

BSN 589

24-25

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ  
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ  
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet



The Karnataka State Registration and Stamps Department  
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ಈ ದಸ್ತಾವೇಜು.....16.....ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ  
ಬೆಲೆ : ರೂ.3/- ಒಂದನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ N-589  
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ) 2024-25

### GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY MADE AND EXECUTED ON  
THIS 11<sup>TH</sup> DAY OF NOVEMBER TWO THOUSAND TWENTY FOUR  
(11/11/2024) AT BANGALORE

By,

SRI.DEVARAJ H.R., Aged about 54 years,  
S/o. Late. H.K.Ramaiah,  
Residing at 160, Rasadeshrimuresu Nilaya,  
Near Nadamma Temple, 7<sup>th</sup> Corss, Hulimavu,  
B.G.Road, Bangalore South, Bangalore - 560076  
Aadhar No. 265304682808

Hereinafter referred to as "OWNERS/EXECUTANTS"

Do hereby state as follows:

WHEREAS, the Executant herein is absolute owner in physical possession and enjoyment of the undeveloped land bearing Sy.No.38/2 measuring to an extent of 0-23 Guntas (duly converted vide Official Memorandum bearing No. ALN/ASH/SR144/2024-25 SL No.685462, dated 29.07.2024 issued by Deputy Commissioner, Bangalore District) Situated at Harohalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, which is more fully described in the Schedule hereunder and hereinafter referred to as "the SCHEDULE PROPERTY".

*[Signature]*

For P S N DEVELOPERS  
Authorised Signatory

...ನೀ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ IV-589  
2024-25



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Ms.P.S.N. DEVELOPERS. A Partnership firm Represented by its Partner Sri. Suresh Babu M.N S/o Sri.K.K.Narayan  
ಇವರು ₹4,41,175.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

| ಪ್ರಕಾರ    | ಮೊತ್ತ (ರೂ.) | ಹಣದ ಪಾವತಿಯ ವಿವರ                                                        |
|-----------|-------------|------------------------------------------------------------------------|
| E-Payment | 4,41,175.00 | Online Challan Reference Number RG1124000013180457<br>Dated:11/11/2024 |
| Total:    | 4,41,175.00 |                                                                        |

ಸ್ಥಳ :ಸರ್ಜಾಪುರ

ದಿನಾಂಕ: 11/11/2024



ಉಪ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ  
ಸರ್ಜಾಪುರ  
ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು  
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,  
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ  
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ  
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet



The Karnataka State Registration and Stamps Department  
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ಬೆಲೆ : ರೂ.3/-  
(ಜವಿಪಾಟಿ ಸೇರಿ)

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.....ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ N-589  
2024-25

**WHEREAS, the VENDOR herein have acquired the Schedule Property in the following manner:**

WHEREAS, the land bearing Sy.No.38 measuring 3 Acres 23 Guntas, situated at Harohalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District was to Thoti Service Inam Lands and Sri.Kullappa, Sri.Hanumappa and Sri.Muthappa were rendering the Thoti Naukari of the said lands.

Meanwhile Sri. Kullappa alias Doddakullappa son Sri.Maddurappa along with others have filed an application before the Court of the Assistant Commissioner Doddaballapura Sub Division Bangalore, seeking for re-grant of service Inam lands in respect of land bearing Survey number 38 measuring 3 Acres 23 Guntas along with other Survey numbers, and the same came to be granted vide order dated 23.02.1973 bearing No.VOA (A) 118/1970-1971, As per the re-grant order the property was allotted to the parties in the following manner:-

- a) Land bearing Survey Number 38 measuring 1 Acre 6 Guntas situated at Harohalli Village, Sarjapura Hobli, Anekal Taluk, granted to Sri.Doddakullappa alias Kullappa son Sri.Maddurappa.
- b) Land bearing Survey Number 38 measuring 23 Guntas situated at Harohalli Village, Sarjapura Hobli, Anekal Taluk, granted to Sri.Yellappa son of Sri.Hotteppa son of Sri.Goyappa.
- c) Land bearing Survey Number 38 measuring 23 Guntas situated at Harohalli Village, Sarjapura Hobli, Anekal Taluk, granted to Sri.Muniyappa son of Sri.Ramaiah grandson of Sri.Humappa

