

BLE IV 24/8/07

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಬ



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

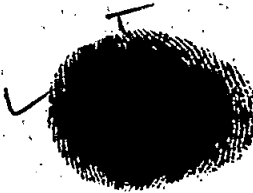
ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

ಈ ದಸ್ತಾವೇಜು 16 ಪುಟಗಳನ್ನೊಳಗೊಂಡಿದೆ
ನೀ ಪುಟಗಳಲ್ಲಿ 242 ನೀ ನಂಬರಿನ ನೀ ಪುಟ
GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY executed on this 13th day of
August in the year Two Thousand and Seven at Bangalore:

By:

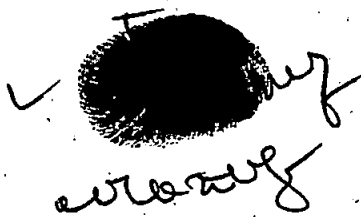
1. MR. MUNIYAPPA
Son of Chikkamunishamappa
Aged about 80 years
2. MR. B.M.KRISHNAPPA
Son of Muniyappa
Aged about 42 years
- 2a. MRS. PADMA
Wife of B.M.Krishnappa
Aged about 30 years



ಮಾನ್ಯ ನೋಂದಣಿ
ಔದ್ಯೋಗಿಕ

ಕೃಷ್ಣಪ್ಪ

ವದ್



ವದ್
BM ಕೃಷ್ಣಪ್ಪ

ಕುಲಕರ್ಣಿ

ಕಲಾವತಿ.ಎಂ.



TV ನೇ ಪುಸ್ತಕದ 247 ನೇ ಪುಟದ 2 ನೇ ಪುಟ

Print Date & Time : 13-08-2007 05:29:22 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 247

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಹೊಸಕೋಟೆ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 13-08-2007 ರಂದು 05:17:10 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	25500.00
2	ಸ್ಟ್ಯಾನ್ರಿಂಗ್ ಫೀ	660.00
	ಒಟ್ಟು :	26160.00

ಶ್ರೀ ಟೋನಿ ತಂಗರಾಜ್ ಬಿನ್ ಮಾನಿಕ್ ರಾಜ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಟೋನಿ ತಂಗರಾಜ್ ಬಿನ್ ಮಾನಿಕ್ ರಾಜ			

ಶಾಹ-ನೋಂದಣಾಧಿಕಾರಿ
ಹೊಸಕೋಟೆ.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	ಟೋನಿ ತಂಗರಾಜ್ ಬಿನ್ ಮಾನಿಕ್ ರಾಜ . (ಬರೆಸಿಕೊಂಡವರು)			
2	ಮುನಿಯಪ್ಪ ಬಿನ್ ಚಿಕ್ಕಮುನಿಶಾಮಪ್ಪ . (ಬರೆದುಕೊಡುವವರು)			

ಶಾಹ-ನೋಂದಣಾಧಿಕಾರಿ
ಹೊಸಕೋಟೆ.

2b. MASTER. RAMESH

Son of B.M.Krishnappa

Aged about 7 years

2c. MASTER RAGHAVENDRA

Son of B.M.Krishnappa

Aged about 16 years

No.2b and 2c, both minor represented by their
Natural guardian mother Padma.

3. MR. B.M.ANAND

Son of Muniyappa

Age about 36 years

3a. MRS. MANJULA

Wife of B.M.Anand

Aged about 32 years

3b. KUMARI. HEMALATHA

Daughter of B.M.Anand

Aged about 15 years

3c. MASTER.THYAGARAJ

Son of B.M.Anand

Aged about 14 years

No.3b and 3c, being minor represented by their natural
guardian mother Manjula.

4. MR. B.M.RAJANNA

Son of Muniyappa

Aged about 34 years


4a. MRS. HEMAVATHI

Wife of B.M.Rajanna


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ಶ್ರೀ ಮುನಿಯಪ್ಪ

ಪದ್ಮ


ಮುನಿಯಪ್ಪ

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ಮಾನ್ಯ ಹೆ.ಎ.ಎ.ಎ.

ಬಿ.ಎ.ಎ.ಎ.ಎ.
ಶ್ರೀಮತಿ. ಮ.

Aged about 25 years

4b. **MASTER. SANTHOSH**

Son of B.M.Rajanna

Aged about 8 years

4c. **KUMARI SUSHMA**

Daughter of B.M.Rajanna

Aged about 3 years

No.4b and 4c, both minors represented by their
Natural guardian mother Hemavathi.

5. **MRS. JAYALAKSHMAMMA**

Daughter of Muniyappa

Aged about 38 years

6. **MRS. KALAVATHI**

Daughter of Muniyappa

Aged about 30 years

All above residing at Bodanahosahalli Village,
Anugondanahalli Hobli,
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.**

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ಪುಟ್ಟಪ್ಪ

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BM ಕನಂದ

ಹಿಮಾವತಿ

ಕಿರಿಯಪ್ಪ.ಮ.



