

BNG (U)-VRT...../2012-13

INDIA NON JUDICIAL

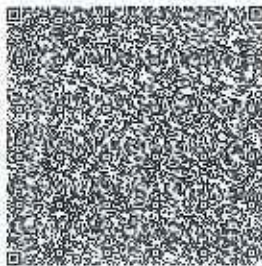
Government of Karnataka



सत्यमेव जयते

e-Stamp

Certificate No. : IN-KA69488761245490K
Certificate Issued Date : 23-Feb-2012 08:49 PM
Account Reference : NONACC (E)/ kabacs108/ BANGALORE/ KA-BA
Unique Doc. Reference : SUBIN-KAKABACSL0815594789991906K
Purchased by : SHRESHTA INFRA PROJECTS PRIVATE LIMITED
Description of Document : Article 12 Bond
Description : AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : SHRESHTA INFRA PROJECTS PRIVATE LIMITED
Second Party : SRI M G NAGENDRA
Stamp Duty Paid By : SHRESHTA INFRA PROJECTS PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 200
(Two Hundred only)



Authorised Signatory
For The Bangalore Advocates'
Co-operative Society Ltd.

Please write or type below this line

GENERAL POWER OF ATTORNEY

Know all the presents, we,

M. V. Ramola

M. V. Ramola

S. N. Thirumala

For SHRESHTA INFRA PROJECTS PVT. LTD.

Statutory Alert:

1. The authenticity of this Stamp Certificate can be verified at Authorised Collection Centers (ACCs), BNG (U) Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, BNG (U) Offices and SROs are available on the Web site: www.shallestamp.com



Print Date & Time : 04-06-2012 01:11:39 PM

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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 41

ವರ್ತಮಾನ ದಿನದಿಂದ ಉಪನೋದಜಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕೆಚ್‌ಕೆ‌ಎಲ್‌ನಲ್ಲಿ ದಿನಾಂಕ 04-06-2012 ರಂದು 12:58:57 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕವೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	2193200.00
2	ಸೇವಾ ಶುಲ್ಕ	390.00
	ಒಟ್ಟು :	2193590.00

ಶ್ರೀ M/s Shreshta Infra Projects Private Limited Rep by Its Director B.M.Karunesh Rep by his PA Holder Kiran Kumar.P. ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Shreshta Infra Projects Private Limited Rep by Its Director B.M.Karunesh Rep by his PA Holder Kiran Kumar.P.			

04/06/12
ಹಿರಿಯ ಉಪನೋದಜಾಧಿಕಾರಿ
ನರ್ತಕರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s Shreshta Infra Projects Private Limited Rep by Its Director B.M.Karunesh Rep by his PA Holder Kiran Kumar.P. . (ಬರೆದುಕೊಂಡವರು)			
2	M.G.Nagendra S/o Late M.L.Gopala Setty . (ಬರೆದುಕೊಂಡವರು)			

04/06/12
ಹಿರಿಯ ಉಪನೋದಜಾಧಿಕಾರಿ
ನರ್ತಕರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

BNG (U)-VRT.....41 IV 12012-13 | 3-13

- 1) SRI. M.G. NAGENDRA, aged about 64 years, S/o Late Sri. M.L. Gopala Setty,
 - 2) SMT. M.N. RAMOLA, aged about 59 years, W/o Sri. M.G.Nagendra,
 - 3) SRI. SUNIL N. Mysore, S/o Sri. M.G.Nagendra, aged about 38 years,
- All are residing at No.9, 15th Cross, 6th Phase, J.P.Nagar, Bangalore - 560078
(hereinafter collectively referred to as the "Owners").

