

This Document Consist of ¹.....(14).....Pages

First Page Doct. No. IV 586.....of Book

2023-24

ORIGINAL

POWER OF ATTORNEY

THIS POWER OF ATTORNEY is executed on this **20th of November,**
Two Thousand and Twenty Three (20/11/2023):BY:

22

Sri. R. MAHALINGAPPA

S/o Late. B.C. Ramaiah,
Aged about 54 years,

Residing at No. 70, "Niveditha",
7th Cross, Further Extension,
Mahalakshmi Layout,
Bangalore- 560 086.

Aadhaar No. 6430 9684 5863

PAN No. ABWPM8653L.

(Hereinafter collectively referred to as the "**Land Owner**"/ **FIRST PARTY**);

IN FAVOUR OF:

M/s. HRS SAI GURU DEVELOPERS LLP

A Registered LLP Firm
Having its Office at Rajalli Arcade, # 41,
1st Main, Sanjay Nagar Main Road,
RMV 2nd Stage, Behind Muneshwara Temple,
Sanjay Nagar, Bangalore – 560 094.

PAN No. AAQFH0157B

Represented by its Managing Partners

a. **Sri. R. HARI KRISHNA**

S/o V. Rajagopal Naidu,
Aged about 47 years,
R/at. 230, 8th B Cross, Sanjay Nagar,
Maruthi Nagar Nagasettyhalli, Bangalore North,
RMV Extension II Stage, Bangalore- 94.


Aadhaar No. 2713 1872 4209

b. **Sri. B. RAMESH NAIDU**

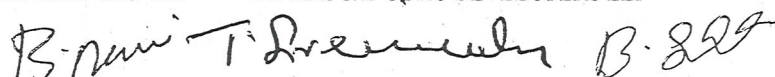
S/o. B. Keshavalu Naidu,
Aged about 45 years.
R/at No.40, Guru Arpanam, 4th Floor,5th Cross,
6th Main, TATA Nagar,Kodigehalli, Bangalore- 92.

For HRS SAI GURU DEVELOPERS LLP

For HRS SAI GURU DEVELOPERS LLP



Managing Partners



Managing Partners

First Party/Owner



For HRS SAI GURU DEVELOPERS LLP



Managing Partners

For HRS SAI GURU DEVELOPERS LLP

Designated Partner

Sheet of Doct. No. 586 of Book- I
2023-24



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

M/s. IIRS SAI GURU DEVELOPERS LLP Represented by its Managing Partners is Rep. by Sri .R. HARI KRISHINA ಇವರು ₹200.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	200.00	Online Challan Reference Number RG1123000004496896 Dated:19/11/2023
Total:	200.00	

ಸ್ಥಳ : ಬ್ಯಾಟರಾಯನಪುರ

ದಿನಾಂಕ: 20/11/2023

ಶಿರಿಯೂರು ಸೋಲದಡಿ ಮೈತ್ರಿ ಯುಕ್ತ ಅಧಿಕಾರಿ
ಬ್ಯಾಟರಾಯನಪುರ

3. Sheet of Doc. No. ~~IV~~ 586 of Book

2023-24

Aadhaar No. 5681 5205 4538

- c. **Sri. T. SRINIVASULU**
S/o. Muniswamy Naidu. T,
Aged about 47 years.
R/at. 14, 12th Main, 1st Cross,
Near Welfare Society, Health & Family,
Annapuraneshwari Nagar, VTC, Bangalore-91.
Aadhaar No. 9426 9378 4908
- d. **Sri. B. SATISH**
S/o. B. Keshavalu Naidu,
Aged about 42 years.
R/at. # 9, 4th Main, Near Sapthagiri Apartment,
Balaji Layout, Bangalore- 94.
Aadhaar No. 2265 6744 4511
- e. **Sri. THIRUMALESHA**
S/o. Munirathnam Naidu,
Aged about 47 years.
R/at. # 37/2, 2nd Floor, 9th Cross, Shankar Nagar Main
Road, Balaji Layout, Bangalore- 96.
Aadhaar No. 4610 4966 9053.

(Hereinafter referred to as the "**Developer**"/**SECOND PARTY**, which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors-in-interest and permitted assigns).

