

BOOK IV 265/15-16
ING (U) ANKL.S.R/D.No.
Book-I Containing Total Sheets
1-12

GENERAL POWER OF ATTORNEY

BY THIS GENERAL POWER OF ATTORNEY, WE,

- 1) **SRI.S.NAGARAJU**, S/o. Late.Samapangappa, Aged about 61 Years,
 - 2) **SMT.R.VIJAYALAKSHMI**, W/o.Sri.S.Nagaraju, Aged about 54 Years,
 - 3) **SRI.PRAKASH**, S/o. Sri.S.Nagaraju, Aged about 35 Years,
 - 4) **Master. Vethan Kumar**, S/o. Sri.Prakash, aged about 7 Years,
 - 5) **Master.Monith**, S/o. Sri.Prakash, Aged about 2 Years,
- Since Party No.4 & 5 are minors represented by their Father as a Natural guardian **SRI.PRAKASH**,
- 6) **SRI.RAVI KUMAR**, S/o. Sri.S.Nagaraju, Aged about 32 Years,
 - 7) **Master.Thosi kumar**, S/o. Sri.Ravikumar, Aged about 2 Years,
- Since Party No.7 is a minor represented by his Father as a Natural guardian **SRI.RAVI KUMAR**
- 8) **SRI.ANAND KUMAR**, S/o. Sri.S.Nagaraju, Aged about 30 Years,
 - 9) **Master.Rohit**, S/o. Sri.Anand Kumar, Aged about 1.5 Years,
- Since party no.9 is a minor represented by his Father as a Natural guardian **SRI.ANAND KUMAR**,

Above all are residing at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

Do hereby state as follows:

WHEREAS, the Executants are the sole and absolute owners of the land bearing Sy.No.85, measuring 0-29 Guntas out of 1 Acre 18 Guntas , and Sy No. 90 measuring 0-15.08 Gunta out of 0-31 Guntas, situated at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District which is morefully described in the schedule hereunder and hereinafter called and referred to as **SCHEDULE PROPERTY**. Sri.S.Nagaraju S/o Late.Samapangappa acquired the schedule property under Sale deed Dated: 05.02.1996, Registered as Document No.7810/95-96, Registered in the office of Sub-Registrar, Anekal. Subsequently the revenue records were mutated in the name of Sri S. Nagaraju Vide.MR No.26/95-96, and subsequently Sri.S. Nagaraju and his brother Sri. S. Muniraju entered into a Panchayath Partition Dated:23.06.2006 , the revenue records were mutated as per Panchayath Partition Vide MR 32/2006-2007 in their names respectively.

And whereas Executant No.1, is also a owner of Land bearing No.80/1, measuring 0-02 Guntas, out of 2 acres 0-08.08 Guntas, situated at

For Peninsula Infra Developments Pvt.Ltd.

Director

S. Nagaraju
Ravi Kumar
Anand Kumar
Rohit

Anand
Anand
R. Vijayalakshmi



Print Date & Time : 01-10-2015 02:53:41 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 265

3NG (U) ANKL. S. R. D. D. 265/15-1E
Book-I Containing Total Sheets.....
2-12

ಆನೇಕಲ್ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 01-10-2015 ರಂದು 01:57:41 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	55800.00
2	ಪ್ಯಾನಿಂಗ್ ಫೀ	420.00
	ಒಟ್ಟು :	56220.00

ಶ್ರೀ M/S. PENINSULA INFRA DEVELOPMENTS PVT., LTD Rep by its Director SRI. RAMESH.L S/o. Lanke Hanumaiah ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S. PENINSULA INFRA DEVELOPMENTS PVT., LTD Rep by its Director SRI. RAMESH.L S/o. Lanke Hanumaiah			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಹೆಚ್.ಎಂ. ವೆಂಕಟೇಶ್
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಆನೇಕಲ್

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/S. PENINSULA INFRA DEVELOPMENTS PVT., LTD Rep by its Director SRI. RAMESH.L S/o. Lanke Hanumaiah (ಬರೆಸಿಕೊಂಡವರು)			
2	Sri.S. Nagaraju S/o. Late Sampangappa (ಬರೆದುಕೊಂಡವರು)			

ಹೆಚ್.ಎಂ. ವೆಂಕಟೇಶ್
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಆನೇಕಲ್

3NG (U) ANKL S. P. U. No. BK IV 245/15-16
Book-I Containing Total Sheets 87
B-12

Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

And whereas Sri.S.Nagaraju acquired the schedule property under Sale deed dated: 14.03.2013, Registered as Document No. ABL-1-07806-2012-13, stored in CD No.ABLD145, Registered in the office of Sub-Registrar, Anekal. Subsequently the revenue records were mutated in the name of Sri S. Nagaraju Vide MR No.H8/2014-15, Since then Executants were in uninterrupted physical possession and enjoyment of the Schedule Property without any encumbrances, Hindrance and obstruction.




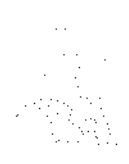




And WHEREAS, we have empowered M/s.PENINSULA INFRA DEVELOPMENTS PVT., LTD., to develop and sell the sites/villas to be constructed on the schedule property in terms of the Joint Development Agreement dt: 01.10.2015, Registered as document No. ANK-1-02833/2015-16 Stored in CD No. ANKD 394 Registered in the office of Sub-Registrar, Anekal, and pursuant thereto it has become necessary for us to empower the said developer to develop and/or dispose of sites/constructed villas/area with proportionate common amenities and land for his absolute use and benefit in the schedule property and the same shall belong to it absolutely and hence we the above named, do hereby appoint, nominate and constitute M/s.PENINSULA INFRA DEVELOPMENTS PVT., LTD., A Private Limited Company, Registered under the Indian Companies Act,1956, having its corporate office at No;24, 1st Cross, BTM Layout, 1st Stage, Bangalore-560 068, Represented by its Director: SRI.RAMESH.L, S/o. Late.Lanke Hanumaiah, Aged about 39 years, and persons duly authorized by it from time to time, as Our true and lawful attorney for me and in Our name and on Our behalf inter alia to do all or any of the following acts, deeds and things, that is to say:-

1. To appear for and represent me before the Revenue Inspector, Tahsildar, Assistant Commissioner, Deputy Commissioner and other state and Central Government authorities, village panchayat, Town planning Department, Notified Areas Committees, Municipal councils and other statutory offices, bodies etc., apply for and obtain necessary and appropriate permissions for development and also to get conversion of land into residential purpose of the schedule property.

For Peninsula Infra Developments Pvt.Ltd

Director

S. Narin
R. Rajalakshmi
Anand
Anand

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಹೆಸರು
3	Smt. R. Vijayalakshmi W/o. Sri. S. Nagaraju (ಬರೆಯಬೇಕಾದವರು)			R. Vijayalakshmi
4	Sri. Prakash S/o. S. Nagaraju, Self & Minor Guardian for Master. Velhan Kumar & Master. Monith (ಬರೆಯಬೇಕಾದವರು)			Prakash
5	Sri. Ravi Kumar S/o. S. Nagaraju, Self & Minor Guardian for Master. Thosi Kumar (ಬರೆಯಬೇಕಾದವರು)			Ravi Kumar
6	Sri. Anand Kumar S/o. S. Nagaraju, Self & Minor Guardian for Master. Rohit (ಬರೆಯಬೇಕಾದವರು)			Anand

12K IV 265/45-16
 ANG (U) ANKL. S. R/D. No.
 Book-I Containing Total Sheets. 8
 #4-12-2020.

ಹೆಚ್.ಎಂ. ಪರಿಶೀಲಕರು
 ಹಿರಿಯ ಉಪ ನಿರ್ದೇಶಕರು
 ಆನೇಕಲ್

S. Nalini R. Vijayalakshmi
D.D. no.
D.D. no.
Pam
Pam



Anand
Anand

ಗುರುತಿಸುವವರು

ANK (U) ANKL S.F. 265/15-16
Book-I Containing Total Sheets
672

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Sri. Nagaraj Hegde S/o. Ganapathy Hegde Office at No.24, 1st Cross, BFM Layout, 1st Stage, Bangalore-560 068	
2	Sri.C. Muniraju S/o. I.M. Chinnappa Doddathimmasandra Village, Sarjapura Hobli, Anekal Tq. Bangalore Urban Dist.	

ಹೆಚ್.ಎಂ. ವೆಂಕಟೇಶ್
ಹಿರಿಯ ಉಪ ನಿರ್ದೇಶಕರು
ಆರ್.ಆರ್.

 4 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ ANK-4-00265-2015-16 ಆಗಿ ಪಿ.ಡಿ. ಸಂಖ್ಯೆ ANKD394 ನೇ ಪುಟದಲ್ಲಿ ದಿನಾಂಕ 01-10-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ ಉಪನಿರ್ದೇಶಕರು ಬಸವನಗುಡಿ (ಆರ್.ಆರ್.) ಹೆಚ್.ಎಂ. ವೆಂಕಟೇಶ್ ಹಿರಿಯ ಉಪ ನಿರ್ದೇಶಕರು ಆರ್.ಆರ್.	
--	---

6. To deal and correspond with the Bangalore Electrical supply Company Ltd., for obtaining electricity connection or connections including making or putting up sub-stations/s for which and or in respect of or relating to the Layout/villas/buildings/etc., which will be formed and constructed hereafter on the schedule property and for the said and other purposes, sign and execute all letter, applications, undertaking, declarations, indemnities, agreements, etc., as may from time to time be necessary or as may be required by the concerned authorities.



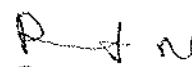
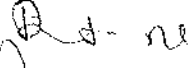

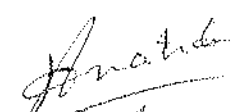
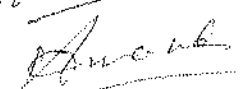
7. To appear on Our behalf and in our name and to present Our interest before BMRDA, APA, Municipal Council, Corporations, Bangalore Development Authority, KIADB, Village Panchyat Office, KPTCL, BESCOM, BWSSB, , Survey Department, Police Department, Concerned office of the Tahasildhar, Assistant Commissioner, District Commissioner, Fire force Authorities, and in all other offices and apply for and obtain kathas, grant of any plans, licenses, sanctions, orders etc., for the purpose of development of schedule property and for such other purposes. To sign and execute necessary petitions, applications, forms, affidavits, declarations, undertaking, indemnities and other deeds containing such covenants as may be required for securing the aforesaid and to take all steps for securing plans, licenses and other permissions with respect to schedule property and also apply for renewal thereof and pay necessary charges and levies and sums therefor.

8. To appeal on Our behalf and in Our name and to represent Our interest in the schedule property before the Survey Authorities, Land Revenue and Assessor of Municipal Rates and Taxes, Town Planning Authorities, Municipal offices, BMRDA, APA, BDA, KIADB and other Government and Semi-Government offices, for the renewal or grant of plans 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 offices or other Authorities whomsoever in any matter relating to the development of schedule property.

9. 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.

For Peninsula Infra Developments Pvt. Ltd


Director



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಶ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/S. PENINSULA INFRA DEVELOPMENTS PVT., LTD Rep by its Director SRI. RAMESH.L S/o. Lanke Hanumaiah , ಇವರು 200.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	200.00	Paid in cash
ಒಟ್ಟು :	200.00	

పేరు : అనంతరం

ದಿನಾಂಕ : 01/10/2015

~~ಹೆಚ್. ವಿ. ರಾಜೇಂದ್ರ ಪ್ರಸಾದ್~~
ಹಿರಿಯ ಉಪ ರಾಜಕೀಯ ಸಾಧನಾ
ಅನೇಕರು

Designed and Developed by C- DAC ,ACTS Pune.

10. To sell, transfer, convey or otherwise dispose of by way of sale, gift, lease, mortgage, exchange or otherwise the 70% of right, title, interest and ownership in the Developed area in schedule property i.e 70% of sites/ constructed villas/area with proportionate common amenities and land that will be allotted to the share of the aforesaid developer/attorney in accordance with the sharing agreement and also to such extent of higher sital area/villas/buildings that may be surrendered by me in favour of the aforesaid Developer/attorney as per Joint Development Agreement dt: **01.10.2015** and settlement of accounts in whole or in portions on such terms and conditions as Our attorney deem fits in favour of any purchaser or in favour of his /her/their nominees or assignees.

11. To receive advances and balance of sale price from any purchaser, transferee or his/her/their nominee/s or assignee/s and issue proper an valid receipts and discharges therefore in respect of 70% of right, title, interest and ownership in the developed area in schedule property i.e 70% of sites/ constructed villas/area with proportionate common amenities and land to be formed in the schedule property to the extent referred to in para-10 above.

12. To sign and execute any agreement/s to sell, sale deed/s and other conveyances/s in favour of the aforesaid purchaser/s and or transferee/s or his/her/their nominee/s or assignee/s on such terms and conditions as Our attorney deem/s it fit in respect of Developed area in the schedule property to the extent referred to in para-10 above.

13. To present any Agreement/s to sell, sale deed/s or other conveyance/s in respect of the sites/ constructed villas/area with proportionate common amenities and land to be formed in the schedule property or portions thereof for registration to the extent referred to in para-10 above, admit execution and receipt of consideration before the Sub Registrar having authority for and to get the same registered and to do all acts, deeds and things which our said attorney/s shall consider necessary for conveying the schedule property to the said purchaser/s and/or his/her/their nominee/s or assignee/s or in any other manner as our attorney/s may deem/s it fit as fully and effectually in all respect as I could do the same by Ourself.

14. To sign and execute necessary documents, declarations, affidavits undertaking and other documents required for effectual completion of sale and or transfer and/or alienation of the sites/ constructed villas/area with

For Peninsula Infra Developments Pvt.Ltd.

Director

S. Naqvi
R. Vijayalakshmi
D. S. R.
P. S. R.
P. S. R.
P. S. R.

ANG (U) ANKL.S.R.D.

Book-I Containing Total Sheets

10-12-2015

BK IV 265/15-16

proportionate common amenities and land to be formed in the schedule property to the extent referred to in para-10 above or in respect of any manner relation to the schedule property and do all other acts, deeds and things that may be necessary for achieving the purposes mentioned herein.

15. To appear for and represent me before the Income Tax Department and its offices and to apply for and obtain necessary Income tax Clearance Certificates, No objection Certificates and other permission required for completion of sale of the schedule property to the extent mentioned in para-10 above and for the other purposes sign and execute necessary documents affidavit, declarations indemnities etc.,

16. 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 or Revisional court before any Tribunal or Arbitration or Industrial Court, Income Tax and Sale Tax Authorities, to execute warrant of Attorney, Vakalathnama and other Authorities to act and to plead and to sign and verify plaint, written statements, 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 or summons, notices and other legal process enforce judgment, execute any decree or orders to appoint and engage advocates, auditors, and other legal agents etc., as our attorney thinks fit and proper and to adjust, settle all accounts to refer to arbitration all disputes and differences, to compromise cases, to withdraw the same, to be non-suited 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 he shall think fit and proper and to bid in court or Revenue sales/Auction and do all acts deeds and things that may be necessary or requisite in connection therewith.

