

DEED OF ABSOLUTE SALE

T-3047
22.23.
This **DEED OF SALE** entered on this the Sixth Day of June Two Thousand Twenty-Two (06.06.2022) at Bengaluru, by and between :-

MR. RAJPREET SINGH DHESI

Aged about 62 years
Son of Shivcharan Singh Dhesi
Presently Residing at No.2209,
Rockwell Drive, Davis,
C.A-95618, USA

Represented by his Power of Attorney holder

MR. HARPREET SINGH DHESI

Aged about 59 years
Son of Sri. Shivcharan Singh Dhesi
Residing at No. 461, 80 feet Road,
Ideal Homes Township,
Rajarajeshwarinagar,
Bengaluru -560 098

Aadhaar No. 3121 3445 7564

PAN No.AALPH5279D

Hereinafter called the '**VENDOR**', of the One Part; AND-

SRI. H.V. SAMPATH

Son of Halamana Seshiah Gowda
Venkataiah Gowda
Aged about 43 years,
Residing at : Gubbagadde,
Suryadevasthana Post,

H.V. Sampath

H.V. Sampath



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಿಂಬ ಹಾಗೂ ಮುದ್ರಾಂತ ಇಲಾಖೆ
Department of Stamps and Registration
ಪ್ರಮಾಣ ಪತ್ರ

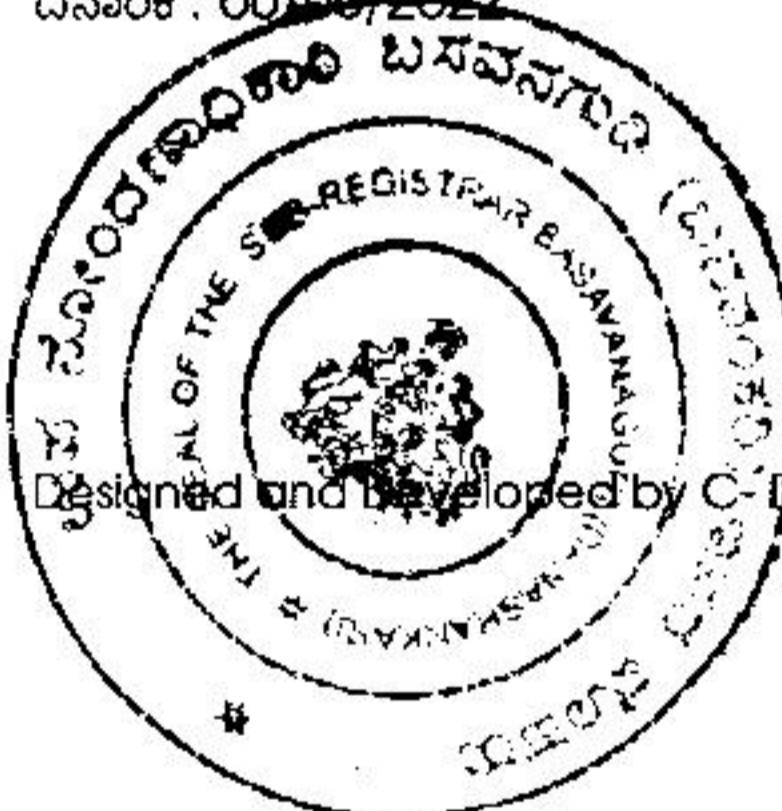
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂತ ಕಾರ್ಯಾಚಾರ ಕಲಂ 10 ವ ಅಧಿಯಾಧಿಕ್ಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Sri H.V.Sampath , ಇಂಡು 245820.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂತ ಶ್ಲೋಷಾರ್ಥಿ ಪಾವತಿಸಿರುವದನ್ನು
ದೃಷ್ಟಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚಲನ್	224030.00	Challan No CR0622003000054495 Rs.224030/- dated 02/Jun/2022
ಚಲನ್	21750.00	Challan No CR0622003000054495 Rs.21750/- dated 02/Jun/2022
ಚಲನ್	40.00	Challan No CR0622003000054495 Rs.40/- dated 02/Jun/2022
ಒಟ್ಟು:		245820.00

ನಾಳೆ : ಬನಶಂಕರಿ

ದಿನಾಂಕ : 06/06/2022



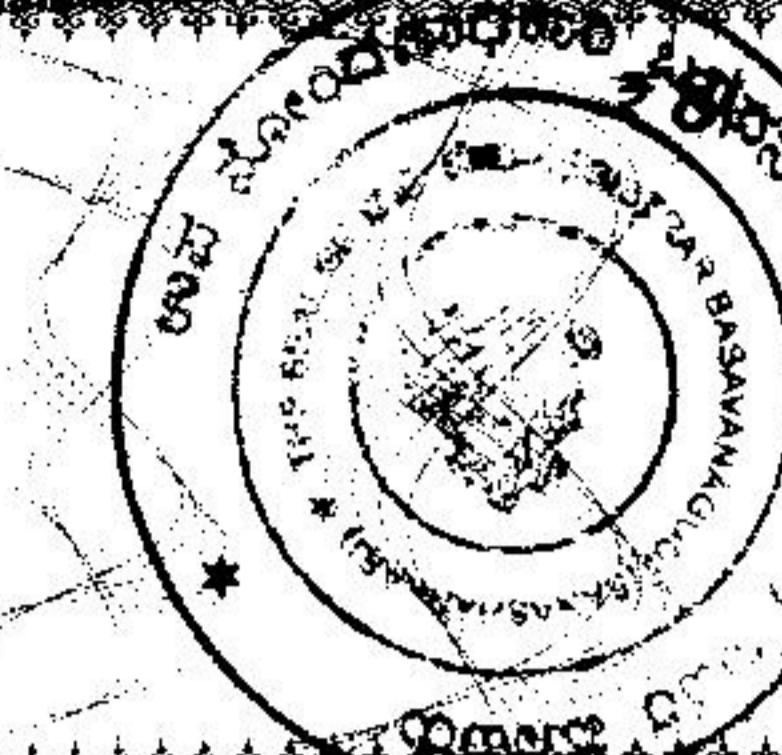
Designed and Developed by C-DAC Pune.

ಉಪ-ನೋಟಿಷನ್ ಮತ್ತು ಯೂತ್ ಅಧಿಕಾರಿ
ಹೀರಿಯಿ ಎಸ್. (ಬನಶಂಕರಿ) ಮತ್ತು
ಬಸವಪ್ಪಸ್ (ಬನಶಂಕರಿ)
ದಂತಹಳ್ಳಿ



ದ ಸ್ವಾತಂತ್ರ್ಯ ಕಾರ್ಯ
Document Sheet

I.R.P./~~000~~C:



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Koppa Taluk Chickmagaluru
District -577126
Aadhaar No. 4395 1061 2557
PAN No. BFXPS0683E

Hereinafter called the '**PURCHASER**', of the Other Part;

The terms 'VENDOR' and 'PURCHASER' shall mean and include their respective heirs, legal representatives, attorneys administrators, executors, nominees, assignees etc.,

A. WHEREAS, the VENDOR is the absolute owner and in possession of the property bearing BDA Vacant site No.380 in the layout formed by the Bengaluru Development Authority, Bengaluru, which is further called and known as Banashankari 6th Stage, 6th Block, Bengaluru measuring East to West : 12.00 Meters, North to South 9.00 Meters, Totally measuring 108.00 square meteres, which is morefully described in the schedule herein below and hereinafter referred to as SCHEDULE PROPERTY for the brevity of this deed.