WHEREAS:

1. Sri. M.G. Nagendra, being one of the Owners referred above, is the absolute owner of the residentially converted lands bearing Sy.No.64/1, admeasuring 8 Acres 21 Guntas, Sy.No.64/2, admeasuring 2 Acres 13 Guntas, Sy.No.65/1, admeasuring 15 Guntas, Sy.No.65/2, admeasuring 8 Acres 1 ½ Guntas, Portion of Sy.No.68/1, admeasuring 25 Guntas and Sy.No.68/2, admeasuring 1 Acre, totally measuring to an extent of 20 Acres 35 ½ Guntas, all situated at Kodathi Village, ~~Vaitur~~ Hobli, Bangalore East Taluk (formerly Bangalore South Taluk) which is morefully described in the Schedule hereunder written and hereinafter referred to as the 'Schedule Property'.
2. We, the Owners, have decided to jointly develop the Schedule Property along with M/S SHRESHTA INFRA PROJECTS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 and having its registered office at No.10, Vittal Mallya Road, Bangalore-560 001 (hereinafter referred to as the "Developer").

M. G. Nagendra

M. N. Ramola

Sunil N. Mysore

For SHRESHTA INFRA PROJECTS PVT. LTD.

[Signature]
DIRECTOR

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
3	M.N.Ramola W/o M.G.Nagendra . (ಬರೆದುಕೊಡುವವರು)			m.n. Ramola.
4	Sunil N.Mysore S/o M.G.Nagendra . (ಬರೆದುಕೊಡುವವರು)			Sunil Mysore

ಹಿರಿಯ ಉಪನೋಂದಣಿ ವಹಿವಾಟು
ವರ್ತಮಾನ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ -

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BNG (U)-VRT 4154/2012-13 | 5-1376

3. Accordingly, we, the Owners, have entered into a Joint Development Agreement ("JDA") on 02.06.2012, duly registered on 04.06.2012 vide Doc. *Indrajendra* No. 1155/2012-13, Book-1, stored in CD No. VRTD ¹⁵⁴, with the Developer for development of residential building/s/ villa/s and other related infrastructure on the Schedule Property.

4. As required under the terms of the JDA, we, the Owners, are required to execute a power of attorney in favour of the Developer being these presents.

NOW KNOW ALL MEN BY THESE PRESENTS THAT, We, the Owners, hereby nominate, constitute and appoint M/s SHRESHTA INFRA PROJECTS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 and having its registered office at No.10, Vittal Mallya Road, Bangalore-560 001, to be our lawful attorney for and on our behalf to do, subject to the terms and conditions of the JDA, the following acts, deeds, matters and things:

1. To make applications and to appear before all statutory and public authorities like Bruhat Bangalore Mahanagara Palike, Town Planning Authority/any other competent authority, Bangalore Development Authority, Deputy Commissioner etc., for the purpose of getting change of land use, sanctioned plan and obtaining licence/s or permissions as may be necessary to construct villa/s/residential building/s along with its plot/s/developed site/s/divided/undivided interest in the Schedule Property.
2. To institute, prosecute and defend all legal, revenue, tax and other proceedings relating to the Schedule Property and to settle, withdraw, compromise, compound any suit or proceedings with regard to the Schedule Property and to file appeals before the competent authorities.

Indrajendra

M. V. Ramola.

Srinivasa

For SHRESHTA INFRA PROJECTS PVT. LTD.

[Signature]
DIRECTOR

ಗುರುತಿಸುವವರು

ENG (U)-VRT.....41/06/2012-13/6-132

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Praveen S.Hiremath # 10, V M Road, Bangalore-01	<i>Praveen S.Hiremath</i>
2	Umashankar # 10, V M Road, Bangalore-01	<i>B. Umashankar</i>

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ವರ್ತಮಾನ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ
04/06/12

 4 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ್ VRT-4-00041-2012-13 ಅಗಿ ಸಿ.ಡಿ. ನಂಬರ್ VRTD154 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 04-06-2012 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ <i>ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ</i> ವರ್ತಮಾನ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ 04/06/12 ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ವರ್ತಮಾನ)	
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3. To sign the pleadings, file applications, documents etc. in matters relating to the Schedule Property or the development thereof in terms of the JDA.
4. To give evidence, engage Advocates etc. in matters relating to the Schedule Property or the development thereof in the terms of the JDA.
5. To appoint architects, surveyors, engineers, contractors and other agencies as may be necessary in connection with the development of the Schedule Property and for construction of residential villa/s thereon and to prepare the plans of such residential building/s/villa/s with the help of the architects.
6. To apply to public authorities like Bangalore Electricity Supply Company Ltd., and other statutory authorities for the purpose of obtaining facilities like power connection, water connection, sanitary connection, telephone connection etc. and no objection certificates as required in respect of the Schedule Property.
7. To appear for and represent us before any Government, Statutory, local, revenue, tax and other authorities as also court and tribunals in regard to the Schedule Property.
8. To make and submit from time to time for requisite permission of exemption order under the provision of any statute of acts applicable thereto relating to the Schedule Property or the development thereof in terms of the JDA or to follow up the applications thereto.