17. To appoint, substitute or substitutes in the place our attorney with same or limited powers as are herein contained by executing one or any number of powers of Attorney in favour of such substitute or substitutes and at his/her/their will and pleasure to remove such substitute/s as Our attorney may deem fit from time to time.

18. In view of creating interest in favour of attorney in respect of the schedule property as per the Joint Development Agreement Dt: **01.10.2015**, this General Power of attorney is irrevocable and even on

For Peninsula Infra Developments Pvt. Ltd

Director

S. Nagin
Dt. R. Vijayalakshmi
Dt. R.
Anant
Anant

any death of parties this General Power of Attorney will not be revoked and further even on any death of parties in this General Power of Attorney, our attorney is entitled to sell the schedule property to the extent of share referred to in para-10 above.

19. Our attorney in general is hereby authorised to do all such acts, deeds and things for effectual transferring the sites/ constructed villas/area with proportionate common amenities and land to be formed in the schedule property or any portion of it in favour of the prospective purchasers and to complete the intent and purpose of this power of attorney.

20. And generally to do all such acts, deeds and things in connection with the above matter as our attorney shall think fit and proper as fully and effectually as we could do Ourself notwithstanding no express power or authority in that behalf is hereunder provided.

21. We the undersigned do hereby and at all times and hereafter shall ratify and confirm all and whatever act or acts Our said attorney shall do or cause to be done by virtue of these presents further this power of attorney will not be revoked or cancelled or affected by the death of any one or more of me and will be subsisting with the survivor of me in respect of unfinished acts, deeds and things for which the attorney is appointed.

SCHEDULE 'A' PROPERTY

ITEM NO.1: All that piece and parcel of **Agricultural Dry Land bearing Sy.No.85, measuring 0-29 Guntas Out of 1 Acre 18 Guntas, and Sy. No. 90, measuring 0-15.08 Guntas out of 31 Guntas, totally measuring 1 Acre 0-04.08 Guntas.** Situated at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on:

EAST BY : Land bearing Sy. No. 89 and Sy.No. 218,
WEST BY : Land belongs to Sri.S.Muniraju,
NORTH BY : Land Bearing Sy. No.81,
SOUTH BY : Land bearing Sy. No.33,

For Peninsula Infra Developments Pvt.Ltd.

Director

S. Narain
12 Vijayalakshmi
Amaranth
Amaranth

DKR 265/15-16
JNG (U) ANNEXURE
Book-I Containing Total Sheets
12-12

ITEM NO.2: All that piece and parcel of Agricultural dry Land bearing
Sy.No.80/1, measuring 0-02 Guntas Out of 2 Acre 0-08.08
Guntas, Situated at Doddathimmasandra Village, Sarjapura Hobli,
Anekal Taluk, Bangalore District and bounded on:

EAST BY : Remaining Land in same Sy.No.80/1,
WEST BY : Land belongs to Sri.P.Nagaraju,
NORTH BY : Land belongs to S.Muniraju and A.Sreenivas,
SOUTH BY : Land bearing Sy. No.81,

IN WITNESSES WHEREOF, WE THE ABOVE NAMED HAVE SIGNED
AND EXEUCTED THIS GENERAL POWER OF ATTORNEY ON THIS
TENTH DAY OF OCTOBER, TWO THOUSAND FIFTEEN (01.10.2015)
AT BANGALORE.

For Peninsula Infra Developments Pvt.Ltd

Director

S. Nagaraj
R. Nagaraj
R. Nagaraj
R. Nagaraj
R. Nagaraj
(EXECUTANTS)

**SIGNATURE OF AGENT FOR
IDENTIFICATION**

WITNESSES:-

1) Mr. C/O
T.M. C/O
Doddathimmasandra

2) Mr. Nagaraj Hegde
BTM Layout
Bangalore

Advocate
Dated 2/10/15
Bangalore

BKT 257

15th

BN 250/156

HNS (N) ANK. S. RD. No.

Book I Containing Total Sheets

1-B Page

GENERAL POWER OF ATTORNEY

BY THIS GENERAL POWER OF ATTORNEY, WE,

1. **SRI.T.M.CHINNAPPA**, S/o. Late Muniyappa, aged about 60 Years,
2. **SRI.C.MUNIRAJU**, S/o. Sri.T.M.Chinnappa, Aged about 34 Years,
3. **SMT.MANJULA**, W/o. Sri.C.Muniraju, Aged about 29 Years,
4. **Master. Likith Kumar**, S/o. Sri.C.Muniraju,
5. **Baby. Navya shree**, D/o. Sri.C.Muniraju,
Party No. 4 & 5 are Minors are represented by his Natural Guardian mother Smt. Manjula
6. **SRI.C.NAGESH**, S/o. Sri.T.M.Chinnappa, Aged about 31 Years,
7. **SMT.SUMITHRA**, W/o. Sri.C.Nagesh, Aged about 25 Years,
8. **Baby. Divyashree**, D/o. Sri.C.nagesh,
9. **Master.Bharath Kumar**, S/o. Sri.C.Nagesh,
Party No.8 & 9 are minors represented by natural guardian Mother Smt. Sumithra,
10. **SMT.JYOTHI**, D/o. Sri.T.M.Chinnappa, W/o. Sri. Sreeniva Aged about 28 Years,

Above all are residing at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

Do hereby state as follows:

WHEREAS, the Executants are the sole and absolute owners of the land bearing Sy.No.78, measuring 1 acre 0-8 guntas, out of 2 acres 16 guntas, situated at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District which is morefully described in the schedule hereunder and hereinafter called and referred to as **SCHEDULE PROPERTY** Sri.T.M.Chinnappa, S/o. Late.Muniyappa, acquired the Schedule property under IHC-43/1995-96, and the same is reflected in RTC also. Since then Sri.T.M.Chinnappa, is in uninterrupted physical possession and enjoyment of the Schedule Property without any encumbrances, Hindrance and obstruction.

And WHEREAS, we have empowered **M/s.PENINSULA INFRA DEVELOPMENTS PVT., LTD.**, to develop and sell the sites/villas to be constructed on the schedule property in terms of the Joint Development Agreement dt: **29.09.2015**, Registered as document No. **ANK-1-02750/2015-16** Stored in CD No. **ANKD394**, Registered in the office of Sub-

Director

Director

For Peninsula Infra Developments Pvt.Ltd.

Director

T.M Chinnappa
S/o. Late Muniyappa
Nagesh - C
Sumithra
C. Jothi

C. Muniyappa
S/o. Late Muniyappa
Sumithra

For Peninsula Infra Developments Pvt.Ltd.



Print Date & Time : 29-09-2015 03:51:29 PM

3NG (U) ANKL.S.R/D.No.....
 Book-I Containing Total Sheets.....
 * 2-19 * 2000

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 257

ಅನೇಕಲ್ ದಲ್ಲೆರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಒಪ್ಪವನಗುಡಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 29-09-2015 ರಂದು 02:23:01 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	57600.00
2	ಪ್ರಾಕ್ಟೀಸ್ ಫೀ	770.00
	ಒಟ್ಟು :	58370.00

ಶ್ರೀ M/S. PENINSULA INFRA DEVELOPMENTS PVT., LTD Rep by its Director SRI. RAMESH S/o. Lanke Hanumaiah ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚೆತ್ತ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S. PENINSULA INFRA DEVELOPMENTS PVT., LTD Rep by its Director SRI. RAMESH S/o. Lanke Hanumaiah			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಹೆಚ್.ಎಂ. ವೆಂಕಟೇಶ್
 ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
 ಅನೇಕಲ್

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚೆತ್ತ ಗುರುತು	ಸಹಿ
1	M/S. PENINSULA INFRA DEVELOPMENTS PVT., LTD Rep by its Director SRI. RAMESH S/o. Lanke Hanumaiah (ಬರೆಸಿಕೊಂಡವರು)			
2	Sri. T.M. Chinnappa S/o. Late Muniyappa (ಬರೆದುಕೊಡುವವರು)			

ಹೆಚ್.ಎಂ. ವೆಂಕಟೇಶ್
 ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
 ಅನೇಕಲ್

T. M. Chinnappa

Registrar, Anekal, and pursuant thereto it has become necessary for us to empower the said developer to develop and/or dispose of sites/constructed villas/area with proportionate common amenities and land for his absolute use and benefit in the schedule property and the same shall belong to it absolutely and hence we the above named, do hereby appoint, nominate and constitute **M/s.PENINSULA INFRA DEVELOPMENTS PVT., LTD.,** A Private Limited Company, Registered under the Indian Companies Act, 1956, having its corporate office at No;49, 1st Cross, 27th Main, BTM Layout, 1st Stage, Bangalore-560 068, **Represented by its Director: SRI.RAMESH.L.,** S/o. Late. Lanke Hanumaiah, Aged about 39 years and persons duly authorized by it from time to time, as Our true and lawful attorney for me and in Our name and on Our behalf inter alia to do all or any of the following acts, deeds and things, that is to say:-

For Peninsula Infra Developments Pvt. Ltd.

Director

1. To appear for and represent me before the Revenue Inspector, Tahsildar, Assistant Commissioner, Deputy Commissioner and other state and Central Government authorities, village panchayat, Town planning Department, Notified Areas Committees, Municipal councils and other statutory offices, bodies etc., apply for and obtain necessary and appropriate permissions for development and also to get conversion of land into residential purpose of the schedule property.

2. To appear for and represent me before the village Panchayat, Notified Area Committees, zilla parishads, mandal, town planning Department, Municipal Councils, Municipal Corporation, Tahsildar, Assistant Commissioner, Deputy Commissioner and government and Semi-Government offices, statutory offices, Bodies and other Authorities, and in all other offices of state or central etc, and apply for and obtain necessary kathas, mutation entries for whole or portions of the schedule property and for the said and other purposes incidental 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.

3. To appear for and represent me before the BMRDA, APA, Village panchayat, corporation of the city of Bangalore, Bangalore Development Authority, City Municipal Council, Government, Semi Government offices,











For Peninsula Infra Developments Pvt. Ltd.

T. M. Chinnappa
Director

T. M. Chinnappa
S/o. Late
Ramesh L
Sumithra

G. M. Ramesh
S/o. Late
Sumithra

C. S. Thirumala

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಅಭಿಮುಖ ಗುರುತು	ಹೆಸರು
3	Sri.C. Muniraju S/o. I.M. Chinnappa (ಬರೆದುಕೊಡುವವರು)			G. mini huss
4	Smt. Manjula W/o. C. Muniraju. Self & Minor Gaurdian for Master. Likith Kumar & Baby. Navya Shree (ಬರೆದುಕೊಡುವವರು)			ಮಂಜುಳ
5	Sri.C. Nagesh S/o. I.M. Chinnappa (ಬರೆದುಕೊಡುವವರು)			nagesh. C
6	Smt. Sumithra W/o. C. Nagesh. Self & Minor Gaurdian for Baby. Divyashree & Master. Bharath Kumar (ಬರೆದುಕೊಡುವವರು)			Sumithra
7	Smt. Jyothi D/o. I.M. Chinnappa (ಬರೆದುಕೊಡುವವರು)			C. Jyothi

B.T. 2014-16
 ANG (U) ANKL.S.R.D.No.....
 Book-I Containing Total Sheets.....
 4-12

ಹೆಚ್.ಎಂ. ವೆಂಕಟೇಶ್
 ಹಿರಿಯ ಉಪ ಮೊಂದಕಾಧಿಕಾರಿ
 ಆನೇಕಲ್

ING (U) ANGL. S. NO. B.V. 257/11-16
 Book-I Containing Total Sheets 8
S-V

Tahasildhar, Assistant Commissioner, District Commissioner, Fire force Authorities, and in all other offices and apply for and obtain kathas, grant of any plans, licenses, sanctions, orders etc., for the purpose of development of schedule property and for such other purposes. To sign and execute necessary petitions, applications, forms, affidavits, declarations, undertaking, indemnities and other deeds containing such covenants as may be required for securing the aforesaid and to take all steps for securing plans, licenses and other permissions with respect to schedule property and also apply for renewal thereof and pay necessary charges and levies and sums therefor.

8. To appeal on Our behalf and in Our name and to represent Our interest in the schedule property before the Survey Authorities, Land Revenue and Assessor of Municipal Rates and Taxes, Town Planning Authorities, Municipal offices, BMRDA, APA, BDA, KIADB and other Government and Semi-Government offices, for the renewal or grant of plans 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 offices or other Authorities whomsoever in any matter relating to the development of schedule property.

9. 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.

10. To sell, transfer, convey or otherwise dispose of by way of sale, gift, lease, mortgage, exchange or otherwise the 70% of right, title, interest and ownership in the Developed area in schedule property i.e 70% of sites/ constructed villas/area with proportionate common amenities and land that will be allotted to the share of the aforesaid developer/attorney in accordance with the sharing agreement and also to such extent of higher sital area/villas/buildings that may be surrendered by me in favour of the aforesaid Developer/attorney as per Joint Development Agreement **dt: 29.09.2015** and settlement of accounts in whole or in portions on such terms and conditions as Our attorney deem fits in favour of any purchaser or in favour of his /her/their nominees or assignees.

For Peninsula Infra Developments Pvt. Ltd.

Director

T.M. Chinnappa
 Nagar. C
 Sumithra

C. Mini Prasad
 Nagar. C
 Sumithra

C. Jothi

BW 257106

[illegible]

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ದೃಡೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಸಿದ್ಧ

ಹೊಡೆದ ಪಾಪವೆತಿಯು ವಿವರ

200.00	Paid in cash
--------	--------------

உதப்பு :

ಪೆಣ್ಣೆ : ಅನ್ನೇಕಲರ್

ថ្ងៃចុះហត្ថលេខា : 29/09/2015

ಹೆಚ್.ವಿ.ವೆಂಕಟೇಶ್
ಹಿರಿಯ ಉಪ ನಿರ್ದೇಶಕರಾದಿ
ಆನೇಕಲ್

Designed and Developed by C- DAC ,ACIS Pune.

BT 207/KC/16

statutory offices, Bordes and other Authorities, Bangalore Electricity Supply Company Ltd., Bangalore Water Supply and Sewerage Board, Bangalore Telephones, Police Department, Airport Authorities, Pollution control Board, Fire Force Authorities and in all other offices and apply for and obtain khata, change of land use or for grant of any plans, licenses, sanctions, orders etc., for the purpose of forming a residential layout constructing villas in the schedule property and for the said and other purposes incidental 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, licenses and other permissions for forming residential layout/constructing villas/buildings and other purposes in the schedule property and also apply for renewal thereof and pay necessary charges and levies and sums therefore.

