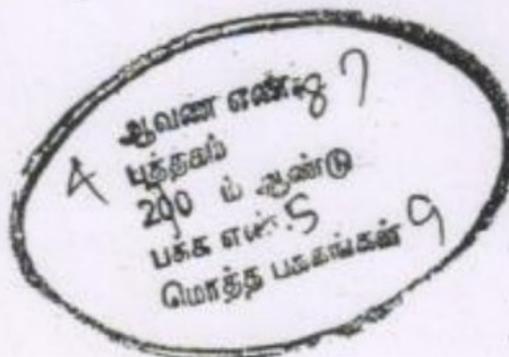
ITEM NO	SURVEY NUMBER	EXTENT	
		ACRES	CENTS
01.	420	1	90
	Total Extent	1	90

VENKATESH AGRO ESTA.


Authorized Sign.

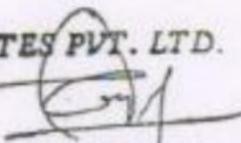
For BAHRI ESTATES PVT. LTD.

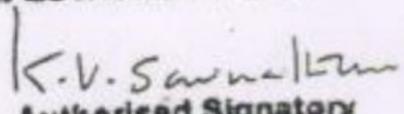

Authorized Signatory



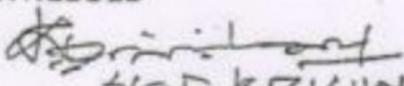
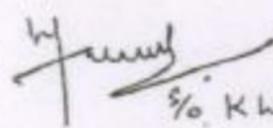
சுவண எண். 87
 200 ம் ஆண்டு
 பக்க எண். 6
 மொத்த பக்கங்கள் 9

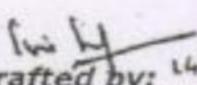
IN WITNESS WHEREOF we have signed this deed at BATLA HUNDU on this the 25 day of MAR, 2010

VENKATESH AGRO ESTATES PVT. LTD.
PRINCIPAL

 Authorized Signatory

ATTORNEY
M/s.BAHRI ESTATES (P) LIMITED
For BAHRI ESTATES PVT. LTD.

 Authorized Signatory

WITNESSES

- 
 S/O F. KRISHNADICOMAN
 11/15, BEYLAUR
 K.B. NAGAR DYAR
 CHENNAI - 600020.
-  (K. MOHAMMED FAROOK)
 % Khaja Mohideen, No 2, Thiruvagan -
 Bathalagundu


M/s. P.V.S. Girdhar & Sai Associates
 Drafted by: 1414/2010 Advocates
 Sai Srujan 319 (Old No.155), Linghi Chetty Street,
 Girdhar & Sai, III Floor, Chennai - 600 001.
 Advocates, ☎ : 25243949 / 42163949 - Fax : 25229151
 No.319, Linghi Chetty Street, III Floor, Email: indlaw2k@yahoo.com
 George Town, Chennai - 600 001.

S. VAIRASUNDARAM
 NOTARY
 PUBLIC
 M.S. GO.
 No: 6/2007
 CHENNAI CITY

S. VAIRASUNDARAM, M.A. B.L.
 ADVOCATE & NOTARY PUBLIC
 NO. H7/H, H.I.G FLATS,
 S.P. GARDEN,
 T. NAGAR, CHENNAI-600 019.
 PHONE: 2433 3342
 CELL: 98411 35656

7 VENKATESH AGRO ESTATES PVT.LTD

Extract of the minutes of the board of directors of M/s Venkatesh Agro Estates Pvt.Ltd meeting held at the registered office of the company at C-30, Chirag Enclave , New Delhi – 110048 on 6th March-2010

RESOLVED THAT Mr.Ram Gopal Sehgal son of Late Shri.G.D.SEHGAL is hereby authorized by the Board to execute a registered Power of Attorney appointing M/s. Bahri Estates Private Limited having its registered office at D-16A, INDRA ENCLAVE, NEB SARAI, NEW DELHI - 110 068 as this Company's authorized attorney in respect of the property hereunder for the purpose of developing, marketing, selling and otherwise dealing with, or to exercise such other powers as prescribed.

