

BK IV 360/12-18

BK IV 360/12-18
BNG(U)ANKL SRO No.
BOOK-1 CONTAINING TOTAL SHEETS 8
OF 1-12 PAGE

IRREVOCABLE GENERAL POWER OF ATTORNEY

This Irrevocable Power of Attorney is made and executed on this the 18th day of January, 2018, at Bangalore;

BY:

- 1) **Sri. K. BHASKAR**
aged about 52 years,
S/o. B. Krishna.
- 2) **Smt. CHANDRAKALA**,
W/o Sri.K. Bhaskar,
aged about 47 years
- 3) **Mrs. Kushmitha Goutham**,
D/o Sri. K. Bhaskar,
aged about 25 years,
Residing at Sri Lakshmi, 907/48,
6th Cross, Gokula, 1st Stage,
1st Phase, Bangalore – 560 054.
(Represented by her SPA holder K. Bhaskar)
- 4) **Mr. Roshan**,
S/o K. Bhaskar,
Aged about 18 years,

Sl.No. 1, 2 & 4 are residing at
"Sri Madhura." No.402, 17th Main,
15th Cross, Sector-4, HSR Layout,
Bangalore 560 102.

Hereinafter, called as 'the Owners / Principals / First party / Executants.

In Favour of:

M/s. ARATT CITY TOWERS LLP,
No. 106/A, 4th 'C' Cross,
Behind Raheja Arcade,

1> K. Bhaskar

2> Chandrakala

3> [Signature] For ARATT CITY TOWERS LLP
PARTNER

4> [Signature]

BKG/UKANKL SRO No.

BOOK-1 CONTAINING TOTAL SHEETS

OF 2 - 12 PAGE

Print Date & Time : 18-01-2018 04:56:30 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 360

ಆನ್‌ಲೈನ್ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 18-01-2018 ರಂದು 02:25:10 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ







ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	150000.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	770.00
	ಒಟ್ಟು :	150770.00

ಶ್ರೀ M/s. ARATT CITY TOWERS LLP Rep by its Partner Mr. Vishal Vincent Tony S/o Tony Vincent ಇವರಿಂದ ಹಾಜರಾದ ಮಾಡಲ್‌ನೊಂದಿಗೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. ARATT CITY TOWERS LLP Rep by its Partner Mr. Vishal Vincent Tony S/o Tony Vincent			

Senior Sub-Registrar
ANEKAL

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s. ARATT CITY TOWERS LLP Rep by its Partner Mr. Vishal Vincent Tony S/o Tony Vincent . (ಬರೆದುಕೊಂಡವರು)			
2	K. Bhaskar S/o B. Krishna . (ಬರೆದುಕೊಂಡವರು)			

Senior Sub-Registrar
ANEKAL

BK IV 360/12-18
 BNG(U)ANKL SBO No.....
 BOOK-1 CONTAINING TOTAL SHEETS.....
 OF 3-12 PAGE

Industrial Layout, Koramangala 5th Block
 Bangalore-560 095.

Represented by its Partner
 Mr. Vishal Vincent Tony
 S/o Mr. Tony Vincent,

Hereinafter called as 'The Developers / Second party/ Attorney'

WHEREAS, the Principal / First party herein is the absolute owner in lawful possession and enjoyment of Lands namely i) Land bearing New Survey No. 67/3 (Old No. 67/1) measuring 2 Acres 2 Guntas including 1 Gunta of Kharab and ii) Land bearing New Survey No. 67/4 (Old No. 67/2) measuring 2 Acres both situated adjacent to each other in Margondanahalli Village, Jigani Hobli, Anekal Taluk Bangalore Rural District, Bangalore, having acquired the title over the same through two separate sale deed viz.,

- Through the Sale Deed dated 30.10.1995 registered as Document No. 4908/1995-96 of Book I Volume No. 2033 at Pages 241-245 in the office of Sub Registrar, Anekal, Land bearing Sy No. 67/1 measuring 2 Acres 24 Guntas was acquired from Muniswamappa and others
- Through the Sale Deed dated 14.12.1995 registered as Document No. 6439/1996-97 of Book I Volume No. 2071 at Pages 74-75 in the office of Sub Registrar, Anekal, Land bearing Sy No. 67/2 measuring 2 Acres was acquired from one M R Venkatesh .

AND WHEREAS, pursuant to acquiring Land bearing No. 67/1, the First party has sold an extent of 22 Guntas to one Vaginath Apama and there upon has retained the remaining portion measuring 2 Acre 2 Guntas including 1 Gunta of Kharab in the Land bearing Sy No. 67/1. It is also represented that revenue authorities upon re-survey of the lands in the entire locality has reassigned new survey numbers namely i) Sy No. 67/1 has been reassigned with new number as Sy No. 67/3 and ii) Sy No. 67/2 has been reassigned with new number as Sy No. 67/4.

