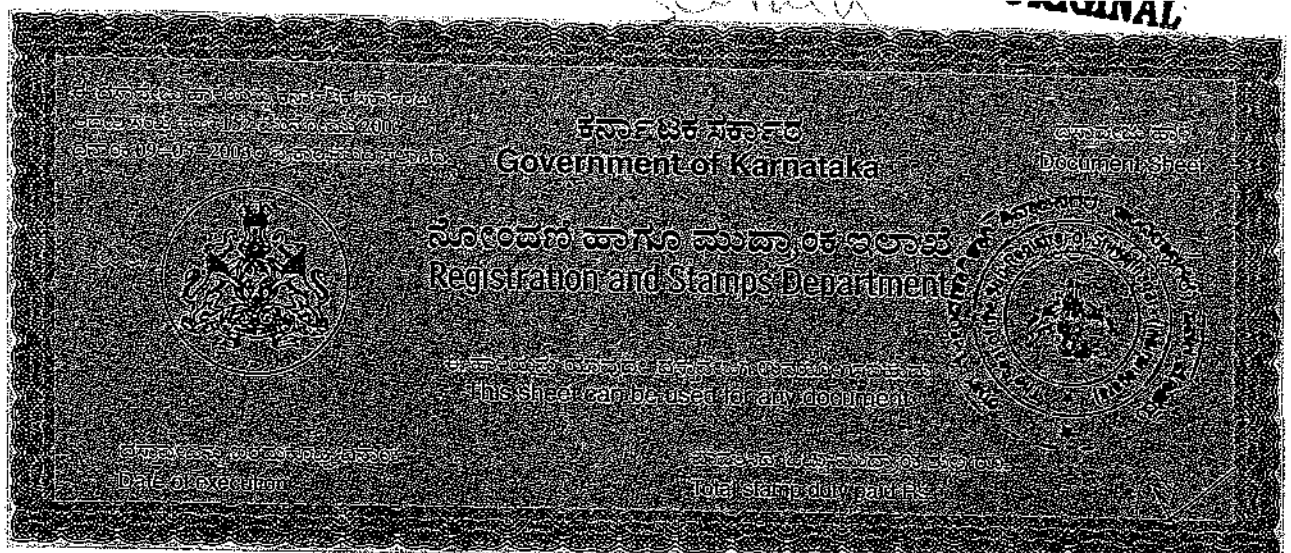




This document consists of... 29 sheets

First Sheet of Doct. No. 4187 of Book I
12-13

This *Joint Development Agreement* is made and executed on this the 9th day of November Two Thousand and Twelve (09-11-2012);

BY AND BETWEEN

M/s Hennur Properties Private Limited,

Having its office at NO.19, J.C. Road, Bangalore - 560002

Represented by its Director Mr. Mahendra Kumar Jain (duly authorised in this behalf),

hereinafter referred to as the "*Owner*" which expression shall wherever and whenever the context so demands mean and include the Company, its Directors, representatives, administrators, successors and assigns of the FIRST PART;

AND

M/s. Pride and Expert Properties Private Limited, having its registered office at,

G-2, Pride Elite,

10, Museum Road,

Bangalore - 560 001

Represented by its Director Mr. B. R. Ravindra (duly authorised in this behalf),

For **HENNUR PROPERTIES PVT. LTD.**

Mahendra Kumar Jain
DIRECTOR

For **Pride & Expert Properties Pvt. Ltd.**

B. R. Ravindra
Director

PAGE NO. - 1



Print Date & Time : 21-11-2012 11:16:48 AM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 4187

ಇಂದಿರಾನಗರ ದಲ್ಲಿರುವ ಉಪನೋದ್ಧಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 21-11-2012 ರಂದು 10:55:22 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	266250.00
2	ಸೇವಾ ಶುಲ್ಕ	990.00
3	ದೃಢ ಪ್ರತಿ ಶುಲ್ಕ	100.00
4	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	267375.00

ಶ್ರೀ M/s. Pride and Expert Properties Pvt Ltd Rep by its Director Mr.B.R.Ravindra ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. Pride and Expert Properties Pvt Ltd Rep by its Director Mr.B.R.Ravindra			For Pride & Expert Properties Pvt. Ltd. Director

