

BOOK TV 239/14-15

BNG (U)-VRT. 239 TV 2014-15/1-11
8.

GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY executed on this 04th day of March 2015, [04/03/2015] at Bangalore:

By:

1. **SRI. P. MUNIVENKATAPPA**, Son of late Papanna, Aged about 48 years, Residing at No. 119, Yamalur Village.
2. **SRI. P. VENUGOPAL**, Son of late B. Papaiah, Aged about 43 years, Residing at No. 27/2, Kariyammanna Agrahara, Bellandur Post, Bangalore-560103.

Hereinafter referred to as **OWNERS/FIRST PARTY**, (which expression shall, unless repugnant to the context or meaning thereof, mean and include their successors-in-title and legal Heirs, Representatives assigns, etc.) Of the **FIRST PART**;

IN FAVOUR OF:

M/s **PUNNAMI PROPERTIES**, a Partnership Firm, having its office at No. 313, Ground Floor, 8th Main, 3rd Cross, 1st Block, HRBR Layout, Kalyan Nagar post, Bangalore-560043. Represented by its Partners **SRI. J. KONDAPA NAIDU** and **PRUTHVISH BABU N**

Hereinafter referred to as the **"DEVELOPER"** (which expression shall whenever the context so requires or admits, mean and include its nominees, executors, successors-in-interest, administrator's and assigns) of the **OTHER PART**.

RECITALS

1. The Owners/Executants are above named are the absolute owners of all that piece and parcel of the residentially converted land bearing Survey Number 95/3 (Old Survey Number 95), measuring 09 Guntas, now coming within Jurisdiction of BBMP, situated at Panathur Village, Varthur Hobli, Bangalore Urban District which is more fully described in the Schedule hereunder and hereinafter referred to as **SCHEDULE PROPERTY**.
CONVERSION ON MV PAN [EVH] SR/63/2013-14
2. The OWNERS have entered into a Joint Development Agreement on 04th March 2015, with the DEVELOPER above named which is registered as Document No. 5080 2014-15 of Book I and stored in CD No. 4270240n

P. Munivenkataappa

P. Venugopal

For PUNNAMI PROPERTIES

J. Kondapa Naidu
PRUTHVISH BABU N
PARTNER/S



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ವರ್ತಮಾನ ದಿನಾಂಕ 04-03-2015 ರಂದು 03:51:58 PM ರಲ್ಲಿ ಈ ದಾಖಲೆ ಸಿದ್ಧಪಡಿಸಿದ ಕುರಿತು ದೃಢೀಕರಣ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಮೊದಲನೇ ಕಟ್ಟಡ	151000.00
2	ಮೊದಲನೇ ಕಟ್ಟಡ	420.00
	ಒಟ್ಟು :	151420.00

ಶ್ರೀ M/s Punnami Properties Rep. by Its Partner J. Kondapa Naidu (ಮೊದಲನೇ ಕಟ್ಟಡ)

ಹೆಸರು	ಪೋಲಿಸ್	ಹೆಚ್ಚುವರಿ ಗುರುತು	ಹಿರಿ
ಶ್ರೀ M/s Punnami Properties Rep. by Its Partner J. Kondapa Naidu			

ಶ್ರೀ M/s Punnami Properties Rep. by Its Partner J. Kondapa Naidu
ಹಿರಿ ಮತ್ತು ಹೆಚ್ಚುವರಿ ಗುರುತು
ವರ್ತಮಾನ, ದಿನಾಂಕ ಮತ್ತು ಸ್ಥಳ

ಹೆಚ್ಚುವರಿ ದಾಖಲೆ ಒಟ್ಟು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋಲಿಸ್	ಹೆಚ್ಚುವರಿ ಗುರುತು	ಹಿರಿ
1	M/s Punnami Properties Rep. by Its Partner J. Kondapa Naidu (ಮೊದಲನೇ ಕಟ್ಟಡ)			
2	M/s Punnami Properties Rep. by Its Partner Pruthvish Babu N (ಮೊದಲನೇ ಕಟ್ಟಡ)			

ಶ್ರೀ M/s Punnami Properties Rep. by Its Partner J. Kondapa Naidu
ಹಿರಿ ಮತ್ತು ಹೆಚ್ಚುವರಿ ಗುರುತು
ವರ್ತಮಾನ, ದಿನಾಂಕ ಮತ್ತು ಸ್ಥಳ

the office of the Varthur Sub-Registrar, Bangalore [hereinafter referred to as "JDA"] in respect of the **SCHEDULE PROPERTY**.