The more details of the lands and its extent presently owned and possessed by the First party Owner are described at greater length in Item No. 1 and 2 of the Schedule hereunder and hereinafter, for the sake of brevity, collectively referred to as "Schedule Property".










14. Bk

Chauhan

[Signature]

For ARATT CITY TOWERS LI
[Signature]
 PARTNER

[Signature]

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
3	Chandrakala W/o K. Bhaskar . (ಬರೆದುಕೊಡುವವರು)			
4	Kushmitha Goutham D/o K. Bhaskar Rep by her SPA Holder K. Bhaskar . (ಬರೆದುಕೊಡುವವರು)			
5	Roshan S/o K. Bhaskar . (ಬರೆದುಕೊಡುವವರು)			

BK IV 360/12-18
BNG(U)ANKL SRO No.....
BOOK 1 CONTAINING TOTAL SHEETS.....
OF 4-12 PAGE

Senior Sub-Registrar
ANEKAL

AND WHEREAS, all the revenue records pertaining to the Schedule property stands in the name of the First Party and that his title to the said lands is good and marketable and the Schedule property is free from all encumbrances, charges, lis etc and that they are in uninterrupted possession and peaceful enjoyment of the same having an unimpeachable and unassailable title, paying the property taxes inter-alia exercising all acts of dominion and ownership in and over the same without any claim, objection or hindrance from any one whomsoever.

AND WHEREAS, the Principal / First party has found it uneconomical to retain the Schedule property in the existing condition and also that it would be beneficial for them to give over the Schedule property to any other person / party who could develop the same by putting up Residential Apartment Building thereon. The Second party / Developers / Attorney being desirous of developing the Schedule property in mutually beneficial manner, have offered to develop the Schedule property and the Principal / First party has accepted and agreed for the same; and accordingly a Joint Development Agreement dated 18-01-2018 came to be executed between the Principal / First party and Second party / Developers / Attorney.

AND WHEREAS, as per the terms of the said Joint Development Agreement, Second party / Developers / Attorney shall be entitled to acquire, hold, own, convey and absolutely transfer the flats comprising in 64% of total developed / constructed area, in the Schedule property, along with common facility in undivided land and the Principal / First party shall execute a General Power of Attorney authorizing the Second party / Developers to manage and develop the Schedule property by constructing Residential Apartment Building, and also to sell / Mortgage or otherwise convey the said flats comprising in 64% of total developed / constructed area thereon. Accordingly, this Power of Attorney came to be executed as hereunder:

KNOW YE MEN BY THIS PRESENT THAT, We, 1) Sri. K BHASKAR, aged about 51 years S/o. Krishna Reddy, 2) Smt. Chandrakala, W/o K. Bhaskar, aged about 47 years, 3). Smt. Kushmitha Goutham, D/o K. Bhaskar, aged about 25 years, 4). Mr. Roshan, S/o K. Bhaskar, Aged about 18 years, all are send our sincere greetings to all those to whom this present shall come to, that we, the above named Principals / Owners / First party /

K. Bhaskar

Chandakala

For ARATT CITY TOWERS LLP
 PARTNER

Roshan

BNG(U)ANKL SRO No. 360/12-18
BOOK-1 CONTAINING TOTAL SHEETS 8
OF 6-12 PAGE

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Narendra S/o Late Ramalah No.54, Bilekahalli Bannerughatta Road Bangalore	
2	N. Ramesh Reddy S/o Late Narayana Reddy No. 160, 5th Cross, 1st Block VP Nagar Begur Bangalore -68	

Senior Sub-Registrar
ANEKAL

4 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ ANK-4-00360-2017-18 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ ANKD432 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 18-01-2018 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಆನೇಕಲ)
Senior Sub-Registrar
ANEKAL

18/01/2018

Designed and Developed by C-DAC, ACTS, Pune

Executants do hereby CONSTITUTE, APPOINT AND NOMINATE M/s. **ARATT CITY TOWERS LLP**, a Limited Liability Partnership firm, No. 106/A, 4th 'C' Cross, Behind Raheja Arcade, Industrial Layout, Koramangala 5th Block, Bangalore-560 095 represented by its Partner Mr. Vishal Vincent Tony, aged about 27 years, S/o Mr. Tony Vincent as OUR TRUE / LAW FULL ATTORNEY, to do all and / or any of the following acts, deeds and things with respect to the Schedule Property, on our behalf :