WITNESSES AS FOLLOWS:

I. WHEREAS, the First party/Land Owner represent and warrant that he is the owner of Residential converted Property bearing Sy. No. 69/10, an extent of 0-06 guntas, Sy. No. 69/11, an extent of 0-04.12 guntas and Sy. No. 69/12, an extent of 0-10 guntas, Total 0-20.12 (20 $\frac{3}{4}$) guntas or 22596. 75 Sq. feet, having BBMP Katha No. 1562/Sy.No. 69/10, 69/11, 69/12, Situated at Thindlu Village, Yelahanka Hobli, Yelahanka Taluk, earlier Bangalore North Taluk, presently comes under BBMP Jurisdiction, Bangalore, which is more fully described in the schedule herein and hereinafter referred to as Schedule Property;

II. WHEREAS, the land measuring 0-06 guntas in Sy. No.69/10 situated at Thindlu Village, Yelahanka Hobli, Bangalore North Taluk was

For HRS SAI GURU DEVELOPERS LLP

For HRS SAI GURU DEVELOPERS LLP

First Party/Owner

Managing Partners

Managing Partners

For HRS SAI GURU DEVELOPERS LLP

Managing Partners

Sheet of Doct. No. **IV 586** of BOOK-I
2023-24

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- BYP-4-00586-2023-24

ಬ್ಯಾಟರಾಯನಪುರ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20/11/2023 ರಂದು 10:27:47 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪ್ರ
1	ನೋಂದಣಿ ಶುಲ್ಕ	100.00
2	ಸೇವಾ ಶುಲ್ಕ	490.00
3	ನಕಲು ನೋಂದಣಿ ಶುಲ್ಕ	200.00
4	ಹೆಚ್ಚುವರಿ ನೋಂದಣಿ ಶುಲ್ಕ	900.00
5	ಹೆಚ್ಚುವರಿ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	300.00
	ಒಟ್ಟು	1,990.00

M/s. HRS SAI GURU DEVELOPERS LLP Represented by its Managing Partners is Rep. by Sri .R. IIARI KRISHNA ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s. HRS SAI GURU DEVELOPERS LLP Represented by its Managing Partners is Rep. by Sri .R. IIARI KRISHNA , , 47, Resident of: , Rajalli Arcade, # 41, 1st Main, Sanjay Nagar Main Road, RMV 2nd Stage, Behind Muneshwara Temple, Sanjay Nagar, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560094 (Presenter)		 Left Thumb	For HRS SAI GURU DEVELOPERS LLP Designated Partner

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬ್ಯಾಟರಾಯನಪುರ

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s. HRS SAI GURU DEVELOPERS LLP Represented by its Managing Partners is Rep. by Sri .R. IIARI KRISHNA , , 47, Resident of: , Rajalli Arcade, # 41, 1st Main, Sanjay Nagar Main Road, RMV 2nd Stage, Behind Muneshwara Temple, Sanjay Nagar, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560094 (Claimant)		 Left Thumb	For HRS SAI GURU DEVELOPERS LLP Designated Partner
2	M/s. HRS SAI GURU DEVELOPERS LLP Represented by its Managing Partners is Rep. by Sri .B. RAMESH NAIDU , , 46, Resident of: , Rajalli Arcade, # 41, 1st Main, Sanjay Nagar Main Road, RMV 2nd Stage, Behind Muneshwara Temple, Sanjay Nagar, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560094 (Claimant)		 Left Thumb	For HRS SAI GURU DEVELOPERS LLP Designated Partner
3	M/s. HRS SAI GURU DEVELOPERS LLP Represented by its Managing Partners is Rep. by Sri .T. SRINIVASULU , , 47, Resident of: , Rajalli Arcade, # 41, 1st Main, Sanjay Nagar Main Road, RMV 2nd Stage, Behind Muneshwara Temple, Sanjay Nagar, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560094 (Claimant)		 Left Thumb	For HRS SAI GURU DEVELOPERS LLP Designated Partner

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬ್ಯಾಟರಾಯನಪುರ

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2023-24

belonging to Sri. R. Mahalingappa, the said Sri. R. Mahalingappa has acquired property from his predecessor-title holder i.e. Smt. Manjula through registered Sale deed dated 28/11/2002, registered as Document No.9234/2002-03, Book-1, stored in CD No. YNK29, in the office of the Sub-Registrar, Yelahanka, Bangalore.

