

IV 86/21-22

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BNG (U) YLNK/.....86...../2021-22 1-14

GENERAL POWER OF ATTORNEY

KNOW ALL BY THIS GENERAL POWER OF ATTORNEY, WE, (1) Mrs. B H Bhagya *alias* Bhagya Jayaram, aged about 69 years, wife of Late C. Jayaram; (2) Mr. Kiran J *alias* Kiran, aged about 48 years, son of Late C. Jayaram; (3) Master. Shreyansh, aged about 15 years, son of Mr. Kiran J; (4) Kumari. Chaarvi, aged about 12 years, daughter of Mr. Kiran J and (5) Mr. Kishore J *alias* Kishore, aged about 46 years, son of Late C. Jayaram, all residing at No. 324, Sri Ram Jayam, 9<sup>th</sup> Main, HRBR Layout, 1<sup>st</sup> Block, Bangalore, Karnataka 560043, do hereby appoint, nominate and constitute M/S BCM Infrastructure Private Limited, a Company within the meaning of Companies Act 2013, bearing CIN: U70109MP2021PTC056022 and having its Registered Office at M/1 to M/3, BCM Heights, PU-4, Scheme No.54, Indore, Madhya Pradesh, India - 452010, represented by its Authorized Signatory, Mr. Krishna Agarwal (hereinafter referred to as the "Developer") and / or any other person(s) duly constituted by the Board of Directors of the Company, from time to time, as our lawful attorney, for us and on our behalf to do the following acts, deeds and things.

WHEREAS, we are the absolute owners in possession of the immovable properties bearing BBMP Khatha No. 608/ 68/ 2,70/ 2,71/2, (earlier bearing Survey Nos. 68/2B, 70/2 and 71/2, converted vide official Memorandum dated 29/10/1991 in No. B. Dis. ALN. SR (N) 60/91-92 issued by the Special Deputy Commissioner, Bengaluru District, Bengaluru), measuring 02 Acre 28 Guntas or 1,17,612 (One Lakh Seventeen Thousand Six Hundred and twelve) Square Feet, situated at Allalasangra Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru Urban District, which is more fully mentioned and described in the Composite Schedule hereunder and hereinafter referred to as "Composite Property".

AND WHEREAS, we have entered into the Joint Development Agreement dated 06/07/2021 (hereinafter referred to as the "Agreement"), with M/S BCM Private Limited, for development of a portion of the Composite Property measuring 01 Acre 26.82 Guntas or 72,766.98 (Seventy-Two Thousand Seven Hundred and Sixty-Six) Square Feet, which is more fully mentioned and described in the Schedule

Bhagya:

~~Kiran~~

J.R.

For BCM INFRASTRUCTURE PVT. LTD.

Authorized Signatory

BNG (U) YLNRK / ..... 86 ..... / 2021-22 2-14



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. BCM Infrastructure Private Limited., Rep by its Authorised Signatory Mr. Krishna Agarwal , ಇವರು 1000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚೆಲನಾ	1000.00	Challan No CR0721003000222473 Rs.1000/- dated 07/Jul/2021
ಒಟ್ಟು :	1000.00	

ಸ್ಥಳ : ಯಲಹಾಂಕ

ದಿನಾಂಕ : 07/07/2021

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕೆ ಅಧಿಕಾರಿ  
ಹರಿಯ ಉಪನೋಂದಣಿ ಇಲಾಖೆ  
(ಯಲಹಾಂಕ)  
ಯಲಹಾಂಕ, ಬೆಂಗಳೂರು

BNG (U) YELAHANNA ..... 86 ..... /2021-22 3-14

hereunder and hereinafter referred to as "Schedule Property" and the same is registered vide Document No. 1108 /2021-22 of Book I, stored in C. D. No. 4AND 2289 in the office of the Sub-Registrar, YELAHANNA Bengaluru. In pursuance to the aforesaid Agreement, we are required to execute a General Power of Attorney in order to empower the Developer to represent us before the Local Authorities and the Real Estate Authority for obtaining Approvals, other necessary sanctions etc., for development of the Schedule Property and for sale of the units as agreed under the Agreement (the Capitalized terms herein, unless defined herein, shall have the meaning ascribed to them under the Agreement). Accordingly, we do hereby appoint and nominate the Developer as our true and lawful Agent and Attorney in our names and on our behalf, to do all or any of the following acts, deeds and things in respect of the Schedule Property in our name and on our behalf:

