

BLC-IV.

ಈ ದಸ್ತಾವೇಜು೨೦೦೩... ಪ್ರತಿಗಳನ್ನೊಳಗೊಂಡಿದೆ
೧ನೇ ಪುಟದ ೨೪೪ ನೇ ನಂಬರಿನ / ಸಂಖ್ಯೆ

(27)

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಮ



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.

244
08-08

GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY executed on this 10th day of
August in the year Two Thousand and Seven at Bangalore:

By:

1. **MR. MUNISHAMPPA**

Son of Kakappa

Aged about 70 years;

2. **MR. SUBRAMANI**

Son of Munishamappa,

Aged about 32 years

3. **MRS. RANIYAMMA USHARANI**

Wife of Subramani,

Aged about 26 years

4. **KUMARI ASHRITHA HARSHITHA** *Usharani IN*

ಮನಿ ಕುಮಾರ್

BM Subramaniam

Usharani IN

Usharani IN

ಲೆ ದ

Usharani IN

ಮೈಸೂರು ನಾಡಿನಿಂದ ರಾಜ್ಯ
ನಾಡಿನಿಂದ, ಮದ್ರಾಸ್ ನಾಡಿನಿಂದ



ಕ್ರ. ಸಂಖ್ಯೆ 244/2007ರ ದಸ್ತಾವೇಜು... 2ನೇ ಪುಟ

Print Date & Time : 10-08-2007 05:31:15 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 244

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಹೊಸಕೋಟೆ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 10-08-2007 ರಂದು 05:18:15 PM
ಗಂಟಿಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	33250.00
2	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	510.00
	ಒಟ್ಟು :	33760.00

ಶ್ರೀ ಟೊನಿ ತಂಗರಾಜ್ ಬಿನ್ ಮಾನಿಕ್ ರಾಜ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಟೊನಿ ತಂಗರಾಜ್ ಬಿನ್ ಮಾನಿಕ್ ರಾಜ			

ಅಧ್ಯಕ್ಷ-ನೋಂದಣಾಧಿಕಾರಿ
ಹೊಸಕೋಟೆ.
ಸಹಿ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	ಟೊನಿ ತಂಗರಾಜ್ ಬಿನ್ ಮಾನಿಕ್ ರಾಜ . (ಬರೆದುಕೊಂಡವರು)			
2	ಮುನಿಶಾಮಪ್ಪ ಬಿನ್ ಕಾಕಪ್ಪ . (ಬರೆದುಕೊಂಡವರು)			

ಅಧ್ಯಕ್ಷ-ನೋಂದಣಾಧಿಕಾರಿ
ಹೊಸಕೋಟೆ.
ಸಹಿ

Daughter of Subramani

Aged about 6 years

5. **MASTER. SUHAS GOWDA**

Son of Subramani

Aged about 2 years

No.4 and 5, being minor represented by their natural
Guardian mother ^{Shesami} ~~Raniyamma~~.

6. **MRS. AMMAYA**

Daughter of ~~Late~~ Munishamappa

Aged about 40 years.

7. **MRS. PADMA**

Daughter of ~~Late~~ Munishamappa

Aged about 36 years.


All above residing at Bodanahosahalli Village,
Anugondanahalli 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**.

ಮುನಿ ಶಾಮಯ್ಯ

BM Subramaniam









Shesami IN

 M. Subramaniam

ಎ. ಪ.

Shesami IN

ಅಧಿಕಾರ ವಹಿಸಿದವರ ಸಹಿ
ಬಾಬಿ. ಸುಬ್ರಾಮಣ್ಯ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	ಸುಬ್ರಮಣಿ ಬಿನ್ ಮುನಿಶಾಮಪ್ಪ . (ಬರೆದುಕೊಡುವವರು)			B.M. Subramani
4	ಉಷಾರಾಣಿ ಬಿನ್ ಮುನಿಶಾಮಪ್ಪ ತನಗಾಗಿ ಮತ್ತು ಮೈನರ್ ಮಕ್ಕಳ ಪರವಾಗಿ . (ಬರೆದುಕೊಡುವವರು)			Usharani
5	ಅಮ್ಮಯ್ಯ ಬಿನ್ ಬಿನ್ ಮುನಿಶಾಮಪ್ಪ . (ಬರೆದುಕೊಡುವವರು)			Am
6	ಪದ್ಮ ಬಿನ್ ಮುನಿಶಾಮಪ್ಪ . (ಬರೆದುಕೊಡುವವರು)			ಪದ್ಮ

ಈ ಪುಸ್ತಕದ 274ನೇ ಪೇಜಿನಲ್ಲಿರುವ...
ಪ್ರತಿ...

