

P-1691/2021-2022

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BK IV 27/2021-2022


GENERAL POWER OF ATTORNEY



BY THIS GENERAL POWER OF ATTORNEY, WE,



- (1) Mrs. M.C. JAYAMMA (PAN: AGPPJ6511L), wife of Mr. Mudalaiah, aged about 68 years, residing at No. 596, 10<sup>th</sup> Cross, 7<sup>th</sup> Main, 3<sup>rd</sup> Phase, J.P. Nagar, Bengaluru - 560 078, and hereinafter referred to as "Owner No. 1";
- (2) (a) Mr. S. BHOJA RAJU (PAN: ACEPR2331R), son of Mr. Ramalinga Raju, aged about 73 years; and  
 (b) Mr. S. ARUN KUMAR (PAN: AHMPK3234D), son of Mr. S. Bhoja Raju, aged about 41 years; and  
 (c) Mr. S. ARJUN KUMAR (PAN: ALWPK3595M), son of Mr. S. Bhoja Raju, aged about 35 years,

All the above permanently residing at No. 8, 2<sup>nd</sup> Main Road, 3<sup>rd</sup> Block, RMV 2<sup>nd</sup> Stage, Bengaluru - 560 094, and hereinafter collectively referred to as "Owner No. 2";

- (3) Mr. K.V. SEKHAR RAJU (PAN: AOOPS8442N), son of Mr. K. Venkata Narasa Raju, aged about 74 years, residing at No. 37, 1<sup>st</sup> 'A' Cross, RMV Extension, Bengaluru - 560 080, hereinafter referred to as "Owner No. 3";
- (4) Mr. S.K. BHASKAR RAJU (PAN: ABLPB3852H), son of Mr. S.K. Narasa Raju, aged about 59 years, residing at No. 97, 8<sup>th</sup> Cross, RMV Extension, Sadashivanagar, Bengaluru - 560 080, hereinafter referred to as the "Owner No. 4"; and

M.C. Jayamma 

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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 VISTA SPACES JAKKUR RESIDENCY PRIVATE LIMITED represented herein by its  
Authorized Signatory and Director, Mr. Praveen Kumar S/o Mohan , ಇವರು 1000.00  
ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚೆಲನ್	1000.00	Challan No CR0721003000256484 Rs.1000/- dated 08/Jul/2021
ಒಟ್ಟು :	1000.00	

ಸ್ಥಳ : ಕಾಚೇರಕನಹಳ್ಳಿ

ದಿನಾಂಕ : 08/07/2021

*Kumar Roops*  
8/7/2021  
ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು  
ಗಾಂಧಿನಗರ (ಕಾಚೇರಕನಹಳ್ಳಿ) ಬೆಂಗಳೂರು

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(5) Mr. K. KODANDA RAJU (PAN: ABDPR5646P), son of Mr. A.S. Kuppa Raju, aged about 67 years, residing at No. 13, 1<sup>st</sup> Cross, RMV Extension, Bengaluru - 560 080, hereinafter referred to as "Owner No. 5".

Owner No. 1, Owner No. 2, Owner No. 3, Owner No. 4 and Owner No. 5, unless specifically mentioned, are collectively referred to as "First Parties / Owners", which expression shall, wherever the context so requires or admits, mean and include their respective legal heirs, legal representatives, executors, administrators, nominees and permitted assigns,

Do hereby state as follows:

A. We are the joint owners of the immovable property being lands duly converted for residential purposes measuring a total extent of 4 Acres 15 Guntas (or 1,90,575 square feet) bearing Municipal No. 581/1/72/79/4 situated at Allalassandra Village, Yelahanka Satellite Town, Ward No. 4, Bengaluru, formed out of the lands originally bearing Survey Nos. 72 and 79 situated at Allalassandra Village, Yelahanka Hobli, Bengaluru North Taluk, presently within the revenue and administrative jurisdiction of the Bruhat Bengaluru Mahanagara Palike, which is more fully described in the Schedule hereunder and hereafter referred to as the "Schedule Property".