3. As per the terms of the Joint Development Agreement, we, the **OWNERS** above named is executing this Power of Attorney to appoint and constitute, **M/s PUNNAMI PROPERTIES**, a Partnership Firm, having its office at No. 313, Ground Floor, 8th Main, 3rd Cross, 1st Block, HRBR Layout, Kalyan Nagar post, Bangalore-560043. Represented by its Partners **SRI J. KONDAPA NAIDU** and **PRUTHVISH BABU N**, the **DEVELOPER** herein, as Our true and lawful attorney to act in Our name and on Our behalf inter alia to do all or any of the following acts, deeds and things as to the Schedule Property, that is to say:

A. POWER TO DEVELOP:

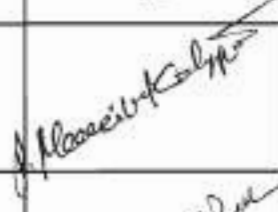
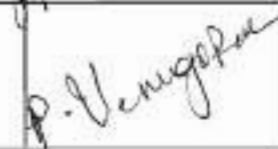
The **DEVELOPER** shall be entitled to develop the Schedule Property in the manner morefully set out in the Joint Development Agreement referred to hereinabove and in pursuance thereto they shall be entitled to:

- 1) To submit plans for construction of proposed buildings to be constructed on Schedule Property to the Bangalore Development Authority/ Bhuhath Bangalore Mahanagara Palike /City Municipal Council/ Gram Panchayath/ any other Competent authority/s and to get the same sanctioned/amended or revised in accordance with rules and regulations thereof to prepare, submit and execute all applications, forms, affidavits, undertakings, writings as may be necessary for obtaining the said approvals and sanction of such modified plans as per the Development Agreement.
- 2) To appear for and represent me and correspond on Our behalf with the Gram Panchayath Panathur, BBMP, Bangalore Development Authority, Bangalore Metropolitan Regional Development Authority, City Municipal Council, any other Competent authority/s, Government, Semi Government Offices, Statutory Offices, Bodies and other Authorities, Karnataka Power Transmission Corporation Limited/Bangalore Electricity Supply Company Limited, Water Supply and Sewerage Board, Bangalore Telephones, Police Department, Airport Authorities, Fire Force Authorities, Pollution Control Board, Ministry Of Environment and Forest and in all other Offices and apply for and obtain orders for change of land use if necessary or for grant of any plans, licenses, sanctions, orders etc., and obtain all such licenses, no objections, permissions and for the said and other purposes incidental

[Signature]

P. Vengopal

For PUNNAMI PROPERTIES
[Signature]
PARTNER/S

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹಸ್ತಚಿಹ್ನೆ	ಸಹಿ
3	P. Munivenkatappa S/o. Late Papanna (ಎಡಬಿಟ್ಟುಬಿಟ್ಟು)			
4	P. Venugopal S/o. B. Papiah (ಎಡಬಿಟ್ಟುಬಿಟ್ಟು)			

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2014/4/3/2015
ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು
ವಕೀಲರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

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thereto, to sign and execute necessary petitions, applications, forms, affidavits, declarations, undertakings, indemnities and other deeds containing such covenants as may be required for securing the aforesaid and to take all steps necessary to secure plans, modified plans, licenses and other permissions for construction and other purposes in the Schedule Property and also apply for renewal or modifications thereof and pay necessary charges and levies and sums thereof.

- 3) To entrust/assign the development work to such person/s or companies Our attorney/s deem fit.
- 4) To apply for and to obtain Commencement Certificate, Occupation Certificate, Completion Certificate and other Certificates, Permissions, Orders etc., in respect of the Building/Buildings to be constructed and completed on the Schedule Property from the concerned authorities.
- 5) To apply for and secure electricity, water and sanitary connections, and other requirements which may be required in the Schedule Property and/or to the building to be constructed from the concerned authorities.
- 6) To correspond with all Private, Government, Semi Government and other Bodies or Boards for undertaking development or construction on the Schedule Property and for the said and other purposes, sign and execute all letters, applications, undertakings, declarations, indemnities, agreements etc as may from time to time necessary or as may be required by the concerned authorities.
- 7) To appear on Our behalf and in Our name and to represent Our interest before the City Survey Authorities, Land Revenue and Assessor of Municipal Rates and Taxes, Town Planning Authorities and Municipal Offices and Councils, BBMP and other Government and Semi-Government offices, for the renewal or grant of licenses and permits or for any other purposes as may be necessary under any Local Acts, Rules or regulations and also to appear before any public or Government Office or other Authorities whomsoever in any matter relating to the Schedule Property.
- 8) To appear for and represent me before any and all concerned Authorities and parties as may be necessary, required or advisable for or in connection with the development of the Schedule Property and to make such arrangements and arrive at such arrangements as may be conducive to the development of the Schedule Property.