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ(ಮತ್ತು ಪೂರ್ಣ/ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ).....
ಒಪ್ಪಿರುತ್ತಾರೆ

ಹರಿಯ ಉಪನೋದ್ಧಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s. Pride and Expert Properties Pvt Ltd Rep by its Director Mr.B.R.Ravindra . (ಬರೆದುಕೊಂಡವರು)			For Pride & Expert Properties Pvt. Ltd. Director
2	M/s. Hennur Properties Pvt Ltd Rep by its Director Mr.Mahendra Kumar Jain . (ಬರೆದುಕೊಂಡವರು)			For HENNUR PROPERTIES PVT. LTD. DIRECTOR

ಹರಿಯ ಉಪನೋದ್ಧಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು.



hereinafter referred to as the "Developer" which expression shall wherever and where the context so demands mean and include the Company, its Directors, representatives, administrators, successors and assigns of the OTHER PART

WHEREAS:

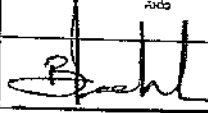
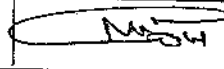
- A. Agricultural land bearing Survey No. 3, situated at Byrathihalli Village, Bidarahalli Hobli, Hosakote Taluk, measuring an extent of 10 (ten) acres was allotted to Kenchappa, S/o H. B. Siddappa vide Partition Deed dated 28-09-1945, executed by Kenchappa and his brothers Mahadeva and Ganesha, registered as Document No. 1008/1945-46, Book I, Volume 753 at pages 128 to 135, in the office of the Sub Registrar, Bangalore City.
- B. Sri K. Navaneetha, S/o S. Kenchappa, vide Release Deed dated 02-09-1965 registered as Document No. 1566/1965-66, Book I, Volume 1382 pages 7-10 in the office of the Sub Registrar, Bangalore Civil Station, released his rights, title and interest in the joint family properties in favour of his father S. Kenchappa and his brother K. Beeranna and in consideration of the said release, he was allotted an extent of 10 acres in Sy. No. 3, Byrathi Village, Bidarahalli Hobli, Hosakote Taluk. Sy. No. 3 appears to have been renumbered as Sy. No. 115.
- C. K. Navaneetha, executed a Sale Deed dated 4-04-1977, registered as Document No. 36/1977-78 pages 219, Volume 1507, Book I, in the office of the Sub Registrar, Hosakote, in favour of Ms. Aparna Shetty, represented by her General Power of Attorney Holder Smt. Yashoda S. Shetty, in respect of a portion of the abovesaid land i.e Sy. No. 115 (old Sy. No. 3), measuring an extent of 3 acres and 22 guntas, Byrathi Village, Bidarahalli Hobli, Hosakote Taluk.
- D. The revenue records of the above property was transferred in the name of Aparna Shetty in accordance to registered Sale Deed dated 04-04-1977, vide Mutation Register Extract bearing No. 7/82-83.
- E. Ms. Aparna Shetty represented by her mother and Power of Attorney Holder Smt. Yashoda S Shetty, conveyed an extent of 1 acre 30 guntas, to Sri. Channakeshava, s/o B. C. Muddanna, vide Sale deed dated 03-03-2006, registered as Document No. KRI-21344-2005-06 and stored in CD No. KRID 191 in the office of the Sub Registrar, K. R. Puram, Bangalore.

For HENNUR PROPERTIES PVT. LTD.

[Signature]
DIRECTOR

For Pride & Expert Properties Pvt. Ltd.

[Signature]
Director

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Bharat Kumar Patel No.147, Sector-5, HSR Layout, Ring Road, Bangalore-102	
2	Maresh Kumar Goyal No.G-2, pride Elite, 10 Museum Road, Bangalore-01	

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು.

There is no Diffrence Between Original and Duplicate Registered Along with one Duplicate Copy.



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ INR-1-04187-2012-13 ಆಗಿ
ಪಿ.ಡಿ. ನಂಬರ INRD49 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 21-11-2012 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಲಿನಗರ (ಇಂದಿರಾನಗರ)



Designed and Developed by C-DAC, ACTS, Pune

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು.