B. We have entered into a Joint Development Agreement with VISTA SPACES JAKKUR RESIDENCY PRIVATE LIMITED (CIN: U70109KA2020PTC135149), a private company incorporated under the Companies Act, 2013, having its Registered Office at No. 11, Diamond House, Primrose Road, Gurappa Avenue, M.G. Road Cross, Bengaluru - 560 025, represented herein by its Authorized Signatory and Director, Mr. Praveen Kumar, aged 39 years and residing at No. 38/1, Dickenson Road, Bengaluru - 560 042 (hereinafter referred to as "Second Party / Developer" "Developer"), in terms of a Joint Development Agreement dated 08/07/2021 registered as Document No. KCH-1-01619 /2021-2022

*[Handwritten signatures and notes on the left margin]*

*M. C. Sanyal*

*[Handwritten signature and notes on the right margin]*

*[Handwritten signatures and notes at the bottom of the page]*



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BNG (U) KCH ..... 27 ..... /2021-22. BK ..... Page 4-22

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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ P-1691

BK IV-27/2021-2022 ದ. 9/7/2021

ಕಾಚರಕನಹಳ್ಳಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಗಾಂಧಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 08-07-2021 ರಂದು 05:16:15 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1000.00
2	ಸೇವಾ ಶುಲ್ಕ	1050.00
	ಒಟ್ಟು :	2050.00

ಶ್ರೀ VISTA SPACES JAKKUR RESIDENCY PRIVATE LIMITED represented herein by its Authorized Signatory and Director, Mr. Praveen Kumar S/o Mohan ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ VISTA SPACES JAKKUR RESIDENCY PRIVATE LIMITED represented herein by its Authorized Signatory and Director, Mr. Praveen Kumar S/o Mohan			

Kannali Roopya  
8/7/2021  
ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು  
ಗಾಂಧಿನಗರ (ಕಾಚರಕನಹಳ್ಳಿ), ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

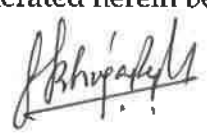


ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	VISTA SPACES JAKKUR RESIDENCY PRIVATE LIMITED represented herein by its Authorized Signatory and Director, Mr. Praveen Kumar . ಬಿನ್ ಮೋಹನ್ (ಬರೆದುಕೊಂಡವರು)			
2	Mrs. M.C. JAYAMMA wife of Mr. Mudalalah . (ಬರೆದುಕೊಂಡವರು)			M.C. Jayamma



Kannali Roopya  
8/7/2021  
ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು  
ಗಾಂಧಿನಗರ (ಕಾಚರಕನಹಳ್ಳಿ), ಬೆಂಗಳೂರು


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in Book-I and stored in C.D. No. KCHD859 in the Office of the Sub-Registrar, KACHARAKENHALLI, Bengaluru (hereinafter referred to as the "Development Agreement") providing for the construction and development of an integrated Multi-storied Residential Apartment Building Complex thereon under a scheme of joint development to develop the Schedule Property and for sale of the Apartment units therein; and pursuant thereto, it has become necessary for us to empower the said Developer to complete the construction and development of the Multi-storied Residential Apartment Building Complex in and upon the Schedule Property and to sell the land and Developer's Share by executing this Power of Attorney which will be in force until the development and/or sale of the Schedule Property is completed and also in our absence from this world.

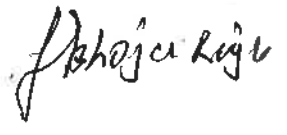






- C. Pursuant to and in terms of Clause 17 of the Development Agreement, we have agreed to execute this Deed of General Power of Attorney in favour of the Developer for carrying out all acts, deeds and things towards undertaking the construction and development of the Project in and upon the Schedule Property for and on our behalf, including empowering the Developer to deal with the Developer's Share, viz., Developer's Constructed Area together with the Developer's Land Share being the proportionate **58% (Fifty Eight Percent)** undivided share, right, title, interest and ownership in the land comprised in the Schedule Property, as per the terms of the Development Agreement.
  
- D. Accordingly, simultaneous with the execution of the Development Agreement, we, as the Owners, have come forth to execute this General Power of Attorney empowering the Developer to carry out all acts, deeds and things towards undertaking the construction and development of the Project in and upon the Schedule Property on behalf of the Owners; and empowering the Developer to deal with the Developer's Share, viz., Developer's Constructed Area together with the Developer's Land Share being the proportionate **58% (Fifty Eight Percent)** undivided share, right, title, interest and ownership in the land comprised in the Schedule Property, as per the terms of the Development Agreement and as enumerated herein below.