B. WHEREAS, the above said as well as below described schedule property was originally allotted by the Banalore Development Authority, Bengaluru in favour of Sri.K. Manjunath, and issued a Allotment Letter No. BDA/DS-3/380/VI-BLK/BSK.6/2001-2002 on 13.03.2002 and subsequently to issue of the allotment letter to K.Manjunath, he had paid the entire sale consideration amount to the Bengaluru

J-17 C-2 0m.

H.V. Srinivas



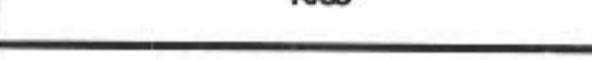


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ದಸ್ತಾವೇಚು ಸಂಖ್ಯೆ : 3047

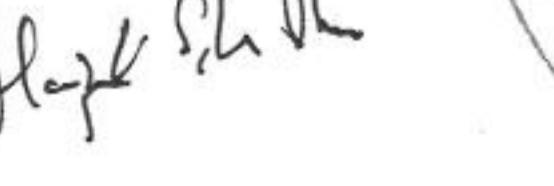
ಬನಶ್ಪತಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರೆ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 06-06-2022 ರಂದು 04:41:39 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	43500.00
2	ಸೇವಾ ಶುಲ್ಕ	700.00
	ಒಟ್ಟು : ..	44200.00

ಹಸರು	ಫೋಟೋ	ಹಬ್ಬಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Sri H.V.Sampath ಬಿನ್ ಬಿನ್ Halamana Seshaiah Gowda			

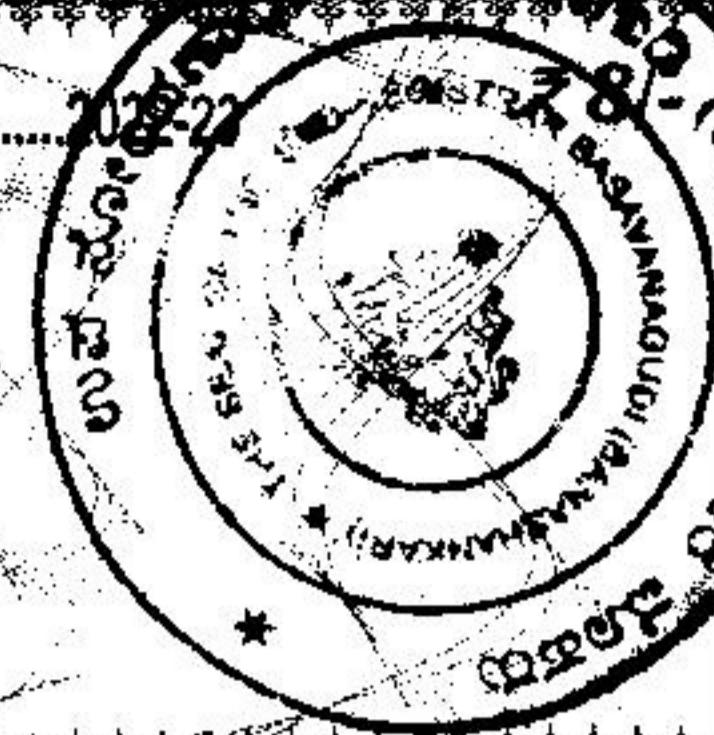
ಬರೆದುಹೊಟ್ಟಿದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಬೆಂಗಳೂರು
ಕ್ರಿಯಲ್ಲಿಕ್ರಿಯಾರ್ಥಿಗಳಾರ್ಥಿ
ಬಸಫ಼ರ್ಸ್ (ಬಿಎಸ್‌ಎಂ)
ಬೆಂಗಳೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹಿಂಬಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Sri H.V.Sampath , ಬಿನ್ ಬಿನ್ ಬಿನ್ Seshalih Gowda (ಬರೆಸಿಹಿಂಡವರು)			
2	Mr Rajpreet Singh Dhesi S/o Shivcharan Singh Dhesi Rep by his Power of Attorney Holder Mr.Harpreet Singh Dhesi S/o Shivcharan Singh Dhesi . (ಬರೆದುಹಿಂಡವರು)			

ಹಿರಿಯ ಉಪನೇಂದ್ರಕುಂದಿಶಾರ
ಬಸವನಗುಡಿ (ಬನಶಪರಿ)
ಘಣಗಳಿಯ





I.R.P./SCC:

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Development Authority, Bengaluru and thereafter the Bengaluru Development Authority, Bengaluru executed Absolute Sale Deed in his favour on 12.11.2002 and which was registered on 13.11.2002 as Document bearing No. 9644/2002-03 of Book-I, Volume 683, pages 150-156, dated 25-11-2002 - 20-01-2003 in the office of Additional District Registrar, Bengaluru Urban District, BDA Central Office Complex, Kumarapak West, Bengaluru and physical possession of the schedule property also delivered to K. Manjunath by the Bengaluru Development Authority, Bengaluru vide its possession certificate P.C.R. No. DS-3/31/2002-03 -S1. No. 050848, dated 13.11.2002 and he got the katha of the below described schedule property in his name in the Revenue Records of Bengaluru Development Authority, Bengaluru and he enjoyed the schedule property as a law abiding true owner and without any let or hindrance from any one.

C. AND WHEREAS, above said as well as below described schedule property was purchased by Mr. Gangadhar R. Murthy, from Mr. K. Manjunath, which was through a registered Sale Deed, which was registered as document bearing No. KEN-1-30766/2004-05 of Book-I, Stored in CD No. KEND161, dated 20.11.2004 in the office of the Sub-Registrar, Kengeri, Bengaluru and the said Gangadhar. R Murthy transferred the khatha of the schedule property in his name in the revenue records of Bengaluru Development Authority, Bengaluru and Gangadhar R Murthy enjoyed the schedule property as a law abided true owner and without any let or hindrances from any one.