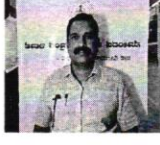
For P S N DEVELOPERS  
Authorized Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- SRJ-4-00589-2024-25

ಸರ್ಜಾಪುರ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 11/11/2024 ರಂದು 05:11:00 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

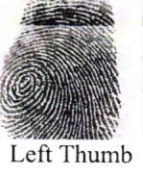
| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ         | ₹ ರೂ.ಪೈ   |
|-------------|--------------|-----------|
| 1           | ನೋಂದಣಿ ಶುಲ್ಕ | 88,235.00 |
| 2           | ಸೇವಾ ಶುಲ್ಕ   | 665.00    |
|             | ಒಟ್ಟು        | 88,900.00 |

Ms.P.S.N. DEVELOPERS. A Partnership firm Represented by its Partner Sri. Suresh Babu M.N S/o Sri.K.K.Narayan ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು                                                                                                                                                                                                                                                                                                                 | ಫೋಟೋ                                                                               | ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು                                                                                 | ಸಹಿ                                                                                                                                  |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| 1           | <b>Ms.P.S.N. DEVELOPERS. A Partnership firm Represented by its Partner Sri. Suresh Babu M.N S/o, Sri.K.K.Narayan</b><br>, 56, Resident of: , No.48, Second Floor, Manjunatha Towers, Huskur Village, Hosur Main Road, Anekal Taluk, Bangalore Urban District, Anekal, BENGALURU URBAN, KARNATAKA - 560100 (Presenter) |  | <br>Left Thumb | <br>For P S N DEVELOPERS<br>Authorised Signatory |

ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಸರ್ಜಾಪುರ  
ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು  
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,  
ಬೆಂಗಳೂರು ನಗರ ಮಹಾನಗರ ಪಾಲಿಕೆ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು                                                                                                                                                                                                                                                                                                                | ಫೋಟೋ                                                                                | ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು                                                                                  | ಸಹಿ                                                                                                                                   |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| 1           | <b>Ms.P.S.N. DEVELOPERS. A Partnership firm Represented by its Partner Sri. Suresh Babu M.N S/o Sri.K.K.Narayan,</b><br>, 56, Resident of: , No.48, Second Floor, Manjunatha Towers, Huskur Village, Hosur Main Road, Anekal Taluk, Bangalore Urban District, Anekal, BENGALURU URBAN, KARNATAKA - 560100 (Claimant) |  | <br>Left Thumb | <br>For P S N DEVELOPERS<br>Authorised Signatory |
| 2           | <b>Sri.DEVARAJ H. R S/o Late. H.K.Ramaiah,</b><br>, 54, Resident of: , Cross, Hulimavu, B G Road, Bangalore, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560076 (Executant)                                                                                                                                        |  | <br>Left Thumb |                                                  |

ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಸರ್ಜಾಪುರ  
ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು  
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,  
ಬೆಂಗಳೂರು ನಗರ ಮಹಾನಗರ ಪಾಲಿಕೆ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ  
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ  
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



The Karnataka State Registration and Stamps Department  
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

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ನೋ. ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 19-589  
2024-25

- d) Land bearing Survey Number 38 measuring 23 Guntas situated at Harohalli Village, Sarjapura Hobli, Anekal Taluk, granted to Sri.Muniyappa son of Sri.Goyappa grandson of Sri.Muthappa.
- e) Land bearing **Survey Number 38 measuring 23 Guntas** situated at Harohalli Village, Sarjapura Hobli, Anekal Taluk, granted to **Smt.Yellamma**, Wife of Late Sri.Muneyellaga. The Khata has been transferred in the name of Smt.Yellamma, vide MR.No.H3/2014-15.

WHEREAS, the Land bearing Sy.No.38 situated at Harohalli Village, Sarjapura Hobli, Anekal Taluk, came to be phoded and retained the same Sy.No.38/1, measuring to an extent of 2 Acres 38 Guntas and assigned as new Sy.No. 38/2 measuring to an extent of 0-23 Guntas and 0-02 Guntas of B Kharab Land.

