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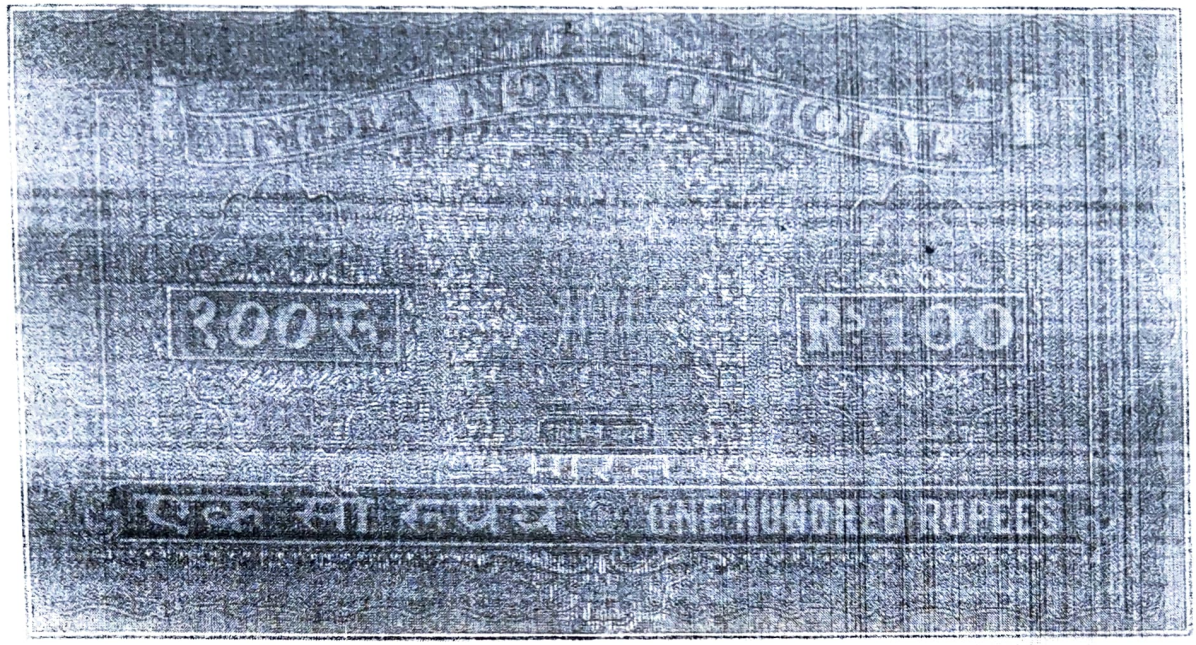
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No: 74615 , 12-07-05 , Rs:-100/-

J.K. vittal kumar , Hosur.

S.R. Bhagyalakshmi
STAMP VENDOR, HOSUR.
L.No. 3891/B1/2000

GENERAL POWER OF ATTORNEY

This Deed of G.P.A. made and executed at Hosur on this 12th day of July 2005, BY: Mr. S. **MANJUNATH**, S/o. S.R. Srirangappa Setty, Hindu, aged about 57 years, residing at "Surya Coffee Works" M.G. Road, Chikkamagalur, Karnataka. (Hereinafter called the "**PRINCIPAL**") which term shall mean and include his heirs, executors, legal representatives, administrators and assigns of the FIRST PART.

TO AND IN FAVOUR OF :

Mr. J.K. **VITTAL KUMAR**, S/o. Late. J.N. Krishna Setty, residing at No.40/23, 1st Cross, Kamaraj Colony, Hosur Town, Hosur Taluk, Krishnagiri District, Tamil Nadu. (Hereinafter called the "**ATTORNEY**") which term shall mean and include his heirs, executors, legal representatives, administrators and assigns of the OTHER PART.

S. Manjunath

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962/Bk 4/2005

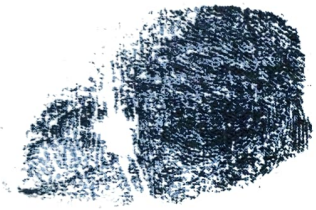
DOCUMENT No. 962 OF 2005
OF BOOK 4 CONTAINS
7 SHEETS 1 St SHEET.