Hegde C.L. DR

H.V. Suresh

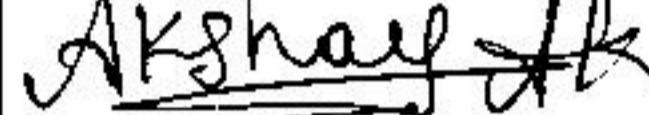


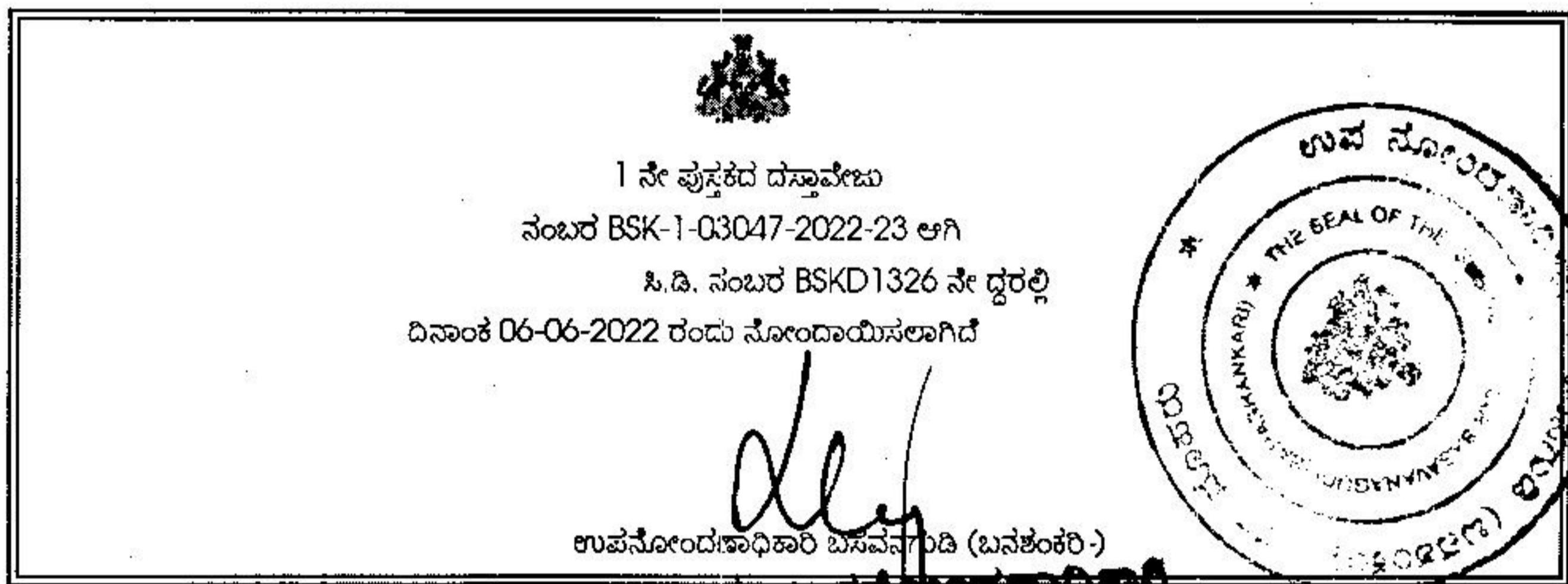
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..... PAGES OF DOCUMENTS

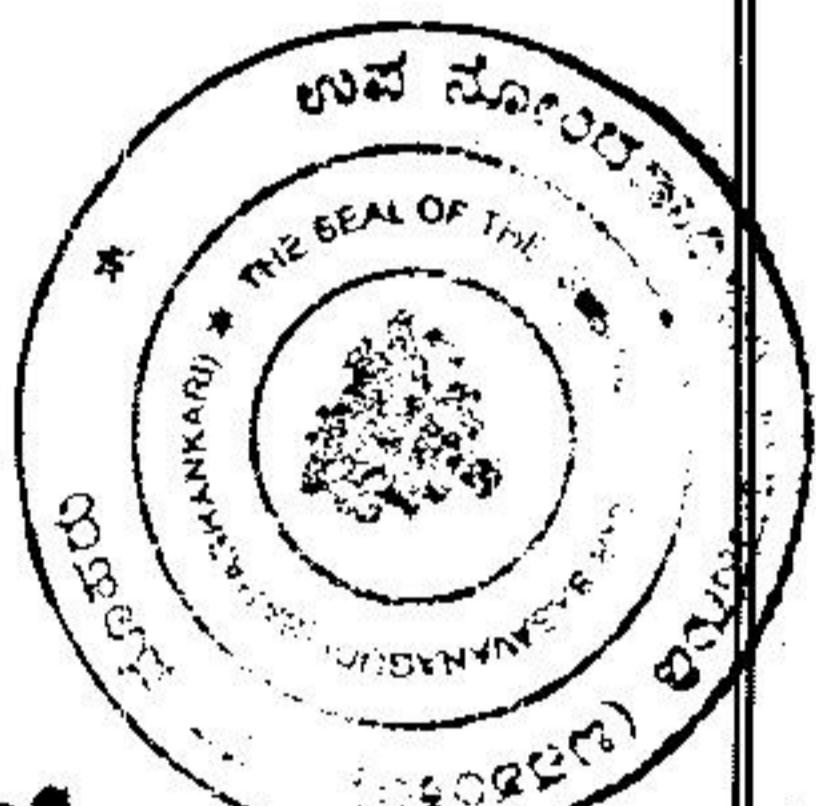
No. BNG(U)BSK..... 3047..... 2022-23 *S*

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	<p>Akshay Kumar A.K</p> <p>No. 135, Raghavendra Badavane, Soppugadde, Thirthathalli, Shivamogga</p>	
2	<p>Sharath H.V S/o Venkathe Gowda</p> <p>Gubbagade, Kumbarkoppa, Suryadevasthana, Chickmagaluru</p>	



Designed and Developed by C-DAC, ACTS, Pune

ಹೃದಯೋ ಶ್ರೀಪತನೀತಿರಂದಿರಾಜ್‌ ಬಾಜಾನಗ್ರಹಿ (ಬಾನಶಂಕರಿ) ಕಾವ್ಯ



D. AND WHEREAS, Sri. K. Vimal Ranka alias Vimal Kumar Jain.K purchased below described schedule property from Sri. Gangadhar.R. Murthy, through a registered sale deed, bearing document No. BSK-1-08315/2011-12 of Book-I, stored in CD No. BSKD141 dated 17.01.2012 in the office of the Sub-Registrar, Banashanakari, Bengaluru.

E. AND WHEREAS thereafter the vendor Harpreet Singh Dhesi had obtained Irrevocable General Power of Attorney from his elder brother Mr. Rajpreet Singh Desi who is now residing at No.2209, Rockwell Drive, Davis C.A-95618, USA, the vendor had purchased the schedule property from K.Vimal Ranka @ Vimal Kumar Jain.K through a registered sale deed dated 10.12.2013 vide document No. BSK-1-09714/2013-14 of Book-I, Stored in CD No. BSKD244 in the office of the Senior Sub-Registrar, Basavanagudi (Banashankari), Bengaluru. The schedule property is the self acquired , the entire sale consideration amount being paid to purchase the schedule property is paid by VENDOR from his personal earnings and his wife, children do not have any legal rights pertaining to the schedule property.

F. WHEREAS, consequent upon the purchase of the schedule property the khata and other relevant Revenue Records are got transferred in the names of the vendor Rajpreet Singh Dhesi and Harpreeth Singh Dhesi the vendor is in peaceful possession and enjoyment of the schedule property without any hindrance or let.

G. WHEREAS, the VENDOR for want of funds, for his

Hag-V.L.Jh *H.N.Suresh*



legal necessities and for family beneficial purposes, to clear the debts and also to invest the proceeds elsewhere or the family benefit and as such the VENDOR has offered the schedule properly for sale and a valuable sale consideration amount of (INR) **Rs. 43,50,000/- (Rupees Forty-Three Lakhs Fifty Thousand only)** which is free from all encumbrances, charges, etc. whatsoever and the PURCHASER has agreed to purchase the same for the said sale consideration of **Rs. 43,50,000/- (Rupees Forty-Three Lakhs Fifty Thousand only)** free from all encumbrances, charges etc., whatsoever.