III. WHEREAS, the land measuring 0-04 guntas in Sy. No. 69/11 and land measuring 0-10 guntas in Sy. No. 69/12, in total measuring 0-14 guntas, Situated at Thindlu Village, Yelahanka Hobli, Bangalore North Taluk was belonging to Sri. R. Mahalingappa, the said Sri. R. Mahalingappa has acquired property from his predecessor-title holder i.e. Smt. G. Poornima through registered Sale Deed dated 28.11.2002 vide registered as Document No. 9232/02-03, Book-1, stored in CD No. YNK-29, in the office of Sub-Registrar, Yelahanka, Bangalore.

IV. WHEREAS, the land measuring 0-0 $\frac{3}{4}$ guntas in Sy. No. 69/11 situated at Thindlu Village, Yelahanka Hobli, Bangalore North Taluk, was belonging to Sri. R. Mahalingappa, the said Sri. R. Mahalingappa has acquired property from his predecessor-title holder i.e. Smt. G. Poornima through registered Sale Deed dated 04.11.2004 vide registered as Document No. YAN-1-15410/04-05, Book-1, stored in CD No. YAND90, in the office of Sub-Registrar, Yelahanka, Bangalore.

Thus, Sri. R. Mahalingappa, the First Party herein, became the absolute owner in possession of the Sy. No. 69/10, an extent of 0-06 guntas, Sy. No. 69/11, an extent of 0-04.12 guntas and Sy. No. 69/12, an extent of 0-10 guntas, Total 0-20.12 (20 $\frac{3}{4}$) guntas situated at Thindlu Village, Yelahanka Hobli, Bangalore North Taluk, subsequently revenue records were transferred in his name, which is morefully described as Schedule herein and hereinafter referred to as Schedule Property.

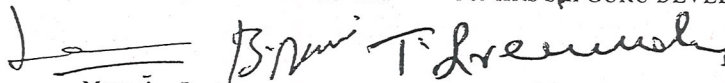
V. WHEREAS, the First Party being owner of land bearing Sy. No. 69/10, 69/11 & 69/12, with desirous of developing into Non-Agriculture/Residential Use has obtained conversion order from the office of Deputy Commissioner, Bangalore vide its Official Memorandum bearing No. ALN(NAY)SR/214/13-14, dated 08.05.2014, in respect of Sy. No. 69/10, 69/11 & 69/12, total measuring 0-20 $\frac{3}{4}$ guntas of Thindlu Village.

VI. PURSUANCE to the conversion order the First Party has approached the revenue authority for registration of Katha, on perusal of records accorded the registration of Katha and assigned **New Municipal**

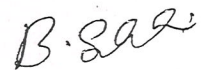
For HRS SAI GURU DEVELOPERS LLP

For HRS SAI GURU DEVELOPERS LLP

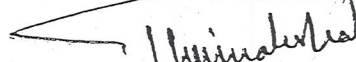
First Party/Owner


Managing Partners

Managing Partners









For HRS SAI GURU DEVELOPERS LLP


Managing Partners

Managing Partners

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 2023-24

4	M/s. HRS SAI GURU DEVELOPERS LLP Represented by its Managing Partners is Rep. by Sri .B. SATISH , , 42, Resident of: , Rajalli Arcade, # 41, 1st Main, Sanjay Nagar Main Road, RMV 2nd Stage, Behind Muneshwara Temple, Sanjay Nagar, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560094 (Claimant)		 Left Thumb	For HRS SAI GURU DEVELOPERS LLP B. Satish Designated Partner
5	M/s. HRS SAI GURU DEVELOPERS LLP Represented by its Managing Partners is Rep. by Sri .THIRUMALESHA , , 47, Resident of: , Rajalli Arcade, # 41, 1st Main, Sanjay Nagar Main Road, RMV 2nd Stage, Behind Muneshwara Temple, Sanjay Nagar, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560094 (Claimant)		 Left Thumb	For HRS SAI GURU DEVELOPERS LLP Thirumalesha Designated Partner
6	Sri .R. MAHALINGAPPA S/o Late. B.C. Ramaiah, , 54, Resident of: No.70, "Niveditha", 7th Cross, Further Extension, Mahalakshmi Layout,, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560086 (Executant)		 Left Thumb	R. Mahalingappa