1. To present, apply for and obtain from the Panchayaths, Bruhath Bangalore Mahanagara Palike, BDA, BMRDA, Town Planning Authority and other concerned Authorities / offices, Dept. of Telecommunication, Dept. of Traffic, BESCOM, BWSSB /KSPCB /Environmental agency/National Green Tribunal / Airport Authority Lift Inspectorate Office, Dept. of Fire Force, Acquisition Office, Revenue Office, Under Valuation for stamps and such other Statutory and Local Authorities of State and/ or Central government, in connection with required Sanctions / Licenses / Plans / Consents / Permissions / Exemptions / No objection Certificates / Commencement Certificates / Occupancy Certificates / Amendments / Modifications, for construction of Multistoried Residential Apartment building on the Schedule Property and to apply for and obtain electrical, telephone, lift, water and sanitary connections. In the said regard, our Attorney is empowered to sign and/ or execute such necessary papers, applications, affidavits, declarations, forms, indemnities, plans and other documents, required for including giving representations etc.,
2. To apply for and have the plans prepared and approved for construction of Residential Apartment building on the Schedule Property.
3. For the aforesaid purpose, our Attorney can engage the services of Architects, Engineers, Professional, Consultants, Chartered Accountants and Labourers, Contractors, Workers etc, for carrying out the construction project under the Joint Development Agreement.
4. To pay all rates / taxes / cesses / levies / duties, etc., with regard to the construction of the project on the Schedule Property and also the charges towards deposits

K. B.

Chand k.

For ARATT CITY TOWERS L
 PARTNER

BNG(U)ANKL SRO No. 360/12-18
BOOK CONTAINING TOTAL SHEETS 12
OF 12 PAGE



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 M/s. ARATT CITY TOWERS LLP Rep by its Partner Mr. Vishal Vincent Tony S/o Tony Vincent , ಇವರು 200.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	200.00	Paid by Cash
ಒಟ್ಟು :	200.00	

ಸ್ಥಳ : ಅನೇಕಲ್

ದಿನಾಂಕ : 18/01/2018

Senior Sub Registrar
(ANAKAL)

Designed and Developed by C- DAC ,ACTS Pune.

/ fees etc., for electricity / water / sanitary and such other levies required for obtaining Licenses / Sanctions / Clearances / Permissions from the concerned Authorities.

5. To develop the Schedule Property into a Residential Apartment building comprising such number of flats with necessary amenities, facilities, etc., and other infrastructure as provided in the aforesaid Joint Development Agreement entered into between ourselves and our Attorney / Developers herein and to do all acts necessary for effectively undertaking the said purpose and also to do all acts incidental thereto.

6. Our Attorney is empowered to advertise for sale, carry out publications, notification, marketing the project, etc., and or in any way to organize the sale, to negotiate all terms of sale, and also to arrive at any Agreement to Sell or to otherwise convey / dispose of / transfer the undivided share in the land of the Schedule Property with or without construction in whole / in units / in portions, in so far it relates to the share of the Developer / Attorney herein is concerned, in favour of their nominee/s, any third party / prospective purchasers / persons interested in acquiring the flats to be constructed in the Schedule Property, or execute any document for furnishing their share as security, and to receive sale consideration in part / full and also to issue receipt or otherwise acknowledge the receipt of the same; to appropriate such sale consideration at their will, to sign and execute any documents, affidavits, declarations, deeds, papers in connection with the same on our behalf; and to do all acts incidental thereto.

7. To sign and execute any sale deeds, conveyance, agreements in so far as it relates to the share of the Developer in the Schedule property on our behalf as explained hereinabove, in favour of any third party / prospective purchaser/s or person/s interested in acquiring any flats in the proposed project to be constructed in the Schedule Property; along with the undivided share thereon; and to present any sale deed, conveyances, agreements, mou in respect of the Schedule Property as aforesaid for registration, to admit execution of the same, to acknowledge the receipt of consideration, in so far as it relates to Developers share namely, both in built up area as well as in the land of the Schedule property, so also the terrace rights of 64 % with or without built up area, in the Multistoried Residential Apartment building, all as per the terms of the Joint Development Agreement, is

K. BL

Chand ksh

For ARATT CITY TOWERS L
PARTNER

Real

concerned before the concerned Sub-Registrar, and also to do all acts, deeds and things incidental thereto.

8. To take or raise loans and / or financial facilities against the security of Developers share in the Schedule Property for construction purpose and activities and to discharge the same and for which purpose, our Attorney on our behalf shall be entitle to sign such related papers.

9. To take appropriate steps for eviction of all such persons trespassed over the Schedule Property or attempts to enter upon the Schedule property unauthorisedly and to restrain all those persons who tries to interfere with the peaceful possession and enjoyment of the Schedule property by us.