M. V. Ramola.



For SHRESHTA INFRA PROJECTS PVT. LTD.


DIRECTOR



BNG (U)-VRT...../2012-13/ 8-136

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

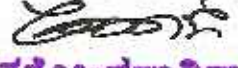
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Shreshta Infra Projects Private Limited Rep by its Director B.M.Karunesh Rep by his PA Holder Kiran Kumar.P. , ಇವರು 1500000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ವ್ಯಕ್ತಿ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಸಾಮಗ್ರಿಯ ವಿವರ
ಆತರ್ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	1500000.00	DD No 890463, Dt 02-06-12, Drawn on Indian Bank, Bangalore
ಒಟ್ಟು :	1500000.00	

ಸ್ಥಳ : ವೆತ್ತೂರು

ದಿನಾಂಕ : 04/06/2012


ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಉಪನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ವೆತ್ತೂರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ
(ವೆತ್ತೂರು)

Designed and Developed by C- DAC AC'S Pune.

BNG (U)-VRT...415.../2012-13 | 9-13/2

9. To make all deposits, payments and other outgoings that may become necessary to obtain power sanction, water and sewerage connection and other amenities and to make payment of any charges in connection with the development of the Schedule Property.
10. To obtain/borrow credit facilities, for the purpose of development of the Schedule Property, from Banks and/or other financial institutions on the security of the Developers share of 70% of plot area/developed site/s/divided/undivided share along with its proportionate built up area to be built thereon in the Schedule Property provided that the Owners shall not be liable/responsible in any manner in respect of repayment of such credit facilities and any enforcement in relation to such credit facilities will be only against the Developer or its share of the Schedule-B Property and developed area thereon as per the terms of the JDA. The Owners have no objection for the Developer to mortgage or pledge the original title documents of the Schedule Property to any Banks and or other financial institutions for creating equitable mortgage in respect to the credit facilities to be obtained as per above.
11. To enter into agreements of sale by way of conveying developed residential building/s/developed villa/s along with its plot/s/ developed site/s/divided/undivided right, title and interest in the Schedule Property proportionate to the Developer's developed area as per the terms of the JDA in favour of the intending purchaser/s/transferee/s and to receive sale consideration and issue receipts for the same.

M. Rajendra

M. V. Ramola.

S. S. Suresh

For SHRESHTA INFRA PROJECTS PVT. LTD.

DIRECTOR

12. To execute sale deed/s/rectification deed/s by way of conveying residential building/s/developed villa/s along with its respective developed plot/s area/divided/undivided right, title and interest in the Schedule Property proportionate to the Developer's developed area as per the terms of the JDA in favour of the intending Purchaser/s/transferee/s/nominee/s of the Developer in accordance with the terms of the JDA.
13. To execute any relinquishment deed/s or any deeds in favour of the authority, enter into lease deed/s/re-conveyance deed/s from the authority.
14. Subject to Clauses 11 and 12 above, to present the Sale Deed/s/agreement/s and get any deed/s or document/s registered by admitting execution before the Sub Registrar and to do all such acts or things that may be necessary in connection to the Developer's share in the Schedule Property as per the terms of the JDA.
15. To sign forms, declarations, affidavits etc., that may become necessary in connection with the execution of sale deed/s/relinquishment deed/s executed in terms of Clauses 11, 12, 13 and 14 above.
16. To receive consideration for the sale/transfer/conveyance as also advances, part payments and balance payments as regard to the sale, conveyance, transfer in regard to the Schedule Property (and developed area thereon) or portions/ divided/undivided shares therein to the extent of the Developer's share as per the agreed scheme and the terms of the JDA and issue receipts / acknowledgement.