Whereas, Smt.Yallamma D/o. Late.Muniyallaga @ Bettaga along with her Husband Sri.Muniyappa @ Mooga and children viz., Smt.Chinnathayamma, Sri. Muniraja, Smt. Lakshamma, Sri. Sampath Kumar, Smt.Parvathamma, Sri.Babu entered into an Agreement to Sell with Sri.Devaraj H.R.S/o. Late.H.K.Ramaiah with respect to land bearing Sy.No.38/2 measuring to an extent of 0-23 Guntas, vide Sale Agreement dated 21.09.2013 registered as document No.JGN-1-03562-2013-14, stored in CD No. JGND317, in the office of the Sub Registrar, Jigani.

For P S N DEVELOPERS  
Authorised Signatory

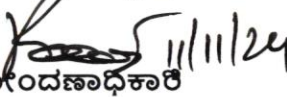
6  
.....ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ N-589  
2024-25

ಗುರುತಿಸುವವರು

| SR.No | Identifier Name                                     | Address                                                                    | ಸಹಿ                                                                                 |
|-------|-----------------------------------------------------|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1     | PRABHAKAR S/o Late Manjunath<br>Suvama (Identifier) | 428,HSR LAYOUT, Bengaluru South,<br>BENGALURU URBAN, KARNATAKA -<br>560102 |  |
| 2     | ARUN S/o VENKATESH (Identifier)                     | 428,HSR LAYOUT, Bengaluru South,<br>BENGALURU URBAN, KARNATAKA -<br>560102 |  |

  
ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಸರ್ಜಾಪುರ  
ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು  
ಸರ್ಜಾಪುರ, ಅನೇಕಲ್ ತಾಲ್ಲೂಕು,  
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.



  
4 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು  
ನಂಬರ್ SRJ-4-00589-2024-25 ಆಗಿ  
ದಿನಾಂಕ 11/11/2024 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ  
ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೊಠಡಿಯಲ್ಲಿ ಶೇಖರಿಸಿದೆ.  
  
ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಸರ್ಜಾಪುರ

ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು  
ಸರ್ಜಾಪುರ, ಅನೇಕಲ್ ತಾಲ್ಲೂಕು,  
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ  
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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Official's Multipurpose Co-Operative Society Ltd.

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(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

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IV-589  
2024-25

WHEREAS, Smt.Yallamma D/o. Late.Muniyallaga @ Bettaga along with her Husband Sri.Muniyappa @ Mooga and children viz., Smt.Chinnathayamma, Sri. Muniraja, Smt. Lakshamma, Sri. Sampath Kumar, Smt.Parvathamma, Sri.Babu conveyed the land bearing Sy.No.38/2, measuring to an extent of 0-23 Guntas in favour of Sri.Devaraj H.R.S/o. Late.H.K.Ramaiah, vide Sale deed dated 07.11.2016, registered as document No.JGN-1-04593-2016-17, stored in CD No.JGND448, in the office of the Sub Registrar, Jigani.

Accordingly, the khata has been transferred in the name of Sri. Anandkumar and Sri. Devaraj H.R. S/o. Late. H.K. Ramaiah, vide Mutation Register No.H8/2016-17 in the concerned revenue records.

WHEREAS the land bearing Survey Number 38/2 measuring 0-23 guntas situated at Harohalli Village, Sarjapura Hobli, Anekal Taluk, came to be converted from agriculture to non-agriculture residential purpose vide Official Memorandum bearing No. ALN/ASH/SR144/2024-25 dated 29.07.2024 issued by Deputy Commissioner, Bangalore District.

By virtue of which, the Executant herein became the absolute Owner of the schedule property.

Whereas, I, the executant, have offered to sell the Schedule Property to

**M/S. P.S.N. DEVELOPERS.**

A Partnership firm, having its office at No.48,  
Second Floor, Manjunatha Towers, Huskur Village,

For P S N DEVELOPERS  
Authorized Signatory

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ  
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

...8...ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ N-589  
2024-25

Hosur Main Road, Anekal Taluk,  
Bangalore Urban District- 560100.  
PAN NO. ABEFP1901G  
Represented by its Partner Sri. Suresh Babu M.N.,  
S/o. Sri.K.K.Narayan, Aged about 56 years

for a total sale consideration amount of **Rs. 88,23,500/- (Rupees Eighty Eight Lakhs Twenty Three Thousand Five Hundred Only)** and received the said amount as full and final settlement under an **Agreement to sell dated 07.11.2024** paid by the Purchaser/GPA holder to the **VENDOR/Executant** in the following manner:-