10. To institute, defend, prosecute, compromise, settlement, enforce or resist any suit or other action/s and proceedings, appeals in any Court of law either civil, Criminal, Revenue, Revision, etc., or before any Tribunal, Arbitrator, Industrial Court, Income Tax Authorities, Sales Tax Authorities etc., whether by or on behalf of us or against us, to execute warrant of Attorney, Vakalathnama and such other documents/ papers, to act and plead, to sign and verify plaint, written statement, petitions and other pleadings including pleadings under Articles 226 and 227, the petition under provisions of Constitution of India and also to present any memorandum of appeal, tabular statement, accounts, inventories etc., and to accept service of summons, notice or other legal processes, enforce judgement, execute any decree or order, and to appoint and engage any pleader, Attorney, Counsel/s, advocate/s or any other person well versed in legal field as our Attorneys thinks fit and proper for proper adjudication of any matter and to adjust, to settle all accounts, to refer any dispute for arbitration, to compromise cases / dispute if any, to withdraw cases if any, to receive delivery of documents or payments of any money or monies by way of damages, compensation etc. from any person at whose lapse / fault the dispute that had arose in respect of the Schedule Property, either in a Court of Law under execution of a decree or order other wise as my attorneys thinks fit and proper.

K. RL

Chh ksh

For ARATT CITY TOWERS L
 PARTNER

land

11. To delegate all or any of the powers, authorities and liberties hereunder vested and to appoint any substitutes / agents, limited to any one or more purpose/s as he/ they shall from time to time desire in that behalf.

12. To assign the whole / partial construction works in favour of their nominee/s, any third party.

13. To take steps in all matters relating to construction of Multistoried Residential Apartment building in and over the Schedule property and also empowered to market our part of developed share for sale, rent, lease etc., and to finalize the terms of such sale, rent, lease etc.,

14. And generally to do all acts, deeds and things which are not specifically mentioned hereinabove and which will be in the interest of development of Schedule Property and its marketing. And we hereby ratify and confirm and agree to ratify and confirm all such acts, deeds and things whatsoever our said attorneys do or purport to do by virtue of this presents.

15. This General Power of Attorney is coupled with interest and as such, this General Power of Attorney cannot be cancelled unilaterally until and unless, the entire interest / share of the developer is alienated in total..

SCHEDULE PROPERTY

Item No. 1 :

All that piece and parcel of the Land bearing New Survey No. 67/3 (Old No. 67/1) measuring 2 Acres 2 Guntas including 1 Gunta of Kharab situated at Margondanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore Rural District, Bangalore and bounded on the;

East by : K Bhaskar Land (earlier owned by M R Venkatesh) & Araluru Seenappa Land

West by : Road

North by : Bande Dari (Road)

South by : Private Property.

Item No. 2 :

K. B.

Chak bah

For ARATT CITY TOWERS L
 PARTNER

Land

All that piece and parcel of the Land bearing New Survey No. 67/4 (Old No. 67/2) measuring 2 Acres situated at Margondanahalli Village, Jigani Hobli, Anekal Taluk Bangalore Rural District, Bangalore and bounded on the;

East by : Araluru Seenappa Land

West by : K Bhaskar Land purchased from Muniswamappa viz., Sy No. 67/3

North by : Bande Dari (Road)

South by : K Bhaskar Land

The Joint Development Agreement entered into in respect of the Schedule property is registered as Document No. 5736/17-18 of Book I stored in CD No. 432 in the office of the Sub-Registrar, Anika. Proper Stamp duty has been paid on this document by the Power of Attorney Holder M/s. ARATT CITY TOWERS LLP.

IN WITNESS WHEREOF, we hereby set our hands to this General Power of Attorney in each other presence and in the presence of the following witnesses by admitting the contents of this indenture as true and correct, after the same being read and explained to us in the language known to us and on being understood the same and while in sound mind on this 18th ay of January, 2018 at Bangalore.

WITNESSES :-

1. Aruna

(Narenchra.R)
No 54, Patel Sarappa Street
Bilikahalli B.S. Road
Bangalore - 76

② N. Ramesh Reddy

(N. RAMESH REDDY)
No: 160 5th cross 1 BLK.
V. P. Nagar. 53 cross
B. 68.

1. 15. BL

2. Char bah

3. Ruse

4. Lead

EXECUTANTS

For ARATT CITY TOWERS LLP

[Signature]
PARTNER
POWER OF ATTORNEY HOLDER

Drafted by

[Signature]

(K.P. SIDDALINGASWAMY)

Advocate KAR 1093/2006