26 Sheet of Doc No. 34.18.7 of Book D
20.7.9 **Maintenance:** The Association shall appoint an agency committee or the Developer hereinafter referred to as the *Maintenance team* to carry out all the day to day activities of maintaining the building, providing for security, housekeeping, paying taxes and other outgoings on behalf of the members of the *Association* etc. For the first 02 years from the date of handing over possession, the *Developer* shall maintain the Project through their Property Management concern which has an expertise in the maintenance of all the other projects belonging to the *Developer* and the *Owner / Purchasers* agree to abide by the regulations formed by the Property Management concern to govern the Apartment Owners. Any reference to Association supra, shall be deemed as reference to the Property Management concern for the first 02 years. For the first 02 years from the date of handover, the *Developer* shall be the appointed *Maintenance team*.

20.8 **Rights & Obligations to form a part of all agreements with subsequent purchasers:**

The parties hereto agree that the rights and obligations as agreed and contained in this clause shall form part of all agreements entered into with any subsequent purchaser/s of individual apartment unit/s.

20.9 No Owner of a unit shall be entitled to demand and enforce a partition of his share in the Schedule A property.

SCHEDULE "A" PROPERTY

ALL THAT PIECE AND PARCEL OF converted land bearing Survey No.115/1 (Old No.115), situated in Byrathihalli Village, Bidarahalli Hobli, Bangalore East Taluk, converted for non-agricultural / residential use vide Official Memorandum No. ALN:SR(PB)SR:09/2008-09, dated 03-10-2008, issued by the Deputy Commissioner, Bangalore District, Bangalore and bounded on the:

East by : Land bearing survey No.111,
West by : Road (Bangalore - Bagalur Main Road),
North by : Remaining portion of survey No.115/1,
South by : Land bearing survey No.125.

For HENNUR PROPERTIES PVT. LTD.

[Signature]
DIRECTOR

For Pride & Export Properties Pvt. Ltd.

[Signature]
Director



A Residential Complex comprising basement, ground + upper floors with or without individual villas, common facilities, amenities, services, roads and boundary walls

IN WITNESS WHEREOF, the Parties hereto have signed and executed this Agreement on the day, month and year first above written at Bangalore in the presence of the following witnesses:

Owner
M/s Hennur Properties Private Limited

Mahendra Kumar Jain
Represented by its Director Mr. Mahendra Kumar Jain,

Developer
M/s. Pride and Expert Properties Private Limited,

B. R. Ravindra
Represented by its Director Mr. B. R. Ravindra

Witnesses:

1.

Bharat Kumar Patel

BHARAT KUMAR PATEL
147, Sector V HSR LAYOUT
Ring Road, BANGALORE
560102

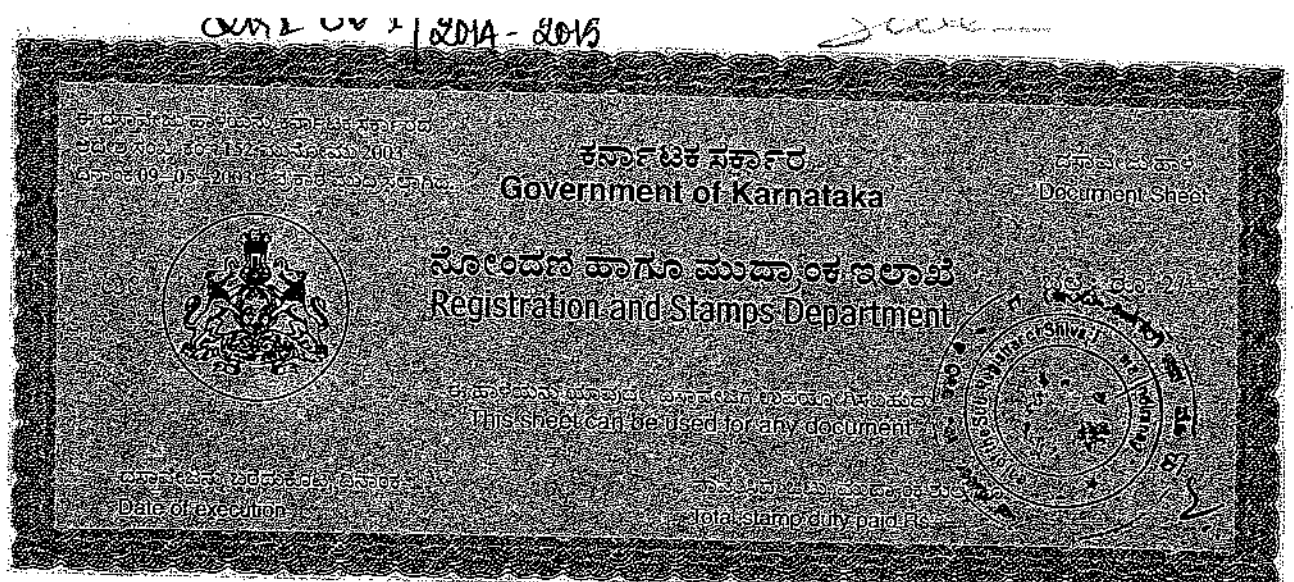
2.