- **Rs. 88,23,500/- (Rupees Eighty Eight Lakhs Twenty Three Thousand Five Hundred Only)** by way of RTGS bearing UTR No. HDFCR52024110759243932, on HDFC Bank, in favour of **SRI. SRI.DEVARAJ H.R.**
- An amount of **Rs. 88,235/- (Rupees Eighty Eight Thousand Two Hundred Thirty Five Only)** has been deducted out of the total sale consideration amount and shall be paid towards Tax Deducted at Source (TDS) on behalf of the Vendor within the stipulated period under the provisions of Income Tax Act 1961 and the rules made under.

Whereas, due to my pre-occupation and for other technical reasons, I couldn't execute the registered sale deed to convey the Schedule Property, hence it is necessary and expedient to appoint, nominate and constitute an attorney to do all such acts, deeds and things mentioned herein below and I hereby appoint, nominate and constitute:

For P S N DEVELOPERS  
m h m h  
Authorised Signatory

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ  
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ  
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



The Karnataka State Registration and Stamps Department  
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ಬೆಲೆ : ರೂ.3/-  
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

9 ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ N-589  
2024-25

### M/S. P.S.N. DEVELOPERS.

A Partnership firm, having its office at No.48,  
Second Floor, Manjunatha Towers, Huskur Village,  
Hosur Main Road, Anekal Taluk,  
Bangalore Urban District.- 560100.  
PAN NO. ABEFP1901G  
Represented by its Partner Sri. Suresh Babu M.N.,  
S/o. Sri.K.K.Narayan, Aged about 56 years

as my lawful attorney, for me and on my behalf to do the following acts,  
deeds and things:

1. To look after, maintain and manage the Schedule Property in the best manner as my attorney deems fit.
2. To negotiate for sale of the Schedule Property and to enter into Sale Agreement, to present, execute and admit execution of the Sale deed before the concerned Sub Registrar, to sign the sale deed, necessary forms, papers, documents, application etc., to receive the sale consideration, acknowledge receipt of the same and complete the registration.
3. That my attorney shall be at liberty to execute the Sale deeds for the Schedule Property, either in part or in full, Settlement deeds, Release deeds, Assignment deeds, Exchange deeds, Cancellation deeds,

For P S N DEVELOPERS  
msb  
Authorised Signatory

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ  
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ದಸ್ತಾವೇಜು ಹಾಳೆ  
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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



The Karnataka State Registration and Stamps Department  
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ಬೆಲೆ : ರೂ.3/- .....10ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ  
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

N-589  
2024-25

Rectification deeds, Consent deeds, Confirmation deeds and such other assurances and documents including all statutory forms, affidavits, declarations, or such other application/ statements on my behalf in respect of the Schedule Property either in favour of himself or to any other prospective purchaser/s or its nominee/nominees at its discretion, which my attorney may think expedient in the circumstances and receive the entire sale consideration from the prospective purchaser/s, execute and present the said documents before the Sub-Registrar, District Registrar or before such other Registering Authorities of competent jurisdiction and to effectually obtain the said conveyance deeds registered as we ourselves would do, if personally present.

4. To sign and submit necessary application, petitions, memorandum, affidavits, undertaking, documents and other papers and to represent me before the Revenue Authorities, Pollution Control Board, Karnataka Town & Country Planning Authorities, Village Panchayath, BDA, BMRDA/APA/STRR, concerned Electrical Department, K.I.A.D.B., Municipal/Corporation, Police Department or any other local bodies or statutory authorities of the State Government, Central Government, Department of Commerce, Ministry of Commerce and Industry and Government of India etc., (hereinafter referred to as the 'Authorities') in connection with obtaining necessary permissions, sanctions, no objection certificate and such other permissions or sanctions as required under Law for development of the Schedule Property or for construction of building thereon or for formation of Residential Layout. My Attorney is also authorized to sign necessary forms, applications, affidavits, papers, documents etc., in connection with the above acts and

For P S N DEVELOPERS  
Authorized Signatory

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ  
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Official's Multipurpose Co-Operative Society Ltd.