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು
ಬ್ಯಾಟರಿಯುನಪುರ

ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	Nandeesha. T S/o Gurappa. T.K (Identifier)	No. 17,2nd Cross, Basaveshwara Layout, Nagashetty Halli, RMV 2nd Stage, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560094	Nandeesha T
2	R,V, Praveen C/o - (Identifier)	No. 380/1, 1st Main Road, 8th Cross, Taanagar, Kodigchalli, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560092	R.V. Praveen

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು
ಬ್ಯಾಟರಿಯುನಪುರ

There is no difference between the original copy and the duplicate presented for registration

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು
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No. 1562 for Sy. No. 69/10, 69/11, 69/12 vide Special Notice bearing No. KTR/497/2014-15, MR/75/14-15, dated 03.02.2015, issued by office of Revenue Officer, Vidyanarayapura Zone, BBMP, Bangalore. Further, Assistant Revenue Officer has collected Improvement/Betterment charge vide Receipt No. RD/RDAROVDYP/08/2014-15/Feb/0026, dated 03.02.2015.

VII. That, by way of a Joint Development Agreement dated **20/11/2023**, registered as Document No. **BYP-1-11676/2023-24**, Book I, in the office of the Sub-Registrar, Byatarayanapura, Bangalore (the "JDA"), the Land Owner has agreed to grant developmental rights in favour of the Developer for the development of Schedule Property by constructing Residential Apartments thereon (Said Building).

VIII. WHEREAS, in furtherance to the terms of the JDA and in compliances thereof, the Land Owner is executing this Power of Attorney in favour of the Developer to do all such acts, deeds and things as set out herein below.

NOW KNOW ALL MEN BY THESE PRESENTS THAT THE LAND OWNER above named, do hereby nominate, constitute and appoint **M/s. HRS SAI GURU DEVELOPERS LLP**, a registered LLP Firm, having its registered office at Rajalli Arcade, # 41, 1st Main, Sanjay Nagar Main Road, RMV 2nd Stage, Behind Muneshwara Temple, Sanjay Nagar, Bangalore- 560 094, i.e. the Developer, represented by its Directors **a) Sri. R. Hari Krishna, b) Sri. Ramesh Naidu, c) Sri. T. Srinivasulu, d) B. Satish & e) Sri. Thirumalesha** as my true and lawful Attorney, to do all or any of the following acts, deeds and things, with regard to the Schedule Property, either jointly or severally in my name and on my behalf:

- (a) to represent and act for and on his behalf before all Government, statutory, local and other authorities, as well as Courts and Tribunals, with regard to or in connection with the Schedule Property, with regard to the plans and all matters relating to the Schedule Property and development thereof;
- (b) to approach the appropriate authorities/agencies and obtain required permissions/sanctions, for appointing contractors, civil engineers, architects and consultants for performing or executing the performance of all acts as desired by the Developer, for the effective development of the Schedule

For HRS SAI GURU DEVELOPERS LLP

For HRS SAI GURU DEVELOPERS LLP

First Party/Owner

Managing Partners

Managing Partners

For HRS SAI GURU DEVELOPERS LLP

Managing Partners

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2023-24



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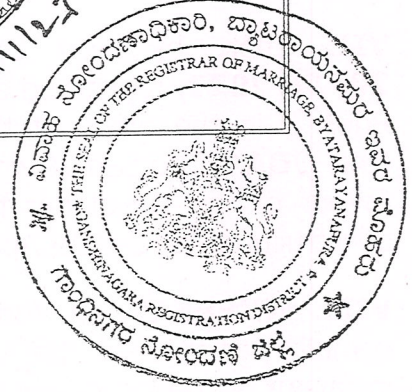
ನಂಬರ್ BYP-4-00586-2023-24 ಆಗಿ

ದಿನಾಂಕ 20/11/2023 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ

ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿ

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬ್ಯಾಟರಾಯನಪುರ

SENIOR SUB REGISTRAR,
BYATARAYANAPURA, BANGALORE.