ಇದರ-ಮೂಲದಿಂದ...
ಪ್ರತಿ...

ನಿಜ್...

ನಿಜ್...

IN FAVOUR OF

MR. TONY THANGARAJ

Son of Manik Raja

Aged about 44 years

Residing at

10-1-520, Marian villa,

East Marredpally,

Secunderabad

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

RECITALS

Whereas

I. That We the First Party at Sl. No.1 to 5 abovenamed 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 at Sl.No.1 to 5 have agreed to sell the Schedule Property to R.Manjunath (hereinafter referred to as "Purchaser") as per the Agreement of Sale [AOS] dated 13/08/2007 [registered as Document No. 2516/0708 stored in CD.No. H85D 95 in the office of the Sub Registrar,

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BM Subramaniam

Wharani, N

Gezary


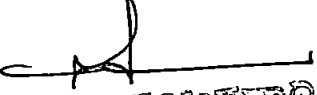
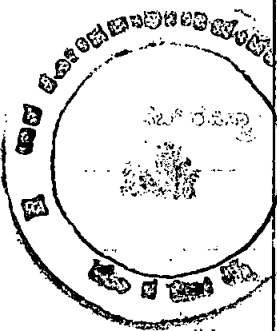
లేద

BM Subramaniam
Wharani, N

Wharani N
అధికారి
అధికారి

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಚಂದ್ರಾರೆಡ್ಡಿ ಬಿನ್ ಲೇಟ್ ರಾಮಸ್ವಾಮ ರೆಡ್ಡಿ ಭೋದನಹೊಸಹಳ್ಳಿ ಹೊಸಕೋಟೆ ತಾ	R. 950599 ಕೆರೆ
2	ಆನಂದಚಾರಿ ಬಿನ್ ಚಿಕ್ಕರಾಮಚಾರಿ ಭೋದನಹೊಸಹಳ್ಳಿ ಹೊಸಕೋಟೆ ತಾ	ಆ. ಸಿ. 950599


 ಸಹಾಯಕ-ನೋಂದಣಾಧಿಕಾರಿ
 ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
 ಹೊಸಕೋಟೆ.

 <p>4 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ HSK-4-00244-2007-08 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ HSKD95 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 10-08-2007 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p>  ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ಹೊಸಕೋಟೆ) ನೋಂದಣಾಧಿಕಾರಿ </p>	
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ಪ್ರಾಂಶುಪಾಲರು

Bangalore East Taluk] and We the First Party at Sl.No.6 and 7 have signed the AOS as Consenting Witness whereby the Purchaser has paid the entire sale consideration in full and final settlement to me and in pursuance of which the We have agreed to execute the General Power of Attorney in favour of Purchaser's nominee.

III. As per the terms of the said Agreement of Sale, We, the FIRST PARTY at Sl.No.1 to 5 are executing this General Power of Attorney in favour of SECOND PARTY abovenamed who is the nominee of Purchaser 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 Sl.No.1 to 5 above named, do hereby nominate, constitute and appoint Mr. Tony Thangaraj the SECOND PARTY above named, as our true and lawful Attorney in our name and on our behalf inter alia to do all or any of the following acts, deeds and things as to the Schedule Property.