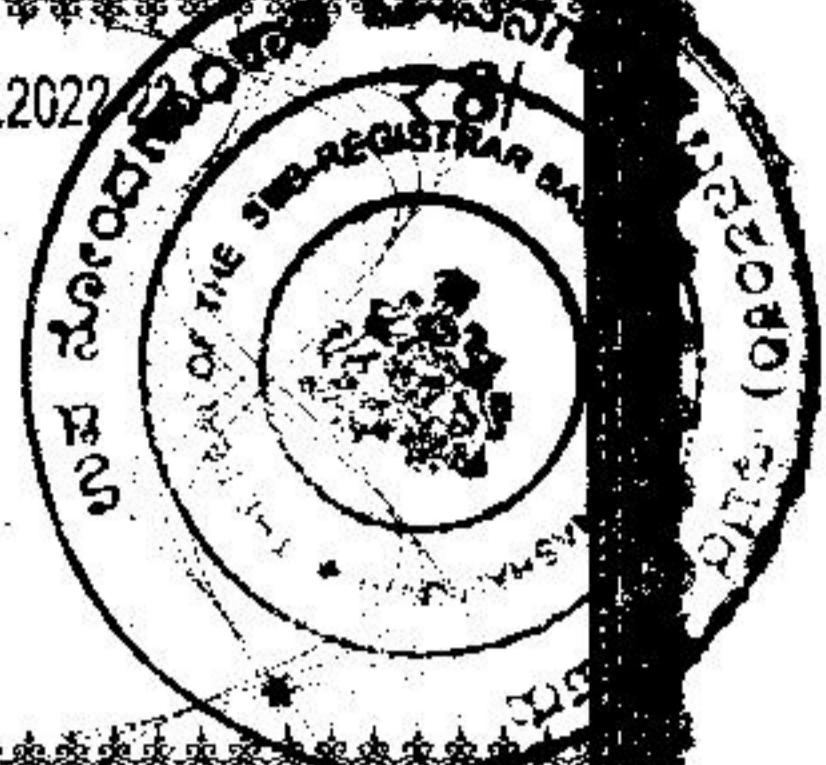
NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-

That in pursuance of the aforesaid sale consideration agreed between the parties hereto and in consideration of the Sum of **Rs. 43,50,000/- (Rupees Forty-Three Lakhs Fifty Thousand only)** being the full and final sale consideration of the schedule property paid by the PURCHASER to the VENDOR by way of Demand Draft bearing No. 180574 dated 04.06.2022, drawn on Canara Bank, Koppa Branch, Koppa Taluk, Chikkamagaluru -577 126 in the name of the Vendor namely Rajpeet Singh Dhesi before the following witness. The receipt of which the VENDOR do hereby acknowledge, towards full and final settlement of the sale consideration of **Rs. 43,50,000/- (Rupees Forty-Three Lakhs Fifty Thousand only)** and the VENDOR DO HEREBY sell, convey, transfer, grant and assign UNTO AN TO THE USE of the schedule property hereunder with all rights, title, interests, property claim, advantages and appurtenances and other privileges of the said VENDOR into or upon the schedule property or every

Shri R. G. Sh

H. V. Suresh





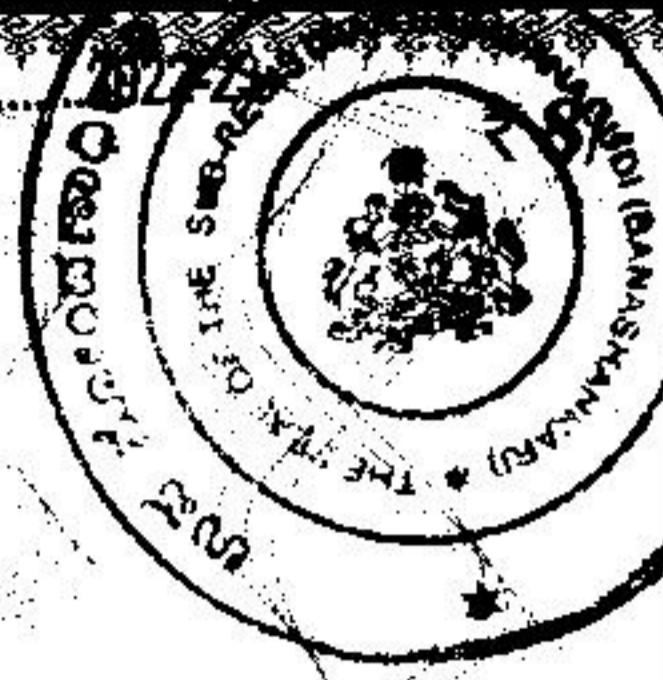
part thereof, belonging to the schedule property TO HAVE TO HOLD AND TO ENJOY the schedule property hereby conveyed to the said PURCHASER absolutely and for ever free from all encumbrances, charges, etc., and put the PURCHASER into actual vacant physical possession of the schedule property, unto and in favour of the PURCHASER herein on this day, month, year mentioned, thereby registering the sale Deed in favour of the PURCHASER.

THE VENDOR HEREBY COVENANTS WITH THE PURCHASER AS FOLLOWS:-

01. That the VENDOR has clear right and title to sell the Schedule Property unto the PURCHASER and except the VENDOR, no other person/s has/have any kind of right, title, interest, claim, share, demand etc., over the same and it is self-acquired property of the VENDOR.
02. That the VENDOR from this day ceases to be the owner of the schedule property and transfer absolutely all rights, title and interest along with vacant possession of the schedule property.
03. That the PURCHASER shall hereafter wads and at all times peacefully and quietly hold, own, possess and enjoy the schedule property without any let or hindrance from or by the VENDOR or any person/s whomsoever.
04. That the Schedule Property is free from all liens, charges, court attachments, hindrances, charges or claims under wealth tax, income tax, capital gains tax, excise, customs, statutory dues, etc., and that there is no patent or latent defect in the title of the VENDOR , minor claims, maintenance claims, defect-in-title, mortgage, etc., and in

H. V. C. D. B. / H. S. S. S.





I.R.P. / ೨೦೨೪-೨೫:

future if any dispute or litigations arise, the VENDOR hereby undertakes to set right the same at his own costs, risks and consequences.

5. That the VENDOR hereby saves harmless and indemnifies the PURCHASER against any and all losses, damages, costs, charges etc which the PURCHASER may incur, sustain or legally be compelled to pay in consequence of any claim put forward by any person/s over the Schedule property or in the event of breach of covenant herein by him or from the reason of any arrears of taxes or encumbrances or defect in title or whatsoever in nature. The VENDOR also hereby indemnifies and shall keep the PURCHASER indemnified against any loss or damage which the PURCHASER may sustain on account of the PURCHASER right to remain in peaceful possession and enjoyment of the schedule property as absolute owner thereof being disrobed in any manner whatsoever on account of any defect or deficiency in the title of the VENDOR and/or against any interference in the peaceful possession and enjoyment of the schedule property and the VENDOR agrees to defend the right, title and interest of the PURCHASER of the schedule property against all claims, and that all expenses in this regard shall be borne and paid by the VENDOR.

6. The VENDOR further covenants that in case the PURCHASER is deprived of the whole or any portion of the schedule property conveyed by reason of any defect found or arised in the title of the schedule property then the VENDOR or any of his predecessor-in-title of the VENDOR or due to any encumbrances or any charge on the schedule property which was not been disclosed by the VENDOR,

H.V. CL. II *H.V. Suresh*



the PURCHASER shall be entitled to terminate this Deed and upon such termination the VENDOR shall return the entire sale consideration amount to the PURCHASER as and all losses paying incurred by way of damages as the whole of the sale consideration. This right is in addition to any other relief/right available to the PURCHASER available to them under applicable law or equity or otherwise.

7. That the schedule property is not under any acquisition proceedings and any notification of the Government Semi Government or any other department Prohibiting to deal with the said schedule property.

8. The VENDOR and all persons claiming under him shall from time to time, upon the request and cost of the PURCHASER, do execute and perform all such lawful acts, deeds and things that may be found necessary for further and more perfectly assuring and transferring the clear and perfect title of the schedule property unto the PURCHASER.

