

ನೇ ಪುಟ ದಸಾ ವೇಜು ಸಂಖ್ಯೆ 248 ಬುಕ್ 1213

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152/ಮುನೋಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

**ಕರ್ನಾಟಕ ಸರ್ಕಾರ**  
**Government of Karnataka**

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet

STAMP DUTY KARNATAKA  
ಬೆಲೆ : ರೂ. 2/-

**ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ**  
**Registration and Stamps Department**

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಲು ಬಹುದು  
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

**GENERAL POWER OF ATTORNEY**

This Power of Attorney executed on this 31<sup>st</sup> day of July 2012, at Bangalore, by

**M/s Sri Rama Metal Works**, a Partnership Firm,  
No. 320, Mysore Road, Bangalore – 560 026,  
Represented by its Partners,  
Mr. Chand R. Belani, Mr. Prakash R Belani and Mr. Sunder R. Belani

Hereinafter referred to as “*First Party*” which term shall mean and include each of the above individually, severally, all of them jointly and their respective heirs, successors, permitted assigns and executors.

A N D:

**M/s. Pride and Expert Properties Private Limited**,  
G-2, Pride Elite,  
10, Museum Road,  
Bangalore – 560 001  
Represented by its authorised signatory Mr. Murari Lal Sarangi

(Hereinafter referred to as “*Second Party*”, which expression shall where the context so admits, mean and include its executors, successors-in-office, administrators and assigns)

Whereas the *First Party* has executed a *Joint Venture Agreement* dt. 27-07-2012 in favour of the *Second Party* for development of the Schedule A Property by constructing thereon the Schedule B Property and has agreed to execute a General Power of Attorney for various purposes related to Development and also authorizing the *Second Party* to convey as per the Joint Venture Agreement.

**For Sri Rama Metal Works**

1

For Pride & Expert Properties Pvt. Ltd.

For Sri Rama Metal Works

Partner

Director

ನೀವು ಪಟ್ಟಿ ಮಾಡುವುದು ಸಂಖ್ಯೆ 248-64

1213



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. Pride and Expert Properties Private Limited Rep by its Authorised Signatory  
Murari Lal Saraogi, ಇವರು 1500000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು  
ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	1500000.00	DD No 962297 Dated 29/08/2012 The Karnataka Bank Ltd, Bangalore
ಒಟ್ಟು :	1500000.00	

ಸ್ಥಳ : ಚಾಮರಾಜಪೇಟೆ

ದಿನಾಂಕ : 29/08/2012

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ  
ಹರಿಯ ಉಪನಿರ್ದೇಶಕರು  
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ)  
ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC ,ACTS Pune.



2ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2148/2003

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet



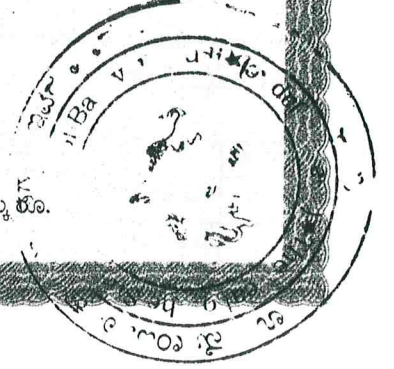
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.



NOW THEREFORE THIS DEED WITNESSETH:

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

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

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

2  
For Pride & Expert Properties Pvt. Ltd.

Director

For Sri Rama Metal Works

Partner

ಗ್ರಾ. ಸೇ. ಪುಟ ದಸ್ತಾವೇಜು ಸಂ: 248  
1213



Print Date & Time : 29-08-2012 02:35:08 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 248

ಚಾಮರಾಜಪೇಟೆ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 29-08-2012 ರಂದು 02:20:46 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1500000.00
2	ಸೇವಾ ಶುಲ್ಕ	300.00
	ಒಟ್ಟು :	1500300.00

ಶ್ರೀ M/s. Pride and Expert Properties Private Limited Rep by its Authorised Signatory Murari Lal Saraogi ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. Pride and Expert Properties Private Limited Rep by its Authorised Signatory Murari Lal Saraogi			 Director

29/8  
ಒರೆಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ)  
ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s. Pride and Expert Properties Private Limited Rep by its Authorised Signatory Murari Lal Saraogi . (ಬರೆದುಕೊಂಡವರು)			 Director
2	M/s. Sri Rama Metal Works Rep by its Partner Chand R. Belani . (ಬರೆದುಕೊಂಡವರು)			

29/8  
ಒರೆಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ)  
ಬೆಂಗಳೂರು.



ನೋಟೀಸ್ ಫೈಲಿಂಗ್ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 243/2003

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

**ಕರ್ನಾಟಕ ಸರ್ಕಾರ**  
**Government of Karnataka**

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet

**ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ**  
**Registration and Stamps Department**

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

ಬಲಿ : ರೂ. 2/-

Ba v i a n s a d e f

- viii. To compound violations of the sanctioned plan with the concerned authorities, if any.
- ix. To do all things necessary and incidental to the exercise of powers referred to above.

2. To obtain loans or such other financial assistance from any institutions or persons/companies by offering the Schedule A Property as security for such loans or financial assistance on such terms as the *Second Party* shall think fit.
3. To do all such acts and deeds including entering into compromises, lawful agreements with and make payments to any claimant of any right, title or interest in the Schedule A Property to perfect the title of the Schedule A Property at the cost of the *First Party* after informing them of the same. The *First Party* shall be liable to repay the entire expenses incurred by the *Second Party* in this regard.
4. To negotiate and finalise the consideration and other terms and execute Agreement, sale deeds absolutely conveying all rights, title and interest in the Schedule A and B Properties and receive the consideration thereof.