PROPERTY

All that piece and parcel of the land comprised within the Ganguvarpatti Village, G.Kallupatti Panchayat, Periyakulam Taluk, Theni District, measuring a total extent of 1.90 Acres, within the Registration District of Theni and Registration Sub-District of Vathalakundu situated within the revenue survey numbers mentioned herein below:

ITEM NO	SURVEY NUMBER	EXTENT	
		ACRES	CENTS
01.	420	1	90
	Total Extent	1	90



Certified True Copy

[Handwritten Signature]

Specimen Signature of
Mr.R.G.Sehgal

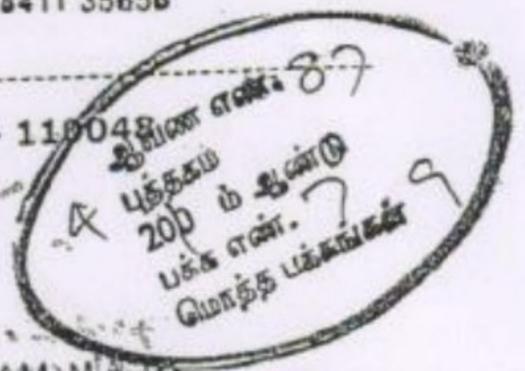
For Venkatesh Agro Estates Pvt.Ltd
VENKATESH AGRO ESTATES PVT. LTD.

Harshi Bahri
Director

[Handwritten Signature]
Director

[Handwritten Signature]
S. VAIRASUNDARAM M.A., B.L.
ADVOCATE & NOTARY PUBLIC
No. H7/H, H.I.G. FLATS,
S.P. GARDEN,
T. NAGAR, CHENNAI-600 017.
PHONE: 2433 3342
CELL: 98411 35856

C-30, CHIRAG ENCLAVE, NEW DELHI – 110048



S. VAIRASUNDARAM M.A., B.L.
ADVOCATE & NOTARY PUBLIC
No. H7/H, H.I.G. FLATS,
S.P. GARDEN,
T. NAGAR, CHENNAI-600 017.

Bahri Estates Pvt. Ltd.

BY HAND DELIVERY

To
The Sub-Registrar,
Chits & Societies,
Dindugal,

Sub:- Representation - Cum - Objections on Behalf of Bahri Estates Pvt Ltd Promoter and Developer of Bahri Beautiful Country Project, situated G.Kallupatti Village / Panchayat, Periyakulam Taluk, Theni District, Tamilnadu-625 203 for Not Registration of the Society / Association under the name and Style of BBC-SOS Association

Respected Sir,

Bahri Estates Pvt Ltd is in the Business of Development and Marketing and Managing Retirement Communities for senior citizens and is a pioneers in bringing the concept of retirement homes in India. The **Bahri Estates Pvt Ltd** is known to be equipped with requisite expertise to manage and run the retirement community with single source responsibility with an in house team of professionals

Bahri Estates Pvt Ltd has developed a Plotted Project under the banner of Bahri Beautiful Country, which is not meant for a particular community but comprising of different community living for various groups/classes of people depending on the needs and requirement of the Customers.

Bahri Estates Pvt Ltd has come to know from the reliable sources that few Plot Owners who are residing in the project have joined hands together in connivance with each other and have approached this office for registration of the Society / Association under Tamil Nadu Societies Registration Act 1975

Bahri Estates Pvt Ltd most respectfully submits that the said Society / Association should not be registered as the same is against the Equity and Principals of Natural Justice. The few among other Grounds on which the **Bahri Estates Pvt Ltd** is making the present Representation/Objection are articulated herein below:-

For Bahri Estates Pvt Ltd

Bahri Estates Pvt. Ltd.