9. That the schedule property hereby sold to the PURCHASER shall be owned and held by the PURCHASER and enjoyed by him without any let or hindrance, interference, interruption, disturbance or obstruction whatsoever by the VENDOR or any person/s claiming through the VENDOR.

10. That the VENDOR has no objection to transfer the khatha of the schedule property in favour of the PURCHASER subject to payment of applicable future taxes by the PURCHASER.

H.V. Suresh



I.R.P./~~CC~~C:

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11. That the PURCHASER herein afterwards is entitled/complexed to alienate or convey the schedule property by way of sale, mortgage, Gift, Lease, Release to any person/s without any objections whatsoever being not required from the vendor herein.

12. That the VENDOR hereby further assures that he has not executed any agreements or any deed or deeds in favour of any other person/s or with any Bank/Society or any other Financial Institutions in respect of the Schedule Property. The VENDOR has not assigned or transferred or parted with the possession or agreed to assign, transfer or handover the physical possession of the schedule property to any person or party other than the purchaser and the VENDOR has/have not at any time done or knowingly suffered or been a party or privy to any act, deed or thing whereby he is prevented from selling, assigning or transferring the same absolutely to the PURCHASER and/or putting the PURCHASER in possession herein.

13. The VENDOR has not committed or omitted any act, deed or thing whereby his absolute right, title and interest in the schedule property or any part thereof is forfeited, extinguished or rendered void or whereby his right to convey and assign the sale is affected or prejudiced in any way and his right, title and interest in schedule property has not been the subject matter of any litigation or attached in the execution of any decree, and there were no cases pending pertaining to the schedule property respectively.

H. V. S. N. M. *H. V. S. N. M.*



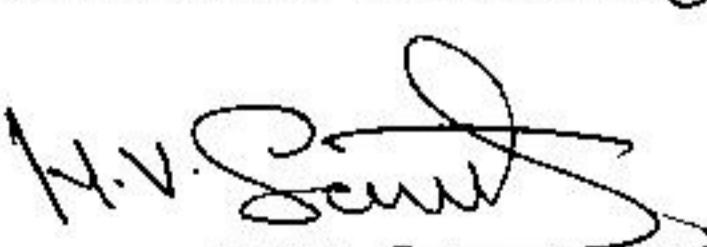
14. The VENDOR confirming that all clearances, permissions, sanctions and approvals from all authorities required for the purpose of conveying the absolute right, title and interest in the schedule property to the PURCHASER are all valid.

15. The VENDOR shall be responsible for the payment of all taxes, rates and other dues and outgoings in respect of the schedule property up to this day and confirms that the VENDOR has observed and performed all conditions, stipulations and covenants in respect of the schedule property up to date hereof. The VENDOR further agrees that if any taxes, cesses and public dues remain unpaid thereafter till the date of execution and registration of this Deed, the VENDOR shall pay and discharge the same without any delay and agreed to complete all formalities immediately.

16. The VENDOR hereby assures the PURCHASER that all the taxes, cess and other outgoings in respect of the schedule property have been paid up to the date of this sale deed if any o the same is found due, the VENDOR shall pay the same.

17. That the VENDORS has handed over all the original documents relating to the schedule property along with possession of the schedule property to the PURCHASER on this day.

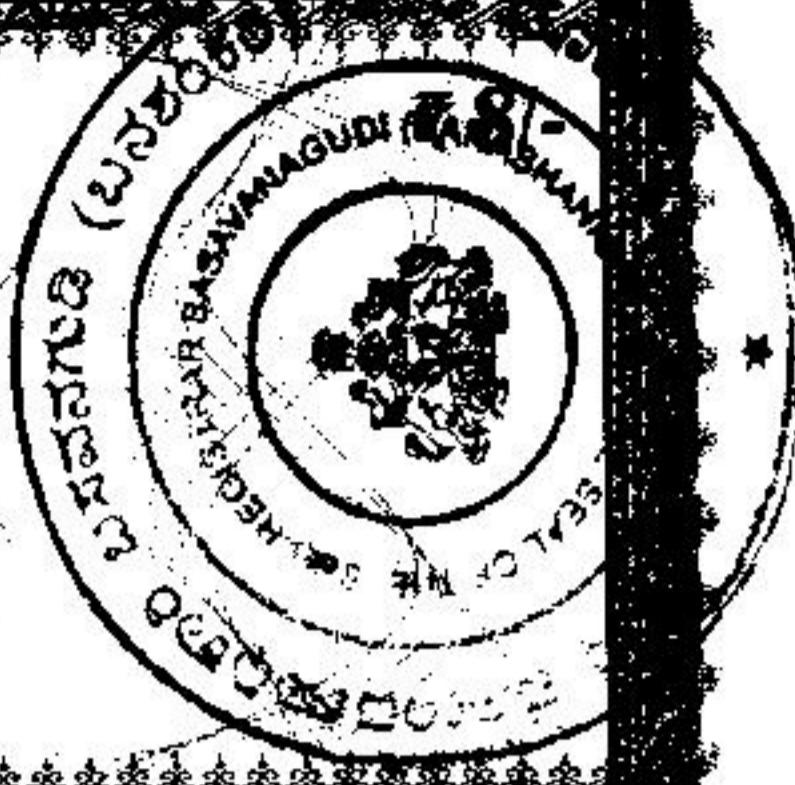
18. That the stamp duty and registration fee toward this Sale Deed had been paid by the PURCHASER accordingly.

 H. V. Srinivas

I.R.P./eCRIS



3047



11

SCHEDE

All that piece and parcel of the property bearing BDA Vacant site No.380 in the layout formed by the Bengaluru Development Authority, Bengaluru, Situated at Banashankari 6th Stage, 6th Block, Bengaluru measuring East to West : 12.00 Meters, North to South 9.00 Meters, Totally measuring 108.00 square meteres and bounded on

East by : Site No. 367,
West by : Road,
North by : Site No.381,
South by : Site No.379.

IN WITNESSES WHEREOF, the above named parties have affixed their respective signatures to this Deed of Absolute Sale on the date, month and year first above written, in the presence of the witnesses.

WITNESSES:

Akshay A

1. AKSHAY KUMAR A K

S/o KRISHNAPPA GOWDA A.B

#135, 14th Cross

Ragavendra Badarwah
Tumkurhalli

H.V. S

SHARATH H V.

