



GENERAL POWER OF ATTORNEY

30- KNOW ALL MEN BY THESE PRESENTS I, SMT. VANAJAKSHI wife of
sri.N.A.MAYANNA, aged about 48 years, residing at No. 1304,
32nd 'F' Cross, 4th 'T' Block, Jayanagar, Bangalore,
do hereby appoint, nominate, constitute and empower
M/SPOOJA BUILDERS, having its Registered Office, at No.86,
5th Main Road, Gandhinagar, IInd floor, Bangalore -560 009;
represented by its Managing Partner Sri.TEJRAJ GULECHA
as my lawful attorney to ANY ONE OR MORE OF THE ACTS,
deeds/ and or things hereinafter mentioned in respect
of the immoveable property morefully described in the schedule
hereunder:-

WHEREAS I am the absolute owner of the property bearing
converted Survey No. 117/1, measuring 0.16 Guntas, situated
at Nagawara, and duly converted vide order No. B.DIS.ALN.SR(N)
133/92-93, dated 21-11-1992 and Survey No. 97/2, measuring
1 Acre 17 Guntas, situated at Nagawara village, and duly
converted vide order No. B.DIS.ALN.SR(N) 139/92-93,
dated, 21-11-1992 for residential purposes.

...2/-

N. Vanajakshi





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AND WHEREAS I have absolute right to deal with the schedule property and whereas I am unable to manage the affairs of the schedule property I hereby appoint M/S. POOJA BUILDERS, as my lawfully attorney for me and in my name and on my behalf, to do the following acts, deeds and things.

- 1) To use the schedule property for putting up any structure personally or through his authorised agents and to form layout and also to get necessary approval from Bangalore Development Authority or such other concerned authority.
- 2) To put up buildings, multi-storied buildings, to carry on its subjects in the schedule property and to get the building licence from the Bangalore City Corporation, B.D.A. and also to get facility for water, power, sewerage from the B.W.S.S.B. and K.E.B. respectively.
- 3) To lease the schedule property together with any building, to carry out, to any person to whomsoever my attorney chooses to do so on such terms and conditions and on such rent and fees.
- 4) To apply to the competent authority with necessary application affidavit for permission to sell the schedule property to any person of the choice of my attorney.
- 5) To file suit partition, appeal or institute any proceedings to person or defend such proceedings instituted by any other person and give evidence in cases and litigations either before the court before any lawful authority.
- 6) To file defend any litigations from and on my behalf in respect of the schedule property the before any court.
- 7) To negotiate enter into agreement of sale with any person or persons with whosoever my attorney likes for the price he thinks it proper in respect of the schedule property.

..3..

N. Vangajashi



3449-51
No. 116
Name: N. Vanajakshi
Date: 12-92

STAMP VENDOR
BANGALORE

K.R. Sathyanarayana
SVL No. 102, Ashoknagar,
Bsk 1st Stage
Bangalore-560 000
..3..

8) In my name and as my act and deed to sign, execute and deliver the deed of sale and to present such deed before the Sub-Registrar and to admit the execution and receipt of the consideration.

9) To borrow money on the security of the schedule property and execute the deed of mortgage or such other documents.

10) To engage and appoint advocate, pleader or any other legal practitioner or his choice.

11. To engage and appoint advocate, pleader or any other legal practitioner and generally to do and act as a my attorney in relation to the matters aforesaid and all other matters in which I may be interested or concerned and on my behalf to execute and do all deeds, acts and things as fully effectually in all respect as myself could do if personally present.

12) I hereby agreed for myself, my heirs, legal representatives, assigns, executors, administrators to ratify and confirm whatsoever my said attorney shall do purport to do by virtue of this deed as if they were done personally by me.

SCHEDULE 'A'

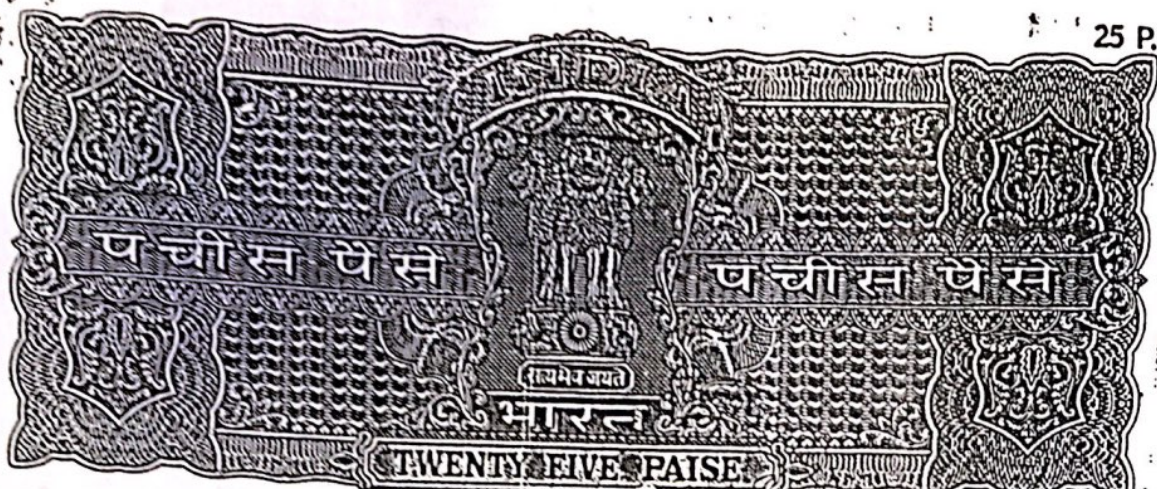
..4..

All that piece and parcel of the converted land bearing Sy.No. 117/1, measuring 0.16 Guntas, situated at Nagawara village, Kasaba Hobli, Bangalore North taluk, and duly converted vide order No. B.DIS.ALN.SR(N) 133/92.93, dated; 21-11-1992 for residential purposes and bounded on as follows:-

EAST BY : Anjanappa's Land
WEST BY : Nataraja's Land
NORTH BY : Mani Venkatappa's Land
SOUTH BY : Raja Kalve

..4/-

N. Vanajakshi



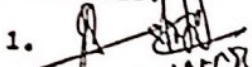
SCHEDULE 'B'

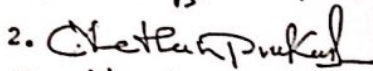
All that piece and parcel of the converted land bearing Sy.No. 97/2, measuring 1 Acre 17 Guntas, situated at Nagawara village, Kasaba Hobli, Bangalore north taluk, Bangalore, and duly converted vide order No. B.DIS.ALN.SR(N) 139/92-93, dated 21-11-1992 for residential purposes and bounded on as follows:-

EAST BY : Raja Kalve
WEST BY : Kalve
NORTH BY : Varadappa's Land
SOUTH by : Kalve

IN WITNESS WHEREOF the Executant have affixed his signature to this General power of Attorney on the day, month and the year below written. 9.2.1993

WITNESSES:

1. 
P. Raju
N. 12 Panthuru
B. 14 29

2. 
Chettan Prakash
Drafted by me.

B. V. M. S. S. S.

B. V. Changanagappa
Advocate
Bangalore.

N. Varajakshi

EXECUTANT

Execution admitted before me