An ISO 9001: 2008 Certified Company

~~At the outset the intention and motive of forming the Society under the name of BBC-SOS Association is not for the welfare of the members~~

Delhi Office : Building No. 832, GF, Lane No. 3, Westland Marg, Saldulajab, New Delhi - 110030 Ph. No.: +91-11-65425000, 65875000, 91-07111029633

Chennai Office : 2nd Floor, Jai Narain Building, 17-Bypass Road, S.S. Colony, Madurai-625 010 Ph. No.: +91-452-4500022

Bangalore Office : No. 2A, 2nd Floor, Lavelle Mansion, Lavelle Road, Bangalore-560001 Ph.No.: +91-80-22275222, 22105522

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Registered Office : D-16A, Indira Enclave, New Seral, New Delhi-110 068.

TOLL FREE No.: 1800-102-2111

CIN-U70102DL1996PTC084075

Received
7.1.2022
Ganesh

BAHRI ESTATES
SALDULAJAB

Bahri Estates Pvt. Ltd.

1. At the outset the intention and motive of forming the Society under the name of **BBC-SOS Association** is not for the welfare of the members rather it is to gain unwarranted benefit and to bring down the **Bahri Estates Pvt Ltd** in the eyes of the Members.
2. That since inception, the motive of the **Bahri Estates Pvt Ltd** was and/or is that an independent welfare association of the residing in the township is must to look into the issues that may arises in a day to day living and to take up the matter with the competent authorities for the common interest of the residents for providing or improving common facilities among others park, drainage, roads, streetlights, scavenging, water and electricity supplies, and other facility(ies)
3. The **Bahri Estates Pvt Ltd** is aware that in the absence of one uniform welfare Association, the residents shall set up the multiple Welfare Association for different group of people in the Bahri Beautiful Country and it shall be not be feasible as there will be no uniformity and consistency in the functioning of the welfare associations for different reasons and shall create confusion and problems as there will be similar issues which cannot be dealt separately but needs a common frame of mind.
4. That to fulfil the motive for the welfare of the Owners who shall be buying the plots and will be living in the Bahri Beautiful Country, must spend their life in peace rather fighting with each other on issues which are not that important for day to day living.
5. That in furtherance to the above, the **Bahri Estates Pvt Ltd** formulated a scheme to market and sell the Plots by incorporating the binding clause with the intent of keeping all the residents as a close knit bounded family with the group of people being elected through the democratic process to look after the needs of the Residents.

For Bahri Estates Pvt Ltd



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Email: info@anandamrotirementcommunity.com

6. The villa plots are sold subject to the conditions mentioned in the Agreement. The Purchasers of villa plots are bound to sign the agreement as condition precedent. This also covenanted in the Sale Deed that in case of contradiction the terms of the "Plot Buyer Agreement" will prevail.
7. As per the terms of the Agreement the buyers are bound to join the Association to be formed by the **Bahri Estates Pvt Ltd**. All the villa plot owners had given their consent to join the Association to be formed by the **Bahri Estates Pvt Ltd**.
8. By signing the Agreement all the signatories had consented to be the members of the proposed Association formed by the **Bahri Estates Pvt Ltd**, viz., "Bahri Beautiful Country Plot Owners Residence Welfare Association".
9. That the **Bahri Estates Pvt Ltd** has already registered the Society under the name of Bahri Beautiful Country Plot Owners Association
10. The Members who are trying to register the society are violating the agreement entered into with **Bahri Estates Pvt Ltd**. It is a fraudulent activity being signatories to the Plot Buyer Agreement, the members of the proposed society cannot form a society in violation of the Agreement. It is a fraudulent activity tantamounting to breach of Trust and punishable under Indian Penal Code along with other penal provisions of law.
11. The proposed society is being formed in violation of the Agreement they entered into with the **Bahri Estates Pvt Ltd**. The prime aim of the office bearers of the respondent society is only enrich themselves unlawfully.

For Bahri Estates Pvt Ltd

Bahri Estates Pvt. Ltd.
An ISO 9001: 2008 Certified Company

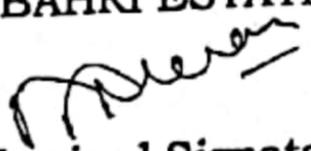
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Registered Office : D-16A, Indra Enclave, Neb Sarai, New Delhi-110 068.
TOLL FREE No.: 1800-102-2111
CIN-U70102DL1996PTC084076
www.bahriestates.com

12. The Society being formed fraudulently are trying to sabotage the peaceful running of the Bahri Beautiful Country Project and ultimately collapse the existing module of the Bahri Beautiful Country Project bringing adverse hardship to the residents.