[Signature]

M. V. Ramola,

[Signature]

For SHRESHTA INFRA PROJECTS PVT. LTD.

[Signature]
DIRECTOR

BNG (U)-VRT...../2012-13/ 11-138

17. To apply for clubbing of khata and obtain khata for the purpose of formation of the residential project in the Schedule Property as well as for bifurcation of khata after the construction of the residential building/s/villa/s with its respective plot/s/developed site/s formed in the residential project, for assignment of individual municipal numbers to the individual developed villa/s.
18. To sign and execute all papers/applications for the formation of the Villa Owner's Association and to sign and execute the Deed of Declaration in that behalf.
19. To appear before the Tax authorities in respect of assessment of the residential building/s/villa/s with its respective plot/s/developed site/s that may be caused or constructed on the Schedule Property.
20. To apply for and obtain permissions under Income Tax Act, 1961, if required.
21. To produce documents and obtain return thereof, to give evidence and to instruct counsel in regard to any proceedings relating to the Schedule Property.
22. To do all other acts, deeds and things necessary in regard to the maintenance of the Schedule Property without any restrictions, reservations or conditions.
23. To sub-delegate the powers given under this Power of Attorney to any person/s to do all or particular act/s as our attorney deems fit and proper.

M. Rajendra

M. R. Ramola

S. S. Suresh

For SHRESHTA INFRA PROJECTS PVT. LTD.

[Signature]
DIRECTOR

24. And we, the Owners, hereby agree that, subject to the terms of the JDA, this Power of Attorney is irrevocable, given for the purpose of the development of the Schedule Property in accordance with the terms of the JDA and generally to do and execute all acts, deeds and things in relation to the Schedule Property as we would have done if personally present.

25. And we hereby undertake to ratify and confirm all and whatsoever our said Attorney shall lawfully do or cause to be done by virtue of these presents.

SCHEDULE

All that piece and parcel of the undeveloped converted properties bearing Sy.No.64/1, admeasuring 8 Acres 21 Guntas, Sy.No.64/2, admeasuring 2 Acres 13 Guntas, Sy.No.65/1, admeasuring 15 Guntas, Sy.No.65/2, admeasuring 8 Acres 1 ½ Guntas, portion of Sy.No.68/1, admeasuring 25 Guntas out of total extent of 8 Acres 6 Guntas and Sy.No.68/2, admeasuring 1 Acre, totally measuring to an extent of 20 Acres 35 ½ Guntas, all are situated at Kodathi Village, Vaidhara Hobli, Bangalore East Taluk, (Formerly Bangalore South Taluk) and bounded on;

East by : Land belonging to Government Sericulture Department and Portion of land retained by Sri. M.G.Nagendra in Sy.No.68/1.
West by : Lands belonging to Sri. M.G.Dattatreya
North by : Road and
South by : Gattahalli Village Boundary

The aforesaid property is converted from agricultural to non-agricultural residential purpose vide Order bearing No. ALN (EVH) SR 98/2011-12 dated 16.06.2011.

M. G. Nagendra

M. V. Ramola

S. S. Suresh

For SHRESHTA INFRA PROJECTS PVT. LTD.

DIRECTOR

BNG (U)-VRT...41 IV/2012-13/13-136

IN WITNESS WHEREOF we have signed and executed on this Second day of June
Two Thousand Twelve (02.06.2012) before the following witnesses:

WITNESSES:

1. ~~B. Lore~~

No. 10, Vittal Malys
Road, Bangalore-01

B. Lore
No. 10, V. M. Road
B. Lore - 01

2.

Drafted By:
H. R. Nigam
Vijaya. H. R.
Advocate
Bangalore



M. V. Ramola.



EXECUTANTS

For SHRESHTA INFRA PROJECTS PVT. LTD.


DIRECTOR

CLAIMANT