4. To sign and execute necessary forms, affidavits, declarations, indemnities, undertaking and other papers required to secure khata of the sites/villas/buildings to be formed in the schedule property.

5. To apply for and secure electricity, water and sanitary connections whether temporary or permanent and other incidental requirements which may be required in the schedule property from the concerned authorities from time to time.

6. To deal and correspond with the Bangalore Electrical supply Company Ltd., for obtaining electricity connection or connections including making or putting up sub-stations/s for which and or in respect of or relating to the Layout/villas/buildings/etc., which will be formed and constructed hereafter on the schedule property and for the said and other purposes, sign and execute all letter, applications, undertaking, declarations, indemnities, agreements, etc., as may from time to time be necessary or as may be required by the concerned authorities.

7. To appear on Our behalf and in our name and to present Our interest before BMRDA, APA, Municipal Council, Corporations, Bangalore Development Authority, KIADB, Village Panchyat Office, KPTCL, BESCOM, BWSSB, , Survey Department, Police Department, Concerned office of the

For Peninsula Infra Developments Pvt. Ltd.

Director

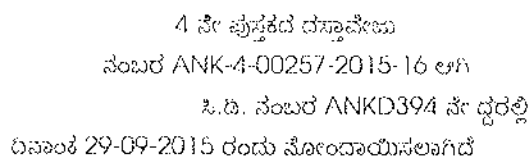
T. M. Chinnappa
nagath C
Sumithora

C. 50th

C. mini Prasad
Sumithora

ENG (U) ADDL S.F.O. No. B-12 257/1526
 Book-I Containing Total Sheets 8
 of 8-12 pages. 2

ಹೆಚ್.ಎಂ.ಸಚ್ಚಿದ್ರೇಯ
ಹಿರಿಯ ಉಪ ಮೊಂಡಗಾಡಿ
ಬಸವರಾಜ್



ಹಿರಿಯ ಬುಪ ನೋಂದಣಾಧಿಕಾರಿ
ಅನೇಕಲ್

ING (U) ANKL S.A.D. 100... B IV 257/1516
Book-I Containing Total Sheets 8
9-12

11. To receive advances and balance of sale price from any purchaser, transferee or his/her/their nominee/s or assignee/s and issue proper and valid receipts and discharges therefore in respect of 70% of right, title, interest and ownership in the developed area in schedule property i.e 70% of sites/ constructed villas/area with proportionate common amenities and land to be formed in the schedule property to the extent referred to in para-10 above.

12. To sign and execute any agreement/s to sell, sale deed/s and other conveyances/s in favour of the aforesaid purchaser/s and or transferee/s or his/her/their nominee/s or assignee/s on such terms and conditions as Our attorney deem/s it fit in respect of Developed area in the schedule property to the extent referred to in para-10 above.

13. To present any Agreement/s to sell, sale deed/s or other conveyance/s in respect of the sites/ constructed villas/area with proportionate common amenities and land to be formed in the schedule property or portions thereof for registration to the extent referred to in para-10 above, admit execution and receipt of consideration before the Sub-Registrar having authority for and to get the same registered and to do all acts, deeds and things which our said attorney/s shall consider necessary for conveying the schedule property to the said purchaser/s and/or his/her/their nominee/s or assignee/s or in any other manner as our attorney/s may deem/s it fit as fully and effectually in all respect as I could do the same by Ourselves.

14. To sign and execute necessary documents, declarations, affidavits undertaking and other documents required for effectual completion of sale and or transfer and/or alienation of the sites/ constructed villas/area with proportionate common amenities and land to be formed in the schedule property to the extent referred to in para-10 above or in respect of any manner relation to the schedule property and do all other acts, deeds and things that may be necessary for achieving the purposes mentioned herein.

15. To appear for and represent me before the Income Tax Department and its offices and to apply for and obtain necessary Income tax Clearance Certificates, No objection Certificates and other permission required for

For Peninsula Infra Developments Pvt. Ltd.


Director

T.M. Chinnappa
Chotwag
Nagah. C
Sumithra
C. Jothi

C. Mini Prasad
Chotwag
Sumithra

completion of sale of the schedule property to the extent mentioned in para-10 above and for the other purposes sign and execute necessary documents affidavit, declarations indemnities etc.,

16. 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 or Revisional court before any Tribunal or Arbitration or Industrial Court, Income Tax and Sale Tax Authorities, to execute warrant of Attorney, Vakalathnama and other Authorities to act and to plead and to sign and verify plaint, written statements, 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 or summons, notices and other legal process enforce judgment, execute any decree or orders to appoint and engage advocates, auditors, and other legal agents etc., as our attorney thinks fit and proper and to adjust, settle all accounts to refer to arbitration all disputes and differences, to compromise cases, to withdraw the same, to be non-suited 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 he shall think fit and proper and to bid in court or Revenue sales/Auction and do all acts deeds and things that may be necessary or requisite in connection therewith.

17. To appoint, substitute or substitutes in the place our attorney with same or limited powers as are herein contained by executing one or any number of powers of Attorney in favour of such substitute or substitutes and at his/her/their will and pleasure to remove such substitute/s as Our attorney may deem fit from time to time.

18. In view of creating interest in favour of attorney in respect of the schedule property as per the Joint Development Agreement Dt: **29.09.2015**, this General Power of attorney is irrevocable and even on any death of parties this General Power of Attorney will not be revoked and further even on any death of parties in this General Power of Attorney, our attorney is entitled to sell the schedule property to the extent of share referred to in para-10 above.

For Pannasata Infra Developments Pvt. Ltd.

Director

T. Mahalingam
S. Jothi
Nagath
Sumithra

C. Mini Prasad
S. Jothi
Sumithra

C. Jothi

ING (U) ANKL. S.R.D. No. BIV 2071516
Book-1 Containing Total Sheets 11-12

19. Our attorney in general is hereby authorised to do all such acts, deeds and things for effectual transferring the sites/ constructed villas/area with proportionate common amenities and land to be formed in the schedule property or any portion of it in favour of the prospective purchasers and to complete the intent and purpose of this power of attorney.

20. And generally to do all such acts, deeds and things in connection with the above matter as our attorney shall think fit and proper as fully and effectually as we could do Ourself notwithstanding no express power or authority in that behalf is hereunder provided.

21. We the undersigned do hereby and at all times and hereafter shall ratify and confirm all and whatever act or acts Our said attorney shall do or cause to be done by virtue of these presents further this power of attorney will not be revoked or cancelled or affected by the death of any one or more of me and will be subsisting with the survivor of me in respect of unfinished acts, deeds and things for which the attorney is appointed.

SCHEDULE 'A' PROPERTY

All that piece and parcel of **Agricultural Land bearing Sy.No.78, measuring 1 acre 0-8 guntas, out of 2 acres 16 Guntas**, situated at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on:

EAST BY : Land belongs to Smt.Venkatalakshamma,
WEST BY : Land bearing Sy.No.79,
NORTH BY : Road,
SOUTH BY : Land bearing Sy.No.81/1,

IN WITNESSES WHEREOF, WE THE ABOVE NAMED HAVE SIGNED AND EXEUCTED THIS GENERAL POWER OF ATTORNEY ON THIS

For Peninsula Infra Developments Pvt.Ltd.

[Signature]
Director

T. Mehina
Sumithra
C. Jothi

C. mini Prati
Sumithra

MD (U) ANCL S.R.D. BT 202/17-6
Book-I Containing Total Sheets 5
12-12

TWENTY NINTH DAY OF SEPTEMBER, TWO THOUSAND FIFTEEN
(29.09.2015) AT BANGALORE.

For Peninsula Infra Developments Pvt. Ltd.

OMP
Director

SIGNATURE OF AGENT FOR
IDENTIFICATION.

T. M. Chinnappa
Uthappa
Nagah C. Sumithra
Sumithra

C. Jothi
C. Jothi
(EXECUTANTS)

WITNESSES:-

1) RP
Rajh
BTM Layout

2) AS
Naganna Hegde
BTM Layout
Bangalore

D. J. Reddy
SI
Advocate
KA 2197/11
Bangalore

BIV 260

1566

SING (U) ANKL S.F/D.No.

Book-I Containing Total Sheets

Page

GENERAL POWER OF ATTORNEY

BIV 260/1566

BY THIS GENERAL POWER OF ATTORNEY, WE,

1. **SMT. VENKATALAKSHMAMMA**, W/o. Sri.Ramachandrappa, and D/o. Late.yamare Yalappa, aged about 50 Years,
2. **SMT.JYOTHI**, D/o. Smy.Venkatalakshamma, aged about 33 Years,
3. **SRI.LAKSHMIPATI**, S/o.Smt. Venkatalakshamma, aged about 30 Years,
4. **SMT.CHAITHRA**, W/o. Sri.Lakshmipati, aged about 26 Years,
5. **BABY.PRAGATHI**, D/o. Sri.Sri.Lakshmipati, aged about 5 Years,
6. **BABY.BRINDA**, D/o. Sri.Lakshmipati, aged about 10 months,
7. **SRI.MANJUNATH**, S/o. Smt. Venkatalakshamma, Aged about 27 Years,
8. **SMT.PAVITHRA**, W/o. Sri.Manjunath, aged about 20 Years

Since 4 and 5 are minors rep. by their natural guardian
Above all are residing at Doddathimmasandra Village, Sarjapura Hobli, Mother
Anekal Taluk, Bangalore District. Smt. Chaithra

Do hereby state as follows:

WHEREAS, the Executants are the sole and absolute owners of the land bearing Sy.No.78, measuring 1 acre, out of 2 acres 16 guntas, situated at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District which is morefully described in the schedule hereunder and hereinafter called and referred to as **SCHEDULE PROPERTY**. Smt.Venkatalakshamma, D/o. Late.Yamare Yalappa, acquired the Schedule property under Gift Deed dated: 20.10.2005, Registered as Document No.ANK-1-09675/2005-06, Stored in CD No.ANKD82, Registered in the office of Sub-registrar, Anekal. Subsequently all the revenue records were mutated in her name Vide.MR No.34/2005-06. Since then Executants were In uninterrupted physical possession and enjoyment of the Schedule Property without any encumbrances, Hindrance and obstruction.

And WHEREAS, we have empowered **M/s.PENINSULA INFRA DEVELOPMENTS PVT., LTD.**, to develop and sell the sites/villas to be constructed on the schedule property in terms of the Joint Development Agreement dt: **29.09.2015**, Registered as document No. **ANK-I-2758/2015-16** Stored in CD No. **ANKD 394**, Registered in the office of Sub-Registrar, **Anekal**, and pursuant thereto it has become

For Peninsula Infra Developments Pvt.Ltd.

Director

For Peninsula Infra Developments Pvt.Ltd.

Director

Smt. Chaithra

Smt. Chaithra

Smt. Chaithra



Print Date & Time : 29-09-2015 04:54:03 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 260

BN 260/15/6
JNO (U) ANKL. S. P/D. No.
Book-I Containing Total Sheets.....
2-11

ಆನೇಕಲ್ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 29-09-2015 ರಂದು 11:43:30 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	48000.00
2	ಸ್ಯಾನಿಂಗ್ ಫೀ	385.00
	ಒಟ್ಟು :	48385.00

ಶ್ರೀ M/S. PENINSULA INFRA DEVELOPMENTS PVT., LTD Rep by its Director SRI. RAMESH.L S/o. Lanke Hanumaiah ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S. PENINSULA INFRA DEVELOPMENTS PVT., LTD Rep by its Director SRI. RAMESH.L S/o. Lanke Hanumaiah			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಹೆಚ್.ಎಂ. ವೆಂಕಟೇಶ್
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಆನೇಕಲ್

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/S. PENINSULA INFRA DEVELOPMENTS PVT., LTD Rep by its Director SRI. RAMESH.L S/o. Lanke Hanumaiah (ಬರೆಸಿಕೊಂಡವರು)			
2	SMT. VENKATALAKSHMAMMA W/o.Sri. Ramachandrappa & D/o. Late Yamare Yalappa (ಬರೆದುಕೊಡುವವರು)			

ಹೆಚ್.ಎಂ. ವೆಂಕಟೇಶ್
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಆನೇಕಲ್

B172601516

necessary for us to empower the said developer to develop and/or dispose of sites/constructed villas/area with proportionate common amenities and land for his absolute use and benefit in the schedule property and the same shall belong to it absolutely and hence we the above named, do hereby appoint, nominate and constitute **M/s.PENINSULA INFRA DEVELOPMENTS PVT., LTD.,** A Private Limited Company, Registered under the Indian Companies Act,1956, having its corporate office at No;49, Ist Cross, 27th Main, BTM Layout, Ist Stage, Bangalore-560 068, **Represented by its Director: SRI.RAMESH.L,** S/o. Late. Lanke Hanumaiah, Aged about 39 years and persons duly authorized by it from time to time, as Our true and lawful attorney for me and in Our name and on Our behalf interalia to do all or any of the following acts, deeds and things, that is to say:-














1. To appear for and represent me before the Revenue Inspector, Tahsildar, Assistant Commissioner, Deputy Commissioner and other state and Central Government authorities, village panchayat, Town planning Department, Notified Areas Committees, Municipal councils and other statutory offices, bodies etc., apply for and obtain necessary and appropriate permissions for development and also to get conversion of land into residential purpose of the schedule property.
2. To appear for and represent me before the village Panchayat, Notified Area Committees, zilla parishads, mandal, town planning Department, Municipal Councils, Municipal Corporation, Tahsildar, Assistant Commissioner, Deputy Commissioner and government and Semi-Government offices, statutory offices, Bodies and other Authorities, and in all other offices of state or central etc, and apply for and obtain necessary kathas, mutation entries for whole or portions of the schedule property and for the said and other purposes incidental 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.
3. To appear for and represent me before the BMRDA, APA, Village panchayat, corporation of the city of Bangalore, Bangalore Development Authority, City Municipal Council, Government, Semi Government offices, statutory offices, Bordes and other Authorities, Bangalore Electricity Supply Company Ltd., Bangalore Water Supply and Sewerage Board, Bangalore Telephones, Police Department, Airport Authorities, Pollution control Board, Fire Force Authorities and in all other offices and apply for

For Peninsula Infra Developments Pvt. Ltd.