On the basis of the above the We the **Bahri Estates Pvt Ltd**, most respectfully submits that in the interest of the existing residents and future buyers and thereby have come before the Hon'ble authority for possible relief that the said Society under the name **BBC-SOS Association** should not be registered and/if at all any action taken towards the same the **Bahri Estates Pvt Ltd** must be given an opportunity to be heard in person for additional submissions

Thanking you

For **BAHRI ESTATES PVT LTD**


Authorised Signatory.

Enclosure:

Certificate of Registration of Bahri Beautiful Country
Plot Owners Residence Welfare Association

Bahri Estates Pvt. Ltd.

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info@bahriestates.com www.bahriestates.com www.bahriestates.com

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To Whom It May Concern

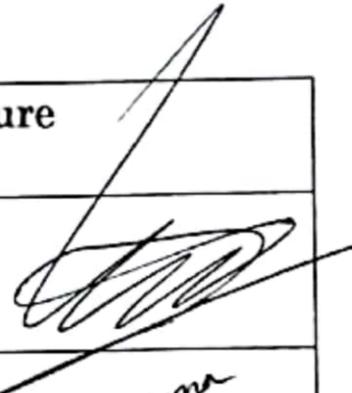
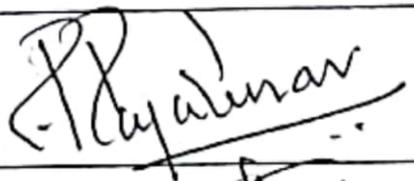
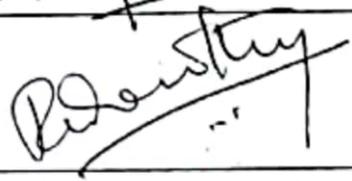
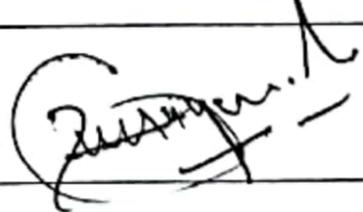
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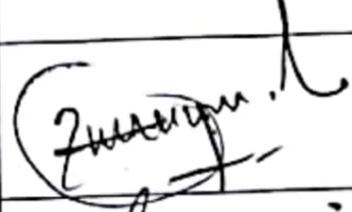
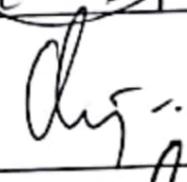
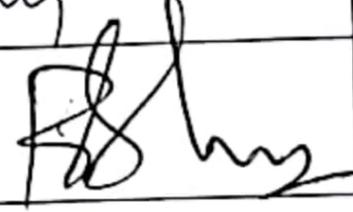
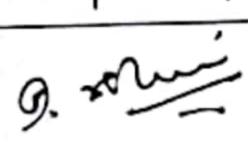
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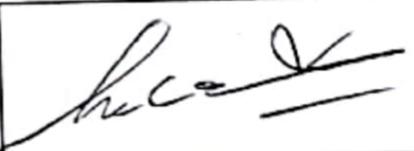
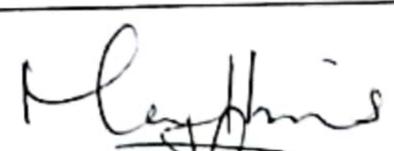
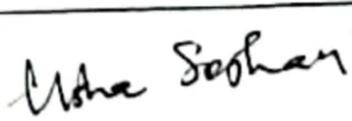
We the undersigned are no-where associated with the BBC SOS Association nor do we support their actions in any manner..

We are living at Bahri Beautiful Country peacefully for the last several years and wish to live last phase of our life happily under the Service Provider Bahri Realty Management Service Pvt. Ltd.

Thank you.