Provided further that the Agent shall be liable to account to the *First Party* for the sale consideration that may be received for the sale of the Schedule A and B Properties and pay to the *First Party* 36% of the proceeds thereof

5. To make such true and lawful representations concerning the Schedule A and B Properties and to impose such obligations on the *First Party* and grant such rights to the purchaser as may be deemed fit.
6. To appear before the Registrar/Sub Registrar, present the deeds and admit execution thereof and enable the registration of the same.

For Sri Rama Motel W...

*[Signature]*  
Partner

For Sri Rama Motel W...

*[Signature]*  
Partner







For Pride & Expert Properties Pvt. Ltd.

*[Signature]*  
Director

For Sri Rama Motel W...

*[Signature]*  
Partner

6ನೇ ಪುಟ ದಾಖಲೆ ಸಂಖ್ಯೆ 1213

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	M/s. Sri Rama Metal Works Rep by its Partner Prakash R. Belani . (ಬರೆದುಕೊಡುವವರು)			
4	M/s. Sri Rama Metal Works Rep by its Partner Sunder R. Belani . (ಬರೆದುಕೊಡುವವರು)			

20/8  
ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು  
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ)  
ಬೆಂಗಳೂರು.



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet

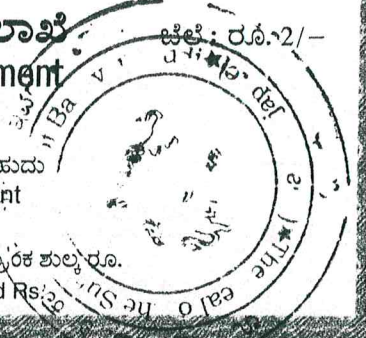


ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs: 2/-



7. To further delegate any of these powers to any person or persons as the attorneys may deem fit.
8. Generally, to do, execute and perform, or cause to be done, executed and performed, any act, deed, matter or thing in connection with the purposes of the grant of this Power of Attorney
9. The *First Party* acknowledges that the powers given under this Power of Attorney shall survive the demise of the *First Party*, are irrevocable and that the agency created under this Power of Attorney cannot be terminated, as the *Second Party* has an interest in the subject matter of the agency having paid valuable consideration for entering into the Joint Venture Agreement and for having already invested in the Schedule A Property for landscaping, fencing and developing the same.
10. The *First Party* acknowledges that the powers given hereunder are in addition to and not in derogation to powers that may have been granted in favour of the *Second Party* and/or their nominees with respect to the Schedule A Property under the Joint Venture Agreement.
11. The *First Party* shall not do any act or deed that may have the effect of canceling, revoking or reducing any of the powers granted under this Power of Attorney.
12. The *First Party* hereby grants to the *Second Party* the power to do all such acts and deeds as may be required to ensure that the *Second Party* are able to construct on the Schedule A Property and/or otherwise adhere to their obligation under the Joint Venture Agreement.

For Sri Rama Metal Works

For Sri Rama Metal Works

Partner

Partner

For Pride & Expert Properties Pvt. Ltd.

Director

For Sri Rama Metal Works

Partner

ನೀ ಪ್ರತಿ ದತ್ತಾಂಶ ಸಂಖ್ಯೆ 1293

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	B.R. Ravindra No G-2, Pride-Elite, 10, Museum Road, Bangalore 560 001	
2	Hariprasad, H.M No G-2, Pride Elite, 10, Museum Road, Bangalore 560 001	Hariprasad H.M

29/8  
ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ)  
ಬೆಂಗಳೂರು.



4 ನೇ ಪ್ರಸ್ತುತ ದಸ್ತಾವೇಜು  
ನಂಬರ CMP-4-00248-2012-13 ಆಗಿ  
ಸಿ.ಡಿ. ನಂಬರ CMPD60 ನೇ ಧರಲ್ಲಿ  
ದಿನಾಂಕ 29-08-2012 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ)  
ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ)  
ಬೆಂಗಳೂರು.

29.8.12

Designed and Developed by C-DAC, ACTS, Pune





ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet

ರಿಯು



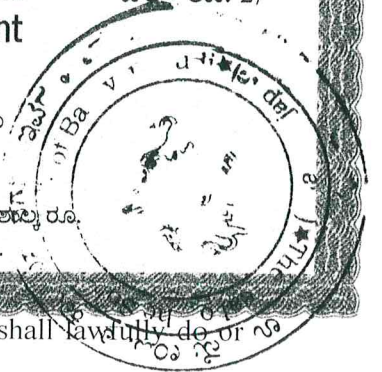
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.



13. The First Party hereby agrees to ratify all that its attorneys shall lawfully do or cause to be done by virtue of this deed.

#### SCHEDULE "A" PROPERTY

All that piece and parcel of industrially converted land bearing **Property No. 320** (bearing **P-I-D No. 41-1-320**) and Property No.320/5 (bearing **P-I-D No. 41-1-320/5**), Mysore Road, Bangalore 560 026 (both earlier forming part of g Survey No. 11/2, Deevitigeramanahalli Village, Kengeri Hobli, Bangalore South Taluk), together measuring an extent of **4 acre 23 guntas**, and bound on the:

East : Survey No. 7  
West : Road and thereafter Sy. No. 12  
North : Sy No. 11/1 and Bangalore – Mysore Highway  
South : Sy. No. 10

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Sri Rama Metal Works

Partner

For Pride & Expert Properties Pvt. Ltd

Director