Mahesh Kumar Goyal
MAHESH KUMAR GOYAL
G-2 Pride Elite
10, Museum Road
Bangalore - 1

Drafted by

Manoj

MANOJ
Advocate
Bangalore



This document consists of 8 sheets

First Sheet of Doct. No. 837 of Book 1
14-15

RECTIFICATION DEED

TO JOINT DEVELOPMENT AGREEMENT DATED 09-11-2012

This Deed of Rectification is Made and Executed on this the 28th day of April, Two Thousand and Fourteen (28-04-2013) at Bangalore, by

BY AND BETWEEN

M/s Hennur Properties Private Limited,

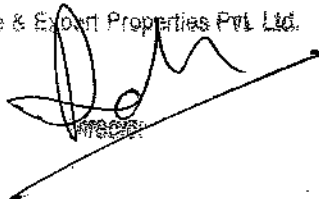
Having its office at NO.19, J.C. Road, Bangalore – 560002

Represented by its Director Mr. Mahendra Kumar Jain (duly authorised in this behalf), hereinafter referred to as the "Owner" (which expression shall, wherever and whenever the context so demands, mean and include the Company, it's Directors, representatives, administrators, successors and assigns) of the FIRST PART;

AND

M/s. Pride & Expert Properties Private Limited, having its registered office at, having its registered office at 901, 9th Floor, Pride Hulkul, No.116, Lalbagh Road, Bangalore - 560027 (Formerly at G-2, Pride Elite, 10, Museum Road, Bangalore – 560 001), Represented by its Director Mr. B. R. Ravindra (duly authorised in this behalf),

For Pride & Expert Properties Pvt. Ltd.