2. S/o H.S. VENKATESH GOWDA DRAFTED BY:

GUBBA GANDI (V)

SURAYAPPA GANDI (P)

ISOPA - 577 (26)

H.P.S.D

RAJPREET SINGH DHESI

Represented by his GPA holder

HARPREET SINGH DHESI

VENDOR

H.V. Sampath

H.V. SAMPATH

PURCHASER

H.V. Sampath

3647



Department of Treasuries

KHAJANE-II

Application Form for NEFT/RTGS Remittances

Customer Acknowledgement

Bank and Branch Name:	CANARA BANK,
Challan Creation Date:	02/06/2022

Remitter Details:

Name of Applicant:	SAMPATH
Remitter Account Number:	1528101003412
Contact Number:	9686333998

Beneficiary Details:

Beneficiary Name:	Government Of Karnataka
Beneficiary Account No. :	CR0622003000054495
Beneficiary Bank's IFSC Code:	RBIS0GOKAER
Amount (in figures)(A):	Rs 290020/- Only
Amount (In words)(A):	Rs Two Lakh Ninety Thousand Twenty Only
Applicable Charges:(B)	
Total(A+B):	

DDO Details:

DDO Office:	SUB REGISTRAR OFFICE, BANASHANKARI, BANGALORE
DDO Code:	116730
Challan Creation Date :	02/06/2022
Challan Expiry Date :	09/06/2022
UTR Number:	

Signature of Remitter:



HOA Details Of challan: CR0622003000054495

Challan Purpose	Head Of Account	Sub Purpose Name	Purpose Specific ID	Amount
DUTY (STAMP DUTY)	0030~02~103~0~01~000	SALE/CONVEYANCE (ARTICLE NO. 20 (1))	NA	224030
FEES	0030~03~104~0~01~000	FEES FOR REGISTERING DOCUMENTS	NA	43500
FEES FOR SUPPLY OF REGISTERED DOCUMENTS	0030~03~800~0~02~000	SCANNING FEES	Document number	700
DUTY (STAMP DUTY)	0030~02~103~0~01~000	AFFIDAVIT (ARTICLE NO. 4)	NA	40
CESS ON STAMPS	0030~02~102~0~03~000	FEES FOR REGISTERING DOCUMENTS	NA	21750
			Total Amount:	290020

CNRB R5202 266493743106





Department of Treasuries

KHAJANE-II

Application Form for NEFT/RTGS Remittances

Bank and Branch Name:	CANARA BANK,
Challan Creation Date:	02/06/2022
Remitter Details:	
Name of Applicant:	SAMPATH
Remitter Account No.:	1528101003412
Remitter Address:	BANGALORE
Contact Number:	9686333998
E-mail ID:	
Beneficiary Details:	
Beneficiary Name:	Government Of Karnataka
Beneficiary Bank Name:	Reserve Bank Of India
Beneficiary Branch:	Bangalore Regional Office
Beneficiary Account No.:	CR0622003000054495
Beneficiary Bank's IFSC Code:	RBIS0GOKAER
Amount (In figures) (A):	Rs 290020/- Only
Amount (In words) (A):	Two Lakh Ninety Thousand Twenty Only
Bank's Charges (B): <i>(Transaction charges and taxes applicable at bank level.)</i>	
Total (A-B):	
DDO Details:	
DDO Office:	SUB REGISTRAR OFFICE, BANASHANKARI, BANGALORE
DDO Code:	116730

Enclosed is Cheque No.

drawn on my/our account for Rs 290020 favouring Reserve Bank Of India towards the above NEFT/RTGS transactions.

OR

Kindly debit my account number YES/NO. I/WE have read the conditions and agreed to be bound by them.

Challan Creation Date:	02/06/2022
Challan Expiry Date:	09/06/2022

Signature of Applicant

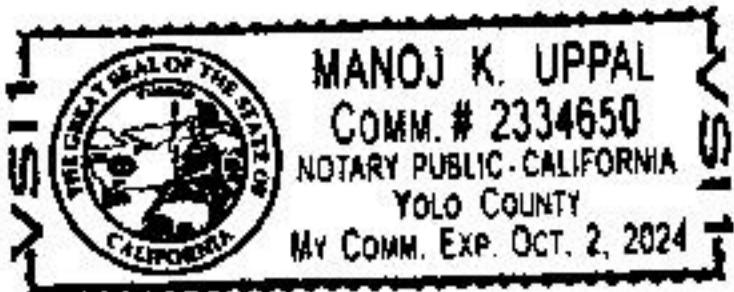
(i) NEFT/RTGS Mandate should be presented to Bank within Challan expiry date.

(ii) Transaction Charges and taxes applicable at bank level.

(iii) No change is allowed in the NEFT/RTGS details by the customer or the originating bank. The transaction is liable to be rejected in case of any change in the NEFT/RTGS details.

(iv) This NEFT/RTGS transaction should reach the destination bank before expiry of challan period. In case of delay, the NEFT/RTGS transaction would be returned to the originating account. It would be the responsibility of the customer and the originating bank to ensure that the NEFT/RTGS remittance reaches the beneficiary account well before the expiry period.





GENERAL POWER OF ATTORNEY (IRREVOCABLE)

KNOW ALL MEN BY THESE PRESENTS THAT I, Mr. RAJPREET SINGH DHESI, Son of Shivcharan Singh Dhesi, aged about 62 years, Residing at No. 2209, Rockwell Drive, Davis, C.A-95618, USA, I am the holder of the valid passport bearing No. 529019705, being issued by United States Department of States issued on 14.06.2015, do hereby nominate, constitute and appoint my younger brother Sri. HARPREET SINGH DHESI, aged about 60 years, Son of Shivacharan Singh Dhesi, residing at No. 461, 80 feet Road, Dhesi Estate, Ideal Homes Township, Rajarajeshwarinagara, Bengaluru -560 098, Aadhar No. 3121 3445 7564, to be my lawful and true Attorney for the purposes hereinafter Stated.

WHEREAS, I am the owner and in possession of the property bearing BDA Vacant site No.380 in the layout formed by the Bangalore Development Authority, Bangalore, Situated at Banashankari 6th Stage, 6th Block, Bangalore measuring East to West : 12.00 Meters, North to South 9.00 Meters, Totally measuring 108.00 square meteres, which is morefully described schedule herein below and hereinafter referred to as SCHEDULE PROPERTY.

WHEREAS, the schedule property was originally allotted by the Bangalore Development Authority,



APANO-H78/32-23.