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.....11 ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ IV-589  
2024-25

to receive letter of permission sanctions, no objection certificates, etc.,  
from the authorities.

5. To apply to Development Commissioner, S.E.Z for setting up Special Economic Zone.
6. To apply to the Special Deputy Commissioner or to the Deputy Commissioner or to any competent authorities under the Town and Country Planning Act for obtaining the necessary permission for conversion of the Schedule property from agricultural purpose to non-agricultural (residential or commercial or industrial) purpose or change of land use under the zoning regulations of the Planning Authorities and in this respect to sign papers, documents, forms, applications, affidavits, etc., and to represent me before the respective authorities to obtain necessary sanction/permission in respect of conversion of agricultural lands from agricultural use to non-agricultural (residential or commercial or industrial) use and / or change of land use.
7. To represent me and appear before the concerned officer of the Village Panchayath, Water Supply and Sewerage Board, concerned Electricity Department or Karnataka Power Transmission Corporation Ltd. or any concerned authority in connection with obtaining water, sewerage and electricity connection with the above acts and to receive the letter of permissions, sanctions, no objection certificate, etc., from the Village Panchayath, Municipal or Corporation, Water Supply and Sewerage Board and Electricity Department.

For P S N DEVELOPERS  
m h d  
Authorised Signatory

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ  
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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The Karnataka State Registration and Stamps Department  
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ಬೆಲೆ : ರೂ.3/- 12...ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ IV-589  
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ) 2024-25

8. To apply for sanctioned plan for construction of any type of building upon payment of requisite license fee, to construct such building and use the same in the manner as my attorney deems fit.
9. To receive sale consideration/sale proceeds on my behalf, in case the property is sold to any third party;
10. To file petitions, suits, appeals, statements, memos, applications and other proceedings and to appear before any Revenue Courts, JMFC Court/Civil Court, Tribunal, Income Tax Authorities, High Court, Supreme Court of India, etc., to appear and contest proceedings, suits, appeals, etc., and to deal with all court matters connected with the schedule property and in this connection sign all necessary papers, petitions, suits, plaints, appeals, statements, memos, applications, affidavits, declarations, etc.
11. To appear for and prosecute and defend all actions and proceedings and to sign, verify plaints, written statements, objections, complaints, petition or documents and other pleadings, claims, applications and affidavits and memorandum of all kinds and to present him in aforementioned courts and other aforementioned authorities and also to sign the vakalathanama and to swear to all affidavits.
12. To give evidence in my name and on my behalf, to deposit, withdraw and to receive documents and any money either in execution of decree or otherwise and on receipt of payment thereof, to sign and deliver for us proper receipts and discharge for the same.

For P S N DEVELOPERS  
Authorised Signatory

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ  
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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Official's Multipurpose Co-Operative Society Ltd.

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13

ನೋ. ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ IV-589  
2024-25

13. To compromise, compound or withdraw cases. To file and receive back documents, to deposit and withdraw money, to obtain refund the stamp duty and court fees in and from courts and offices.
14. To prefer appeal against the judgment and decree relating to any of the proceedings against me pertaining to the schedule property.
15. To apply for 11-E Sketch/Survey Sketch/Phody before the concerned department in respect of the Schedule Property.
16. To receive the compensation/award on behalf of me if the Schedule Property is notified for the acquisition for any developmental works by the Government.
17. To procure loans/mortgage and financial facilities from any financial institutions, NBFC (NON BANKING FINANCIAL CORPORATIONS)/MNC Banks/Nationalized Banks/to raise equity share etc., by depositing title deeds of the Schedule Property. The executants hereby undertake to give such permissions/no objections as may be required by such financial institutions. Executant also authorized the attorney to execute a Memorandum of Deposit of Title Deeds, Equitable Mortgage or any such related documents which need to be registered in the concerned Sub Registrar, Office in order to avail Financial Assistance with respect to the Schedule Property.

For P S N DEVELOPERS  
Authorized Signatory

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ  
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The Karnataka State Registration and Stamps Department  
Official's Multipurpose Co-Operative Society Ltd.