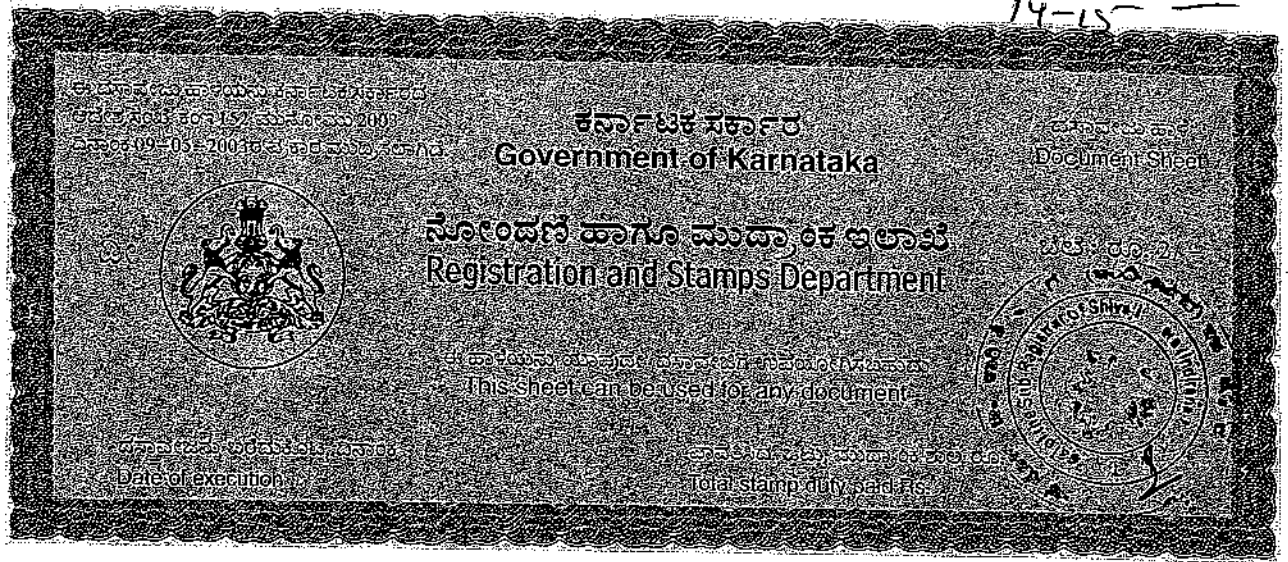


Page 1 of 6

For HENNUR PROPERTIES PVT. LTD.


DIRECTOR

PAGE NO - 1



hereinafter referred to as the "**Developer**" (which expression shall, wherever and whenever the context so demands, mean and include the Company, it's Directors, representatives, administrators, successors and assigns) of the OTHER PART.

Whereas:

- A. **M/s Hennur Properties Private Limited**, the Owner had executed a Joint Development Agreement dated 9.11.2012, in favour of M/s Pride and Expert Properties Private Limited (hereinafter Developer) registered as document no. INR-1-04187-2012-13, stored in CD No. INRD49 in the office of the Sub Registrar, Indiranagar, Bangalore, hereinafter referred to as the "**JDA**", with respect to the property morefully described in the Schedule given hereinbelow.
- B. It has come to the notice of the parties that there are a few typographical errors in the above said JDA.
- C. The parties wish to rectify the same and have executed this Deed of Rectification and the same may be read as part and parcel of the above said JDA.

NOW THIS DEED OF RECTIFICATION WITNESSES AS FOLLOWS:

1. **Clause C of the Recitals (Page.2 of the JDA)**

K. Navaneetha, executed a Sale Deed dated 4-04-1977, registered as Document No. 36/1977-78 pages 219, Volume 1507, Book I, in the office of the Sub Registrar, Hosakote,

For Pride & Expert Properties Pvt. Ltd.

Page 2 of 6

For HENNUR PROPERTIES PVT. LTD.

DIRECTOR

PAGE NO - 3



Sheet of Doc No. 837 of Book 7

in favour of Ms. Aparna Shetty, represented by her General Power of Attorney Holder Smt. Yashoda S. Shetty, in respect of a portion of the abovesaid land i.e Sy. No. 115 (old Sy. No. 3), measuring an extent of 3 acres and 22 guntas, Byrathi Village, Bidarahalli Hobli, Hosakote Taluk.

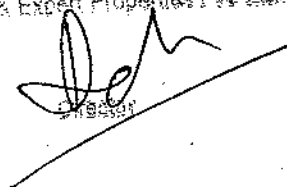
Be rectified to read as:

K. Navaneetha, executed a Sale Deed dated 4-04-1977, registered as Document No. 36/1977-78 pages 219- 223, Volume 1507, Book I, in the office of the Sub Registrar, Hosakote, in favour of Ms. Aparna Shetty, represented by her General Power of Attorney Holder Smt. Yashoda S. Shetty, in respect of a portion of the abovesaid land i.e Sy. No. 115 (old Sy. No. 3), measuring an extent of 3 acres and 22 guntas, Byrathi Village, Bidarahalli Hobli, Hosakote Taluk

2. Clause E of the Recitals(Page.2 of the JDA)

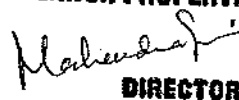
Ms. Aparna Shetty represented by her mother and Power of Attorney Holder Smt. Yashoda S Shetty, conveyed an extent of 1 acre 30 guntas, to Sri. Channakeshava, s/o B. C. Muddanna, vide Sale deed dated 03-03-2006, registered as Document No. KRI-21344-2005-06 and stored in CD No. KRID 191 in the office of the Sub Registrar, K. R. Puram, Bangalore.