CERTIFICATE

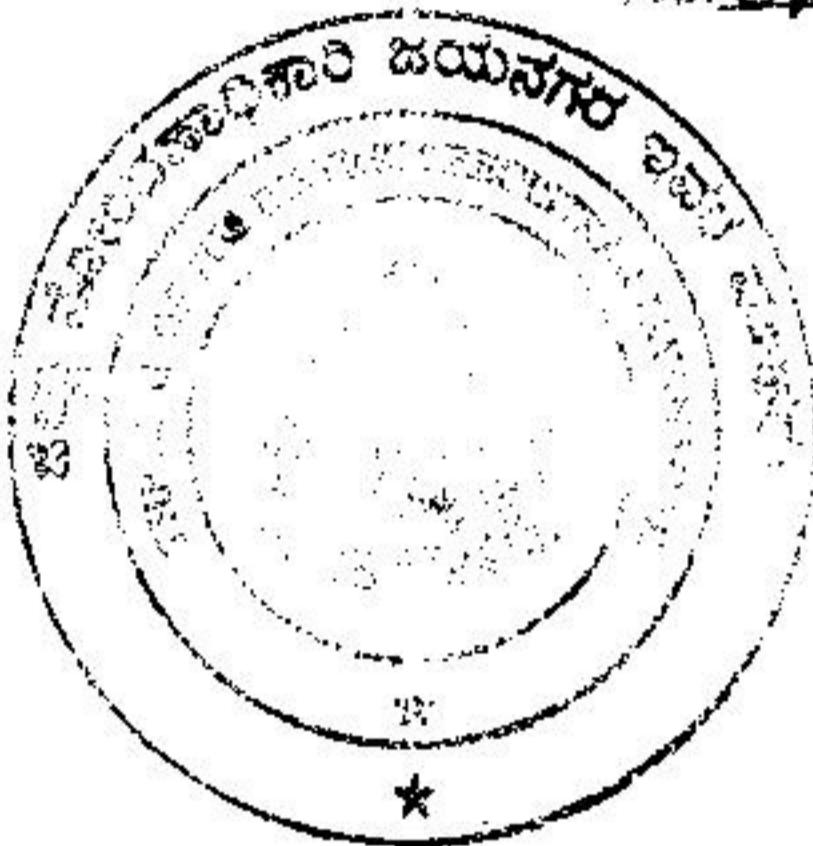
Certificate U.S. under section 1457

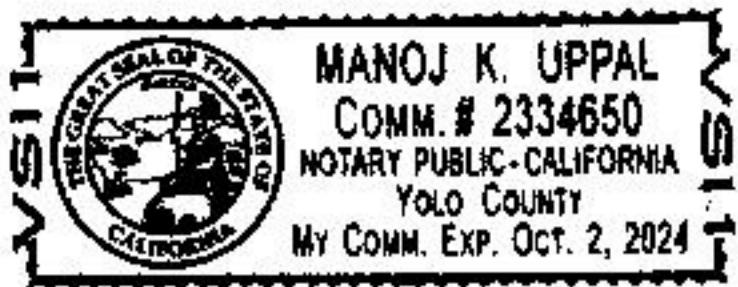
Certified that a sum of Rs. 200/-
(in words Rs. Two HUNDRED ONLY.)

remitted by Sri S. H. PREET SINGH DHESS
Bank of India

Cash Receipt No. 806169 Date 04/06/22
Treasury / Bank Bank of India Chennai
Paid 04/06/22 towards stamp duty

U
Duty Commissioner
(Stamps and District Registrar
Jaynagar Registration District
Bangalore.

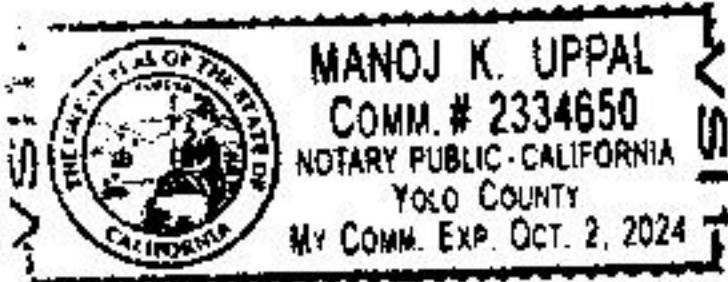




Bangalore in favour of Sri.K.Manjnath, vide its allotment letter No. BDA/DS-3/380/VI-BLK/BSK.6/2001-2002, dated 13.03.2002 and subsequently to the allotment Sri.K. Manjunath, has paid the entire sale consideration amount to the Bangalore Development Authority, Bangalore and thereafter the Bangalore Development Authority, Bangalore executed Absolute Sale Deed in his favour on 12.11.2002 and which was registered on 13.11.2002 as document No. 9644/2002-03 of Book-I, Volume 683, pages 150-156 dated 25.11.2002 -20-01-2003 in the office of Additional District Registrar, Bangalore Urban District, BDA Central office Complex, Kumarpark West, Bangalore and possession also delivered to him by the Bangalore Development Authority, Bangalore vide its possession certificate P.C.R. No, DS-3/31/2002-03- SL No.050848 dated 13.11.2002 and he got the Khatha of the said property in his name in the records Bangalore Development Authority, Bangalore and he enjoyed the same without any let or hindrance from any persons.

AND WHEREAS above said property was purchased by Sri. Gangadhar R. Murthy from Sri. K. Manjunath, through a registered Absolute Sale Deed, vide document No. KEN-1-30766/2004-05 of Book-I, Stored in CD No. KEND161, dated 20.11.2004 in the office of the Sub-registrar, Kengeri, Bangalore and he got the katha of the said property in his name in the records of Bangalore





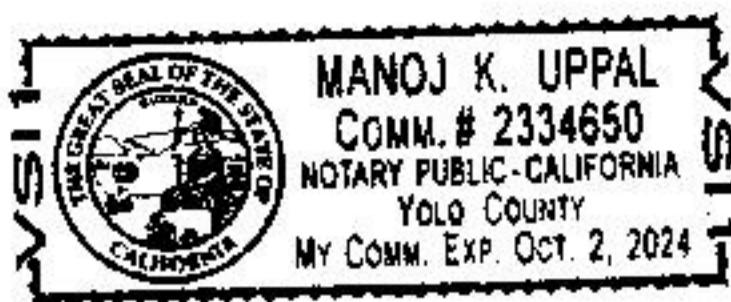
Development Authority, Bangalore and he enjoyed the same without any let or hindrance from any person.

AND WHEREAS Sri. K.Vimal Ranka alias Vimal Kumar Jain.K purchased same from Sri. Gangadhar.R. Murthy through a registered sale deed vide document No. BSK-1-08315/2011-12 of Book-I, Stored in CD No. BSKD141 dated 17.01.2012 in the office of the Sub-Registrar, Banashankari, Bangalore.

AND WHEREAS thereafter I have purchased the schedule property from K.Vimal Ranka @ Vimal Kumar Jain.K through a registered sale deed dated 10.12.2013 vide document No. BSK-1-09714/2013-14 of Book-I, Stored in CD No. BSKD244 in the office of the Senior Sub-Registrar, Basavanagudi (Banashankari), Bangalore. The schedule property is the self acquired , the entire sale consideration amount being paid to purchase the schedule property is paid by me from my personal earnings and my wife, children do not have any legal rights pertaining to the schedule property.

WHEREAS, consequent upon the purchase of the schedule property the khata and other relevant records are effected in my name and I am in peaceful possession and enjoyment of the schedule property without any hindrance or let.

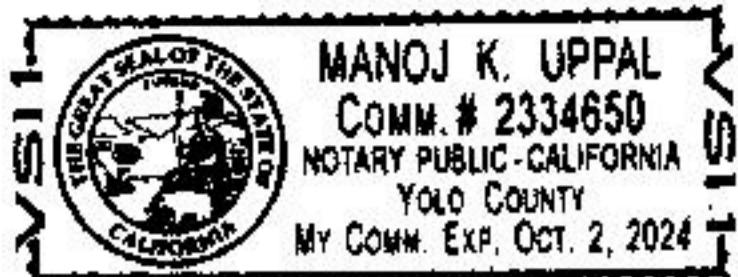




WHEREAS, I am unable to manage, supervise and look after the schedule property and due to my pre-occupations and other engagements I require the assistance of someone who can look after, maintain, manage, improve the schedule property and therefore I hereby appoint and nominate my younger brother Sri. HARPREET SINGH DHESI, as my true and lawful attorney, to do all or any of the following acts, deeds and things.