1. To represent the Owners before the Bengaluru Metropolitan Region Development Authority / Bengaluru Development Authority / Bruhat Bengaluru Mahanagara Palike / Bengaluru International Airport Area Planning Authority or any statutory authority in connection with obtaining necessary permissions, sanctions, no objection certificate and such other permissions as required under the law for development of the Schedule Property by constructing a residential building. The attorney is also authorized to sign necessary forms, applications, affidavits, papers, documents etc., in connection with the above acts and to receive the letter of permissions, sanctions, no objection certificate, etc., from the Bengaluru Metropolitan Region Development Authority / Bengaluru Development Authority / Bruhat Bengaluru Mahanagara Palike / Real Estate Regulatory Authority or any other statutory authorities;
2. To represent the Owners and to sign all necessary document(s), deed(s), form(s), affidavit(s), undertaking(s) and appear before the revenue authorities with regard to payment of property taxes, amalgamation of Katha / mutation of the Schedule Property;

Kaarya:

Jayaram

J. B.

FOR BCP USE

*[Signature]*  
Sub-Registered Signatory

Print Date & Time : 07-07-2021 04:56:16 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-1244



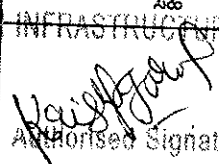
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ಯಲಹಾಂಕ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಗಾಂಧಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 07-07-2021 ರಂದು 04:51:12 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1617814.00
2	ಸ್ಯಾವಿಂಗ್ ಫೀ	525.00
	ಒಟ್ಟು :	1618339.00



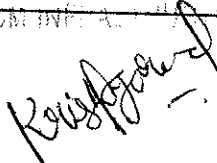


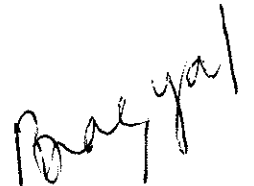
ಶ್ರೀ M/s. BCM Infrastructure Private Limited., Rep by its Authorised Signatory Mr. Krishna Agarwal ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

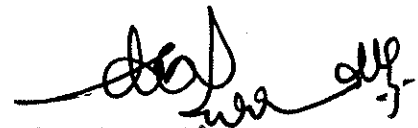
ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. BCM Infrastructure Private Limited., Rep by its Authorised Signatory Mr. Krishna Agarwal			 Authorised Signatory



ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಯಲಹಾಂಕ, ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	M/s. BCM Infrastructure Private Limited., Rep by its Authorised Signatory Mr. Krishna Agarwal . (ಬರೆಸಿಕೊಂಡವರು)			
2	Mrs. B.H. Bhagya alias Bhagya Jayaram W/o. Late.C. Jayaram . (ಬರೆದುಕೊಡುವವರು)			



ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಯಲಹಾಂಕ, ಬೆಂಗಳೂರು.



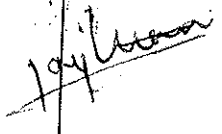

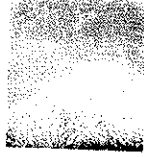
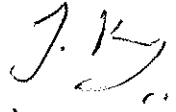
BNG (U) YLNK / ..... 86 ..... / 2021-22

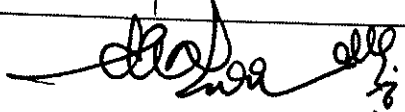
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3. To process and to present necessary applications/plans / estimates/ statements to the Bengaluru Metropolitan Region Development Authority / Bengaluru Development Authority / Bruhat Bengaluru Mahanagara Palike / Real Estate Regulatory Authority or any statutory authorities for approval and sanction of the building plan for construction of the residential building on the Schedule Property and to furnish and sign all such necessary papers and documents as may be required and to receive and obtain from the competent sanctioning authorities the sanctioned plan;
4. To represent the Owners and to appear before the concerned officer(s) of the Bengaluru Water Supply and Sewerage Board, Karnataka Power Transmission Corporation Ltd., Bengaluru Electricity Supply Company in connection with obtaining water and electricity connection to the Schedule Property and such other necessary permissions, sanctions, no objection certificate as required under the law for the Schedule Property. The Developer is also empowered to sign necessary forms, applications, affidavits, papers, documents etc., in connection with the above acts and to receive the letter of permissions, sanctions, no objection certificate, etc., from the Bengaluru Water Supply and Sewerage Board and Karnataka Power Transmission Corporation Ltd., Bengaluru Electricity Supply Company (KPTCL / BESCO);
5. To sign and submit necessary application, petitions, memorandum, affidavits, undertaking, documents and other papers and to represent the Owners before the revenue authorities, Pollution Control Board, Environmental authorities, Airport authorities, Karnataka Town & Country Planning authorities, Bengaluru Development Authority, Bruhat Bengaluru Mahanagara Palike, Real Estate Regulatory Authority, Real Estate Appellate Tribunal, Fire Force, Police Department, Telecom Authority, Telephone Departments or any other local bodies or statutory authorities of the State and Central Governments etc., (hereinafter referred to as the "Authorities") in connection with all or any of the matters pertaining to the Schedule Property and obtaining necessary permission, licenses, from the concerned authorities etc.;

