

N 215

GENERAL POWER OF ATTORNY

THIS GENERAL POWER OF ATTORNY executed on this 4Th day in the year Two Yhousand and Twelve at Bangalore

BY.

- 1. Mr.B.S.ANNEGOWDA
 Aged about 60 years
 Son of Late Cgikkasiddappa
- 2. Mrs.SHANTHAMMA Aged about 50 years Wife of B.S.Annegowda
- 3. Mr.B.A.MUNISWAMY GOWDA Aged about 34 years S/o of B.S.Annegowda

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प् इस को स्वतं <u>थार्</u>ड है। तम् इस्ति थे है।

ಕರ್ನಾಟಕ ಸರ್ಕಾರ .ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಆಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Susheel Rathi S/o H S Rathi Rep GPA Hölder V.Rajeev , ಇವರು 170000.00 ರೂಪಾಯೆಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಕುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಧಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಫಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.		DD No, 125485, Date : 17/09/2012 , Synalcate 8ank
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ಸ್ಥಳ : ಹೊಸಕೋಟೆ ದಿನಾಂಕ : 05/10/2012

णजन्मकार संक्रिक्स संक्रिक्स किए। ० रिक

Designed and Developed by C-DAC ACTS Pune.



IV Be de no 215 de no semo Sou de

Aged about 40 years

Daughter of Late Chikkasiddappa

All above residing at Bodanahosahalii Village,

Anugondanahalii Hobli,

Hoskote Taluk,

Bangalore Rural District

Hereinafter jointly/ severally referred to as the "FIRST PARTY" [which expression shall mean and include his/her/their respective heirs, administrators, executors, beneficiaries, successors/successor-in-title and / or legal representatives] of the ONE PART.

IN FAVOUR OF

MR.SUSHEEL RATHI

Son of H.S.Rathi
Aged about 39 years
residing at 18 A, Binnycresent Apartment;
16th Benson Cross Road
Bangalore, -560.046
Represented by his General Power of Attorney holder
Mr.V.Rajeev (registered as document No.INR-4-00492/2012-13, stored in C.D.No.INRD44 dated 11/09/2012)

Hereinafter referred to as the "SECOND PARTY" [which expression shall mean and include his/her heirs, administrators, executors, beneficiarles, successors/successor-in-title and / or legal representatives and his/her nominees/assignees] of the OTHER PART.

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ಸೆಬ್ ರಜಿಸ್ಟ್ರಾರ ಹೊಸಕೋಟೆ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 05-10-2012 ರಂದು 12:55:17 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಕುಲ್ಕದೊಂದಿಗೆ

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ಶ್ರೀ Susheel Rathi S/o H S Rathi Rep GPA Holder V.Rajeev ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

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ge Susheel Rothi S/o H S Rothi Rep GPA Holder Y.Rojeov			(Q) tail

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರ

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1	Susteel Rathi S/o H.S Rothi Rep GPA Holder V.Rajeev (ಟರಿಸಿಕೊಂಡವರು)			Destring.
2	6 5 Annegowda 5/0 Lafe Chikkasiddappa (ಒರೆಯಕೀಚುವವರು)			13·S·037 18

क्षण्य प्राचित्रक्षेत्रक

RECITALS

Whereas

I. That We the First Party are the absolute owners of all that piece and parcel of the property morefully described in the Schedule hereunder and hereinafter referred to as "Schedule Property" [S.P].

II. That We the First Party have agreed to sell the Schedule Property to Susheel Rathi (hereinafter referred to as "Purchaser") as per the Agreement of Sale [AOS] dated 05/10/2012 [registered as Document No. 6110/12-13 stored in CD.No. HSKD 306 in the office of the Sub-Registrar, Bangalore East Taluk] whereby the Purchaser has paid the entire sale consideration in full and final settlement to us and in pursuance of which we have agreed to execute the General Power of Attorney in favour of the Purchaser.

III. As per the terms of the said Agreement of Sale, We, the FIRST PARTY are executing this General Power of Attorney in favour of the SECOND PARTY abovenamed to do the following acts, deeds and things with respect to the Schedule Property on our behalf.