For Pride & Expert Properties Pvt. Ltd.



Page 3 of 6

For HENNUR PROPERTIES PVT. LTD.


DIRECTOR

PAGE NO - 5



4 Sheet of Doc No. 837 of Book 1
14-15

Be rectified to read as:

Ms. Aparna Shetty represented by her mother and Power of Attorney Holder Smt. Yashoda S Shetty, conveyed an extent of 1 acre 30 guntas, to Sri. Channakeshava, s/o B. C. Muddanna, vide Sale deed dated 03-03-2006, registered as Document No. KRI-21355-2005-06 and stored in CD No. KRID 191 in the office of the Sub Registrar, K. R. Puram, Bangalore.

3. Clause G of the Recitals (Page.3 of the JDA)

Sri. Channakeshava, s/o B. C. Muddanna, vide Sale deed dated 06-12-2008, registered as Document No. BDH-1-02026-2008-09 and stored in CD No. BDHD 191 in the office of the Sub Registrar, Bidarahalli, Bangalore, has conveyed the *Schedule "A" Property* to M/s Hennur Properties Private Limited, the Owner herein.

Be rectified to read as:

Sri. Channakeshava, s/o B. C. Muddanna, vide Sale deed dated **06-11-2008**, registered as Document No. BDH-1-02026-2008-09 and stored in CD No. BDHD **18** in the office of the Sub Registrar, Bidarahalli, Bangalore, has conveyed the *Schedule "A" Property* to M/s Hennur Properties Private Limited, the Owner herein.

For Pride & Export Properties Pvt. Ltd.

Page 4 of 6

For HENNUR PROPERTIES PVT. LTD.

DIRECTOR

PAGE NO - 7

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದು
This sheet can be used for any document

ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಹಾಕಲಾಗಿದ್ದ ಮುದ್ರಾಂಕದ ಮೊತ್ತ
Total Stamp duty paid Rs.

GENERAL POWER OF ATTORNEY

This document consists of 5 sheets

First Sheet of Doct. No. 690 of Bo

This Power of Attorney executed on this 9th day of November Two Thousand and Twelve (09.11.2012), at Bangalore, by

12-13

M/s Hennur Properties Private Limited,

Having its office at NO.19, J.C. Road, Bangalore - 560002

Represented by its Director Mr. Mahendra Kumar Jain (duly authorised in this behalf),

Hereinafter referred to as "Owner", which expression shall wherever and whenever the context so demands mean and include the Company, its Directors, representatives, administrators, successors and assigns;

AND:

M/s. Pride and Expert Properties Private Limited,

G-2, Pride Elite,

10, Museum Road,

Bangalore - 560 001

Represented by its Director Mr. B. R. Ravindra (duly authorized in this behalf),

Hereinafter referred to as "Developer", which expression shall wherever and whenever the context so demands mean and include the Company, its Directors, representatives, administrators, successors and assigns;

Whereas the Owner has executed a Joint Development Agreement dated 09-11-2012 in favour of the Developer for development of the Schedule A Property by constructing thereon the Schedule B Property and has agreed to execute a General Power of Attorney for various purposes related to Development and also authorizing the Developer to convey, as per the Joint development Agreement.

For HENNUR PROPERTIES PVT. LTD.

Mahendra

DIRECTOR

For HENNUR PROPERTIES PVT. LTD.

Mahendra

DIRECTOR



Print Date & Time : 21-11-2012 11:23:36 AM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 690

ಇಂದಿರಾನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ತಿವಾಜಿನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 21-11-2012 ರಂದು 11:05:04 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	266250.00
2	ಸೇವಾ ಶುಲ್ಕ	240.00
	ಒಟ್ಟು :	266490.00

ಶ್ರೀ M/s. Pride and Expert Properties Pvt Ltd Rep by its Director Mr.B.R.Ravindra . ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. Pride and Expert Properties Pvt Ltd Rep by its Director Mr.B.R.Ravindra .			For Pride & Expert Properties Pvt. Ltd. Director

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s. Pride and Expert Properties Pvt Ltd Rep by its Director Mr.B.R.Ravindra . . (ಬರೆಸಿಕೊಂಡವರು)			For Pride & Expert Properties Pvt. Ltd. Director
2	M/s. Hennur Properties Pvt Ltd Rep by its Director Mr.Mahendra Kumar Jain . . (ಬರೆದುಕೊಡುವವರು)			For HENNUR PROPERTIES PVT. LTD. DIRECTOR

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು.