Property;

- (c) to appoint Architect, Consultants, Contractors and other personnel, interior decorators, designers and other outside agencies and workers for carrying out development of the Schedule Property from time to time as also for construction of building/s thereon and pay their fees, monies.
- (d) to prepare the plans and make modifications thereto with respect to the development of the Schedule Property;
- (e) to make representations and file affidavits, applications and documents necessary for the purpose of obtaining permissions, clearances, exemptions and sanctions required under any statute for any purpose relating to the Schedule Property or any part thereof, including for the construction on and development of the Schedule Property, before the Government of Karnataka, BBMP, Bangalore Development Authority, the Central Government or any other appropriate authority under any state or central statute;
- (f) to pay all rates/taxes/cusses with regard to the development of Schedule Property and the charges for electricity/water consumed therein and to pay all deposits/charges/fees/contributions and other levies required for obtaining licenses/sanctions/clearances/permissions in respect of the Schedule Property and the development thereof and to obtain receipts thereon;
- (g) to apply for and obtain the commencement certificate, completion/occupation certificates and other permissions, required for the construction, completion and occupation of the residential apartment building to be constructed on the Schedule Property;
- (h) to apply for and obtain necessary clearances, permissions and consents required for the development of the Schedule Property;
- (i) to apply for and obtain from the BBMP, the Town Municipal Council(s) and other concerned statutory authorities, including the Bangalore Development Authority, the National Airport Authority of India, as well as the International Airport Authority of India, the Department of Telecommunication,

For HRS SAI GURU DEVELOPERS LLP

For HRS SAI GURU DEVELOPERS LLP

First Party/Owner

Managing Partners

Managing Partners

For HRS SAI GURU DEVELOPERS LLP

Managing Partners

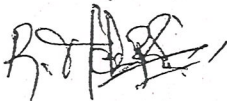
the Traffic Department, the Lift Inspectorate, the Bangalore Electricity Supply Company, the Bangalore Water Supply and Sewerage Board, the Bangalore Urban Development Commission, the Fire Force Department or any statutory authority, state or central government, sanctions/licenses/consents/permissions/no-objections/ OC/ amendments and/or modifications required for such development of and construction of building(s) on the Schedule Property and to apply for and obtain electrical, water and sanitary connections therein, and in that behalf, to sign and execute all applications, affidavits, declarations, indemnities, plans and other documents;

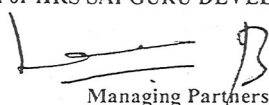
- (j) to construct buildings and structures as per the sanctioned plans, including any modification(s) thereto, as the case may be, on the Schedule Property; to submit applications, affidavits, statements and returns to the Government of Karnataka and/or the authorities under any state or central statute, to obtain the necessary clearances, exemptions, sanctions and permissions required under any of the statutes for the sanction of the plan for the Schedule Property and construction and development of the Schedule Property;
- (k) to apply for and obtain any clearance that may be required under the provisions of the Income Tax Act, 1961;
- (l) to sign/issue no objection certificates on behalf of the Land Owner for the transfer of the Khatha with respect to the Developer's entitlement in the Schedule Property, in the name of any prospective purchaser(s);
- (m) That only after the execution of Sharing Agreement between the Owner and Developer as per Joint Development Agreement, Developer is entitle to enter into agreements for sale, sale deeds and /or any conveyance, lease deed/s as it may deem fit, with respect to the Developer's entitlement only as defined in the JDA, including any rectifications thereof, in respect of the apartment units to be constructed on the Schedule Property identified as Developer's entitlement, with the prospective purchasers of apartment unit(s) and receive advance/full consideration/construction costs/rent/advances thereof in furtherance to the aforesaid

For HRS SAI GURU DEVELOPERS LLP

For HRS SAI GURU DEVELOPERS LLP

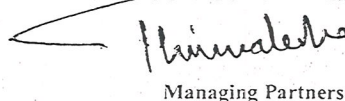
First Party/Owner




Managing Partners

Managing Partners

For HRS SAI GURU DEVELOPERS LLP


Managing Partners

agreements and deeds, to admit execution thereof and register such sale agreements/sale deeds/ rectification/lease deeds and or any other documents, as may be deemed necessary by the Developer to the extent of Developer's entitlement.