1. To look after, maintain, manage, improve the schedule property on my behalf and for me;
2. To execute and sell the schedule property with the lease hold rights of the land underneath to any person(s) to execute and sign proper sale deed(s) to present the same for registration before the Sub-Registrar, Bengaluru to admit the execution thereof to receive the entire sale consideration amount of earnest money and to hand over the possession of the schedule property to intending purchaser and to mutate the same in the relevant records as per the purchasers intention.
3. To appear and represent me before Bangalore Development Authority, Bangalore Mahanagara

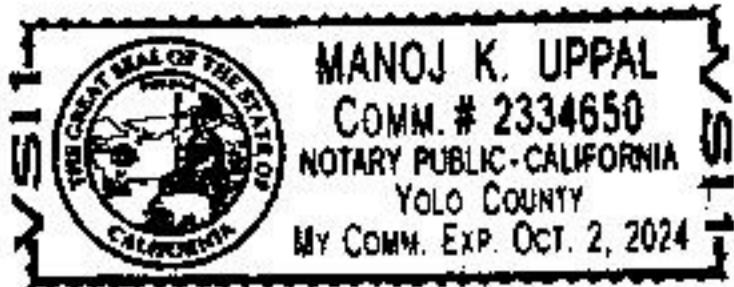




Palike, Revenue Department, Engineering Departments, BESCOM, BWSSB, Banks, Courts of Law and Bangalore Development Authority, Town Planning Authority, Local Planning Authority, Pollution Control Board, Tahsildar, Assistant Commissioners, Deputy Commissioners, Divisional Commissioners, Government Secretariats, survey officers, Airport Authority, Highway Authorities, Telecom Authorities, on my behalf and for me and all other judicial and quasi-judicial authorities, in respect of the schedule property;

4. To appoint and to engage the services of any Advocate/s, pleader/s, solicitor/s, auditors, architects, engineers, contractors, labourers etc., and to pay their remuneration, wages, salaries etc., and to change him.
5. To file or to defend any case or cases in my name and on our behalf and in this regard to verify and sign all such plaints, petitions, appeals, revisions, reviews, complaints, applications, affidavits, written statements, objections, memos, vakalathnamas, etc., before all courts of law as the occasion may demand.
6. To enter into the schedule property and to put up compound wall, gate, construct workers shed, to





construct houses or buildings etc., after obtaining proper plan from the Local Planning Authority, to put up illegal trespassing case if applicable on the future circumstances, as the case may be and to generally improve the schedule property on my behalf and for me;

7. AND WHEREAS I do hereby ratify and confirm that, all such lawful acts, deeds and things done by my attorney shall be construed as acts, deeds and things done by me personally as if I was to be present, by virtue of the powers conferred herein. This Power of Attorney is irrevocable in nature.

SCHEDULE

All that piece and parcel of the property bearing BDA Vacant site No.380 in the layout formed by the Bangalore Development Authority, Bangalore, Situated at Banashankari 6th Stage, 6th Block, Bangalore measuring East to West : 12.00 Meters, North to South 9.00 Meters, Totally measuring 108.00 square meteres and bounded on

East by : Site No. 367,
West by : Road,
North by : Site No.381,
South by : Site No.379.

IN WITNESS WHEREOF, I, the Executor above named, do hereby execute this Irrevocable General Power of Attorney on this the 24th day of May 2022, at Davis, California, United States of America in the presence of the witnesses.

Manoj K. Uppal
Specimen Signature of
My lawful attorney

WITNESSES:

1. *Anita Dhesi*
ANITA DHESI
2209 ROCKWELL DR.
DAVIS CA 95618
2. *Keerut Dhesi*
KEERUT DHESI
2209 ROCKWELL DR.
DAVIS CA 95618

Rajpreet Singh Dhesi
EXECUTOR

Execution admitted before me



See attached Notary Certificate.



CALIFORNIA ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

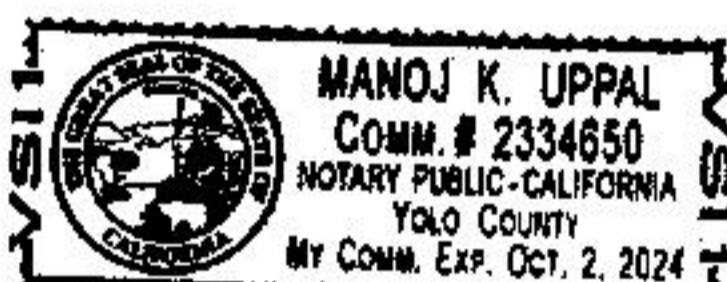
County of YoloOn 05/24/2022 before me,

Date

Manoj K Uppal (Notary Public)
Here Insert Name and Title of the Officerpersonally appeared Rajpreet Dhesi

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Manoj K. Uppal

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Power of AttorneyDocument Date: 5/24/22 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____ Partner – Limited General Partner – Limited General Individual Attorney in Fact Individual Attorney in Fact Trustee Guardian or Conservator Trustee Guardian or Conservator Other: _____ Other: _____Signer is Representing: self

Signer is Representing: _____

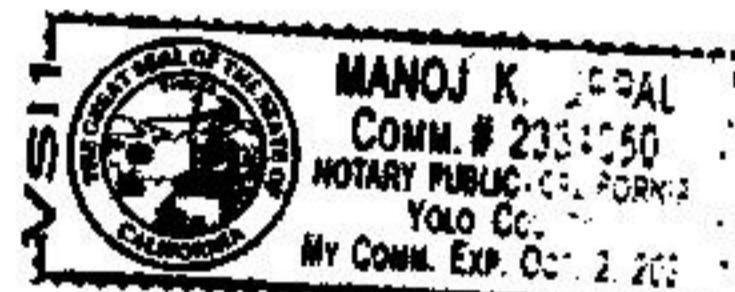
State of California

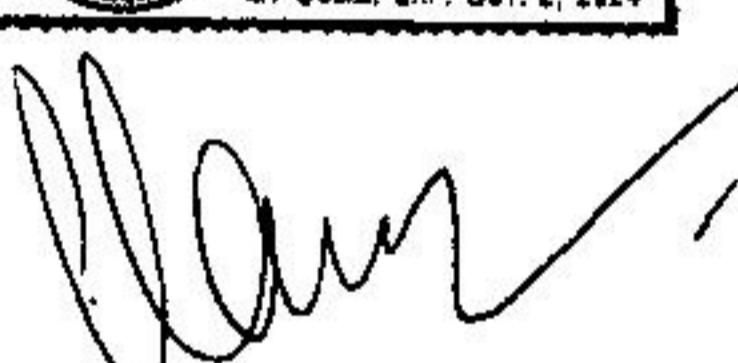


SECRETARY OF STATE

I, ALEX PADILLA, Secretary of State, in the name and by the authority of the People of the State of California, do appoint and commission

MANOJ K. UPPAL




Notary Public
of the State of California

Commission Number: 2334650

Term commencing October 3, 2020 and ending October 2, 2024 with the principal place of business in the county of YOLO.

IN WITNESS WHEREOF, I execute this certificate and affix the GREAT SEAL of the State of California this 29th day of September 2020.


Secretary of State



ಪ್ರಮಾಣ ಪತ್ರ
ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಅಧಿನಿಯಮ 1957ರ ಕಾಲಂ 10ರ ಪ್ರಕಾರ

ನಲ್ಲಿ ವಾಸವಾಗಿರುವ ಶ್ರೀ/ಶ್ರೀಮತಿ Sampath(CCA-11112024-6383268/BSK-CC-A-448443-2024-25) ಎಂಬುವವರು ಸರಿಯಾದ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾದ ರೂ.350 ಗಳನ್ನು, ರಶೀದಿ ಸಂಖ್ಯೆ ಪ್ರಕಾರ, ದಿನಾಂಕ: ರಂದು ಇ-ಪಾವತಿಯ ರೂಪದಲ್ಲಿ ಪಾವತಿ ಮಾಡಿರುತ್ತಾರೆ ಎಂದು ಈ ಮೂಲಕ ದೃಷ್ಟಿಕರಿಸಲಾಗಿದೆ..

ದಿನಾಂಕ: 12-11-2024 11:09:56

ಸ್ಥಳ: Banashankari

ನಕಲು ತಯಾರಿಸಿದವರು (Preparer)	ನಕಲು ಹೋಲಿಸಿದವರು (Verifier)
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ (SRO)	