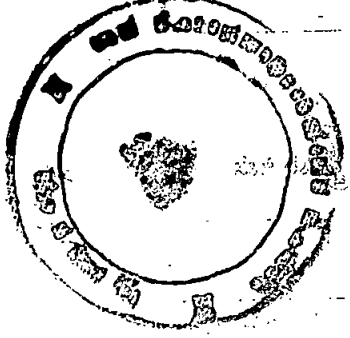
ಬಯಲೇರೇಮ
ಅಕ್ಕ

ಗುರ್ತಿಸಲ್ಪಡುವವರು

10 ಆ. ಪುಸ್ತಕ 247 ನೇ ದಸ್ತಾವೇಜು 6 ನೇ ಪುಟ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಆನಂದಚಾರಿ ಬಿನ್ ಚಕ್ರರಾಮಚಾರಿ ಬೋಧನಹೊಸಹಳ್ಳಿ ಹೊಸಕೋಟೆ ತಾ	ಸಿ. ಸಿ. ಭಾರ್ಗವ
2	ಆರ್ ಚಂದ್ರಶೇಖರ ಬಿನ್ ರಾಮಸ್ವಾಮಿರೇಡ್ಡಿ ಬೋಧನಹೊಸಹಳ್ಳಿ ಹೊಸಕೋಟೆ ತಾ	R. ಚಂದ್ರಶೇಖರ

ಆಹ-ನೋಂದಣಾಧಿಕಾರಿ
ಹೊಸಕೋಟೆ.

 <p>4 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ HSK-4-00247-2007-08 ಅಗಿ ಸಿ.ಡಿ. ನಂಬರ HSKD95 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 13-08-2007 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p> ಆಹ-ನೋಂದಣಾಧಿಕಾರಿ ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ಹೊಸಕೋಟೆ) ಹೊಸಕೋಟೆ.</p>	
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Designed and Developed by C-DAC, ACTS, Pune

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್

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, 2, 2a to 2c, 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, 2, 2a to 2c have agreed to sell the Schedule


మొదటి పార్టీ
కొత్తపల్లి

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మొదటి పార్టీ

పద
M రాజు
BM ఆనంద
విమానం
శిలావతి, గ.

బయల్ పార్టీ

10 ನೇ ಪುಟದ 247 ನೇ ಮಾದರಿಯ 8 ನೇ ಪುಟ



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 191250.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಪುಟ್ಟಪಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	191250.00	ಡಿಡಿ ನಂ 412516 ದಿ : 09/08/07 ಅಂದ್ರಾ ಬ್ಯಾಂಕ್ ಬೆಂಗಳೂರು
ಒಟ್ಟು :	191250.00	

ಸ್ಥಳ : ಹೊಸಕೋಟೆ

ದಿನಾಂಕ : 13/08/2007

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
(ಹೊಸಕೋಟೆ)

Designed and Developed by C- DAC ,ACTS Pune.

ಈ ದೃಢೀಕರಣಕ್ಕೆ ಒಳಕಡೆ ಹೆಚ್ಚಿಕೊಂಡ ಯಾವುದೇ ಕುಲ್ಪವನ್ನೂ
ದಿೞಾಂಕ 05/10 ರಿಂದ ನೋಂದಣಿಯಾದ ಉಪಕರಣ ದೃಢೀಕರಣ
ನಂ 532 /10-11 ರಲ್ಲಿ ಕೆಡಿಕೆಗ್ರಾಫಿಕ್ಸ್ ಕೊಡುಕೊಂಡ ಯಾವುದೇ ದೃಢೀಕರಣ

Swam
06/05/10
ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
(ಹೊಸಕೋಟೆ)


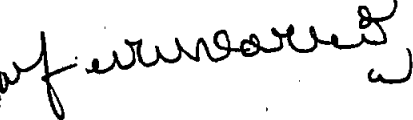
Property to R.Manjunath (hereinafter referred to as "Purchaser") as per the Agreement of Sale [AOS] dated 13/08/2007 [registered as Document No. 2534/2007-08 stored in CD.No. HSKD 95 in the office of the Sub Registrar, Bangalore East Taluk] and We the First Party at Sl. No.3, 3a to 3c, 4, 4a to 4c, 5 and 6 have signed the AOS as Consenting Witness whereby the Purchaser has paid the entire sale consideration in full and final settlement to us and in pursuance of which the We have agreed to execute the General Power of Attorney in favour of Purchaser's nominee.

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III. As per the terms of the said Agreement of Sale, We, the FIRST PARTY at Sl. No.1, 2, 2a to 2c 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.