[Signature]
Director

[Signature]
[Signature]
[Signature]

[Signature]
Chaithra
Chaithra

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	SMT. JYOTHI D/o.Smt. Venkatalakshamma (ಬರೆದುಕೊಡುವವರು)			
4	SRI. LAKSHMIPATI S/o.Smt. Venkatalakshamma (ಬರೆದುಕೊಡುವವರು)			
5	SRI. MANJUNATH S/o. Smt. Venkatalakshamma (ಬರೆದುಕೊಡುವವರು)			
6	SMT. CHAITHRA W/o. Lakshmipathi, Self & Minor Guardian for Baby. Pragathi & Baby. Brinda (ಬರೆದುಕೊಡುವವರು)			Chaithra
7	SMT. PAVITHRA W/o. Manjunath (ಬರೆದುಕೊಡುವವರು)			Pavithra

BT 260 / 15-16
 SNG (U) ANKL.S.R/D.No.....
 Book-1 Containing Total Sheets.....
 4-11-2024

ಹೆಚ್.ಎಂ. ಪೆಂಕಟ್ಟಿಲ್
 ಹಿರಿಯ ಉಪ ನಿರ್ದೇಶಕರು
 ಅನೇಕಲ್

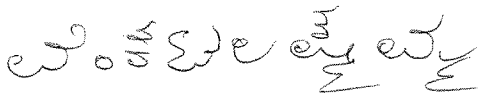
B IV 260/15 16
 3NG (U) ANKL.S.R.D.NO.....
 Book-I Containing Total Sheets.....
 5-11

and obtain khata, change of land use or for grant of any plans, licenses, sanctions, orders etc., for the purpose of forming a residential layout constructing villas in the schedule property and for the said and other purposes incidental 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, licenses and other permissions for forming residential layout/constructing villas/buildings and other purposes in the schedule property and also apply for renewal thereof and pay necessary charges and levies and sums therefore.

4. To sign and execute necessary forms, affidavits, declarations, indemnities, undertaking and other papers required to secure khata of the sites/villas/buildings to be formed in the schedule property.
5. To apply for and secure electricity, water and sanitary connections whether temporary or permanent and other incidental requirements which may be required in the schedule property from the concerned authorities from time to time.
6. To deal and correspond with the Bangalore Electrical supply Company Ltd., for obtaining electricity connection or connections including making or putting up sub-stations/s for which and or in respect of or relating to the Layout/villas/buildings/etc., which will be formed and constructed hereafter on the schedule property and for the said and other purposes, sign and execute all letter, applications, undertaking, declarations, indemnities, agreements, etc., as may from time to time be necessary or as may be required by the concerned authorities.
7. To appear on Our behalf and in our name and to present Our interest before BMRDA, APA, Municipal Council, Corporations, Bangalore Development Authority, KIADB, Village Panchyat Office, KPTCL, BESCO, BWSSB, , Survey Department, Police Department, Concerned office of the Tahasildhar, Assistant Commissioner, District Commissioner, Fire force Authorities, and in all other offices and apply for and obtain kathas, grant of any plans, licenses, sanctions, orders etc., for the purpose of development of schedule property and for such other purposes. To sign and execute necessary petitions, applications, forms, affidavits, declarations, undertaking, indemnities and other deeds containing such covenants as may be required for securing the aforesaid and to take all

For Peninsula Infra Developments Pvt.Ltd.


 Director


 Chaithra
 chaithra

ಗುರುತಿಸುವವರು

ANK (U) ANKL.S.R/D.76.....

Book-I Containing Total Sheets.....

6-11 2015

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Sri. Raghu S/o. Narayanappa Office at No.49, 1st Cross, 27th Main, BTM Layout, 1st Stage, Bangalore-560 068	
2	Sri. Nagaraj Hegde S/o. Ganapathy Hegde Office at No.49, 1st Cross, 27th Main, BTM Layout, 1st Stage, Bangalore-560 068	

ಹೆಚ್.ಎಂ. ಪೊಕಟೇಲ್
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಆನೇಕಲ್

<p style="text-align: center;"></p> <p style="text-align: center;">4 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ ANK-4-00260-2015-16 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ ANKD394 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 29-09-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p style="text-align: center;">ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಆನೇಕಲ್) ಹೆಚ್.ಎಂ. ಪೊಕಟೇಲ್ ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ ಆನೇಕಲ್</p>	<p style="text-align: center;"></p>
--	-------------------------------------

steps for securing plans, licenses and other permissions with respect to schedule property and also apply for renewal thereof and pay necessary charges and levies and sums therefor.

8. To appeal on Our behalf and in Our name and to represent Our interest in the schedule property before the Survey Authorities, Land Revenue and Assessor of Municipal Rates and Taxes, Town Planning Authorities, Municipal offices, BMRDA, APA, BDA, KIADB and other Government and Semi-Government offices, for the renewal or grant of plans 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 offices or other Authorities whomsoever in any matter relating to the development of schedule property.

9. 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.

10. To sell, transfer, convey or otherwise dispose of by way of sale, gift, lease, mortgage, exchange or otherwise the 70% of right, title, interest and ownership in the Developed area in schedule property i.e 70% of sites/ constructed villas/area with proportionate common amenities and land that will be allotted to the share of the aforesaid developer/attorney in accordance with the sharing agreement and also to such extent of higher sital area/villas/buildings that may be surrendered by me in favour of the aforesaid Developer/attorney as per Joint Development Agreement **dt: 29.09.2015** and settlement of accounts in whole or in portions on such terms and conditions as Our attorney deem fits in favour of any purchaser or in favour of his /her/their nominees or assignees.

11. To receive advances and balance of sale price from any purchaser, transferee or his/her/their nominee/s or assignee/s and issue proper an valid receipts and discharges therefore in respect of 70% of right, title, interest and ownership in the developed area in schedule property i.e 70% of sites/ constructed villas/area with proportionate common amenities and land to be formed in the schedule property to the extent referred to in para-10 above.

For Peninsula Infra Developments Pvt. Ltd.

Director

पुनः चैथरा

पुनः चैथरा
Kup.
Kup.

Puni
Chaitra
Chaitra



BOOK (U) ANKL.S.P/D.No.....
 Book-I Containing Total Sheets.....
 ಸಂಖ್ಯೆ: 8-11

B17260/15-16

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. PENINSULA INFRA DEVELOPMENTS PVT., LTD Rep by its Director SRI. RAMESH.L S/o.
 Lanke Hanumaiah , ಇವರು 200.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು
 ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	200.00	Paid in cash

ಒಟ್ಟು : 200.00

ಸ್ಥಳ : ಅನೇಕಲ್

ದಿನಾಂಕ : 29/09/2015

ಉಪನಿರ್ದೇಶಕರು ಮತ್ತು ಮುಖ್ಯ ಅಧಿಕಾರಿ
 ಹೆಚ್.ಬಿ. ವೆಂಕಟೇಶ್
 (ಅನೇಕಲ್)
 ಹಿರಿಯ ಉಪ ನಿರ್ದೇಶಕಾಧಿಕಾರಿ
 ಅನೇಕಲ್

Designed and Developed by C- DAC ,ACIS Pune.

12. To sign and execute any agreement/s to sell, sale deed/s and other conveyances/s in favour of the aforesaid purchaser/s and or transferee/s or his/her/their nominee/s or assignee/s on such terms and conditions as Our attorney deem/s it fit in respect of Developed area in the schedule property to the extent referred to in para-10 above.

13. To present any Agreement/s to sell, sale deed/s or other conveyance/s in respect of the sites/ constructed villas/area with proportionate common amenities and land to be formed in the schedule property or portions thereof for registration to the extent referred to in para-10 above, admit execution and receipt of consideration before the Sub-Registrar having authority for and to get the same registered and to do all acts, deeds and things which our said attorney/s shall consider necessary for conveying the schedule property to the said purchaser/s and/or his/her/their nominee/s or assignee/s or in any other manner as our attorney/s may deem/s it fit as fully and effectually in all respect as I could do the same by Ourselves.

14. To sign and execute necessary documents, declarations, affidavits undertaking and other documents required for effectual completion of sale and or transfer and/or alienation of the sites/ constructed villas/area with proportionate common amenities and land to be formed in the schedule property to the extent referred to in para-10 above or in respect of any manner relation to the schedule property and do all other acts, deeds and things that may be necessary for achieving the purposes mentioned herein.

15. To appear for and represent me before the Income Tax Department and its offices and to apply for and obtain necessary Income tax Clearance Certificates, No objection Certificates and other permission required for completion of sale of the schedule property to the extent mentioned in para-10 above and for the other purposes sign and execute necessary documents affidavit, declarations indemnities etc.,

16. 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 or Revisional court before any Tribunal or Arbitration or Industrial Court, Income Tax and Sale Tax Authorities, to execute warrant of Attorney, Vakalathnama and other Authorities to act and to plead and to sign and verify plaint, written statements, petitions and other pleadings including pleadings under Article 226 of the

For Peninsula Infra Developments Pvt.Ltd.

Director

चौधरी चौधरी

चौधरी चौधरी
चौधरी चौधरी

Peni
Chaitora
Chaitora

Constitution of India and also to present any memorandum of Appeal, Accounts, Inventories, to accept service or summons, notices and other legal process enforce judgment, execute any decree or orders to appoint and engage advocates, auditors, and other legal agents etc., as our attorney thinks fit and proper and to adjust, settle all accounts to refer to arbitration all disputes and differences, to compromise cases, to withdraw the same, to be non-suited 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 he shall think fit and proper and to bid in court or Revenue sales/Auction and do all acts deeds and things that may be necessary or requisite in connection therewith.

17. To appoint, substitute or substitutes in the place our attorney with same or limited powers as are herein contained by executing one or any number of powers of Attorney in favour of such substitute or substitutes and at his/her/their will and pleasure to remove such substitute/s as Our attorney may deem fit from time to time.

18. In view of creating interest in favour of attorney in respect of the schedule property as per the Joint Development Agreement Dt: **29.09.2015**, this General Power of attorney is irrevocable and even on any death of parties this General Power of Attorney will not be revoked and further even on any death of parties in this General Power of Attorney, our attorney is entitled to sell the schedule property to the extent of share referred to in para-10 above.


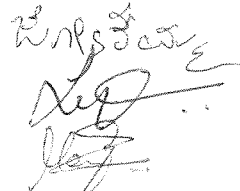
19. Our attorney in general is hereby authorised to do all such acts, deeds and things for effectual transferring the sites/ constructed villas/area with proportionate common amenities and land to be formed in the schedule property or any portion of it in favour of the prospective purchasers and to complete the intent and purpose of this power of attorney.

20. And generally to do all such acts, deeds and things in connection with the above matter as our attorney shall think fit and proper as fully and effectually as we could do Ourself notwithstanding no express power or authority in that behalf is hereunder provided.

21. We the undersigned do hereby and at all times and hereafter shall ratify and confirm all and whatever act or acts Our said attorney shall do or cause to be done by virtue of these presents further this power of

For Peninsula Infra Developments Pvt. Ltd.:


Director

Puri
Chaithra
Chaithra

3NG (U) ANKL.S.R/O.No.....
Book-I Containing Total Sheets.....
11-11 3878.

B 17-260/5-16

attorney will not be revoked or cancelled or affected by the death of any one or more of me and will be subsisting with the survivor of me in respect of unfinished acts, deeds and things for which the attorney is appointed.

SCHEDULE 'A' PROPERTY

All that piece and parcel of **Agricultural dry Land bearing Sy.No.78, measuring 1 acre**, out of 2 acres 16 Guntas, situated at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on:

EAST BY : Land belongs to Sri.H.Venkatesh,

WEST BY : Land belongs to T.M.Chinnappa,

NORTH BY : Road

SOUTH BY : Land bearing Sy.No.80/1(Old Sy.No.80)

IN WITNESSES WHEREOF, WE THE ABOVE NAMED HAVE SIGNED AND EXEUCUTED THIS GENERAL POWER OF ATTORNEY ON THIS TWENTY NINTH DAY OF SEPTEMBER, TWO THOUSAND FIFTEEN (29.09.2015) AT BANGALORE.

For Peninsula Infra Developments Pvt.Ltd.

Director

SIGNATURE OF AGENT FOR IDENTIFICATION

WITNESSES:-

- 1) R. Raghav
Rim
Bangalore
- 2) A.S.
Nageshaji Hegde
BTM Layout
Bangalore

ಚಿಂತಕರೇ ದೇವ
ಶ್ರೀಮತಿ
ಕುಮಾರಿ
ಚಾಲ್ತೂ
ಚಾಲ್ತೂ

(EXECUTANTS)

Drafted by
PL
Advocate
KAR 2197/11
Bangalore

BTS 258/1546 BIV 258/1546
ING (U) ANKL.S.R/D.No.
Book-I Containing Total Sheets
1-16

GENERAL POWER OF ATTORNEY

BY THIS GENERAL POWER OF ATTORNEY, WE,

SMT.SAROJAMMA,
W/o. Sri.Muniraju, D/o. Sri.Gundooru Ramappa,
Aged about 39 Years,
Residing at Doddathimmasandra Village, Sarjapur Hobli, Anekal Taluk, Bangalore District.

Do hereby state as follows:

WHEREAS, the Executant is the sole and absolute owner of the land bearing New Sy.No.81/5(Old Sy.No.81/1A), measuring 0-14 Guntas out of 20 Guntas, situated at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District which is morefully described in the schedule hereunder and hereinafter called and referred to as **SCHEDULE PROPERTY.**

And Whereas the Executant acquired the Schedule property under Gift Deed dated:28.04.2014, Registered as Document No. SRJ-1-00312/2014-15, Stored in CD No.SRJD146, Registered in the office of Sub-registrar, Sarjapura. Subsequently the revenue records were mutated in her name Vide.MR No.H41/2013-14.

Since then Executant were in uninterrupted physical possession and enjoyment of the Schedule Property without any encumbrances, Hindrance and obstruction.

And WHEREAS, we have empowered **M/s.PENINSULA INFRA DEVELOPMENTS PVT., LTD.,** to develop and sell the sites/villas to be constructed on the schedule property in terms of the Joint Development Agreement dt: **29.09.2015,** Registered as document No. **ANK-1-02749/2015-16** Stored in CD No. **ANKD394,** Registered in the office of Sub-Registrar, **Anekal,** and pursuant thereto it has become necessary for us to empower the said developer to develop and/or dispose of sites/constructed villas/area with proportionate common amenities and land for his absolute use and benefit in the schedule property and the same shall belong to it absolutely and hence we the above named, do hereby appoint, nominate and constitute **M/s.PENINSULA INFRA DEVELOPMENTS PVT., LTD.,** A Private Limited Company, Registered

For Peninsula Infra Developments Pvt.Ltd.

Director

For Peninsula Infra Developments Pvt.Ltd.

Director

Sarojamma



Print Date & Time : 29-09-2015 03:57:49 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 258

ING (U) ANKL.S.FUD.No.