P. K. Venugopal

P. Venugopal

FOR UNNAMED PROPERTIES
[Signature]
PARTNER/S

ಗುರುತಿಸುವವರು

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಜೀವನ ಮತ್ತು ವಿವರ	ಸಹಿ
1	Nanjareddy No.112, Bikkannahalli, Sanjapura, Bangalore Dist.	
2	Ramesh No.108, Ground Floor, Oxford Towers, Kodihalli, Bangalore-08.	

[Signature] 16/11/15
ಈ ಕುರಿತು ಅಧಿಕಾರವಹರಿಸುವುದಾಗಿರುತ್ತದೆ
ಮಾನ್ಯ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲಾ



4 ನೇ ಪುರಸ್ಕರಣಾ ಪ್ರಶಸ್ತಿ
ಸಂಖ್ಯೆ VRT-4-00239-2014-15 ಅಗಿ
ಸಿ.ಡಿ. ಸಂಖ್ಯೆ VRTD240 ನೇ ಪ್ರಕಾರ
ದಿನಾಂಕ 04-03-2015 ರಂದು ಮೀರಾಭಿಮಾನಿಗಳಿಗೆ

[Signature] 16/11/15
ಈ ಕುರಿತು ಅಧಿಕಾರವಹರಿಸುವುದಾಗಿರುತ್ತದೆ
ಮಾನ್ಯ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲಾ



Designed and Developed by C-DAG, ACTS, Pune

- 9) To appoint architects, surveyors, engineers, advocates, chartered accountants, contractors and other professional agencies as may be necessary for the development of Schedule Property and for construction thereon;
- 10) To modify or renew the existing plan for the development of the Schedule Property and to submit the same for approval to the Bangalore development authority, BBMP and other competent local/State, Central Government Authorities.
- 11) To pay taxes, rates, charges etc., in respect of the Schedule Property and to make all deposits, payments and other statutory dues that may become necessary for obtaining sanction and permissions from the concerned authorities in respect of the Schedule Property.

B. CONVEY/TRANSFER OF THE PROPERTY:

As per the Joint Development Agreement, the DEVELOPER is entitled sell the DEVELOPER'S CONSTRUCTED AREA, therefore, the DEVELOPER shall be entitled to followings:

- 12) To negotiate for sale or otherwise dispose of by way of sale, assignment, exchange, gift or to lease, sub-lease or create a mortgage 54% (Fifty Percent)/DEVELOPER'S CONSTRUCTED AREA of the share right title and interest in the land in the Schedule Property either as a whole or in such parts or in undivided share as our attorneys shall deem fit and in pursuance thereof to enter into and execute such agreements or deeds for sale or lease or assignment or gift or mortgage in this regard on the terms and condition so decided by the Attorney.
- 13) In pursuance to the above, to receive in our Attorney's name the sale consideration, loans, rents from the purchaser or purchasers or mortgagee or Lessee or any other person and to give good, valid receipt and discharge for the same which will protect such parties without seeing the application of the money. The Attorney may deliver possession of the portions of the Schedule Property (DEVELOPER'S CONSTRUCTED AREA) sold or leased or mortgaged or gifted. The sums received may be retained and used by Our attorney in any manner they deem fit and need not be paid to me in view of the Joint Development Agreement.

P. Venugopal

P. Venugopal

For FUNNAMI PROPERTIES

[Signature]
PARTNER/S



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ಕರ್ನಾಟಕ ಸಾರ್ವಜನಿಕ
ಮುದ್ರಣ ಮತ್ತು ನೋಂದಣಿ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಣ ಮತ್ತು ನೋಂದಣಿ ಕಾಯ್ದೆ 10 ಎ ಅಡಿಯಲ್ಲಿಯೇ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Punnami Properties Rep. by its Partner J. Kondapa Naidu , ಇವರು 508000.00
ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಣ ಮತ್ತು ನೋಂದಣಿ ಇಲಾಖೆಯಿಂದ ಪಡೆದಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಪಡೆದ ದಿನಾಂಕ ಮತ್ತು ವಿವರ
ಇವರ ಖಾತೆಗೆ ಡಿ.ಡಿ.	508000.00	DD No. 002454, Dtd. 04/03/2015, Drawn on Axis Bank Ltd., Bangalore.
ಒಟ್ಟು :	508000.00	

ಸ್ಥಳ : ಮೈಸೂರು

ದಿನಾಂಕ : 04/03/2015

(Signature) 4/3/2015
ಇವರು, ಮೈಸೂರು ನಗರ ಜಿಲ್ಲಾ
ನೋಂದಣಿ ಅಧಿಕಾರಿಗಳು

Designed and Developed by C-DAC, ACTS Pune.