NOW KNOW ALL MEN BY THESE PRESENT THAT We the First Party at SI. No.1 to 5 above named, do hereby nominate, constitute and appoint Mr. Susheel Rathi the SECOND PARTY above named, as our true and lawful Attorney in our name and on our behalf interalia to do all or any of the following acts, deeds and things as to the Schedule Property.

A. CHANGE OF LAND USE: The SECOND PARTY shall be entitled to obtain the change of land use of the Schedule Property under the Karnataka Land revenue Act / Karnataka Town and Country Planning Act / Karnataka Municipal Corporations Act and such other laws for the time being in force and to pay necessary fine/charges etc for obtaining such permission and obtain receipt of the same and for the said purpose to sign and execute all letters, challans, applications, undertakings, declarations, indemnities, bonds, agreements etc as may be necessary or required by the concerned authorities;

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. 3	Shanthamma W/6 8 S Annegawda (ഗ്യോർസിർപ്പർ)			1.7 M
4	B A Muniswamy Gowda S/o B'S Arinegowda (හප්සේක්කේස්පා)			My Song uts

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- B. DAY TO DAY MANAGEMENT: In furtherance to the above, to take possession of and to manage the Schedule Property, to do all such lawful acts as he may consider necessary and expedient for such management and as may be for our advantage and for the benefit of the Schedule Property. To apply for the phodi and bifurcation of the Schedule Property and to transfer the khata of the Schedule Property in our name before the revenue authority and to pay all taxes / rates / cesses, phodi charges, fees, fines etc to respective Authorities / Statutory Bodies in regard to the Schedule Property and in furtherance to above to sign all applications, affidavits etc and other documents with that respect.
- C. SALE: To sign and execute the Sale Deed as Vendors/Confirming Party/Consenting Witness as to the Schedule Property in favour of the Purchaser and present it before the Sub-Registrar of Assurance on our behalf and admit the execution thereof and also sign all necessary deeds, affidavits, documents thereto to complete the Sale of the Property in favour of the Purchaser and place them in possession of the Schedule Property.

D. <u>LEGAL PROCEEDINGS & STATUTORY COMPLIANCES:</u>

- a) To initiate, prosecute and defend me and represent in all legal matters arising out of the aforesaid transaction and in furtherance to the same to receive, sign summons, legal notices, to sign and execute pleadings, written statements, Objections, Applications, Petitions, Affidavits, Declarations, Undertakings, Memorandum of Appeal, Revision and Review to be filed before any Court, Tribunal or Authority or Arbitration and to engage Lawyers and to settle, compromise, compound or withdraw any suit or proceedings in furtherance to above or to any dispute or arbitration. To produce documents and obtain return thereof, to obtain copies of documents and papers, to give evidence and to instruct Counsel in regard to any proceedings relating to the Schedule Property. To file an application for execution of a decree or order passed in any suit and to sign and verify such application, to receive any money due to me under such decree or order and to certify payment to the Court.
- b) To appear for and represent us before any Government, Statutory, Local, Revenue, Tax and other Authorities as also Courts and Tribunals in regard to the Schedule

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2	R.Chandra Réddy \$/a Ramaswamy, Reddy Bhadanahosohaill , Hoskafe Talùk	R. 25050,00

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4 ನೇ ಪ್ರಶ್ನೇವ ದುಸ್ತಾವೇಜು ನೆಂಬರ HSK-4-00215-2012-13 ಆಗಿ ೩.ದಿ. ನೆಂಬರ HSKD306 ನೇ ದೃರಸ್ತ ದಿನಾಂಕ 05-10-2012 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

Designed and Developed by C-DAC, ACIS, Pune

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Property. To appear for and represent before international/national income taxdepartment and obtain necessary permissions/sanctions/clearances required with respect to the Schedule Property.