Book-I Containing Total Sheets

2-10

B N 258/10-6

ಆನ್‌ಲೈನ್ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 29-09-2015 ರಂದು 03:13:18 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	16800.00
2	ಸ್ಯಾಂಪಿಂಗ್ ಫೀ	385.00
	ಒಟ್ಟು :	17185.00

ಶ್ರೀ M/s. PENINSULA INFRA DEVELOPMENTS PVT LTD Rep by its Director Ramesh .L ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. PENINSULA INFRA DEVELOPMENTS PVT LTD Rep by its Director Ramesh .L			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಹೆಚ್.ಎಂ. ವೆಂಕಟೇಶ್
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಆನ್‌ಲೈನ್

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s. PENINSULA INFRA DEVELOPMENTS PVT LTD Rep by its Director Ramesh .L . (ಬರೆಸಿಕೊಂಡವರು)			
2	Sarojamma W/o Muniraju D/o Gundooru Ramappa . (ಬರೆದುಕೊಡುವವರು)			Sarojamma

ಹೆಚ್.ಎಂ. ವೆಂಕಟೇಶ್
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಆನ್‌ಲೈನ್

under the Indian Companies Act, 1956, having its corporate office at No. 49, 1st Cross, 27th Main, BTM Layout, 1st Stage, Bangalore-560 068, **Represented by its Director: SRI.RAMESH.L.**, S/o. Late. Lanke Hanumaiah, Aged about 39 years and persons duly authorized by it from time to time, as Our true and lawful attorney for me and in Our name and on Our behalf Inter alia to do all or any of the following acts, deeds and things, that is to say:-

1. To appear for and represent me before the Revenue Inspector, Tahsildar, Assistant Commissioner, Deputy Commissioner and other state and Central Government authorities, village panchayat, Town planning Department, Notified Areas Committees, Municipal councils and other statutory offices, bodies etc., apply for and obtain necessary and appropriate permissions for development and also to get conversion of land into residential purpose of the schedule property.
2. To appear for and represent me before the village Panchayat, Notified Area Committees, zilla parishads, mandal, town planning Department, Municipal Councils, Municipal Corporation, Tahsildar, Assistant Commissioner, Deputy Commissioner and government and Semi-Government offices, statutory offices, Bodies and other Authorities, and in all other offices of state or central etc, and apply for and obtain necessary kathas, mutation entries for whole or portions of the schedule property and for the said and other purposes incidental 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.
3. To appear for and represent me before the BMRDA, APA, Village panchayat, corporation of the city of Bangalore, Bangalore Development Authority, City Municipal Council, Government, Semi Government offices, statutory offices, Bordes and other Authorities, Bangalore Electricity Supply Company Ltd., Bangalore Water Supply and Sewerage Board, Bangalore Telephones, Police Department, Airport Authorities, Pollution control Board, Fire Force Authorities and in all other offices and apply for and obtain khata, change of land use or for grant of any plans, licenses, sanctions, orders etc., for the purpose of forming a residential layout constructing villas in the schedule property and for the said and other purposes incidental 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

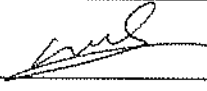
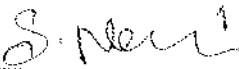
for Peninsula Infra Developments Pvt. Ltd.


Director


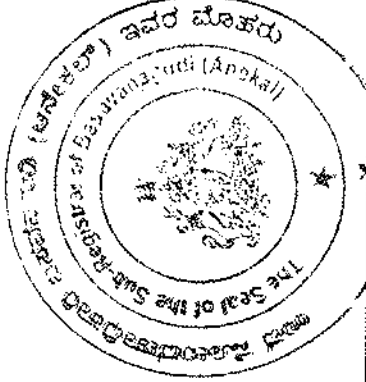
Saro Jamma

ಗುರುತಿರುವವರು

ANK (U) ANKL. & R/D. No. **BTY 258/16-16**
Book-I Containing Total Sheets **7**
A-10

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	C. Muniraju S/o Chinnappa Doddathimmasandra Village Sarjapura Hobli Anekal tq	
2	S. Nagaraju S/o Late Sampangappa Doddathimmasandra Village Sarjapura Hobli Anekal tq	

ಹೆಚ್.ಎಂ. ಪೊಲಕಪ್ಪೇಶ್
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಆನೆಕಲ್

 <p>4 ನೇ ಪ್ರಸ್ತುತ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ ANK-4-00258-2015-16 ಆಗಿ ಸಿ.ಡಿ. ಸಂಖ್ಯೆ ANKD394 ನೇ ಧೃಢೀಕರಣ ದಿನಾಂಕ 29-09-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p>ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಆನೆಕಲ್) ಹೆಚ್.ಎಂ. ಪೊಲಕಪ್ಪೇಶ್ ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ ಆನೆಕಲ್</p>	
---	--

the aforesaid and to take all steps necessary to secure plans, licenses and other permissions for forming residential layout/constructing villas/buildings and other purposes in the schedule property and also apply for renewal thereof and pay necessary charges and levies and sums therefore.

4. To sign and execute necessary forms, affidavits, declarations, indemnities, undertaking and other papers required to secure khata of the sites/villas/buildings to be formed in the schedule property.

5. To apply for and secure electricity, water and sanitary connections whether temporary or permanent and other incidental requirements which may be required in the schedule property from the concerned authorities from time to time.

6. To deal and correspond with the Bangalore Electrical supply Company Ltd., for obtaining electricity connection or connections including making or putting up sub-stations/s for which and or in respect of or relating to the Layout/villas/buildings/etc., which will be formed and constructed hereafter on the schedule property and for the said and other purposes, sign and execute all letter, applications, undertaking, declarations, indemnities, agreements, etc., as may from time to time be necessary or as may be required by the concerned authorities.

7. To appear on Our behalf and in our name and to present Our interest before BMRDA, APA, Municipal Council, Corporations, Bangalore Development Authority, KIADB, Village Panchyat Office, KPTCL, BESCOM, BWSSB, , Survey Department, Police Department, Concerned office of the Tahasildhar, Assistant Commissioner, District Commissioner, Fire force Authorities, and in all other offices and apply for and obtain kathas, grant of any plans, licenses, sanctions, orders etc., for the purpose of development of schedule property and for such other purposes. To sign and execute necessary petitions, applications, forms, affidavits, declarations, undertaking, indemnities and other deeds containing such covenants as may be required for securing the aforesaid and to take all steps for securing plans, licenses and other permissions with respect to schedule property and also apply for renewal thereof and pay necessary charges and levies and sums therefor.

8. To appeal on Our behalf and in Our name and to represent Our interest in the schedule property before the Survey Authorities, Land

For Peninsula Infra Developments Pvt. Ltd.

[Signature]
Director

[Signature]
Sano Jamma

60



Designed and Developed by C- DAC ,ACTS Pune.

Revenue and Assessor of Municipal Rates and Taxes, Town Planning Authorities, Municipal offices, BMRDA, APA, BDA, KIADB and other Government and Semi-Government offices, for the renewal or grant of plans 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 offices or other Authorities whomsoever in any matter relating to the development of schedule property.

9. 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.

10. To sell, transfer, convey or otherwise dispose of by way of sale, gift, lease, mortgage, exchange or otherwise the 70% of right, title, interest and ownership in the Developed area in schedule property i.e 70% of sites/ constructed villas/area with proportionate common amenities and land that will be allotted to the share of the aforesaid developer/attorney in accordance with the sharing agreement and also to such extent of higher sital area/villas/buildings that may be surrendered by me in favour of the aforesaid Developer/attorney as per Joint Development Agreement dt: **29.09.2015** and settlement of accounts in whole or in portions on such terms and conditions as Our attorney deem fits in favour of any purchaser or in favour of his /her/their nominees or assignees.

11. To receive advances and balance of sale price from any purchaser, transferee or his/her/their nominee/s or assignee/s and issue proper and valid receipts and discharges therefore in respect of 70% of right, title, interest and ownership in the developed area in schedule property i.e 70% of sites/ constructed villas/area with proportionate common amenities and land to be formed in the schedule property to the extent referred to in para-10 above.

12. To sign and execute any agreement/s to sell, sale deed/s and other conveyances/s in favour of the aforesaid purchaser/s and or transferee/s or his/her/their nominee/s or assignee/s on such terms and conditions as Our attorney deem/s it fit in respect of Developed area in the schedule property to the extent referred to in para-10 above.

For Peninsula Infra Developments Pvt. Ltd.

Director

Sarojamma

13. To present any Agreement/s to sell, sale deed/s or other conveyance/s in respect of the sites/ constructed villas/area with proportionate common amenities and land to be formed in the schedule property or portions thereof for registration to the extent referred to in para-10 above, admit execution and receipt of consideration before the Sub-Registrar having authority for and to get the same registered and to do all acts, deeds and things which our said attorney/s shall consider necessary for conveying the schedule property to the said purchaser/s and/or his/her/their nominee/s or assignee/s or in any other manner as our attorney/s may deem/s it fit as fully and effectually in all respect as I could do the same by Ourself.

14. To sign and execute necessary documents, declarations, affidavits undertaking and other documents required for effectual completion of sale and or transfer and/or alienation of the sites/ constructed villas/area with proportionate common amenities and land to be formed in the schedule property to the extent referred to in para-10 above or in respect of any manner relation to the schedule property and do all other acts, deeds and things that may be necessary for achieving the purposes mentioned herein.

15. To appear for and represent me before the Income Tax Department and its offices and to apply for and obtain necessary Income tax Clearance Certificates, No objection Certificates and other permission required for completion of sale of the schedule property to the extent mentioned in para-10 above and for the other purposes sign and execute necessary documents affidavit, declarations indemnities etc.,

16. 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 or Revisional court before any Tribunal or Arbitration or Industrial Court, Income Tax and Sale Tax Authorities, to execute warrant of Attorney, Vakalathnama and other Authorities to act and to plead and to sign and verify plaint, written statements, 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 or summons, notices and other legal process enforce judgment, execute any decree or orders to appoint and engage advocates, auditors, and other legal agents etc., as our attorney thinks fit and proper and to adjust, settle all accounts to refer to arbitration all disputes and differences, to compromise cases, to withdraw

for Peninsula Infra Developments Pvt. Ltd.

[Signature]
Director

Sari o Jarna

the same, to be non-suited 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 he shall think fit and proper and to bid in court or Revenue sales/Auction and do all acts deeds and things that may be necessary or requisite in connection therewith.

17.To appoint, substitute or substitutes in the place our attorney with same or limited powers as are herein contained by executing one or any number of powers of Attorney in favour of such substitute or substitutes and at his/her/their will and pleasure to remove such substitute/s as Our attorney may deem fit from time to time.

18.In view of creating interest in favour of attorney in respect of the schedule property as per the Joint Development Agreement Dt: **29.09.2015**, this General Power of attorney is irrevocable and even on any death of parties this General Power of Attorney will not be revoked and further even on any death of parties in this General Power of Attorney, our attorney is entitled to sell the schedule property to the extent of share referred to in para-10 above.

19. Our attorney in general is hereby authorised to do all such acts, deeds and things for effectual transferring the sites/ constructed villas/area with proportionate common amenities and land to be formed in the schedule property or any portion of it in favour of the prospective purchasers and to complete the intent and purpose of this power of attorney.

20. And generally to do all such acts, deeds and things in connection with the above matter as our attorney shall think fit and proper as fully and effectually as we could do Ourself notwithstanding no express power or authority in that behalf is hereunder provided.

21. We the undersigned do hereby and at all times and hereafter shall ratify and confirm all and whatever act or acts Our said attorney shall do or cause to be done by virtue of these presents further this power of attorney will not be revoked or cancelled or affected by the death of any one or more of me and will be subsisting with the survivor of me in respect of unfinished acts, deeds and things for which the attorney is appointed.

for Peninsula Infra Developments Pvt. Ltd.


Director

Sarojamma

WING (U) ANKL.S.R.D. No. BIV 288/126
Book-I Containing Total Sheets 2
10.10.2015

SCHEDULE 'A' PROPERTY

All that piece and parcel of **Agricultural Land** bearing **New Sy.No.81/5(Old Sy.No.81/1A)**, measuring **0-14 Guntas**, out of 20 Guntas, situated at **Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District** and bounded on:

EAST BY : Land belongs to Sri.Muniyappa,

WEST BY : Remaining 0-06 guntas Land in Same Sy.No.81/5(Old Sy.No.81/1A)

NORTH BY : Land Belongs to R.Vijayalakshmi,

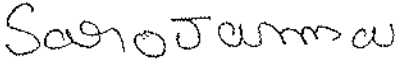
SOUTH BY : Land bearing Sy. No.85 belongs to S.Muniraju and S.Nagaraju,.

IN WITNESSES WHEREOF, WE THE ABOVE NAMED HAVE SIGNED AND EXECUTED THIS GENERAL POWER OF ATTORNEY ON THIS TWENTY NINTH DAY OF SEPTEMBER, TWO THOUSAND FIFTEEN (29.09.2015) AT BANGALORE.

For Peninsula Infra Developments Pvt. Ltd.

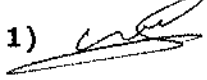
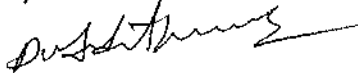

Director

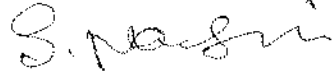
SIGNATURE OF AGENT FOR IDENTIFICATION




(EXECUTANTS)

WITNESSES:-

1)  S/o. T.M. Gupta


2)  S/o. late. Sengapappa
Doddathimmasandra
Sarjapura.




Advocate
VAR 2197/11
Bangalore

BOOK IV 264/15-16 BK IV 264/15-16
ING (U) AND S.A.D. No. 110
Book-I Containing Total Sheets 110

GENERAL POWER OF ATTORNEY

BY THIS GENERAL POWER OF ATTORNEY, WE,

SMT.R.VIJAYALAKSHMI,

W/o. Sri.s.Nagaraju,

Aged about 54 Years,

residing at **Doddathimmasandra Village, Sarjapur Hobli, Anekal Taluk, Bangalore District.**

Do hereby state as follows:

WHEREAS, the Executant is the sole and absolute owner of the land bearing New Sy.No.81/4(Old Sy.No.81/1A), measuring 0-29 Guntas, situated at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District which is morefully described in the schedule hereunder and hereinafter called and referred to as **SCHEDULE PROPERTY**.

And Whereas the Executant acquired the Schedule property under Sale Deed dated:30.04.2014, Registered as Document No. SRJ-1-00313/2014-15, Stored in CD No.SRJD146, Registered in the office of Sub-registrar, Sarjapura. Subsequently the revenue records were mutated in her name Vide.MR No.40/2013-14.

Since then Executant were in uninterrupted physical possession and enjoyment of the Schedule Property without any encumbrances, Hindrance and obstruction.