M.C. Sanyamma                  

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
3	Mr. S. BHOJA RAJU son of Mr. Ramalinga Raju . (ಬರೆದುಕೊಡುವವರು)			
4	Mr. S. ARUN KUMAR son of Mr. S. Bhoja Raju . (ಬರೆದುಕೊಡುವವರು)			
5	Mr. S. ARJUN KUMAR son of Mr. S. Bhoja Raju . (ಬರೆದುಕೊಡುವವರು)			
6	Mr. K.V. SEKHAR RAJU son of Mr. K. Venkata Narasa Raju . (ಬರೆದುಕೊಡುವವರು)			
7	Mr. S.K. BHASKAR RAJU son of Mr. S.K. Narasa Raju . (ಬರೆದುಕೊಡುವವರು)			
8	Mr. K. KODANDA RAJU son of Mr. A.S. Kuppa Raju . (ಬರೆದುಕೊಡುವವರು)			

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NOW KNOW ALL MEN BY THESE PRESENTS THAT, WE, THE ABOVE NAMED OWNERS, DO HEREBY APPOINT, AUTHORIZE, NOMINATE, AND CONSTITUTE AND RETAIN FOR US, the above named Developer, viz., VISTA SPACES JAKKUR RESIDENCY PRIVATE LIMITED (CIN: U70109KA2020PTC 135149), a private company incorporated under the Companies Act, 2013, having its Registered Office at No. 11, Diamond House, Primrose Road, Gurappa Avenue, M.G. Road Cross, Bengaluru - 560 025, represented herein by its Authorized Signatory and Director, Mr. Praveen Kumar, aged 39 years and residing at No. 38/1, Dickenson Road, Bengaluru - 560 042, as our true and lawful attorney/s for us and in our name and on our behalf, inter alia, to do all or any of the following acts, deeds and things, jointly or severally, that is to say:

- (1) To appear for and represent us before the Bruhat Bengaluru Mahanagara Palike (BBMP), Bangalore Development Authority (BDA), Bangalore Electricity Supply Company Ltd. (BESCOM), Bangalore Water Supply & Sewerage Board (BWSSB), State and Central Government Departments, Bharat Sanchar Nigam Ltd., Airport Authorities, Telecommunication Authorities, Police Authorities, Fire Force Authorities, Industries Department, Environmental Authorities, Karnataka State Pollution Control Board, Infrastructure and Development Department, Urban Development Department, Housing Development Department, Departments of Energy, Forest and Ecology, Tourism Department, Health Department, Taxation Department and in all other Offices of the State or Central Government, etc., for sanction of any building plans, licences, sanctions, permits and other orders required for construction and development of the Multi-storied Residential Apartment Building Complex in and upon the Schedule Property as envisaged under the Development Agreement and also for obtaining power/ water supply and other infrastructure and connected utilities and for all other purposes as our Attorney/s may deem fit from time to time without any limitation and for the said and other purposes incidental thereto, to sign and execute necessary petitions, applications, forms, affidavits, declarations, undertakings, indemnities and other deeds containing such

M.C. Jayamma  
S.V. Subramanian  
A. Praveen Kumar  
S. Praveen Kumar  
S. Praveen Kumar  
S. Praveen Kumar

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Keshavamurthy No.489 13th Main Manjunath Nagar Bangalore	B Keshava Murthy
2	Mani No.489 13th Main Manjunath Nagar Bangalore	[Signature]

*Kumari Roopika*  
8/7/2021  
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್  
ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು  
ಗಾಂಧಿನಗರ (ಕಾಚರಕನಹಳ್ಳಿ), ಬೆಂಗಳೂರು

Kept Pending for Technical Issue


Designed and Developed by C-DAC, ACTS, Pune

*Kumari Roopika*  
8/7/2021  
ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು  
ಗಾಂಧಿನಗರ (ಕಾಚರಕನಹಳ್ಳಿ), ಬೆಂಗಳೂರು


Technical Issue Solved Hence Ordered for Registration.

ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು  
ಗಾಂಧಿನಗರ (ಕಾಚರಕನಹಳ್ಳಿ), ಬೆಂಗಳೂರು

*Kumari Roopika*  
9/7/2021



4 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು  
ನಂಬರ KCH-4-00027-2021-22 ಆಗಿ  
ಸಿ.ಡಿ. ನಂಬರ KCHD859 ನೇ ಧರಲ್ಲಿ  
ದಿನಾಂಕ 09-07-2021 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



*Kumari Roopika*  
9/7/2021  
ಉಪನೋಂದಣಾಧಿಕಾರಿ ಗಾಂಧಿನಗರ (ಕಾಚರಕನಹಳ್ಳಿ)

Designed and Developed by C-DAC, ACTS, Pune

ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು  
ಗಾಂಧಿನಗರ (ಕಾಚರಕನಹಳ್ಳಿ), ಬೆಂಗಳೂರು



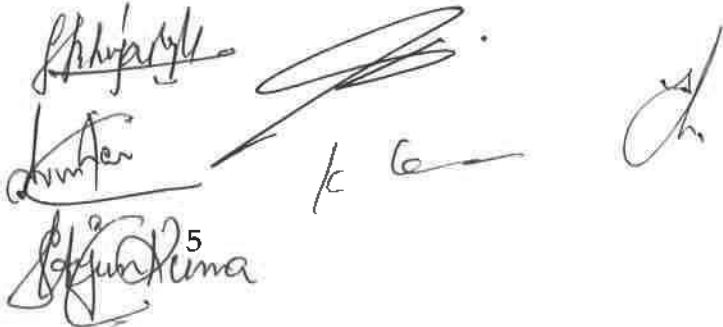
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covenants as may be required for securing the aforesaid and to take all steps necessary and also apply for renewals thereof and pay necessary charges fines, levies premium and other sums therefor that may be demanded both for sanction and for renewal.

- (2) To appear for and represent us before the Bruhat Bengaluru Mahanagara Palike (BBMP), Bangalore Development Authority (BDA), Municipal Offices, Government, Semi-Government Offices, Statutory Offices, Bodies and in other Authorities and Offices, to apply for and obtain assessment of the Schedule Property or portions thereof for municipal taxes, secure Khatha/s for whole or portions of Schedule Property and for the said purposes, to sign and execute necessary petitions, applications, forms, affidavits, declarations, undertakings, indemnities and other deeds containing such covenants as may be required for securing the aforesaid and to take all steps necessary for the above.
- (3) To fully develop the Schedule Property by constructing buildings strictly in terms of the said Development Agreement and for the said purposes, take steps as are required for commencement and completion of the construction, development and providing infrastructure therein; and to execute any agreement/s that may be required under the circulars/ regulations of the Bruhat Bengaluru Mahanagara Palike (BBMP), Bangalore Development Authority (BDA), Bangalore Electricity Supply Company Ltd. (BESCOM), Bangalore Water Supply & Sewerage Board (BWSSB), or such other authority for the purpose of obtaining Building Plan sanctions and other approvals towards water supply and electricity, etc., and also to secure and obtain Bank Guarantees in lieu of deposits that may be required to be made in connection with the obtaining of such approvals.
- (4) To apply for and secure electricity, water and sanitary connections and all other amenities and facilities, whether temporary or permanent and other incidental requirements which may be required in the Schedule Property and/or to the building to be constructed from the concerned authorities from time to time and

M.C. Jayamma

for and on behalf of



for the said and other purposes, to sign and execute all letters, applications, undertakings, declarations, indemnities, agreements, etc., as may from time to time be necessary or as may be required by the concerned authorities.