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;

B. **DAY TO DAY MANAGEMENT:** In furtherance to the above, to take possession of and to manage the Schedule Property, to do all such

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BM Subramanai
Usharani N

 BM Subramanai

Usharani N.
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ಮಾಲೀಕರು

ಲೆ. ದ. ೭

ಪ್ರತಿ ಪುಸ್ತಕದ 2-4-44 ನೇ ದೃಷ್ಟಿಪೀಠ... ನೇ ಪುಸ್ತಕ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

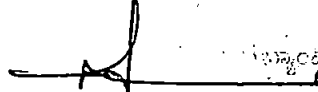
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಟೋನಿ ತಂಗರಾಜ್ ಬಿನ್ ಮಾನಿಕ್ ರಾಜ , ಇವರು 249385.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	249375.00	ಡಿಡಿ ನಂ 412508 ದಿ: 09/08/07 ಅಂದ್ರಬ್ಯಾಂಕ್ ಬೆಂ
ನಗದು ರೂಪ	10.00	ನಗದಾಗಿ
ಒಟ್ಟು :	249385.00	

ಸ್ಥಳ : ಹೊಸಕೋಟೆ

ದಿನಾಂಕ : 10/08/2007


ಉಪ-ನೋಂದಣಿ ಮಹಾಧೀಶರು
(ಹೊಸಕೋಟೆ)

Designed and Developed by C- DAC ,ACTS Pune.

ಈ ದಸ್ತಾವಿಜು ಸ್ಥಳೀಯ ಅಧಿಕಾರಿಗಳಿಂದ ಸಿದ್ಧಪಡಿಸಲ್ಪಟ್ಟಿದೆ ಮತ್ತು
ಅದನ್ನು ದಿನಾಂಕ 6/5/2010 ರಿಂದ ಸಂದಾಯಿಸಲಾಗಿದೆ ಎಂದು
ದಸ್ತಾವಿಜು ಸಂಖ್ಯೆ 529/10-11 ರಲ್ಲಿ ಕಡತಿಸಲಾಗಿದೆ
ಇಂದಾಯಿಸಲಾಗಿದೆ.


ಉಪ-ನೋಂದಣಿ ಮಹಾಧೀಶರು
(ಹೊಸಕೋಟೆ)

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. **LEGAL PROCEEDINGS & STATUTORY COMPLIANCES:**

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

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B M Subrahmaniam
Vishwanath N

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B. M. Subrahmaniam
Vishwanath N

Vishwanath N
అధికారి నామము
అధికారి నామము

అధికారి

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 me before any Government, Statutory, Local, Revenue, Tax and other Authorities as also Courts and Tribunals in regard to the Schedule Property. To appear for and represent before international/national income tax department and obtain necessary permissions/sanctions/clearances required with respect to the Schedule Property.

E. OTHER POWERS:

- 1) 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.
- 3) 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.

ಮುಖ್ಯ ಕಾರ್ಯದರ್ಶಿ

B.M. Subramaniam

Wharangi IN

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Wharangi IN

ಶ್ರೀ ಬ್ರಹ್ಮನ

ಶ್ರೀ ಬ್ರಹ್ಮನ


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

WE HEREBY AUTHORIZE and empower the said Attorney to delegate all or any of the aforementioned powers granted 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.

మన శాసనం

BM Subramana
Usharani, N

 B. Subramana

Usharani N

అధికారి నామము
అధికారి. అధికారి

అధికారి

SCHEDULE PROPERTY

All that piece and parcel of the agricultural land bearing portion of Survey No 257, No.257/1, ad-measuring 33 1/4 ^{out of 24.13 1/2} Guntas, situated at Samathanahalli Village, Anogondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and which is bounded follows:

On the East : Chikka Giddappa
On the West : Puttappa
On the North : Venkatesamma
On the South : Chikka Giddappa

BM Subramanai

BM Subramanai

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

ಮನಿ ಗೌರವ

1. _____

2. BM Subramanai

3. Usharani IN

4. Usharani IN

ಅಧಿಕಾರಿ ನಂದಾ
ಮಾನ್ಯ 50. ಅಧಿಕಾರಿ ನಂದಾ

5. Woharani, N



6. _____

Woharani, N

7. _____

EXECUTANTS

Woharani, N

ACCEPTED

In the presence of the following Witnesses:

1. Woharani, N
Name Anandachari
Age 34
Address Beethonahoga halli

2. R. 25059 82
Name R. 25059 82
Age 37
Address Beethonahoga halli

Drafted by Ajesh Kumar S.
Advocate Ajesh Kumar S.
AKS Law Associates
W-202, Sunrise Chambers,
No.22, Ulsoor Road,
Bangalore-560 042.