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11

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್-152 ಮುಖ್ಯೋಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ  
Date of execution

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

**GENERAL POWER OF ATTORNEY**This document consists of 7 sheetsFirst Sheet of Doct. No. 499 of Book 11

**THIS GENERAL POWER OF ATTORNEY** executed on this 11<sup>th</sup> day of September in the 12-13  
year Two Thousand and Twelve at Bangalore:

**By:****MR.SUSHEEL RATHI**

Son of H.S.Rathi

Aged about 39 years

residing at 18 A, Binnyrescent Apartment,

16, Benson Cross Road

Bangalore -560 046

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



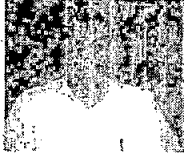



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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 492







ಇಂದಿರಾನಗರ ದಲ್ಲಿರುವ ಉಪನೋದಪಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 11-09-2012 ರಂದು 04:40:51 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

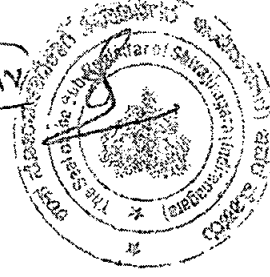
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	100.00
2	ಸೇವಾ ಶುಲ್ಕ	300.00
	ಒಟ್ಟು :	400.00

ಶ್ರೀ Mr.V.Rajeev ಇವರಿಂದ ಹಾಜರಾ ಮಾಹಿತಿ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Mr.V.Rajeev			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು.
1	Mr.V.Rajeev . (ಬರೆಸಿಕೊಂಡವರು)			
2	Mr.Susheel Rathi . (ಬರೆದುಕೊಂಡವರು)			



IN FAVOUR OF

*Handwritten signature/initials*

**MR. V. RAJEEV**

Son of A. Gopalan

Aged about 45 years

Residing at

No. 135, Shree Nilaya,

Sanikpuri, K. Narayanapura Cross

Kothanur Post Office

Bangalore - 560077

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

*The 'Executant' and 'Attorney' are hereinafter together referred to as 'Parties'.*

**RECITALS**

***Whereas***

- I. The FIRST PARTY has agreed to purchase from one Annegowda [**Owner**] the immovable property which is morefully described in the schedule hereunder [**Schedule Property**].
- II. The First Party for the sake of convenience is appointing the Second Party as his

*Handwritten signature/initials*

*Handwritten signature/initials*



ಗುರುತಿಸುವವರು

8

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Gopinath Domlur, Bangalore	Gopinath
2	Manju Domlur, Bangalore	Manju

ಸಹಿ ರಚಿಸಿ

ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು.

	
	<p>4 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ INR-4-00492-2012-13 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ INRD44 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 11-09-2012 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p>
<p>ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)</p> <p>ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು.</p>	

Designed and Developed by C-DAC, ACTS, Pune

Attorney to do the following acts, deeds and things-




**I, THE FIRST PARTY ABOVENAMED IS EXECUTING THIS POWER OF ATTORNEY TO APPOINT AND CONSTITUTE THE SECOND PARTY ABOVENAMED AS MY TRUE AND LAWFUL ATTORNEY TO ACT IN MY NAME AND ON MY BEHALF INTERALIA TO DO ALL OR ANY OF THE FOLLOWING ACTS, DEEDS AND THINGS THAT IS TO SAY:**

**A. PURCHASE:** In furtherance to the above, the SECOND PARTY shall negotiate on terms for and to agree to and sign, execute/enter into agreement of sale with the Owner on behalf of the FIRST PARTY and to give any advance sale consideration to the Owner as to the Schedule property in my name and on my behalf. To sign and execute the Sale Deed as Purchaser as to the Schedule Property present it before the Sub-Registrar of Assurance on my behalf and admit the execution thereof and also sign all necessary deeds, affidavits, documents thereto to complete the purchase of the Schedule Property in my name and on my behalf and take possession of the Schedule Property.