SUB REGISTRAR

PRESENTED IN THE OFFICE OF THE
SUB REGISTRAR OF HOSUR AND
FEE OF Rs. 150 PAID
BETWEEN THE HOURS OF 2.3
ON THE 12-th DAY OF July 2005
BY.

EXECUTION ADMITTED BY

LEFT THUMB



S. ~~[illegible]~~ S/o. Sri Ramgappa Setty m.g.Road
chikkamagaluru. Karnataka

Election ID Card / Ration Card / BFY1316181
Pan Card / Passport / Bank A/C/D.L.No. SEEN

IDENTIFIED BY

1. [illegible] S/o Lakshminarayanappa. Hosur

2. [illegible] Sha. Kannal. Hosur.

12-th day of July 2005

SUB REGISTRAR

Registered as No. 962
of 2005 of Bk 4
Date. 12.7.2005

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Sub Registrar

WHEREAS the property described in the schedule hereunder belongs to principal by way of two different sale deeds and the property purchased along with Mr. J.N. Sanjay and Mr. A.S. Shankar, Dt.15.11.1998, vide Document No.2082/1998, of Book-1, Volume - 334, Pages - 133 to 137 and Document No.2083/1998, of Book-1, volume -334, Pages - 139 to 143, both the documents were registered in the office of the S.R.O. Kelamangalam. And thus the principal is one of Co-owner along with other partners.

WHEREAS the principal is unable to maintain the schedule mentioned property and in the mean time he want to sell the schedule mentioned property for his family expenses and also to discharge his family antecebent debts and also for other necessity and benefit and whereas the principal find difficult for him to do all need full acts, deeds and things regarding the said property and also he find difficult to appear before concerned Registrar or Sub-Registrar office for registration hence, the principal herein empower and appoint Mr. J.K. VITTAL KUMAR, as his TRUE AND LAWFUL POWER OF ATTORNEY HOLDER to do the following acts, deeds and things on her behalf.

1. To advertise in the manner desired by the Attorney to sell the schedule mentioned properties to eligible purchasers. To enter into sale agreements (either registered or unregistered) to settle the terms and conditions suitable to the Attorney with the Purchasers and to sign the sale agreements for and on behalf of the principals and also to do all other acts and things connected with the preparation of and entering into Sale Agreements.

2. To receive from the purchasers advance amounts and give proper receipts or acknowledgements therefore in the manner desired by the purchasers and if necessary endorse 0the same on the sale agreements or pass such other record as may be demanded by the purchasers for the said payment of advance in pursuance of the Sale Agreement.

S. [illegible]

Document No. 962/2008

3. To stipulate the time for completion of the sale transaction or to extend the period for the completion of the sale transaction as found necessary in the circumstances obtaining in each transaction. The discretion of the Attorney in respect of the selection of the purchasers and in setting the terms and conditions of the sale agreements shall be final and binding on the principals as well.

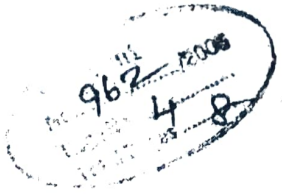
4. To prepare the sale agreements and the sale deeds and sign the same for and on behalf of the principals infavour of the purchasers.

5. To present the sale agreements and the sale deeds for registration to the proper registering authorities in this behalf and to admit the receipt of the sale consideration moneys to have the said sale deed duly registered infavour of the purchasers, after the receipt of the balance of sale consideration agreed upon and to do all act, deeds, things which may be necessary for conveying good, valid and marketable title to the said purchasers and registering the sale deeds as fully and effectively in all respects as a principals to do the same as they are personally present therefore.

6. To sign, make and present any application to the proper registering authority or other concerned authorities to extend the period prescribed for the registration of the sale deeds of conveyance.

7. To apply to registering authorities or other higher registering authorities to comply with any statutory requirements or orders or other requirements for presenting, admitting, executing and registering the deed of conveyance in all respects.

S - [illegible]



8. To execute or give any acknowledge or letters on behalf of the principals infavour of the purchasers to enable them to raise any loans etc.. in relation to the property purchased by them from the attorney by virtue of this General Power of Attorney.

9. To sign all papers, applications, forms to declare to state any facts, details or other things as required for the sale and registration of the sale deeds in respect of any of the schedule land/property.