And WHEREAS, we have empowered **M/s.PENINSULA INFRA DEVELOPMENTS PVT., LTD.**, to develop and sell the sites/villas to be constructed on the schedule property in terms of the Joint Development Agreement dt: **01.10.2015**, Registered as document No. **ANK-1-02828/2015-16** Stored in CD No. **ANKD394**, Registered in the office of Sub-Registrar, **Anekal**, and pursuant thereto it has become necessary for us to empower the said developer to develop and/or dispose of sites/constructed villas/area with proportionate common amenities and land for his absolute use and benefit in the schedule property and the same shall belong to it absolutely and hence we the above named, do hereby appoint, nominate and constitute **M/s.PENINSULA INFRA DEVELOPMENTS PVT., LTD.**, A Private Limited Company, Registered under the Indian Companies Act,1956, having its corporate office at

For Peninsula Infra Developments Pvt.Ltd

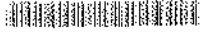
[Signature]
Director

R. Vijayalakshmi

R. Vijayalakshmi

For Peninsula Infra Developments Pvt.Ltd.

Director



ANG (U) ANKL.S.No. 264/15-16
 Book-1 Containing Total Sheets.....
 2-10 pages

Print Date & Time : 01-10-2015 02:22:54 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 264

ಅನೇಕಲ್ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 01-10-2015 ರಂದು 01:39:59 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	34800.00
2	ಪ್ಯಾನ್‌ನಿಂಗ್ ಫೀ	385.00
	ಒಟ್ಟು :	35185.00

ಶ್ರೀ M/S. PENINSULA INFRA DEVELOPMENTS PVT., LTD Rep by its Director SRI. RAMESH.L S/o. Lanke Hanumaiah ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S. PENINSULA INFRA DEVELOPMENTS PVT., LTD Rep by its Director SRI. RAMESH.L S/o. Lanke Hanumaiah			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಹೆಚ್.ಎಲ್. ವೆಂಕಟೇಶ್
 ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
 ಅನೇಕಲ್

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/S. PENINSULA INFRA DEVELOPMENTS PVT., LTD Rep by its Director SRI. RAMESH.L S/o. Lanke Hanumaiah (ಬರೆಸಿಕೊಂಡವರು)			
2	Smt. R. Vijayalakshmi W/o. Sri.S. Nagaraju (ಬರೆದುಕೊಂಡವರು)			R. Vijayalakshmi

ಹೆಚ್.ಎಲ್. ವೆಂಕಟೇಶ್
 ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
 ಅನೇಕಲ್

ENG (U) AMR. & P.O. NO. 264/15-16

Book-I Containing Total Sheets 2

3-10

No;24, 1st Cross, BTM Layout, 1st Stage, Bangalore-560 068,
Represented by its Director: Represented by its Director:
SRI.RAMESH.L, S/o. Late.Lanke Hanumaiah, Aged about 39 years,,
and persons duly authorized by it from time to time, as Our true and
lawful attorney for me and in Our name and on Our behalf interalia to do
all or any of the following acts, deeds and things, that is to say:-

1. To appear for and represent me before the Revenue Inspector, Tahsildar, Assistant Commissioner, Deputy Commissioner and other state and Central Government authorities, village panchayat, Town planning Department, Notified Areas Committees, Municipal councils and other statutory offices, bodies etc., apply for and obtain necessary and appropriate permissions for development and also to get conversion of land into residential purpose of the schedule property.
2. To appear for and represent me before the village Panchayat, Notified Area Committees, zilla parishads, mandal, town planning Department, Municipal Councils, Municipal Corporation, Tahsildar, Assistant Commissioner, Deputy Commissioner and government and Semi-Government offices, statutory offices, Bodies and other Authorities, and in all other offices of state or central etc, and apply for and obtain necessary kathas, mutation entries for whole or portions of the schedule property and for the said and other purposes incidental 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.
3. To appear for and represent me before the BMRDA, APA, Village panchayat, corporation of the city of Bangalore, Bangalore Development Authority, City Municipal Council, Government, Semi Government offices, statutory offices, Bordes and other Authorities, Bangalore Electricity Supply Company Ltd., Bangalore Water Supply and Sewerage Board, Bangalore Telephones, Police Department, Airport Authorities, Pollution control Board, Fire Force Authorities and in all other offices and apply for and obtain khata, change of land use or for grant of any plans, licenses, sanctions, orders etc., for the purpose of forming a residential layout constructing villas in the schedule property and for the said and other purposes incidental 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, licenses and



For Peninsula Infra Developments Pvt.Ltd

Director


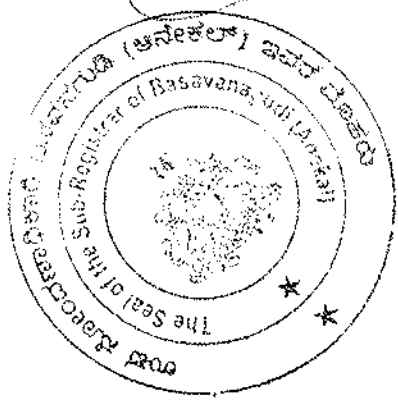
R. Vijayalakshmi

ಗುರುತಿಪುವವರು

3NO (U) ANKL. S. R/D. No. BF. IV 264/15-16
Book-I Containing Total Sheets: 7
4-10 ಅಂಶ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Sri. Raghu S/o. Narayanappa Office at No.24, 1st Cross, BIM Layout, 1st Stage, Bangalore-560 068	
2	Sri. Nagaraj Hegde S/o. Ganapathy Hegde Office at No.24, 1st Cross, BIM Layout, 1st Stage, Bangalore-560 068	

ಸಹಿ ರಜೀಷ್ವರ
ಹೆಚ್.ಎಂ. ವೆಂಕಟೇಶ್
ಹಿರಿಯ ಉಪ ನಿರ್ದೇಶಕರು
ಅನೇಕಲ್

<p style="text-align: center;"> 4 ನೇ ಪ್ರಸ್ತುತ ಬಸ್ತಾವೇಷು ನಂಬರ್ ANK 4 00264 2015 16 ಅ/ಗ ಪಿ.ಡಿ. ನಂಬರ್ ANKD394 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 01-10-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p style="text-align: right;">ಉಪನಿರ್ದೇಶಕರು ಬಸ್ತಾವೇಷು (ಅನೇಕಲ್) ಹೆಚ್.ಎಂ. ವೆಂಕಟೇಶ್ ಹಿರಿಯ ಉಪ ನಿರ್ದೇಶಕರು ಅನೇಕಲ್</p>	
--	--

other permissions for forming residential layout/constructing villas/buildings and other purposes in the schedule property and also apply for renewal thereof and pay necessary charges and levies and sums therefore.

4. To sign and execute necessary forms, affidavits, declarations, indemnities, undertaking and other papers required to secure khata of the sites/villas/buildings to be formed in the schedule property.

5. To apply for and secure electricity, water and sanitary connections whether temporary or permanent and other incidental requirements which may be required in the schedule property from the concerned authorities from time to time.

6. To deal and correspond with the Bangalore Electrical supply Company Ltd., for obtaining electricity connection or connections including making or putting up sub-stations/s for which and or in respect of or relating to the Layout/villas/buildings/etc., which will be formed and constructed hereafter on the schedule property and for the said and other purposes, sign and execute all letter, applications, undertaking, declarations, indemnities, agreements, etc., as may from time to time be necessary or as may be required by the concerned authorities.

7. To appear on Our behalf and in our name and to present Our interest before BMRDA, APA, Municipal Council, Corporations, Bangalore Development Authority, KIADB, Village Panchyat Office, KPTCL, BESCOM, BWSSB, , Survey Department, Police Department, Concerned office of the Tahasildhar, Assistant Commissioner, District Commissioner, Fire force Authorities, and in all other offices and apply for and obtain kathas, grant of any plans, licenses, sanctions, orders etc., for the purpose of development of schedule property and for such other purposes. To sign and execute necessary petitions, applications, forms, affidavits, declarations, undertaking, indemnities and other deeds containing such covenants as may be required for securing the aforesaid and to take all steps for securing plans, licenses and other permissions with respect to schedule property and also apply for renewal thereof and pay necessary charges and levies and sums therefor.

8. To appeal on Our behalf and in Our name and to represent Our interest in the schedule property before the Survey Authorities, Land Revenue and Assessor of Municipal Rates and Taxes, Town Planning

For Peninsula Infra Developments Pvt. Ltd.

Director

R. Vijayalashmi

SMG (U) ANNCL. S. R. D. No. 264/1576

Book-I Containing Total Receipts

6-10



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. PENINSULA INFRA DEVELOPMENTS PVT., LTD Rep by its Director SRI. RAMESH.L S/o.

Lanke Hanumaiah , ಇವರು 200.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು

ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	200.00	Paid in cash

ಒಟ್ಟು : 200.00

ಸ್ಥಳ : ಅನೇಕಲ

ದಿನಾಂಕ : 01/10/2015

ಉಪನಿರ್ದೇಶಕರು
ಹಿರಿಯ ಉಪ ನಿರ್ದೇಶಕರು
ಅನೇಕಲ

Designed and Developed by C- DAC ,ACTS Pune.

Authorities, Municipal offices, BMRDA, APA, BDA, KIADB and other Government and Semi-Government offices, for the renewal or grant of plans 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 offices or other Authorities whomsoever in any matter relating to the development of schedule property.

9. 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.

10. To sell, transfer, convey or otherwise dispose of by way of sale, gift, lease, mortgage, exchange or otherwise the 70% of right, title, interest and ownership in the Developed area in schedule property i.e 70% of sites/ constructed villas/area with proportionate common amenities and land that will be allotted to the share of the aforesaid developer/attorney in accordance with the sharing agreement and also to such extent of higher sital area/villas/buildings that may be surrendered by me in favour of the aforesaid Developer/attorney as per Joint Development Agreement dt: **01.10.2015** and settlement of accounts in whole or in portions on such terms and conditions as Our attorney deem fits in favour of any purchaser or in favour of his /her/their nominees or assignees.

11. To receive advances and balance of sale price from any purchaser, transferee or his/her/their nominee/s or assignee/s and issue proper and valid receipts and discharges therefore in respect of 70% of right, title, interest and ownership in the developed area in schedule property i.e 70% of sites/ constructed villas/area with proportionate common amenities and land to be formed in the schedule property to the extent referred to in para-10 above.

12. To sign and execute any agreement/s to sell, sale deed/s and other conveyances/s in favour of the aforesaid purchaser/s and or transferee/s or his/her/their nominee/s or assignee/s on such terms and conditions as Our attorney deem/s it fit in respect of Developed area in the schedule property to the extent referred to in para-10 above.

For Peninsula Infra Developments Pvt. Ltd.


Director

R. Vijayalakshmi

13. To present any Agreement/s to sell, sale deed/s or other conveyance/s in respect of the sites/ constructed villas/area with proportionate common amenities and land to be formed in the schedule property or portions thereof for registration to the extent referred to in para-10 above, admit execution and receipt of consideration before the Sub-Registrar having authority for and to get the same registered and to do all acts, deeds and things which our said attorney/s shall consider necessary for conveying the schedule property to the said purchaser/s and/or his/her/their nominee/s or assignee/s or in any other manner as our attorney/s may deem/s it fit as fully and effectually in all respect as I could do the same by Ourselves.


14. To sign and execute necessary documents, declarations, affidavits undertaking and other documents required for effectual completion of sale and or transfer and/or alienation of the sites/ constructed villas/area with proportionate common amenities and land to be formed in the schedule property to the extent referred to in para-10 above or in respect of any manner relation to the schedule property and do all other acts, deeds and things that may be necessary for achieving the purposes mentioned herein.

15. To appear for and represent me before the Income Tax Department and its offices and to apply for and obtain necessary Income tax Clearance Certificates, No objection Certificates and other permission required for completion of sale of the schedule property to the extent mentioned in para-10 above and for the other purposes sign and execute necessary documents affidavit, declarations indemnities etc.,

16. 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 or Revisional court before any Tribunal or Arbitration or Industrial Court, Income Tax and Sale Tax Authorities, to execute warrant of Attorney, Vakalathnama and other Authorities to act and to plead and to sign and verify plaint, written statements, 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 or summons, notices and other legal process enforce judgment, execute any decree or orders to appoint and engage advocates, auditors, and other legal agents etc., as our attorney thinks fit and proper and to adjust, settle all accounts to refer to arbitration all disputes and differences, to compromise cases, to withdraw

For Peninsula Infra Developments Pvt. Ltd.


Director


R. Vijayalakshmi

the same, to be non-suited 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 he shall think fit and proper and to bid in court or Revenue sales/Auction and do all acts deeds and things that may be necessary or requisite in connection therewith.

17. To appoint, substitute or substitutes in the place our attorney with same or limited powers as are herein contained by executing one or any number of powers of Attorney in favour of such substitute or substitutes and at his/her/their will and pleasure to remove such substitute/s as Our attorney may deem fit from time to time.

18. In view of creating interest in favour of attorney in respect of the schedule property as per the Joint Development Agreement Dt: **01.10.2015**, this General Power of attorney is irrevocable and even on any death of parties this General Power of Attorney will not be revoked and further even on any death of parties in this General Power of Attorney, our attorney is entitled to sell the schedule property to the extent of share referred to in para-10 above.

19. Our attorney in general is hereby authorised to do all such acts, deeds and things for effectual transferring the sites/ constructed villas/area with proportionate common amenities and land to be formed in the schedule property or any portion of it in favour of the prospective purchasers and to complete the intent and purpose of this power of attorney.

20. And generally to do all such acts, deeds and things in connection with the above matter as our attorney shall think fit and proper as fully and effectually as we could do Ourself notwithstanding no express power or authority in that behalf is hereunder provided.

21. We the undersigned do hereby and at all times and hereafter shall ratify and confirm all and whatever act or acts Our said attorney shall do or cause to be done by virtue of these presents further this power of attorney will not be revoked or cancelled or affected by the death of any one or more of me and will be subsisting with the survivor of me in respect of unfinished acts, deeds and things for which the attorney is appointed.

For Peninsula Infra Developments Pvt. Ltd

Director

R. Vijayalakshmi

SNG (U) ANKL. S. No. 264/15-16

Book-I Containing Total Sheets 10-10

SCHEDULE 'A' PROPERTY

All that piece and parcel of **Land bearing New Sy.No.81/4(Old Sy.No.81/1A), measuring 0-29 Guntas,** situated at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on:

EAST BY : Land belongs to Smt.Sarojamma,
WEST BY : Land belongs to Smt. Venkatalakshamma,
NORTH BY : land Belongs to Muniyappa and private road of P.Nagarajau and S.Nagaraju,
SOUTH BY : land bearing Sy. No.81.