Sl. No.	Plot No.	Name of Plot Owner	Signature
1	278	K.S. VEERARAJAN	
2	278	V. Hema	V. Hema
3	274	R. RAJAKUMAR.	
4	274	JOSEPHINE DOROTHY RAJAKUMAR	
5	217 A	Sudha Gopal.	Sudha
6	155 B	SHOM NARAYANAN	

Sl. No.	Plot No.	Name of Plot Owner	Signature
7	155B	N. LAKSHMI	N. Lakshmi
8	237B	FOR VALLIMUTHU	
9	217C	Rajeswari	
10	10	R. SEETHARAMAN	
11	10	S. PUSHPARANI	S. Pushparani
12	173A	K. J Ramarenu	

13	212. A	G. THOMAS. M. G. THOMAS	
14	212. A.	MARY THOMAS	
15	238A	T.V. Sendhil Kumar	
16	221A	Dhanalaxmi A.	
17	174	P.R. SESHAN	
18	174	USHA SESHAN	

Sl. No.	Plot No.	Name of Plot Owner	Signature
19	177	R. SUBHASHINI PRIYA	<i>R. Subhashini</i>
20	177	K. RAJAVIKRAMAN	<i>K. Rajavikraman</i>
21	139 A	V. KAMALA KANNAN. CHANDRIKA KANNAN	<i>V. Kamala Kannan Chandrika Kannan</i>
22	47	MRS. T. VIJAYA BHARATHI	<i>T. Vijaya Bharathi</i>
23	162 A	Mrs. Vijaykumari Sethia	<i>V. Sethia</i>
24	161 A	G. RAJKUMAR	<i>G. Rajkumar</i>

25	161 B	R. Gangadharan	<i>R. Gangadharan</i>
26	265	Mrs. Lalitha Ramesh	<i>Lalitha Ramesh</i>
27	133 C	Prakash Srinivasan	<i>Prakash Srinivasan</i>
28	201 A	Ladisa Subramanian	<i>Ladisa Subramanian</i>
29	201 A	R. S. Subramanian	<i>R. S. Subramanian</i>
30	180	K. S. RAMAKRISHNAN	<i>K. S. Ramakrishnan</i>

6

To Whom It May Concern

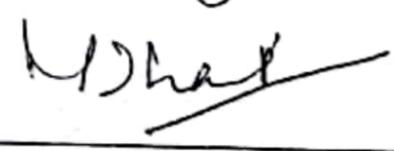
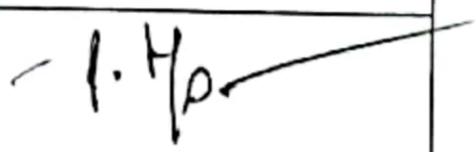
Dear Sir.,

This is to inform you that we are the Owners/Residents of Bahri Beautiful Country and would like to bring on record that BBC – SOS Association is formed by a handful of residents who have registered their association..

We the undersigned are no-where associated with the BBC SOS Association nor do we support their actions in any manner..

We are living at Bahri Beautiful Country peacefully for the last several years and wish to live last phase of our life happily under the Service Provider Bahri Realty Management Service Pvt. Ltd.

Thank you.

Sl. No.	Plot No.	Name of Plot Owner	Signature
1	186A	S. Muthulakshmi. M. Kandasamy	
2	203B	M. Thangapandyan	
3	203B	T. Saroja	N. T. Saroja
4	273B	S. Visalakshi	S. Visalakshi
5	276	M. CHANDRIKA. W/O. MOHANA SUNDARAM.	M. Ch
6	276	P. Mottama Sundaram.	