10. To sign applications, forms or other records to transfer the patta, if required in the name of principals or to carry out necessary changes in the revenue records and to receive all records from the concerned departments and also pay upto date land tax or any other taxes related to the schedule properties.

11. To sign applications, forms and other records to permit the transfer to patta or to carry out necessary changes in the Revenue Records after the registration of the sale deeds to enable the purchasers to include their names in the land holding records.

12. To execute Lease Deeds, Licence, Gift Deeds and other records with respect to the schedule land/property or any portion of the schedule land/property in order to have approval or sanction of any local authorities. And also to incorporate necessary clauses in the sale deeds to give any right to way of or other easementary rights to the purchasers to enable them to enjoy the lands, so purchased beneficially and profitably.

962
58

13. To cancel or rescind the sale agreements wherever and whenever necessary and refund the amounts to the purchasers if such cancellation or rescinding of the contract is absolutely necessary in the opinion of the Attorney and in the event of any disputes or litigations arising with regard to the performance or non performance of the contract of sale, the Attorney shall have absolutely power to initiate or defend all legal actions before all courts, appellate, courts, Tribunals or other authorities and for this purpose the attorney shall have full and absolute right to engage any advocate or pleaders to appear for and on behalf of the principal.
The attorney shall have absolute right to sign all records, plaints written statements, appeal grounds, petitions etc., and fully represent the interest of the principals in the manner.

14. And to do all acts and things which the attorney may consider necessary for conveying the schedule property to the purchasers and registering the sale deeds or for registering other documents infavour of any person or authority.

15. And the principal does hereby agree to ratify and confirm all acts, deeds and things whatsoever the attorney does or cause to be done by virtue of the power conferred on him under this General Power of Attorney and proper accounts shall be maintained and produce whenever demanded. The Attorney shall maintain the proper accounts and produce the same whenever it is required. This power need not be attested.

S. Bhanu Sankar

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SCHEDULE OF PROPERTY

In ONNALVADI VILLAGE, of Hosur Taluk, Krishnagiri District, attached the Registration District of Krishnagiri and Sub-Registration District of Kelamangalam and also attached to the Village Panchayat Limits of Onnalvadi and Union Council of Hosur, the land bearing Sy.Nos. (As per Doc. No.2082/1998)

(1) SURVEY NUMBER : 804/A2, Dry Ext.Hect.0.11.5, Asst.Rs.0.20,

(2) SURVEY NUMBER : 804/B, Dry Ext.Hect.0.07.0, Asst.Rs.0.09,

(3) SURVEY NUMBER : 809/B1A, Dry Ext.Hect.0.19.5, Asst.Rs.0.21,

(4) SURVEY NUMBER : 809/B1B, Dry Ext.Hect.0.03.5, Asst.Rs.0.06,

(5) SURVEY NUMBER : 808/B1A, Dry Ext.Hect.0.19.0, Asst.Rs.0.21,

(6) SURVEY NUMBER : 808/B1B, Dry Ext.Hect.0.05.5, Asst.Rs.0.06,

The land bearing Sy.Nos. (As per Doc. No.2083/1998)

(1) SURVEY NUMBER : 803/B1A, Dry Ext.Hect.0.29.5, Asst.Rs.0.82,

(2) SURVEY NUMBER : 803/B1B, Dry Ext.Hect.0.05.5, Asst.Rs.0.15,

(3) SURVEY NUMBER : 803/A, Dry Ext.Hect.0.04.0, Asst.Rs.0.15,

(4) SURVEY NUMBER : 790/B2A, Dry Ext.Hect.0.14.0, Asst.Rs.0.25.

S. [illegible]

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Altogether making a total extent Hect.1.19.5 (or) Acre.2.95 cents (Two Acres and Ninety Five Cents), belongs to principal along with other two partners in which common 1/3rd share of 98.33 cents (Ninety Eight Point Three Three Cents) only covered under this deed of G.P.A.

IN WITNESSES WHEREOF THE PRINCIPAL HAS SIGNED THIS DEED OF G.P.A. ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

S. Venkatesha

WITNESSES :

1. [illegible] s/o. Lakshmi narayanappa, Hosur.

2. [illegible] Ramakrishna Reddy Bangalore

DRAFTED BY :

N. BALASUBRAMANIYAN
Document Writer
L.No. B. 858/ KSG - 98, HOSUR.

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our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

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Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

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