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FOR BOM INFRASTRUCTURE DEVELOPMENT LTD  
Magyar

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Kiran.J. alias Kiran S/o. Late. C. Jayaram for Self and Minor Guardian for Master. Shreyansh and Kumari,Charvi . (ಬರೆದುಕೊಡುವವರು)			
4	Kishore. J. alias Kishore S/o. Late.C. Jayaram . (ಬರೆದುಕೊಡುವವರು)			

  
 ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್  
 ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
 ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

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6. To apply for and obtain Commencement Certificates, Occupancy Certificates, Registration under the Real Estate (Regulation and Development) Act, 2016 and all other certificates in respect of the building(s) to be constructed and completed on the Schedule Property from time to time from the concerned authorities;
7. To disclose the project details (financial statements, legal title deed, and others) on the Real Estate (Regulation and Development) Act, 2016 website and update it on a quarterly basis in relation to the construction progress;
8. To sell / transfer / lease the Developer's Share of Saleable Area i.e., 60% (sixty percent) of the undivided share in the Schedule Property (as defined under the Agreement) in its own name to the allottee(s) / Tenants(s) and the proportionate undivided share, right, title, interest in the Common Areas (as defined under the Agreement) to the Owners' Association in accordance with the Agreement and other Agreement(s) to be entered into with the Developer and / or in accordance with any other agreement(s) entered or to be entered into between the Owners and the Developer from time to time and such Saleable Area surrendered by settlement of accounts, in whole or in portions or in any other manner on such terms and conditions as my attorney deems it fit in favour of the allottee or any purchaser(s) or in favour of his/her/their nominee(s) or assignee(s) as the Developer may deem fit and to receive the consideration monies, in its name and to sign and execute necessary receipts, agreements, deeds and documents in pursuance thereof. The power of conveyance under this clause to be exercised on the receipt of the Occupation Certificate and the Completion Certificate as provided in the Agreement;
9. To sign and execute any Agreement(s) to Sell, Sale Deed(s) and other conveyance(s), in its name, to convey / transfer in favour of the prospective purchaser(s) and/or Transferee(s) or his/her/their nominee(s) or assignee(s) on such terms and conditions as my attorney deems it fit, all the right, title, interest and ownership in whole or in portions of the Developer's Share as mentioned in Clause 7 above. The power of conveyances under this clause to be exercised on the receipt of the

*Pragya*  
*Pragya*  
*J.L.*

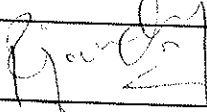

FCM INFRASTRUCTURE PVT. LTD.  
*Pragya*  
Secretary

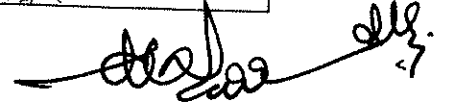
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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Rajeev Dubey Marathahalli, Bangalore-37	
2	Abhishek Chamarajpet, Bangalore	



ಓರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

Document is kept pending

Designed and Developed by C-DAC, ACTS, Pune



ಓರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.



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Occupation Certificate and the Completion Certificate as provided in the Agreement.

10. To present any Agreement(s) to Sell, Sale Deed(s), Lease Agreements/Lease Deeds or other Conveyance(s) in respect to the residential building for registration to the extent of the Developer's Share referred to above in Clause 7 and to admit execution and receipt of consideration before the Sub-Registrar having authority for and to get the same registered and to do all acts, deeds and things which my attorney shall consider necessary for conveying the residential building to the prospective purchaser(s) and/or his/her/their nominee(s) or assignee(s) and conveyance/transfer of the Common Areas to the Owners' Association or in any other manner as provided under the Real Estate (Regulation and Development) Act, 2016 and the Rules framed thereunder. The power of conveyance under this clause to be exercised on the receipt of the Occupation Certificate and the Completion Certificate as provided in the Agreement;
11. To sign and execute any Rectification Deeds, Modification Deeds and Confirmation Deeds and other documents in relation to the documents executed by the Developer in favour of the transferees of the Developers share and get the same registered in the manner required under law;
12. To appear before the concerned Sub-Registrar and admit execution of such Deeds and receipt of full sale consideration and to do all such acts, deeds and things in connection therewith;
13. To sign any other papers, forms, applications, affidavits, etc., relating to the effective sale and registration of the Developer's share;
14. To accord consent for change of Katha of the Developer's share in the name of the purchaser(s) and sign necessary forms, affidavits etc.;
15. To put the purchaser(s) / tenant(s) in possession of the Developer's share as and when it is sold/leased;