To Whom It May Concern

Dear Sir.,

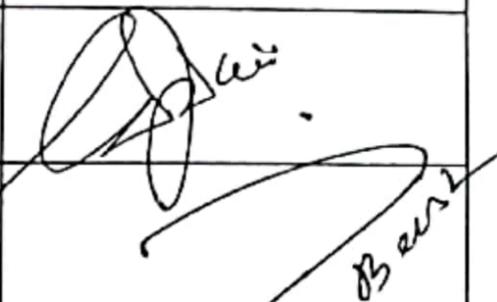
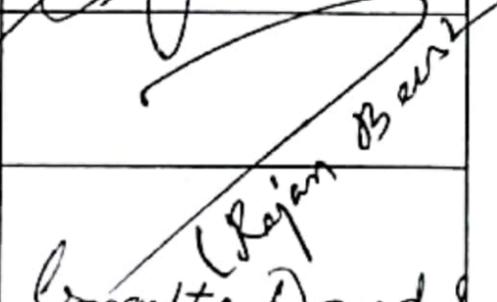
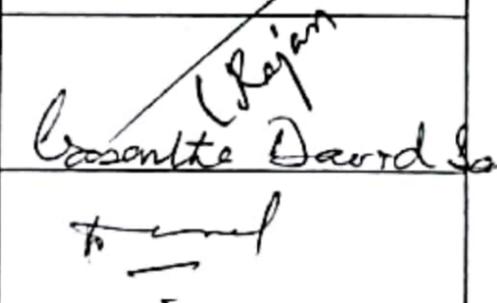
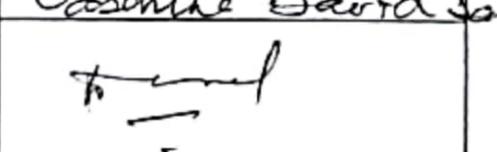
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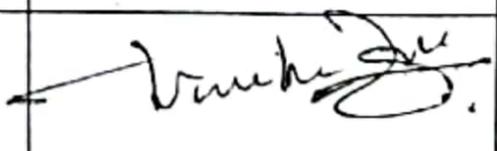
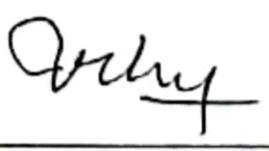
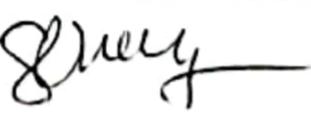
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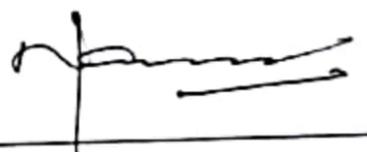
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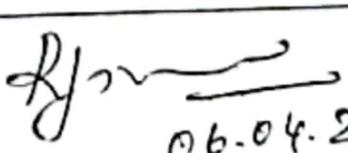
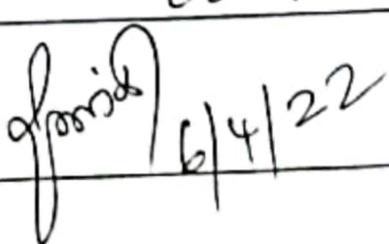
Thank you.

Sl. No.	Plot No.	Name of Plot Owner	Signature
1	209A	Gopalakrishnan	T C GOPALA KRISHNAN
2	209A	BANUMATHY G	Banumathy G
3	155A	Maya Tekurani	Maya
4	154A	Rita Anand.	Rita Anand
5	145B	Mrs Chitra Lakshminarayan	Chitra Lakshminarayan
6	140B	Nishanthi Priyadarsini	Nishanthi

Sl. No.	Plot No.	Name of Plot Owner	Signature
7	140 A.	PADMINI DAVIS	<u>P Davis.</u>
8	179	E. D. J. DAVIS	
9	249 B	Rajan Beeshman	
10	156 B.	VASANTHA DAVI) SAMUEL	
11	156 B.	DAVI) SAMUEL	
12	93	MUKUL KUMAR JHA MAMTA JHA	Mukul Kumar Jha

13	92	ADITI RISHIKA	Aditi Rishika.
14	93	MAMTA JHA	Mamta Jha
15	258	Pamela + Mohandoss	<u>Pamela</u>
16	258	W.T. MOHANDOSS	
17	248 A	T. R. Chowdhury	
18	248 A	Suman Chowdhury	

Sl. No.	Plot No.	Name of Plot Owner	Signature
19	270 B	R. B. Hema & R. Barathan	R. B. Hema
20	270 B	R. Barathan	R. Barathan
21	167 A.	P. R. SESHAN	P. R. Seshan
22	167 A	USHA SESHAN	Usha Seshan
23	SANDISHAM UNIT 4	Handakumar Nayan	
24	38	J. VIJAYA BHARATHI	J. vijayabhathi