- (5) To deal and correspond with the Bangalore Electricity Supply Company Ltd., and/or other service providers for obtaining electricity connection or connections including making or putting up sub-station/s for and/or in respect of or relating to the building/ buildings which will be constructed hereafter on the Schedule Property and for the said and other purposes, sign and execute all letters, applications, undertakings, declarations, indemnities, agreements etc., as may from time to time be necessary or as may be required by the concerned authorities.
- (6) To deal and correspond with the Bangalore Water Supply and Sewerage Board and/or other service providers for obtaining water and sanitary service in respect of or relating to the building/ buildings which will be constructed hereafter on the Schedule Property and for the said and other purposes, sign and execute all letters, applications, undertakings, declarations, indemnities, agreements etc., as may from time to time be necessary or as may be required by the concerned authorities.
- (7) To have the Building Plans prepared for construction of the multi-storied residential apartment building on the Schedule Property by engaging Architects and Structural Engineers and other consultants; and to apply for and obtain Commencement Certificates or Completion Certificates, Occupation Certificates and all other certificates in respect of the building/ buildings to be constructed and completed on the Schedule Property from time to time from the concerned authorities.
- (8) To appear for and represent us before any and all concerned Authorities and parties as may be necessary, required or advisable for or in connection with securing of all the permissions, sanctions, connections, etc. as stated in the

M.C. Jayamma  
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S. Srinivas

foregoing paragraphs and to make such arrangement and arrive at such arrangements as may be necessary for the Schedule Property and to sign and execute necessary papers, documents, affidavits, undertakings, indemnities, petitions, etc.

- (9) To appear on our behalf and in our name and to represent our interest before the City Survey Authorities, Land Revenue and Assessor of Municipal Rates and Taxes, Town Planning Authorities, and Municipal Offices and other Government and Semi-Government Offices, for the renewal or grant of licenses and permits or for any other purposes as may be necessary under any local Acts, Rules or Regulations and also to appear before any public or Government Office or other Authorities whomsoever.
- (10) To enter into agreement/s to sell the Developer's Share, viz., Developer's Constructed Area together with the Developer's Land Share being the proportionate **58% (Fifty Eight Percent)** undivided share, right, title, interest and ownership in the land comprised in the Schedule Property relatable thereto; and to rectify such agreements or execute supplementary agreements or cancel such agreements in respect of the Developer's Share; and to receive advances and balance of sale price from any purchaser/s, transferee/s or his/her/their nominee/s or assignee/s and issue proper and valid receipts and discharges therefor in respect of the undivided share in the Schedule Property to the extent referred to in Clause 11 below, however, not making us liable to such purchaser/s or transferee/s for refund of the same.
- (11) To sell or otherwise dispose of by way of sale, gift, lease, exchange or otherwise the Developer's Share, viz., the Developer's Land Share being **58% (Fifty Eight Percent)** undivided share, right, title, interest and ownership in the land comprised in the Schedule Property; and the Developer's Constructed Area being **58% (Fifty Eight Percent)** of the total Project Constructed Area, together with proportionate share of car parking spaces in the Multi-storied Residential Apartment Building Complex to be constructed in the Schedule Property which

M.C. Jayarama  
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is allotted to the share of the aforesaid Developer in terms of Development Agreement and/or the areas earmarked for sale under the Development Agreement and/or in the Allocation Agreement/ Area Sharing Agreement (including such Apartment units of the Owners that are identified and kept reserved in favour of the Developer to secure refund of security deposit and dues payable under the Development Agreement in the event of default by the Owners) and/or in any other Agreement/s executed and/or executed henceforth from time to time by us in favour of the Developer and/or in favour of third parties, in whole or in portions or in the form of undivided shares with or without built areas or in any other manner and on such terms and conditions as our Attorney/s deems fit in favour of any purchaser/s or in favour of any transferee/s and/or his/her/their nominee/s or assignee/s.

- (12) To sign and execute any Agreement/s to Sell, Sale Deed/s and other conveyance/s in favour of the aforesaid purchaser/s and/or transferee/s or their nominee/s or assignee/s on such terms and conditions as our Attorney deems fit in respect of undivided share in the Schedule Property to the extent referred to in Clause 11 above.
- (13) To present any Agreement/s to Sell, Sale Deed/s or other Conveyance/s in respect of the Schedule Property or portions thereof to the extent referred to above in Clause 11 above, for registration, 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 our said Attorney/s shall consider necessary for conveying the Schedule Property to the said purchaser/s and/or their nominee/s or assignee/s or in any other manner as our Attorney may deem fit as fully and effectually in all respects as we could do the same ourselves.
- (14) To raise loans / avail any financial assistance from banks/ financial institutions and other lenders for the purposes of development of the Project and for the said purpose to create a charge and/ or mortgage over the Developer's Share

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comprised in the Schedule Property, including by depositing original title deeds of the Schedule Property as security for the said loans/ financial assistance, without the requirement of obtaining any further consent from us; and also to sign all necessary documents, undertakings, agreements, letters, etc., for and on our behalf, as may be required by the banks/ financial institutions and other lenders in respect of creation of the charge and/ or mortgage over the Developer's Share comprised in the Schedule Property.