E. OTHER POWERS:

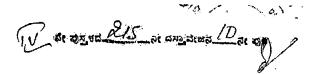
- To sign, execute, present and admit the execution of Confirmation Deed/ Rectification Deed/or any other document/deed on our behalf as Vendors/Confirming Party/Consenting Witness as to the Schedule Property before the Sub-Registrar of Assurance and to register the same and in this regard to sign all necessary deeds, affidavits, documents thereto;
- 2) To pay taxes, rates, charges etc., in respect of the Schedule Property and to make all deposits, payments and other statutory dues that may become necessary for obtaining sanction and permissions from the concerned authorities in respect of the Schedule property.
- To present before any officer, authority, courts and acquisition officers, revenue officers, Municipal offices in all matters, relating to the Schedule property.
- 4) In pursuance to the above in order to enforce or defend any acts of the FIRST PARTY as above or to protect the Schedule Property, the FIRST PARTY shall execute a Specific Power of Attorney in favour of the Second Party.
- 5) To appoint, substitute or substitutes in the place of our attorney/s 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/s may deem fit from time to time.
- 6) To appear for and represent us before the Income Tax Department and its Offices and to apply for and obtain necessary Income Tax Clearance Certificates. No Objection Certificates and other permissions required for completion of sale of the Schedule Property to the extent referred above and for the said and other purposes sign and execute necessary documents, affidavits, declarations, indemnities etc.
- 7) If any of the constituent of the First Party dies the Power of Attorney shall not be void and this General Power of Attorney shall be binding on the remaining constituents of the

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First Party and the Second Party can act on their behalf. No single constituent of First Party shall be entitled to unilaterally terminate this General Power of Attorney.

 Generally to do any or all other acts, deeds and things are incidental to the execution of such powers for completion of the above;

WE HEREBY have delivered the possession of Schedule Property to the Second Party and authorize and empower the said Attorney to delegate all or any of the aforementioned powers granted to any other person and to cancel / revoke such delegated powers to other person. This Power of Attorney and shall not be revoked since it is coupled with interest.

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

SCHEDULE PROPERTY

ITEM NO.1:

All that piece and parcel of the agricultural land being portion of Survey No.257/25, [earlier No.257], ad-measuring 05 Guntas, situated at Samathanahalli Village, Anogondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and which is bounded follows:

On the East

: Property bearing Sy.No.230

On the West

: Property bearing Sy.No.257/21

On the North

: Property bearing Sy.No.257/24

On the South

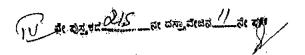
: Property bearing Sy.No.232

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ITEM NO.2:

All that piece and parcel of the agricultural land being portion of Survey No.257/18, [earlier No.257], ad-measuring 25.04 Guntas, situated at Samathanahalli Village, Anogondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and which is bounded follows:

On the East

: Property bearing Sy.No.257/19 and 257/20

On the West

: Property bearing Sy.No.257/17

On the North

: Property bearing Sy.No.257/5, 257/6 and 257/7

On the South

: Property bearing Sy.No.257/12

ITEM NO.3:

All that piece and parcel of the agricultural land being portion of Survey No.257/4, [earlier No.257], ad-measuring 3.12 Guntas, situated at Samathanahalli Village, Anogondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and which is bounded follows:

On the East

: Property bearing Sy.No.233 and 258

On the West

: Property bearing Sy.No.38

On the North

: Property bearing Sy.No.257/3

On the South

: Remaining portion of same Sy.No.257/4 and Sy.No.259

IN WITNESS WHEREOF, WE have executed this GENERAL POWER OF ATTORNEY in the presence of Witnesses attesting hereunder.

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Edy Rose & Mrs

EXECUTANTS

ACCEPTED

In the presence of the following Witnesses:

Name R. 95050 05 S/O 0050 NOW OF Address 920050 5000 056

2. Name MOON 元 Solo Sw. DOS A Sylon Address 1 Stop あっちょうもっちんと

Document drafted by:

S/o. H.S. MUNIYAPPA Bolstrict Deed Writer DWI 30/2011-2012 Hoskote, Hoskote Taluk, Bangalore Rural District.

ಜೆರಾಕ್ಸ್ ಪ್ರತಿ

ಜಿರಾಕ್ಸ್ ಪ್ರತಿಯಲ್ಲಿ ತಪ್ಪುಗಳು . ಇಲ್ಲ

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