IN WITNESSES WHEREOF, WE THE ABOVE NAMED HAVE SIGNED AND EXEUCTED THIS GENERAL POWER OF ATTORNEY ON THIS TENTH DAY OF OCTOBER, TWO THOUSAND FIFTEEN (01.10.2015) AT BANGALORE.

For Peninsula Infra Developments Pvt.Ltd.

Director

SIGNATURE OF AGENT FOR IDENTIFICATION

R. Vijayalakshmi

(EXECUTANT/S)

WITNESSES:-

1) Raghav.
BTM layout
Bangalore

2) Nagaraj Hegghe,
BTM Layout.
Bangalore

Drafted by

Advocate
KAR 2197/11
Bangalore

B/S TO 256

1546

ANG (N) ANKLS.RD.No.

Book-I Containing Total Sheets 8

GENERAL POWER OF ATTORNEY

BY THIS GENERAL POWER OF ATTORNEY, WE,

- 1) **SRI.S.MUNIRAJU**, S/o. Late.Samapangappa, Aged about 54 Years,
- 2) **SMT. SMT.SAROJAMMA**, W/o. Sri.Muniraju, Aged about 39 Years,
- 3) **MISS.GEETHA**, D/o. Sri.S.Nagaraju, Aged about 19 Years,

Residing at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

Do hereby state as follows:

WHEREAS, the Executants are the sole and absolute owners of the land bearing Sy.No.85, measuring 0-29 Guntas out of 1 Acre 18 Guntas , and Sy No. 90 measuring 0-15.08 Gunta out of 0-31 Guntas, situated at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District which is morefully described in the schedule hereunder and hereinafter called and referred to as **SCHEDULE PROPERTY**. One Sri.S.Nagaraju S/o Late.Sampangappa acquired the schedule property under Sale deed Dated: 05.02.1996, Registered as Document No.7810/95-96, Registered in the office of Sub-Registrar, Anekal. Subsequently the revenue records were mutated in the name of Sri S. Nagaraju Vide.MR No.26/95-96, and subsequently Sri.S. Nagaraju and his brother Sri. S. Muniraju the 1st Party Herein entered into a Panchayath Partition Dated: 23.06.2006, the revenue records were mutated as per Panchayath Partition Vide MR 32/2006-2007 in their names respectively. Since then Executants were in uninterrupted physical possession and enjoyment of the Schedule Property without any encumbrances, Hindrance and obstruction.

And WHEREAS, we have empowered **M/s.PENINSULA INFRA DEVELOPMENTS PVT., LTD.**, to develop and sell the sites/villas to be constructed on the schedule property in terms of the Joint Development Agreement dt: **29.09.2015**, Registered as document No. **ANK-1-02751/2015-16** Stored in CD No. **ANKD 394** Registered in the office of Sub-Registrar, **Anekal**, and pursuant thereto it has become necessary for us to empower the said developer to develop and/or dispose of sites/constructed villas/area with proportionate common amenities and

For Peninsula Infra Developments Pvt. Ltd.

Director

Muniraju S.

Sarojamma

Geetha

For Peninsula Infra Developments Pvt. Ltd.

Director



Print Date & Time : 29-09-2015 03:47:28 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 256

BOOK (U) ANKL. S. R/O. No. 256/126
Book-I Containing Total Sheets.....
2-12

ಆನೇಕಲ್ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 29-09-2015 ರಂದು 02:24:32 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	53400.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	420.00
	ಒಟ್ಟು :	53820.00

ಶ್ರೀ M/s. PENINSULA INFRA DEVELOPMENTS PVT LTD Rep by its Director Ramesh .L ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚೆತ್ತಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. PENINSULA INFRA DEVELOPMENTS PVT LTD Rep by its Director Ramesh .L			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಹೆಚ್.ಎಂ. ವೆಂಕಟೇಶ್
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಆನೇಕಲ್

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚೆತ್ತಿನ ಗುರುತು	ಸಹಿ
1	M/s. PENINSULA INFRA DEVELOPMENTS PVT LTD Rep by its Director Ramesh .L . (ಬರೆಸಿಕೊಂಡವರು)			
2	S. Muniraju S/o Late Samapangappa . (ಬರೆದುಕೊಡುವವರು)			

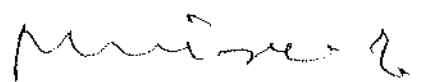
ಹೆಚ್.ಎಂ. ವೆಂಕಟೇಶ್
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಆನೇಕಲ್

land for his absolute use and benefit in the schedule property and the same shall belong to it absolutely and hence we the above named, do hereby appoint, nominate and constitute **M/s.PENINSULA INFRA DEVELOPMENTS PVT., LTD.,** A Private Limited Company, Registered under the Indian Companies Act, 1956, having its corporate office at No;49, 1st Cross, 27th Main, BTM Layout, 1st Stage, Bangalore-560 068, **Represented by its Director: SRI.RAMESH.L,** S/o. Late. Lanke Hanumaiah, Aged about 39 years and persons duly authorized by it from time to time, as Our true and lawful attorney for me and in Our name and on Our behalf inter alia to do all or any of the following acts, deeds and things, that is to say:-

1. To appear for and represent me before the Revenue Inspector, Tahsildar, Assistant Commissioner, Deputy Commissioner and other state and Central Government authorities, village panchayat, Town planning Department, Notified Areas Committees, Municipal councils and other statutory offices, bodies etc., apply for and obtain necessary and appropriate permissions for development and also to get conversion of land into residential purpose of the schedule property.
2. To appear for and represent me before the village Panchayat, Notified Area Committees, zilla parishads, mandal, town planning Department, Municipal Councils, Municipal Corporation, Tahsildar, Assistant Commissioner, Deputy Commissioner and government and Semi-Government offices, statutory offices, Bodies and other Authorities, and in all other offices of state or central etc, and apply for and obtain necessary kathas, mutation entries for whole or portions of the schedule property and for the said and other purposes incidental 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.
3. To appear for and represent me before the BMRDA, APA, Village panchayat, corporation of the city of Bangalore, Bangalore Development Authority, City Municipal Council, Government, Semi Government offices, statutory offices, Bordes and other Authorities, Bangalore Electricity Supply Company Ltd., Bangalore Water Supply and Sewerage Board, Bangalore Telephones, Police Department, Airport Authorities, Pollution





For Peninsula Infra Developments Pvt.Ltd.


Director



Sano Jamma

Gatha

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ವೋಟಿಂಗ್	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
3	Sarojamma W/o Muniraju . (ಬರೆದುಕೊಡುವವರು)			Sarojamma
4	Geetha D/o S. Nagaraju . (ಬರೆದುಕೊಡುವವರು)			Geetha

BT 256/15-46
 AND (U) ANKL...S. P/D. No.
 Book-I Containing Total Sheets...8
 4-12

ಹೆಚ್ಚುವರಿ ಪರಿಶೀಲನೆ
 ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
 ಬದಲೇ

control Board, Fire Force Authorities and in all other offices and apply for and obtain khata, change of land use or for grant of any plans, licenses, sanctions, orders etc., for the purpose of forming a residential layout constructing villas in the schedule property and for the said and other purposes incidental 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, licenses and other permissions for forming residential layout/constructing villas/buildings and other purposes in the schedule property and also apply for renewal thereof and pay necessary charges and levies and sums therefore.

4. To sign and execute necessary forms, affidavits, declarations, indemnities, undertaking and other papers required to secure khata of the sites/villas/buildings to be formed in the schedule property.

5. To apply for and secure electricity, water and sanitary connections whether temporary or permanent and other incidental requirements which may be required in the schedule property from the concerned authorities from time to time.

6. To deal and correspond with the Bangalore Electrical supply Company Ltd., for obtaining electricity connection or connections including making or putting up sub-stations/s for which and or in respect of or relating to the Layout/villas/buildings/etc., which will be formed and constructed hereafter on the schedule property and for the said and other purposes, sign and execute all letter, applications, undertaking, declarations, indemnities, agreements, etc., as may from time to time be necessary or as may be required by the concerned authorities.

7. To appear on Our behalf and in our name and to present Our interest before BMRDA, APA, Municipal Council, Corporations, Bangalore Development Authority, KIADB, Village Panchyat Office, KPTCL, BESCO, BWSSB, , Survey Department, Police Department, Concerned office of the Tahasildhar, Assistant Commissioner, District Commissioner, Fire force Authorities, and in all other offices and apply for and obtain kathas, grant of any plans, licenses, sanctions, orders etc., for the purpose of

For Peninsula Infra Developments Pvt. Ltd.

Director

Munira-S.

Sarojamma

Geetha

ING (U) ANAL. S. RD. 100.....
 Book 1 Containing Total Sheets.....
 6-12 page.

~~ಹೆಚ್.ಎಲ್.ವೆಂಕಟೇಶ್
ಪಿರಿಯಲನ ಮೂಂದಡಾಧಿಕಾರಿ
ಅಭ್ಯರ್ಥಿ~~



ಹಿರಿಯ ಉಪ ಪೊಲೀಸ್‌ಕಾರಿ
ಆನೇಕಲ್

BN 256/1516

development of schedule property and for such other purposes. To sign and execute necessary petitions, applications, forms, affidavits, declarations, undertaking, indemnities and other deeds containing such covenants as may be required for securing the aforesaid and to take all steps for securing plans, licenses and other permissions with respect to schedule property and also apply for renewal thereof and pay necessary charges and levies and sums therefor.

8. To appeal on Our behalf and in Our name and to represent Our interest in the schedule property before the Survey Authorities, Land Revenue and Assessor of Municipal Rates and Taxes, Town Planning Authorities, Municipal offices, BMRDA, APA, BDA, KIADB and other Government and Semi-Government offices, for the renewal or grant of plans 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 offices or other Authorities whomsoever in any matter relating to the development of schedule property.

9. 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.

10. To sell, transfer, convey or otherwise dispose of by way of sale, gift, lease, mortgage, exchange or otherwise the 70% of right, title, interest and ownership in the Developed area in schedule property i.e 70% of sites/ constructed villas/area with proportionate common amenities and land that will be allotted to the share of the aforesaid developer/attorney in accordance with the sharing agreement and also to such extent of higher sital area/villas/buildings that may be surrendered by me in favour of the aforesaid Developer/attorney as per Joint Development Agreement dt: 29.09.2015 and settlement of accounts in whole or in portions on such terms and conditions as Our attorney deem fits in favour of any purchaser or in favour of his /her/their nominees or assignees.

For Peninsula Infra Developments Pvt. Ltd.

Director

[Signature]

Saroja Jamma

Geetha

JNO (N) AMCL S. NO. B IV 256/14-66
Book-I Containing Total Sheets 8
5-11 Page

11. To receive advances and balance of sale price from any purchaser, transferee or his/her/their nominee/s or assignee/s and issue proper and valid receipts and discharges therefore in respect of 70% of right, title, interest and ownership in the developed area in schedule property i.e 70% of sites/ constructed villas/area with proportionate common amenities and land to be formed in the schedule property to the extent referred to in para-10 above.

12. To sign and execute any agreement/s to sell, sale deed/s and other conveyances/s in favour of the aforesaid purchaser/s and or transferee/s or his/her/their nominee/s or assignee/s on such terms and conditions as Our attorney deem/s it fit in respect of Developed area in the schedule property to the extent referred to in para-10 above.

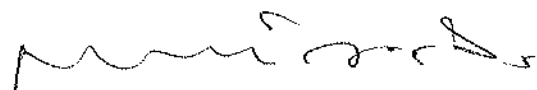
13. To present any Agreement/s to sell, sale deed/s or other conveyance/s in respect of the sites/ constructed villas/area with proportionate common amenities and land to be formed in the schedule property or portions thereof for registration to the extent referred to in para-10 above, admit execution and receipt of consideration before the Sub-Registrar having authority for and to get the same registered and to do all acts, deeds and things which our said attorney/s shall consider necessary for conveying the schedule property to the said purchaser/s and/or his/her/their nominee/s or assignee/s or in any other manner as our attorney/s may deem/s it fit as fully and effectually in all respect as I could do the same by Ourself.

14. To sign and execute necessary documents, declarations, affidavits undertaking and other documents required for effectual completion of sale and or transfer and/or alienation of the sites/ constructed villas/area with proportionate common amenities and land to be formed in the schedule property to the extent referred to in para-10 above or in respect of any manner relation to the schedule property and do all other acts, deeds and things that may be necessary for achieving the purposes mentioned herein.

15. To appear for and represent me before the Income Tax Department and its offices and to apply for and obtain necessary Income tax Clearance Certificates, No objection Certificates and other permission required for

For Peninsula Infra Developments Pvt. Ltd.


Director


Sanojamma

Geetha

ING (U) ANKL S. R. D. No. B. IV 256/1526
Book-I Containing Total Sheets 8
10-12

completion of sale of the schedule property to the extent mentioned in para-10 above and for the other purposes sign and execute necessary documents affidavit, declarations indemnities etc.,


16. 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 or Revisional court before any Tribunal or Arbitration or Industrial Court, Income Tax and Sale Tax Authorities, to execute warrant of Attorney, Vakalathnama and other Authorities to act and to plead and to sign and verify plaint, written statements, 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 or summons, notices and other legal process enforce judgment, execute any decree or orders to appoint and engage advocates, auditors, and other legal agents etc., as our attorney thinks fit and proper and to adjust, settle all accounts to refer to arbitration all disputes and differences, to compromise cases, to withdraw the same, to be non-suited 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 he shall think fit and proper and to bid in court or Revenue sales/Auction and do all acts deeds and things that may be necessary or requisite in connection therewith.

17. To appoint, substitute or substitutes in the place our attorney with same or limited powers as are herein contained by executing one or any number of powers of Attorney in favour of such substitute or substitutes and at his/her/their will and pleasure to remove such substitute/s as Our attorney may deem fit from time to time.

18. In view of creating interest in favour of attorney in respect of the schedule property as per the Joint Development Agreement Dt: **29.09.2015**, this General Power of attorney is irrevocable and even on any death of parties this General Power of Attorney will not be revoked and further even on any death of parties in this General Power of Attorney, our attorney is entitled to sell the schedule property to the extent of share referred to in para-10 above.

For Peninsula Infra Developments Pvt. Ltd.


Director


Sano Jamma
Geetha

110 (U) ANKL.S.VO.110
Book-I Containing Total Sheets 11-12
BIV 286/15-66

19. Our attorney in general is hereby authorised to do all such acts, deeds and things for effectual transferring the sites/ constructed villas/area with proportionate common amenities and land to be formed in the schedule property or any portion of it in favour of the prospective purchasers and to complete the intent and purpose of this power of attorney.

20. And generally to do all such acts, deeds and things in connection with the above matter as our attorney shall think fit and proper as fully and effectually as we could do Ourself notwithstanding no express power or authority in that behalf is hereunder provided.