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ಬೆಲೆ : ರೂ.3/-  
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

16 ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ IV-589  
2024-25

18. To engage and terminate the services of Architects, Engineers and other Consultants, Legal Practitioners, Chartered Accountants, Contractors, Workers, in connection with the above matter.
19. That my attorney shall be at liberty to enter into contract with the owners of neighboring properties for acquisition of any easementary rights or for the better management of the Schedule Property as my attorney may think proper in the circumstances.
20. To settle, adjust, compound, submit to arbitration and to compromise the suits and other proceedings in such manner as my attorney shall think fit and proper.
21. In case of any mistake in the deeds/documents executed by my pertaining to the schedule property, my attorney can rectify the same and make necessary corrections/rectifications to that effect in those documents.
22. I have delivered the physical possession on this day to my attorney by receiving the entire sale consideration, therefore I hereby authorize and empower my attorney to sell or register the Schedule Property in his name or shall sell it to any prospective purchasers as it thinks fit and I have no objection for the same.

And generally to do all such acts, deeds and things as may be necessary and I hereby agree and undertake to ratify and confirm all and whatsoever the

For P S N DEVELOPERS  
Authorized Signatory

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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**The Karnataka State Registration and Stamps Department**  
**Official's Multipurpose Co-Operative Society Ltd.**

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19ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 19-589  
2024-25

attorney shall lawfully do, execute or perform or cause to be done by virtue of this power of attorney, authority and liberty conferred upon it.

And I do hereby agree to ratify and confirm that all and whatsoever is said and done by my attorney is irrevocable and we shall not revoke this General Power of Attorney in future at any point of time as it coupled with interest.

### SCHEDULE PROPERTY

All that piece and parcel of the undeveloped land bearing Sy.No.38/2 measuring to an extent of 0-23 Guntas (duly converted vide Official Memorandum bearing No. ALN/ASH/SR144/2024-25 dated 29.07.2024 issued by Deputy Commissioner, Bangalore District) Situated at Harohalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on the:

| East                           | West                  | North                                  | South                   |
|--------------------------------|-----------------------|----------------------------------------|-------------------------|
| Land bearing Sy.No.38/3 & 38/4 | Land bearing Sy.No.37 | Land bearing Sy.No.38/1, 38/5 and Road | Land bearing Sy.No.38/4 |

19

For P.S. SUPERVISERS  
Authorised Signatory

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ  
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

16ನೇ ಪ್ರಕಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ IV-589  
2024-25

IN WITNESS WHEREOF, the Executants & the Attorney have affixed their  
signatures to these presents in the presence of the attesting witnesses on the  
day, month and the year first above written.

SRI.DEVARAJ H.R.  
EXECUTANT

For P.S.N DEVELOPERS

M/S. P.S.N. DEVELOPERS

Represented by its Partner Sri. Suresh Babu M.N.  
ATTORNEY

WITNESSES:

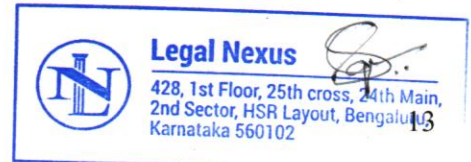
1.

#428 HSR Layout  
Kalyan-02

2.

#428 HSR Layout  
Kalyan-02

Drafted by:



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
**ಪ್ರಪತ್ರ 15**  
(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ )

Reciept Number: 3660162

ಕಛೇರಿ: Sarjapura

**Original Copy**

ದಿನಾಂಕ: 11/11/2024

Ms.P.S.N. DEVELOPERS. A Partnership firm Represented by its Partner Sri.  
Suresh Babu M.N ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2024 - 2025 ವರ್ಷದ ಪುಸ್ತಕ - 4 ಪುಸ್ತಕದ 00589 ಸಂಖ್ಯೆಯ ಪತ್ರದ  
ನೋಂದಾವಣೆಗಾಗಿ

|                |            |
|----------------|------------|
| ನೋಂದಣಿ ಶುಲ್ಕ : | ₹88,235.00 |
| ಸೇವಾ ಶುಲ್ಕ :   | ₹665.00    |
| ಒಟ್ಟು:         | ₹88,900.00 |

Rs 88900 Paid through E-Payment

ಒಟ್ಟು: ₹88,900.00

( ಅಕ್ಷರದಲ್ಲಿ ) ರೂ, Eighty Eight Thousand Nine Hundred Rupees

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 11/11/2024 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ: Sarjapura

ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು

ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು.

ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.