**B. 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;

**C. 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 my name before the revenue



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ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

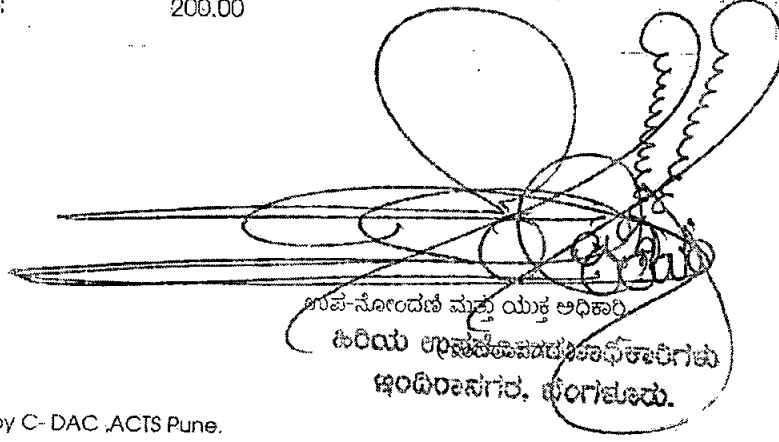
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Mr.V.Rajeev , 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	

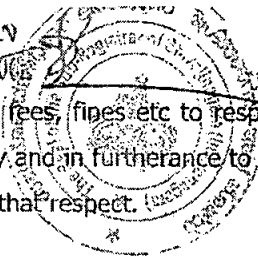
ಸ್ಥಳ : ಇಂದಿರಾನಗರ

ದಿನಾಂಕ : 11/09/2012

  
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ  
ಹಿರಿಯ ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿಗಳು  
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC ,ACTS Pune.

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.





**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 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 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.
- 2) To present before any officer, authority, courts and acquisition officers, revenue officers, Municipal offices in all matters relating to the Schedule property.

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- 3) 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.
- 4) To appoint, substitute or substitutes in the place of my 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 will and pleasure to remove such substitute/s as our attorney/s may deem fit from time to time.
- 5) 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.
- 6) Generally to do any or all other acts, deeds and things are incidental to the execution of such powers for completion of the above;

I 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

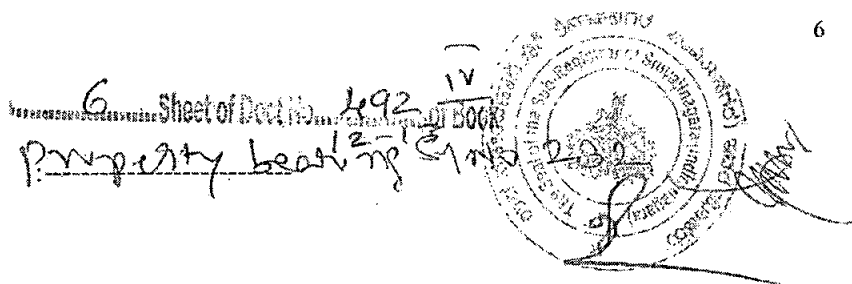
##### **ITEM NO.1:**

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 21.  
On the North : property bearing Sy No 24



On the South



**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 19, & 20.

On the West

: property bearing Sy No 17

On the North

: property bearing Sy No 5, 6, & 7

On the South

: property bearing Sy No 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 & 258

On the West

: property bearing Sy No 38

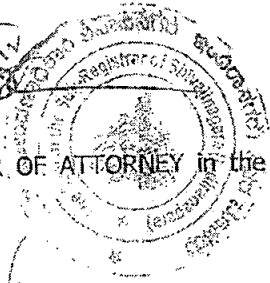
On the North

: property bearing Sy No 257/3


On the South

Remains portion of same Sy No 257/4, and Sy No 259,

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12-13


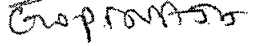
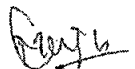



IN WITNESS WHEREOF, WE have executed this GENERAL POWER OF ATTORNEY in the presence of Witnesses attesting hereunder.

  
\_\_\_\_\_  
EXECUTANT

  
\_\_\_\_\_  
ACCEPTED

In the presence of the following Witnesses:

1.   
Name   
Age  
Address No 6 BDA Complex  
Dombarahalli
2.   
Name MAHESH  
Age  
Address No 6 BDA Complex  
Dombarahalli

Drafted by  
  
Sathish  
Advocate  
Bangalore