- (n) to sign and submit applications/affidavits and/or all such documents required for getting the apartment building assessed for taxes and obtain Kathas for the apartments comprised in the project including Land Owners Entitlement.
- (o) to form an association of owners for the maintenance and up keep of the building(s) to be constructed on the Schedule Property in consultation with the Land Owner.
- (p) to institute, prosecute and defend all legal, revenue, tax and other proceedings relating to the Schedule Property and to settle, withdraw, compromise and compound any suits or proceedings related to the Schedule Property;
- (q) to sign and execute pleadings, applications, petitions, affidavits, declarations and memorandum of appeal, revision and review to be filed before any Court, Tribunal or other authority, including arbitral tribunals, with regard the Schedule Property;
- (r) to produce documents and obtain returns thereof and to give evidence and instruct its legal counsel with regard to any suits or proceeding relating to the Schedule Property;
- (s) generally to do all other acts, deeds and things necessary with regard to the construction, management and maintenance of the building(s) to be constructed on the Schedule Property; and

The Land Owner hereby undertakes to ratify all such acts, deeds and things made and executed by the Attorney pursuant to this indenture, relating to the Schedule Property and its development.

:: SCHEDULE PROPERTY::

Item-1

All that piece and parcel of the un-developed converted land bearing Sy.No.69/10 measuring 0-06 guntas, situated at Thindlu Village,

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For HRS SAI GURU DEVELOPERS LLP

For HRS SAI GURU DEVELOPERS LLP

[Signature]
Managing Partners

[Signature] *[Signature]*
Managing Partners

First Party/Owner

[Signature]

For HRS SAI GURU DEVELOPERS LLP

[Signature]
Managing Partners

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2023-24

Yelahanka Hobli, Yelahanka Taluk earlier Bangalore North Taluk,
presently comes under BBMP Jurisdiction, Bangalore and bounded on :

East by : Land belongings to Sri. Hanumegowda,
West by : Land belonging to Smt. P. Rudramma,
North by : Land belongings to Sri. Hanumegowda,
South by : Road & Land belongings to Sri. A.R. Shariieff.

Item-2

All that piece and parcel of the un-developed converted land bearing Sy.No.69/11 measuring 0-04 guntas & Sy. No. 69/12, measuring 0-10 guntas, in total measuring 0-14 guntas, situated at Thindlu Village, Yelahanka Hobli, Yelahanka Taluk earlier Bangalore North Taluk, presently comes under BBMP Jurisdiction, Bangalore and bounded on :

East by : Land belongings to Sri. Narayanappa,
West by : Land belonging to Sri. Nagaraja & Smt. Sunadamma,
North by : Land belongings to Smt. Sunadamma,
South by : 100 feet wide open space & thereafter Road.

Item-3

All that piece and parcel of the un-developed converted land bearing Sy.No.69/11 measuring 0-0 $\frac{3}{4}$ guntas, situated at Thindlu Village, Yelahanka Hobli, Yelahanka Taluk earlier Bangalore North Taluk, presently comes under BBMP Jurisdiction, Bangalore and bounded on :

East by : Road Left by Sri. M. Narayanappa, the Vendor of the property in Sy. No. 69/15, in all measuring 3400 ft, out of which 1700 feet is for the benefit of Sri. Mahalingappa
West by : Land belonging to Sri. Mahalingappa,
North by : Land bearing No. 69/15,

For HRS SAI GURU DEVELOPERS LLP

For HRS SAI GURU DEVELOPERS LLP

First Party/Owner

Managing Partners

Managing Partners

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For HRS SAI GURU DEVELOPERS LLP

Managing Partners

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South by : Land belongings to Sri. Mahalingappa.