- (15) Upon execution of Sale Deeds as stipulated under Clause 11 above, to deliver possession of the Schedule Property and/or portions of the same or in the form of undivided shares together with built-up areas to the prospective purchaser/s, transferee/s and other persons with whom our Attorney/s may deem fit in respect of Schedule Property to the extent referred to in Clause 11 above.
- (16) To fully support the mutation of the name/s of the prospective purchaser/s of the land and buildings in respect of Schedule Property in the revenue records before the Bruhat Bengaluru Mahanagara Palike and/or other jurisdictional authorities to the extent referred to in Clause 11 above.
- (17) 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 purchasers or transferees of the Developer's Share, viz., Developer's Constructed Area together with the Developer's Land Share being the proportionate 58% (Fifty Eight Percent) undivided share, right, title, interest and ownership in the land comprised in the Schedule Property relatable thereto, and to get the same registered in the manner required under law.
- (18) To sign and execute any deeds of cancellation of agreements and other documents executed by the Developer in respect of its share of Developer's Share, viz., Developer's Constructed Area together with the Developer's Land

H.C. Jayamma   
  
  
  
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Share being the proportionate 58% (Fifty Eight Percent) undivided share, right, title, interest and ownership in the land comprised in the Schedule Property relatable thereto and to get the same registered in the manner required under law.

- (19) 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 to in Clause 11 above and for the said and other purposes sign and execute necessary documents, affidavits, declarations, indemnities, etc.
- (20) To sign and execute necessary documents, declarations, affidavits, undertakings and other documents required for completion of sale and/or transfer and/or alienation of the Schedule Property to the extent referred to in Clause 11 above or in respect of any matter relating to the Schedule Property and to do all other acts, deeds and things that may be necessary for achieving the purposes mentioned herein.
- (21) To negotiate on terms for and grant lease, sub-lease or under lease or part with possession of undivided share right, title and interest in the Schedule Property to the extent referred to in Clause 11 above, with or without built-up areas and in whole or in portions or in any other manner and on such terms and conditions as our Attorney/s deems fit in favour of any transferee/s or in favour of their nominee/s or assignee/s.
- (22) To receive rents, premiums, advances, earnest monies, deposits, and other sums from the transferee/s and/or their nominee/s or assignee/s and execute Agreement/s to Lease, and/or Lease Deed/s and other conveyances in favour of such persons and issue proper and valid receipts and discharges therefor in respect of the Schedule Property to the extent referred to in Clause 11 above.

M.C. Jayamma   
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- (23) To sign and execute any Agreement/s, Agreement to Lease, Agreement to Sub-Lease, and other agreements for conveyance/s in favour of prospective transferee/s and/or their nominee/s or assignee/s on such terms and conditions as our Attorney deems fit in respect of the Schedule Property to the extent referred to in Clause 11 above.
- (24) To present any Agreement/s, Lease Deeds or other Conveyances in respect of the Schedule Property or portions thereof for registration to the extent referred to in Clause 11 above, to 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 our said Attorney shall consider necessary, by way of lease, sale or otherwise to the said transferee/s and/or their nominee/s or assignee/s or in any other manner as our Attorney may deem fit, as fully and effectually in all respects as we could do the same ourselves.
- (25) To realize rents, issues and other profits and accept surrender of leases and tenancies and to evict all trespassers and unauthorized occupants and tenants of the aforesaid Developer's Share in the Schedule Property.
- (26) To sign and give notice/s to tenants/ lessee/s and other occupants of the Schedule Property in the aforesaid part of the Schedule Property to the extent referred to in Clause 11 above and enforcing the rights under the Lease Deeds, if any, or enforce rights of a Lessor under the Transfer of Property Act, 1882, 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.
- (27) Specifically, with reference to the development of the Schedule Property, to institute, defend and prosecute, enforce or resist or continue any suit or other actions and proceedings, appeals against third parties, in any Court anywhere in its Civil, Criminal, Revenue, Revision or before any Tribunal or Arbitration