*Bagyal*  
~~*ayla*~~  
*J. K.*

For BCM INFRASTRUCTURE PVT. LTD.  
*Kay...*

BNG (U) YLNR / ..... 86 ..... / 2021-22

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I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 3235628/- has been paid thereon. Vide Regd JDA bearing Doct.No. 1108/21-22, Dtd: 08/07/2021, Stored in CD No. YAND1289, Registered in the Office of the Sub Registrar, Yelahanka, Bangalore, Document is Ordered for Registration



ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ

 4 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ YAN-4-00086-2021-22 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ YAND1289 ನೇ ದ್ವರಲ್ಲಿ ದಿನಾಂಕ 08-07-2021 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಗಾಂಧಿನಗರ (ಯಲಹಾಂಕ ) ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ	<p>ಯಲಹಾಂಕ, ಬೆಂಗಳೂರು</p> 
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16. To apply for and purchase Transfer of Development Rights (TDR)/Premium FAR as per the prevailing Rules and Regulations and to take necessary certificates, execute and register Transfer Deeds for purchase of TDR and make payments for the same, subject to the terms of the JDA and any other Agreements thereof;
17. To present any Agreement(s), Lease Deeds or other Conveyances for the Developer's Share as mentioned in Clause 7 above, admit execution and receipt of consideration before the Sub-Registrar having authority for and to get the same registered in the manner required under law and to do all acts, deeds and things which my said attorney shall consider necessary by way of Lease or otherwise to the said Transferee(s) and/or his/her/their nominee(s) or assignee(s) or in any other manner as my attorney(s) may deem it fit as fully and effectually in all respects;
18. To realize rents, issues and other profits and accept Surrender of Leases and tenancies and to evict all trespassers and unauthorized occupants and tenants for the Developer's Share of constructed Area;
19. To sign and give notice(s) to tenant(s)/Lessee(s) and other occupants of the Developer's Share referred to in Clause 7 above with or without building thereof enforcing the rights under Lease Deeds if any or enforce rights of a Lessor under Transfer of Property Act or under any other Rent Control and other enactments including for their eviction and to repair or abate any nuisance and enforce all remedies open in respect thereto;
20. To affix thumb impression on the Deed of Declaration/Memorandum of Association and on the registration register and to sign the same;
21. To institute, defend and prosecute, enforce or resist or continue any suit or other actions and proceedings, appeals, in any Court anywhere in its Civil, Criminal, Revenue, Revision or before any Tribunal or Arbitration or Industrial Court, Income Tax and Sales Tax Authorities, to execute warrant of Attorney, Vakalathnama and other Authorities, to act and to plead and to sign and verify plaints, written statements, petitions, and other pleadings including pleadings under Article 226 of the Constitution of

*Krishna*

*Baagyal*  
*Payal*  
*J. B.*

BNG (U) YEAR 1 ..... 86 ..... 2021-22

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India and also to present any Memorandum of Appeal, Accounts, Inventories, to accept service of summons, notices, and other legal processes, enforce judgment, execute any decree or order, to appoint and engage advocates, auditors, tax-practitioners and other legal agents etc., as my attorney thinks fit and proper and to adjust, settle all accounts, to refer to arbitration all disputes and differences, to compromise cases, to withdraw the same, to be non-suited and to receive delivery of documents or payments of any money or monies from any court, office or opposite party either in execution of decree or order or otherwise as they shall think fit and proper and to do all acts, deeds and things, that may be necessary or requisite in connection therewith. However, the above powers shall not be exercised by the attorney against us in any suit or proceedings which may arise between us and the Developer;

22. To appoint institute, prosecute and defend all legal, Revenue Tax and other proceedings relating to the Schedule Property and to settle, withdraw, compromise or compound any suit or proceedings for this purpose to engage Advocates, Solicitors, etc., and to settle their fees;
23. To apply for loan with any banks or financial institutions and also any further or additional loan for such amount as the Attorney may deem fit on the security of the Developer's share at the Developer's own risk as to cost and consequences;
24. To accept the loan offer letters and sign the acceptances thereof in token of acceptance of terms and conditions therein contained. To request for any change or modification in the loan amount(s), rate(s) of interest, period of repayment of loans or any other terms and conditions in relation to the loan(s) at any time or from time to time. To further delegate any of these powers, except this power of sub-delegation, to any person or persons/firm/company as the attorney may deem fit, authorizing such person(s) to do and make all acts and thing, which the attorney is authorized to do under these presents;

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J. K.