25	151	K. R. VARUN	
26	134A	M. Kasthigayini	
27	134A	R. VIVEKSUNDAR	R. Vivek
28	268A	PONNURASAN. M	
29	263	R. JAYARAM	 06.04.22
30	263	K. DHANAM	 6/4/22

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To Whom It May Concern

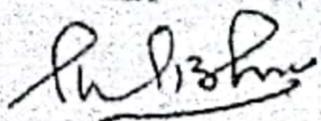
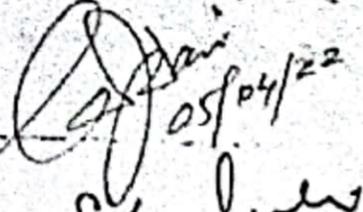
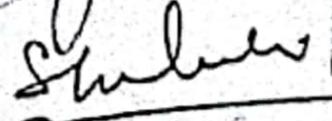
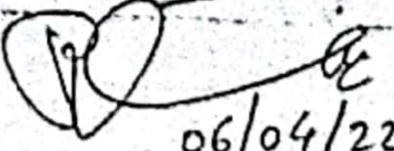
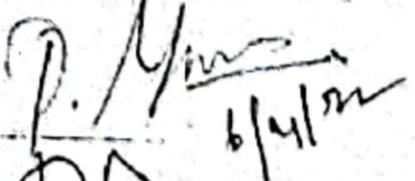
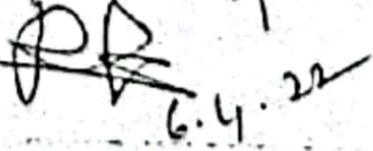
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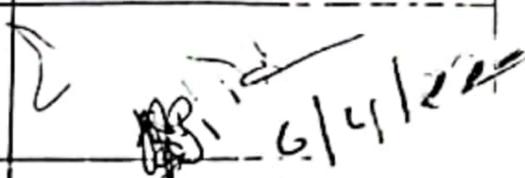
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Thank you.

Sl. No.	Plot No.	Name of Plot Owner	Signature
1	260	SHAJI. B	
2	159A	PRISCILLA SOLOMON	 05/04/22
3	251	S. Lulmani	
4	252	P. J. KATRAK	 06/04/22
5	276	P. Mohan	 6/4/22
6	265	Karthikeyan R	 6.4.22

Sl. No.	Plot No.	Name of Plot Owner	Signature
7	277	Subramanian	[Signature] 6/4/22
8	218 A	C. Buvaneswari	[Signature] 6.4/22
9	24 & 19	G. Satish Mudaliar	[Signature] 6/4/22
10			
11			
12			

13			
14			
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17			
18			

Sl. No.	Plot No.	Name of Plot Owner	Signature
7	277	Subramaniam	 6/4/22
8	218 A	C. Buvaneswari	 6.4.22
9	24 & 19	G. Satish Mudaliar	 6/4/22
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To Whom It May Concern

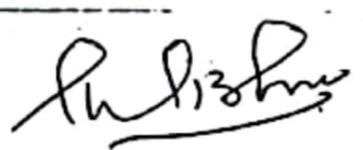
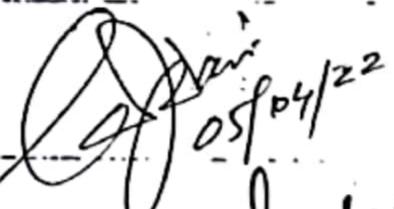
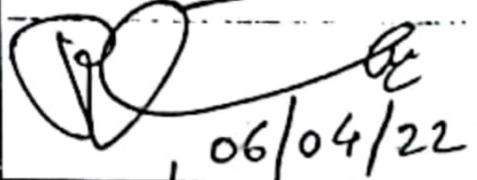
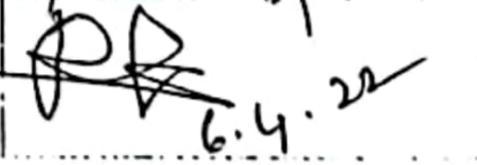
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Sl. No.	Plot No.	Name of Plot Owner	Signature
1	260	SHAJI. B	
2	159A	PRISCILLA SOLOMON	 05/04/22
3	251	S. Lulwan	
4	252	P. J. KATRAK	 06/04/22
5	276	P. Mohan	 6/4/22
6	265	Karim Keyans R	 6.4.22