M.C. Jayamma *[Signature]*  
*[Signature]*  
*[Signature]*  
*[Signature]*  
*[Signature]*  
*[Signature]*  
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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 India and also to present any Memorandum of Appeal, accounts, inventories, to accept service of summons, notices, and other legal processes to enforce judgment, execute any decree or order, to appoint and engage advocates, auditors, tax-practitioners and other legal agents etc., as our Attorneys 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 our Attorney against us in any suit or proceedings which may arise between us and the Developer.

- (28) AND GENERALLY, to do all such acts, deeds and things that are ancillary and incidental to the abovementioned matters as our Attorney shall think fit and proper as fully and effectually as we could do ourselves notwithstanding no express power or authority in that behalf are hereunder provided.
- (29) AND WE, the undersigned do hereby and at all times and hereafter shall ratify and confirm all and whatever other act or acts our said Attorney shall lawfully do or cause to be done by virtue of these presents. Further this Power of Attorney shall not get affected in the event of our death and will continue to subsist in respect of the unfinished acts, deeds and things for which the Attorney is appointed.
- (30) We, the Owners, further agree and acknowledge that we are liable to refund the amount of interest free refundable security deposit paid to us by the Developer under the Development Agreement and such other supplementary agreements

H. C. Sumanma  
Jw Sumanma  
[Signatures]





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deposit due and owed by us to the Developer, calculated at the then prevailing market price of the said Apartment units.

IT IS HEREBY CLARIFIED that whilst the powers conferred hereunder shall commence immediately as on the date of execution of this Deed of General Power of Attorney, the power to execute the Sale Deeds/ Conveyance Deeds and the operation of the powers conferred under Clause 11 above of this Deed of General Power of Attorney shall commence only upon the Developer completing the construction and development of the Multi-storied Residential Apartment Building Complex in and upon the Schedule Property, receipt of the Occupancy Certificate(s) and the Developer handing over possession of the Owners' Constructed Area, being the entitlement and share of the Owners in the total Project Constructed Area, or as may be mutually agreed upon by the Parties under the Development Agreement.

PROVIDED that this Deed of General Power of Attorney shall not be revoked by the Owners so long as the Developer has complied with the terms and conditions of the Development Agreement.

WE HEREBY AUTHORISE and empower our said Attorney to delegate all or any of the aforementioned powers granted to any other person and to cancel / revoke such powers delegated to such other person as our said Attorney may deem fit.

WE HEREBY further agree to ratify and confirm whatsoever our said Attorney shall lawfully do by virtue of these presents and we further covenant and undertake that, on and from the date of execution of this Deed of General Power of Attorney, we shall not do any act, deed or thing, which is in derogation of, or in violation of the powers conferred upon our said Attorney under this Deed of General Power of Attorney.

M.C. Srejanma



சுவகன் தீர்



SCHEDULE PROPERTY

All that parcel of immovable property being lands duly converted for residential purposes measuring a total extent of **4 Acres 15 Guntas (or 1,90,575 square feet)** and bearing Municipal No. 581/1/72/79/4 situated at Allalassandra Village, Yelahanka Satellite Town, Ward No. 4, Bengaluru, formed out of the lands originally bearing Survey Nos. 72 and 79 situated at Allalassandra Village, Yelahanka Hobli, Bengaluru North Taluk, presently within the revenue and administrative jurisdiction of the Bruhat Bengaluru Mahanagara Palike, and bounded as follows:

North by: Private Property and land comprised in Survey Nos. 68 and 71;  
South by: 40 Feet Road and remaining portion of land in Survey No 79;  
East by: 40 Feet Road and Railway Line;  
West by: Water Channel and land comprised in Survey Nos. 93 and 91.

The Survey Sketch prepared by the Assistant Director of Land Records, Department of Survey, Settlement and Land Records, Government of Karnataka, in respect of the aforesaid property measuring a total extent of **4 Acres 15 Guntas (or 1,90,575 square feet)**, is annexed herewith as Annexure - I.