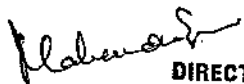


NOW THEREFORE THIS DEED WITNESSETH:

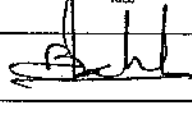
The Owner hereby appoints, constitutes and nominates M/s **Pride and Expert Properties Private Limited** as the Agent, in fact and in law, on their behalf and in their name, to do, execute and perform all or any of the following things.

- i. To secure permissions, clearances and documents as required for the development of the Schedule A Property specifically including authority to do the following:
 - i. To apply for and obtain sanction for the building plan for the construction on the Schedule A Property
 - ii. To apply for and obtain commencement certificate, completion certificate and occupancy certificate from the concerned authorities.
 - iii. To apply for and obtain temporary and permanent electricity connections as required from Karnataka Power Transmission Corporation or such other authority as may be prescribed in law and to apply for and obtain no objection certificate from such authority for such connections.
 - iv. To apply for and obtain water connections from the Bangalore Water Supply and Sewerage Board or such other authority as may be prescribed in law and to apply for and obtain no objection certificate from such authority for the same.
 - v. To apply for and obtain no objection / certificates/ sanctions from the Pollution control Board or such other authority as may be prescribed in law.
 - vi. To apply for and obtain permission from the fire fighting authority for the construction to be put up on the Schedule Property.
 - vii. To apply for and obtain permission from the airports authority for the construction to be put up on the schedule property.
 - viii. To compound violations of the sanctioned plan with the concerned authorities, if any.
 - ix. To do all things necessary and incidental to the exercise of powers referred to above.

For **HENNUR PROPERTIES PVT. LTD.**


DIRECTOR

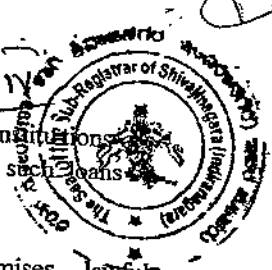
ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Bharat Kumar Patel No.147, Sector-5, HSR Layout, Ring Road, Bangalore-102	
2	Mahesh Kumar Goyal No.G-2, Pride Elite, 10 Museum Road, Bangalore-01	

MAHESH
ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು.

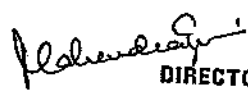
	4 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ INR-4-00690-2012-13 ಆಗಿ ಸ.ಡಿ. ನಂಬರ INRD49 ನೇ ದೃಢೀಕರಣ 21-11-2012 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)
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Designed and Developed by C-DAC, ACTS, P.
ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು.



2. To obtain loans or such other financial assistance from any institutions, persons/companies by offering the Schedule A Property as security for such financial assistance on such terms as the Developers shall think fit.
3. To do all such acts and deeds including entering into compromises, lawful agreements with and make payments to any claimant of any right, title or interest in the Schedule A Property to perfect the title of the Schedule A Property at the cost of the Owner after informing him of the same. The Owner shall be liable to repay the entire expenses incurred by the Developers in this regard.
4. To enter into negotiations concerning the price and other terms of sale and finalize the same with any third party /intending purchasers in respect of the *Developer's* share in the *Schedule "A" and "B" Properties* amounting to 62% in the *Schedule "A" and "B" Properties* and to enter into and execute valid and binding agreements to sell, sale deeds, rectification deeds, etc with the third parties in respect of the same and collect monies from them for the same and admit execution and to do all the necessary and incidental things to obtain registration of same.
5. To make such true and lawful representations concerning the Schedule A and B Properties and to impose such obligations on the Owners and grant such rights to the purchaser as may be deemed fit.
6. To appear before the Registrar/Sub Registrar, present the deeds and admit execution thereof and enable the registration of the same.
7. To further delegate any of these powers to any person or persons as the attorneys may deem fit.
8. Generally, to do, execute and perform, or cause to be done, executed and performed, any act, deed, matter or thing in connection with the purposes of the grant of this Power of Attorney
9. The *Owner* acknowledges that the powers given under this Power of Attorney shall survive the demise of the Owners, are irrevocable and that the agency created under this Power of Attorney cannot be terminated, as the *Developer* has an interest in the subject matter of the agency having paid valuable consideration for entering into the Joint development Agreement and for having already invested in the Schedule A Property for landscaping, fencing and developing the same.