BNG (U) YELAHANKA HOBOLI VILLAGE SURVEY NO. 68/2B, 70/2 AND 71/2 / 2021-22

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25. And generally, to do all such acts, deeds and things as may be necessary for managing and maintaining the Schedule Property. We hereby agree and undertake to ratify and confirm all and whatsoever my said attorney shall lawfully do, execute or perform or cause to be done executed or performed by virtue of this Power of Attorney, Authority and liberty conferred upon them.

**COMPOSITE PROPERTY**  
**(Description of the entire property)**

All that piece and parcel of the immovable property bearing BBMP Khatha No. 608/68/2,70/2,71/2, (earlier bearing Survey Nos. 68/2B, 70/2 and 71/2, converted vide official Memorandum dated 29/10/1991 in No. B. Dis. ALN. SR (N) 60/91-92 issued by the Special Deputy Commissioner, Bengaluru District, Bengaluru), measuring 02 Acre 28 Guntas or 1,17,612 (One Lakh Seventeen Thousand Six Hundred and twelve) Square Feet, situated at Allalassandra Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru Urban District and bounded on the:

- East by : Land bearing Survey Nos. 70/1, 71/1 and 12 mtrs wide road in Sy. No. 71/1;
- West by : Kaluve and Remaining Portion of Survey No. 66/2B and Survey No. 69;
- North by : Remaining Portion of Survey No. 70/2 and Remaining Portion of 68/2B; and
- South by : Land bearing Survey Nos. 68/2A and 71/1.

**SCHEDULE PROPERTY**  
**(Description of the property for development)**

All that piece and parcel of portion of the Composite Property bearing BBMP Khatha No.608/68/2,70/2,71/2, (earlier bearing Survey Nos. 68/2B, 70/2 and 71/2 converted vide official Memorandum dated 29/10/1991 in No. B. Dis. ALN. SR (N) 60/91-92 issued by the Special Deputy Commissioner, Bengaluru District, Bengaluru), situated at Allalassandra Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru Urban District measuring 01 Acre 26.82 Guntas or 72,766.98 (Seventy-Two Thousand Seven Hundred and Sixty-Six) Square Feet and demarked in red color in the sketch annexed as Annexure B and bounded on the:

- East by : Land bearing Survey No. 71/1 and 12 mtrs wide road in Sy. No. 71/1;
- West by : Kaluve and Remaining Portion of Survey No. 68/2B owned by Central Institute of Medical and Aromatic Plants;

Basyal.  
~~Hayla~~  
J. M.

For BCM INFORMATION  
Basyal

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BNG (U) YLNK / ..... 86 ..... / 2021-22


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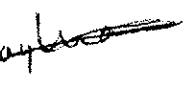
North by : Remaining Portion of Survey No. 68/2B(P) owned by Central Institute of Medical and Aromatic Plants and Remaining Portion of 71/2 owned by the Owners; and  
South by : Land bearing Survey Nos. 68/2A and 71/1.

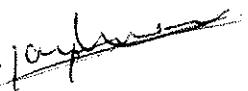
IN WITNESS WHEREOF, we have executed this General Power of Attorney on the day, month and year first above mentioned in the presence of the following witnesses:

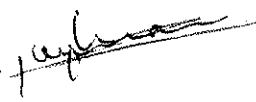
WITNESSES:

1. Signature:   
Name: RAMEEV DUBOI  
Address: MARATHIHALI,  
BNGLT - 560037


1. 

2. ~~~~

2.1. ~~~~

2.2. ~~~~

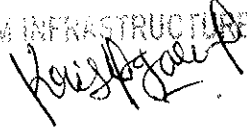
3. 

2. Signature:   
Name: ARIYA DEVI  
Address: CHAMPAPETA  
Bengaluru - 560037

EXECUTANTS

Specimen Signature of the Attorney Holder

For BCM INFRASTRUCTURE PVT. LTD.



Drafted by: 