4

PRAVEENA S <praveena@bahriestates.co

Fwd: Format letter from Residents

1 message

John Richard <john@bahriestates.com>
To: PRAVEENA S <praveena@bahriestates.com>

Sat, Apr 23, 2022 at 11:26

John Richard
GM - Sales & Operation
Bahri Estates Pvt Ltd.
Chennai Office:2nd floor,
Jamal's Nainar Enclave 44,
Eldams Road Alwarpet
Chennai - 600018
Phone : 9500009541/9600060941
Email - john@bahriestates.com

----- Forwarded message -----

From: Shirley Ranjan <shirley.ranjan@gmail.com>
Date: Wed, Apr 6, 2022, 12:45
Subject: Format letter from Residents
To: <john@bahriestates.com>
Cc: Anindita <crm@bahriestates.com>

To Whom It May Concern

Dear Sir.,

This is to inform you that we are the Owners/Residents of Bahri Beautiful Country and would like to bring on record that BBC – SOS Association is formed by a handful of residents who have registered their association..

We the undersigned are no-where associated with the BBC SOS Association nor do we support their actions in any manner..

We are living at Bahri Beautiful Country peacefully for the last several years and wish to live last phase of our life happily under the Service Provider Bahri Realty Management Service Pvt. Ltd.

Thanks and Regards
Shirleyranjan
Villa No: 183



Search mail



Compose

Inbox 40

Less

Starred

Snoozed

Important

Chats

Sent

Toler 2

Villa No 263 A 1A8

Eldams Road Alwarpet

Chennai - 600018

Phone : 9500009541/9600060941

Email - john@bahriestates.com

----- Forwarded message -----

From: **EASWARAN JAYAPRAKASH** <vinoth13@rediffmail.com>

Date: Wed, Apr 6, 2022, 19:23

Subject: Villa No : 264 - J.Suganyalakshmi / E.Jayaprakash

To: <john@bahriestates.com>, <crm@bahriestates.com>

Cc: <bsaravanan@bahriestates.com>

Meet

New meeting

Join a meeting

Hangouts



Vincent

+

No recent chats

Start a new chat

Dear Mr.John,

As discussed, listed our confirmation by way of this mail the listed,

To Whom It May Concern

Dear Sir.,

This is to inform you that we are the Owners/Residents of Bahri Beautiful Country and would like to bring on record that BBC – SOS Association is formed by a handful of residents who have registered their association..

We the undersigned are no-where associated with the BBC SOS Association.



Search mail

Tokent S

Volume No 1, 2, 3, 16A & 16AB

1 of 1

Compose

Chennai - 600018

Phone : 9500009541/9600060941

Email - john@bahriestates.com

Inbox 41

Less

Starred

Snoozed

Important

Chats

Sent

----- Forwarded message -----

From: **Karan Chhawchharia** <karan@bccco.co.in>

Date: Wed, Apr 6, 2022, 16:40

Subject: Re: BBC

To: <john@bahriestates.com>

Cc: Rina <tina@bccco.co.in>

TO WHOM IT MAY CONCERN

Meet

New meeting

Join a meeting

Hangouts



No recent chats

Start a new chat

Dear Sir,

This is to inform you that we are the Owners/Residents of Bahri Beautiful Country and would like to bring on record that Association is formed by a handful of residents who have registered their Association.

We are no-where associated with the BBS SOS Association nor do we support their actions in any manner.

We are living at Bahri Beautiful Country peacefully for the last several years and wish to live last phase of our life happily. Provider Bahri Realty Management Service Pvt. Ltd.