- 14) In pursuance to the above, to execute and thereafter to present any Agreement/s, Assignment Deeds, Mortgage Deeds or Lease Deeds and execute and register the Sale Deeds or other Conveyances in respect of the Attorney share (Developer) in the Schedule Property or portions thereof and admit the execution thereof before the Sub-Registrar having authority for and to have the same registered in the manner required under law and to do all acts, deeds and things which the said attorney/s shall consider necessary or in any other manner as Our attorney/s may deem it fit so as to fully and effectually convey the same.
- 15) To sign and execute necessary documents, declarations, affidavits, undertakings and other documents required for completion of sale and/or transfer and/or alienation of the **DEVELOPER CONSTRUCTED AREA** in the Schedule Property or in respect of any matter relating to the Schedule Property and to do all other acts, deeds and things that may be necessary for achieving the purposes mentioned herein and for fully and effectually conveying its/their share in land and/or the built up area in the Schedule Property as we could do ourselves, if present.

D. OTHER POWERS:

- 16) In case of any dispute between the Attorney and a purchaser or assignee or Lessee or Mortgagee, to specifically enforce all the Agreements and Deeds as aforesaid in either a Court of Competent of Jurisdiction or by Arbitration.
- 17) To present before any officer, authority, banks, courts and acquisition officers, revenue officers, Municipal offices in all matters relating to the Schedule Property.
- 18) In pursuance to the above and in order to enforce or defend any acts of the DEVELOPER as above or to protect the Schedule Property, to institute, defend and prosecute, enforce or resist or continue any suit or other actions and proceedings, appeals, in any court anywhere in its civil, criminal, revenue, revision or before any Tribunal or Arbitration or Industrial Court, Income Tax and Sales Tax authorities to execute warrant of Attorney, Vakalathnama and other authorities to act and to plead and to sign and verify plaints, written statement, petitions and other pleadings including pleadings under Article 226 of the Constitution of India and also to present any Memorandum of Appeal, Accounts, Inventories, to accept service of summons, notices and other legal processes, enforce judgment, execute and decree or order to appoint and engage advocates, auditors, tax-practitioners

P. Kesavaiah *P. Venugopal*

FOR HUNNAMI PROPERTIES

[Signature]
PARTNER/S

and other legal agents etc., as Our attorney/s thinks fit and proper and to ad just, settle all accounts, to refer to arbitration all disputes and differences, to compromise cases, to withdraw the same and to receive delivery of documents or payments of any money or monies from any court, office or opposite party either in execution of decree or order or otherwise as they shall think fit and proper and to bid in Court and/or Revenue Sales/Auction and do all acts, deeds and things, that may be necessary or requisite in connection therewith.

- 19) Our Attorney may substitute any other person identified by them as the attorney (with written notice to me) under this Power of Attorney whereupon such substitute shall be deemed to be the attorney for the purposes of this Attorney. Our Attorney may also delegate any of the powers hereby granted to any person / entity nominated by them and on such terms and conditions as may be deemed appropriate. The delegation of power shall not affect the power vested in Our Attorney.
- 20) Generally to do any or all other acts, deeds and things are incidental to the execution of such powers for completion of the above;

WE HEREBY AUTHORIZE and empower the said Attorney to delegate all or any of the aforementioned powers granted under this Power of Attorney to any other person it as the attorney (with written notice to me) under this Power of Attorney whereupon such substitute shall be deemed to be the attorney for the purposes of this Attorney and on such terms and conditions as may be deemed appropriate and to cancel / revoke such delegated powers to other person. The delegation of power shall not affect the power vested in Our Attorney. This power of attorney is executed in pursuance to the Joint Development Agreement is irrevocable and shall not be revoked.

WE HEREBY AGREE AND UNDERTAKE TO RATIFY AND CONFIRM all and whatsoever the said Attorney may lawfully do pursuant to this Power of Attorney.

SCHEDULE PROPERTY

All the piece and parcel of the residentially converted land measuring to an extent of 09 Guntas in Survey Number 95/3 (Old SY. No 95), situated at Panathur Village, Vathur Hobli, Bangalore East Taluk, Bangalore Urban District and bounded on:

EAST BY	WEST BY	NORTH BY	SOUTH BY
Survey number 99	Survey number 95/2	Road	Survey number 96

P. Venugopal

P. Venugopal

For PUNNAMI PROPERTIES

[Signature]
PARTNER/S