21. We the undersigned do hereby and at all times and hereafter shall ratify and confirm all and whatever act or acts Our said attorney shall do or cause to be done by virtue of these presents further this power of attorney will not be revoked or cancelled or affected by the death of any one or more of me and will be subsisting with the survivor of me in respect of unfinished acts, deeds and things for which the attorney is appointed.

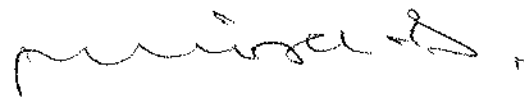
SCHEDULE 'A' PROPERTY

All that piece and parcel of **Agricultural Land bearing Sy.No.85, measuring 0-29 Guntas Out of 1 Acre 18 Guntas, and Sy. No. 90, measuring 0-15.08 Guntas out of 31 Guntas, totally measuring 1 Acre 0-04.08 Guntas.** Situated at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on:

EAST BY : Land belongs to S.Nagaraju,
WEST BY : Land bearing Sy no.91 and Sy no. 84,
NORTH BY : Land bearing Sy. No.81,
SOUTH BY : Land bearing Sy. No.33,

For Peninsula Infra Developments Pvt.Ltd.


Director




Sarojamma

Geetha

ENC (U) ANNEX. 3. P.O. No. BTY 286/1516
Book-I Containing Total Sheets 5
of 12-12 pages.



IN WITNESSES WHEREOF, WE THE ABOVE NAMED HAVE SIGNED
AND EXECUTED THIS GENERAL POWER OF ATTORNEY ON THIS
TWENTY NINTH DAY OF SEPTEMBER, TWO THOUSAND FIFTEEN
(29.09.2015) AT BANGALORE.

For Peninsula Infra Developments Pvt. Ltd.

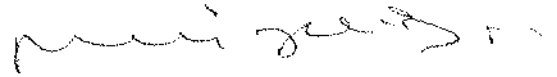

Director

SIGNATURE OF AGENT FOR
IDENTIFICATION

WITNESSES:-

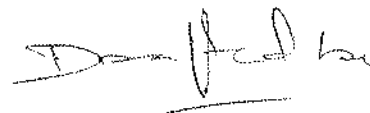
1)  S/o
Mr. Chitra



2) S. Neelgi
Doddattimmasanahalli,
Sarjapuram.



Sathodamma
Geetha

(EXECUTANTS)




Advocate
BA 2197/11
Bangalore

Bk IV = 49
2019-20

B.N.G. (U) S.J.P. Doc: No. BK Y..... 49..... 2019-20
isting Total Sheets..... 08
Total..... 01 - 12..... Pages

ADDENDUM to GENERAL POWER OF ATTORNEY dated 29.09.2015

To all to whom these presents shall come, we,

1. SRI.S. MUNIRAJU, S/o Late. Sampangappa,
Aged about 56 years,
2. SMT. SAROJAMMA, W/o Sri. S. Muniraju,
Aged About 40 Years,
3. Miss. GEETHA, D/o. Sri. S. Muniraju,
Aged About 21 Years,

All are residing at Doddathimmasandra Village, Sarjapura Hobli,
Anetkal Taluk, Bangalore District.

Hereinafter called the **First Party / owners** of the First part, which term shall mean and include all their legal heirs, representatives, administrators, successors, executors assigns etc.,

AND:

M/S.PENINSULA INFRA DEVELOPMENTS PVT., LTD


Having its Registered Office at

No.24, 1st Cross, 1st stage,

BTM Lay out, Bangalore – 560 068,

For Peninsula Infra Developments Pvt. Ltd.


Director


R. Sarojamma
Geetha.M

B.N.G. (U) S.J.P. Doc. No. BK 1.....49.....2019-20

Consisting Total Sheets.....08.....A

Total.....102.....Pages



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. PENINSULA INFRA DEVELOPMENTS PVT LTD. by its Managling Director SRI. RAMESH.

L S/o Late. Lanke Hanumaiah , ಇವರು 1000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ

ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	1000.00	Paid in Cash
ಒಟ್ಟು :	1000.00	

ಸ್ಥಳ : ಸರ್ಜಾಪುರ

ದಿನಾಂಕ : 29/05/2019

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಗೌರವಾನ್ವಿತ / ಜಂಟಿ ಸರ್ಜಾಪುರದ ಅಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಸರ್ಜಾಪುರ),
ಬೆಂಗಳೂರು

Designed and Developed by C- DAC ,ACTS Pune.

B.N.G. (U) S.I.P. Doc: No. BK 1..... 49..... 2019-20
Assisting Total Sheets..... 8
Total..... 03-12..... Pages

Represented by its **Managing Director SRI.RAMESH. L S/o Late. Lanke Hanumaiah Hereinafter** called the **Second Party/ Builder**, which expression shall wherever context shall mean and include all of its successors, representatives, administrators, executors, assignees etc.

WHEREAS

- A.** The First Parties/owners are the owners of all the piece and parcel of the property bearing land bearing Sy no. 85, measuring 0-10.08 Guntas out of 1 Acre 18 Guntas, and Sy.No.90, measuring 0-15.08 Guntas, Situated at Doddathimmasandra Village, Sarjapura Hobli, Anekal Taluk. The description of the property is more particularly described in the Schedule hereunder written and hereinafter referred to as the Schedule Property.
- B.** With an intention to develop the schedule property into residential layout, First Parties/Owners and Second Party/developer have jointly entered into a Joint Development Agreement, on 29.09.2015 which was duly registered as document No.02751/15-16 in the office of the Sub-Registrar, Anekal, Bangalore for developing a residential lay out project in and upon the Schedule Property along with adjoining properties.

Peninsula Infra Developments Pvt. Ltd.

Director

R. Sarojamma

R. Sarojamma

Geetha M



Print Date & Time : 29-05-2019 05:30:37 PM

2 N.G (U) S.J.P. Doc: No. BK 1..... 49..... 2019-20
 sing Total Sheets..... 08
 total..... 04 - 12..... Pages

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 49

ಸರ್ಜಾ ಪುರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 29-05-2019 ರಂದು 04:52:57 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	200.00
2	ಸೇವಾ ಶುಲ್ಕ	420.00
	ಒಟ್ಟು :	620.00

ಶ್ರೀ M/S. PENINSULA INFRA DEVELOPMENTS PVT LTD. by its Managing Director SRI. RAMESH. L S/o Late. Lanke Hanumaiah ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S. PENINSULA INFRA DEVELOPMENTS PVT LTD. by its Managing Director SRI. RAMESH. L S/o Late. Lanke Hanumaiah			

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

ಹೆಚ್ಚುವರಿ/ಜಂಟಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ
 ಬಸವನಗುಡಿ (ಸರ್ಜಾಪುರ),
 ಮುಟ್ಟಿದಾಗ ಬಸ್ಸುರುತ್ತಾರೆ
 ಬೆಂಗಳೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/S. PENINSULA INFRA DEVELOPMENTS PVT LTD. by its Managing Director SRI. RAMESH. L S/o Late. Lanke Hanumaiah . (ಬರೆದುಕೊಂಡವರು)			
2	Sri.S. Muniraju S/o Late Sampangappa . (ಬರೆದುಕೊಂಡವರು)			

ಹೆಚ್ಚುವರಿ/ಜಂಟಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ
 ಬಸವನಗುಡಿ (ಸರ್ಜಾಪುರ),
 ಬೆಂಗಳೂರು

R.N.G. (U) S.I.P. Doc: No. BK 1..... 2019-20
Listing Total Sheets.....
Total..... 05 - 12 Pages

- C.** Pursuant to the aforesaid Joint Development Agreement dated 29.09.2015, the First Parties/Owners executed a General Power of Attorney on 29.09.2015 in favour of Second Party/Builder which was duly registered as document No. 256/15-16 in the office of the Sub-Registrar, Anekal, Bangalore.
- D.** Now first party owners have decided to sell portion of the property measuring 00-18.08 guntas out of larger extent property in survey No.85 for which second party developer has agreed to willing to purchase 00-18.08 guntas of land in survey No.85.
- E.** In view of the forgoing, the parties have mutually decided to reduce the extent of land from Joint development agreement in survey No.85 and parallelly to decided to amend General Power of Attorney given in continuation of joint development agreement.
- F.** The parties have also mutually agreed and decided to reframe and modify certain terms of the earlier Joint Development Agreement dated 29.09.2015 and General Power of Attorney on 29.09.2015 with a view to bring clarity and with a view to delete/modify certain terms contained in the earlier Joint Development Agreement dated 29.09.2015 and General Power of Attorney on 29.09.2015 and also to extend the time lines stipulated under Joint Development Agreement dated 29.09.2015.

For Peninsula Infra Developments Pvt. Ltd.

[Signature]
Director

[Signature]
R. Sarojamma

Geetha.M

A

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Smt. Sarojamma W/o Sri.S. Muniraju . (ಬರೆದುಕೊಡುವವರು)			R. Sarojamma
4	Miss. Geetha D/o Sri.S. Muniraju . (ಬರೆದುಕೊಡುವವರು)			Geetha . M

B.N.G. (U) S.J.P. Doct. No. BK 1..... 49..... 2019-20
 Consisting Total Sheets..... 08
 Total..... 06 - 102 Pages

ಸಹಿ
 ಗೌರವರಿ/ಜಂಟಿ ಉಪನಿರ್ದೇಶಕರು
 (ಸರ್ಜಾಪುರ),
 ೨೦೧೯-೨೦

R.M.G. (U) S.I.P. Doc. No. BK 1... 49... 2019-20
Total Sheets... 08
Total... 07... 12... Pages

G. All acts, deeds, actions, works done on the basis of General Power of Attorney dated 29.09.2015 registered as Document No. 256/15-16 in Book No. IV in the office of the Sub-Registrar, Anekal Bangalore and Joint Development Deed dated 29.09.2015 registered as document No.02751/15-16 in the office of the Sub-Registrar, Anekal ,Bangalore are hereby ratified into by the first parties/owners.

H. The First parties/owners are executing this addendum to Joint Development Agreement in favour of the second party/developer to enable the second party/developer to deal with the property in order to morefully effectuate the terms and conditions of the Joint Development Agreement dated 29.09.2015 and are accordingly executing this addendum to Joint Development Agreement.

Power to raise loans:

The second party/builder shall be entitled to avail loans/financial facilities for the development of the project from any Banks/Financial Institutions on the security of the Second party/builder share of the saleable area i.e. 70% of the total saleable built up area on the Schedule Property and the second party/ developer share of 70% of share/interest in the Schedule Property. The second party developer shall be entitled to create any type of mortgage, as security for the loans/financial securities to be availed by the second parties/builder.

FOR Mithula Infra Developments Pvt. Ltd.


Director



R. Sarodamma

Geetha .M

ಗುರುತಿಸುವವರು

R.N.G. (U) S.J.P. Doct: No.BK1.....^{IV} 14.9.2019-20
Consisting Total Sheets.....⁰⁸
Total.....⁰⁸ / ¹² Pages

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Sri.Nagaraj Hegade S/o Ganapathy BTM Layout, 1st Stage, Bangalore-68	
2	Anil Kumar S/o Narayanappa Sarjapura Village & Hobli, Anekal Taluk, Bangalore Dist.	

I hereby certify that on production of the original document I have satisfied myself that the stamp duty of
Rs. 106800/- has been paid by way of

The Registered GPA as Document No.ANK-4-00256/2015-16, DT 29-09-2015, Stored in CD No.ANKD394 in Book IV

<p>4 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ SRJ-4-00049-2019-20 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ SRJD371 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 29-05-2019 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p>	
<p> ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಸರ್ಜಾಪುರ)</p>	

The Second party/builder shall be entitled to deposit the original documents to create mortgage of his share of saleable built up area and its share of undivided interest in the Schedule Property for availing credit facilities from any Banks/Financial Institutions.


The first parties/owners shall render all necessary co-operation to the second parties/builders to avail loans/financial facilities and the first parties/owners shall sign all the necessary papers and document's for availing loans/financial assistance form any bank/financial institutions as and when called upon by the second parties/builders for the Second Parties/ developer 70% share in the Schedule Property

All such borrowings/liabilities created for the development of the Scheduled property shall be the sole responsibility of the second parties/developer and there shall be no liability on the first parties/owners as regards to any such debts/liabilities.

This Addendum to GPA dated 29.09.2015 shall be read, supplemental to and in continuation of the GPA dated 29.09.2015 forming an integral part thereof and except what is stated herein all other terms and conditions mentioned in the Joint Development Agreement & GPA dated 29.09.2015 shall remain the same and be in full force and effect. All other terms and conditions in the said Joint Development Agreement & GPA dated 29.09.2015 shall apply mutatis and mutandis.

Infra Developments Pvt. Ltd.


Director


R. Sagar Jamma

Geetha M

The First parties/owners are executing this addendum to General Power of Attorney in favour of the second parties/builders to enable the second parties/builders to deal with the property in order to morefully effectuate the terms and conditions of the Joint Development Agreement dated 29.09.2015 and are accordingly executing this addendum to General Power of Attorney.

1. Para 13 of the General Power of Attorney dated 29.09.2015 shall stand modified and the following shall be substituted as new para

"To sell or otherwise dispose of by way of sale, assignment, gift, lease, mortgage, exchange, undivided share, right, title, interest and ownership of Builders' share namely 70% (seventy percent) share of the total saleable super built up area and 70% in accordance with the said Joint Development Agreement, in whole or in portions or in any other manner and on such terms and conditions as my attorney/s deem/s fit in favour of any purchaser/s or in favour of his/her/their nominee/s or assignee/s and deliver possession of the portions of the developer's Share."

That the Schedule A stands modified and replaced as "modified **Schedule by excluding 00-18.08 guntas of land in survey No.85**"

of Peninsula Infra Developments Pvt. Ltd.


Director



R. Sanojamma

Geetha.M

NO. (U) S.A. No. 49.....2019-20
Total Sheets.....15
Total.....12.....12.....Pages

East by : Remaining land in survey No.90.

West by : Land bearing Sy .No.91.

North by : Land bearing Sy.No.85,

South by : Land in Sy No.33.


Item No1 & 2 totally measuring Acre 00-26 Guntas

IN WITNESS WHEREOF, WE, THE ABOVE NAMED HAVE HERE UNTO
SET OUR SIGNATURE ON THIS 29.05. 2019.


FOR Peninsula Infra Developments Pvt. Ltd.



Director

**SIGNATURE OF AGENT FOR
IDENTIFICATION**


R. Saravanna
Gee tha .M
(EXECUTANT)

WITNESSES:

1) 
Nageswari Hegde
Btm Layout
Bangalore

2) 
S. K. S. S.
U. S. S.


Drafted by
MURTHY K.H.
Deed Writer
D.W.L. No.21/00-10
ANEKAL