For HENNUR PROPERTIES PVT. LTD.


DIRECTOR



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೊಂಡಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s. Pride and Expert Properties Pvt Ltd Rep by Its Director Mr.B.R.Ravindra , ಇವರು
266250.00 ರೂಪಾಯಿಗಳನ್ನು ವಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	266250.00	DD No 604178 dt 20-11-2012. Karnataka Bank Bangalore
ಒಟ್ಟು :	266250.00	

ಸ್ಥಳ : ಇಂದಿರಾನಗರ

ದಿನಾಂಕ : 21/11/2012

ಉಪ-ಮೊಂಡಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ

(ಇಂದಿರಾನಗರ)
ಹಿರಿಯ ಉಪಮೊಂಡಣಾಧಿಕಾರಿಗಳು
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC ,ACTS Pune.



10. The *Owner* acknowledges that the powers given hereunder are in addition to and not in derogation to powers that may have been granted in favour of the *Developers* and/or their nominees with respect to the Schedule A Property under the Joint Development Agreement.
11. The *Owner* shall not do any act or deed that may have the effect of cancelling revoking or reducing any of the powers granted under this Power of Attorney.
12. The *Owner* hereby grants to the *Developers* the power to do all such acts and deeds as may be required to ensure that the *Developers* are able to construct on the Schedule A Property and/or otherwise adhere to their obligations under the Joint Development Agreement.
13. The *Owner* hereby agrees to ratify all that its attorneys shall lawfully do or cause to be done by virtue of this deed.
14. The *Owner* acknowledges that the powers granted under this *Power of Attorney* are irrevocable and that the agency created under this *Power of Attorney* cannot be terminated by them as the *Power of Attorney* holders, namely the *Developer* have an interest in the subject matter of the agency as per the Joint Development Agreement executed or as may be demonstrable otherwise.

In witness hereof, on this the 9th day of November 2012, the Owner above named has executed this Power of Attorney.

SCHEDULE "A" PROPERTY

ALL THAT PIECE AND PARCEL OF converted land bearing Survey No.115/1 (Old No.115), situated in Byrathihalli Village, Bidarahalli Hobli, Bangalore East Taluk, converted for non-agricultural / residential use vide Official Memorandum No. ALN:SR(PB)SR:09/2008-09, dated 03-10-2008, issued by the Deputy Commissioner, Bangalore District, Bangalore and bounded on the:

- | | | |
|----------|---|---------------------------------------|
| East by | : | Land bearing survey No.111, |
| West by | : | Road (Bangalore – Bagalur Main Road), |
| North by | : | Remaining portion of survey No.115/1, |
| South by | : | Land bearing survey No.125. |

For HENNUR PROPERTIES PVT. LTD.
Handwritten signature
DIRECTOR

For HENNUR PROPERTIES PVT. LTD.
Handwritten signature
DIRECTOR



SCHEDULE "B" PROPERTY

A Residential Complex comprising basement, ground + upper floors with or without individual villas, common facilities, amenities, services, roads and boundary walls.

Owner

M/s Hennar Properties Private Limited

Mahendra

Represented by its Director Mr. Mahendra Kumar Jain,

Accepted

[Signature]

M/s. Pride and Expert Properties Private Limited,
Represented by its Director Mr. B. R. Ravindra

Witnesses:

1. *[Signature]*
BHARAT KUMAR PATEL
147, Sector Vth HSR LAYOUT
Ring Road Bangalore, 560102

2. *[Signature]*
MAHESH KUMAR GOYAL
G-2, Pride Elite
10, Museum Road, Bangalore-1

Place: Bangalore

Date: 09/11/12

Drafted by:

[Signature]

MANOJ
Advocate
Bangalore.