H.C. Rajamma

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*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

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IN WITNESS WHEREOF, WE THE ABOVE-NAMED OWNERS HAVE SIGNED AND EXECUTED THIS GENERAL POWER OF ATTORNEY ON THE EIGHTH DAY OF JULY, TWO THOUSAND AND TWENTY-ONE (08/07/2021).

**OWNERS:**

**DEVELOPER:**

1)

M.C. Jayamma  
Name: Mrs. M.C. JAYAMMA

[Signature]

2)

(a) [Signature]  
Name: Mr. S. BHOJA RAJU

Name: VISTA SPACES JAKKUR  
RESIDENCY PVT. LTD.  
Represented herein by its duly  
Authorised Signatory and Director:  
Mr. Praveen Kumar

(b)

[Signature]  
Name: Mr. S. ARUN KUMAR

(c)

[Signature]  
Name: Mr. S. ARJUN KUMAR

3)

[Signature]  
Name: Mr. K.V. SEKHAR RAJU

4)

[Signature]  
Name: Mr. S.K. BHASKAR RAJU

5)

K

Name: Mr. K. KODANDA RAJU

WITNESSES:

1.

[Signature]

Name: (KEBHAWAMURTHY)

Address: NO 489, 13<sup>th</sup> main  
Mangamatha Nagar  
Bangalore

M. C. Jayanna

[Signature]

Jur. S. Kumar Reddy

[Signature]  
[Signature]

2.

[Signature]

Name: (MANI)

Address: No. 489, 13<sup>th</sup> main  
Mangamatha Nagar  
Bangalore

[Signature]

[Signature]  
SELF DRAFTED

(R)

**ANNEXURE - I**

**(Survey Sketch of the Schedule Property)**

ಗ್ರಾಮ :- ಅರಸೀಕೆರೆ  
 ಹೋಬಳಿ :- ಯಲಹಂಕಿ  
 ತಾಲ್ಲೂಕು :- ಯಲಹಂಕಿ  
 ಜಿ.ಸಿ.ನಂ. 72,79 ರ ವಿಳಾಸ ಸಂಖ್ಯೆ

ಈ ಪ್ರದೇಶವನ್ನು ಸರ್ಕಾರದ ಅಧೀನದಲ್ಲಿ ಇಟ್ಟು ಸಿ.ಎ.ಸಿ.ಎಸ್. 174/20-21 ರಂತೆ 20-10-2020 ರ ಶರತ್ತಿಗೆ ಅನುಷ್ಠಾನಿಸಿ  
 ಈ ಪ್ರದೇಶವನ್ನು ಸರ್ಕಾರದ ಅಧೀನದಲ್ಲಿ ಇಟ್ಟು ಸಿ.ಎ.ಸಿ.ಎಸ್. 174/20-21 ರಂತೆ 20-10-2020 ರ ಶರತ್ತಿಗೆ ಅನುಷ್ಠಾನಿಸಿ  
 ಈ ಪ್ರದೇಶವನ್ನು ಸರ್ಕಾರದ ಅಧೀನದಲ್ಲಿ ಇಟ್ಟು ಸಿ.ಎ.ಸಿ.ಎಸ್. 174/20-21 ರಂತೆ 20-10-2020 ರ ಶರತ್ತಿಗೆ ಅನುಷ್ಠಾನಿಸಿ

ಕ್ರ. ಸಂ.	ಜಿ.ಸಿ.ನಂ.	ವಿಸ್ತೀರ್ಣ	ಮಾಲೀಕರ ಹೆಸರು	ವಿವರಣೆ
1	72	06-12	...	...
2	79	06-12	...	...

ಜಿ.ಸಿ.ನಂ. 72 ರ ವಿವರಣೆ  
 ಭಾಗ - ...  
 ವಿಳಾಸ - ...  
 ಮೊತ್ತ - ...  
 ವಿಧ - ...

ಜಿ.ಸಿ.ನಂ. 79 ರ ವಿವರಣೆ  
 ಭಾಗ - ...  
 ವಿಳಾಸ - ...  
 ಮೊತ್ತ - ...  
 ವಿಧ - ...

H.C. Jayanna

*(Handwritten signatures and marks)*