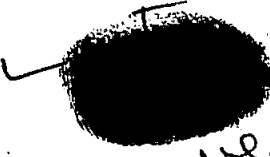
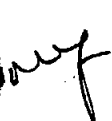
NOW KNOW ALL MEN BY THESE PRESENT THAT We the First Party at Sl. No.1, 2, 2a to 2c above named, do hereby nominate, constitute and appoint Mr. Tony Thangaraj the SECOND PARTY above named, as our true and lawful Attorney in our name and on our behalf interalia to do all or any of the following acts, deeds 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,

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ಮಂಜುನಾಥ
B.M. ಮಂಜುನಾಥ
ವಿಜಯವತಿ

ಬಾಬು ರವಿಶಂಕರ್
ಎಸ್.ಎಸ್.ಎಸ್.


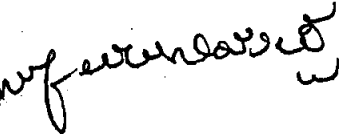
ಶಿವಾಚಾರಿ.ಮ.

undertakings, declarations, indemnities, bonds, agreements etc as may be necessary or required by the concerned authorities;


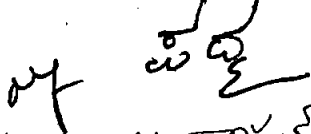
B. DAY TO DAY MANAGEMENT: In furtherance to the above, to take possession of and to manage the Schedule Property, to do all such lawful acts as he may consider necessary and expedient for such management and as may be for our advantage and for the benefit of the Schedule Property. To apply for the phodi 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

 
ಪ್ರತಿಪಕ್ಷ

ಪಕ್ಷ

 
ಮಾನ್ಯ
B.M. ನಂದ
ಪ್ರಮಾಣ


ಜಯಲಕ್ಷ್ಮಿ
ಕಲಾವತಿ.ನ

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 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.


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- 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.
- 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;

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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


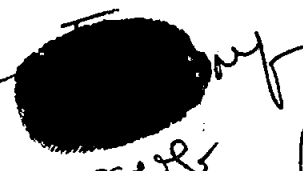
ITEM NO.1:

All that piece and parcel of the agricultural land being portion of Survey No.257/5, [earlier 257], ad-measuring 19 Guntas, situated at Samathanahalli Village, Anogondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and which is bounded follows:

On the East	: Putappa	ಗೌರಿ ರವಿ ರಾಜ
On the West	: Anand	
On the North	: Ashwatharya	
On the South	: Chikka Suddappa	

ITEM NO.2:

All that piece and parcel of the agricultural land being portion of Survey No.257/10, [earlier 257], ad-measuring 6 ½ Guntas, situated at

 
ಮುಖ್ಯ ಕಾರ್ಯದರ್ಶಿ
ಶಿಕ್ಷಣ
ಕಡೆ
ಮಾನ್ಯ
B.M. ಬೆನಂದ
ಹಿರಿಯ
ಕಡೆ
ಬಿ.ಎ.ಎ.ಎ.ಎ.
ಕೆ.ಎ.ಎ.ಎ.ಎ.

Samathanahalli Village, Anogondanahalli Hobli, Hoskote Taluk, Bangalore Rural District and which is bounded follows:

On the East	: ARW Compounded	ಇದೇ ರಸ್ತೆ ಇದೆ
On the West	: Chikmagalur	
On the North	: Anand	
On the South	: ARW Compounded	

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

1.  ಅನಂದ

2. ಪ್ರತಿಷ್ಠೆ


2a. ಕಡೆ

2b. ಕಡೆ


2c. ಕಡೆ

3. ಬಿ.ಎ.ಎ.ಎ.


3a.

✓  *my father's*

3b.

✓  *my mother's*

3c.

✓  *my father's*

4.

ಮಾನ್ಯ

4a.

ಹೆಸರು

4b.

ಹೆಸರು

4c.

ಹೆಸರು

5.

ಜಂಟಿಲಿಟಿ

6.

6. ಕೆ.ಎಸ್.ಎಂ.
EXECUTANTS

For

ACCEPTED

In the presence of the following Witnesses:

1. ಬಿ.ಎ.ಎ.ಎ.
Name ಕೆ.ಎಂ.ಎಂ.ಎ.
Age 34 S/o. ಕೆ.ಎಂ.ಎಂ.ಎ.
Address ಕೆ.ಎಂ.ಎಂ.ಎ.

2. ಕೆ.ಎಂ.ಎ.
Name ಕೆ.ಎಂ.ಎ.
Age 30
Address ಕೆ.ಎಂ.ಎ. ಮುಖ್ಯ ಗೌಡ
ಕೆ.ಎಂ.ಎ.ಎ.

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