:: SCHEDULE PROPERTY ::

(Description of Amalgamated/Clubbed/Composite property of converted land bearing Sy. 69/10, 69/11 & 69/12)

All that piece and parcel of the un-developed converted land bearing **Sy.No.69/10, 69/11 & 69/12**, total measuring **0-20 $\frac{3}{4}$ guntas or 22596.75 Sq. feet**, having **BBMP Katha No. 1562/Sy. No. 69/10, 69/11, 69/12**, vide conversion order bearing No. **ALN(NAY) SR/214/13-14**, dated **08.05.2014**, issued by Deputy Commissioner, Bangalore, situated at **Thindlu Village, Yelahanka Hobli, Yelahanka Taluk earlier Bangalore North Taluk**, presently comes under BBMP Jurisdiction, Bangalore and bounded on :

East by : Road.

West by : Land belongings to Smt. P. Rudramma, Sri. Nagaraja & Smt. Sunadamma.

North by : Land belonging to Smt. Sunadamma,

South by : Road & Land belongings to Sri. A.R. Sharieff.

:: SCHEDULE A PROPERTY ::
(SHARE OF LAND OWNER/First Party)

All that piece and parcel **47.5 % (Forty Seven Point Five percent)** of Super Built-Up Area constructed in the Schedule Property along with 47.5% Car Parking area with right to retain 47.5% Undivided right, title and interest in the land in the Schedule Property, along with common rights in respect of common areas and amenities.

:: SCHEDULE B PROPERTY::
(SHARE OF DEVELOPER/Second Party)

For HRS SAI GURU DEVELOPERS LLP

For HRS SAI GURU DEVELOPERS LLP

First Party/Owner

Managing Partners

Managing Partners

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For HRS SAI GURU DEVELOPERS LLP

Managing Partners

All that piece and parcel **52.5 % (Fifty Two Point Five percent)** of Super Built-Up Area constructed in the Schedule Property along with 52.5% Car Parking area with right to retain 52.5% Undivided right, title and interest in the land in the Schedule Property, along with common rights in respect of common areas and amenities.

IN WITNESS WHEREOF, I have executed this **POWER OF ATTORNEY** in the presence of the witnesses attesting hereunder:

<p>EXECUTANT</p>	<p>Signature.....<i>R. Mahalingappa</i> (Sri. R. Mahalingappa)</p>
<p>WE ACCEPT THE POWERS CONFERRED UPON US BY THIS DOCUMENT</p> <p>POWER OF ATTORNEY HOLDERS</p>	<p>For HRS SAI GURU DEVELOPERS LLP Rep. by its Managing Partners</p> <p>Signature.....<i>[Signature]</i> 1. Sri. R. HARI KRISHNA (Managing Partners)</p> <p>Signature.....<i>[Signature]</i> 2. Sri. B. RAMESH NAIDU (Managing Partners)</p> <p>Signature.....<i>[Signature]</i> 3. Sri. T. SRINIVASULU (Managing Partners)</p> <p>Signature.....<i>[Signature]</i> 4. Sri. B. SATISH (Managing Partners)</p> <p>Signature.....<i>[Signature]</i> 5. Sri. THIRUMALES (Managing Partners)</p> <p style="text-align: right;">For HRS SAI GURU DEVELOPERS LLP</p>

WITNESSES:

1. *Nandeesha*
NANDEESH . T
14 . 2nd cross
Basaweswara layout
Nagashettyhalli. Bangalore - 9A

2. *R. V. Praveen* Designated Partner
R. V. PRAVEEN
380/1, 1st main, 8th cross
tatanagar, Kooligelahalli
Bangalore - 92

[Signature]
Drafted by: Ambarish. Advocate.
no. 4/7, 2nd main, 8th cross, Gangannagar
B'lore. 32.



Steen, 104

AU28 9945/63/12
19/8/24



Declaration for Authorised Signatory

I /we

Sl. No.	Name of Partners/Director of LLP
01.	Sri. R. Hari Krishna
02.	Sri. T. Srinivasulu
03.	Sri. B. Satish
04.	Sri. Thirumalesha

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Hereby solemnly and declare that, **Sri. B. Ramesh Naidu** to act as an Authorised Signatory for execution of Sale Deed, Convey, Agreement of Sale, declaration, Mortgage, Forms and other acts relation to sell of Flat/Apartment and obtaining of BBMP, BDA, Municipal Council, Licence, Building Plan, BESCOM, BWSSB, NOC from the Statuary Authority and other such acts, on behalf of M/s.HRS SAI GURU DEVELOPERS LLP, project been constructed on property bearing converted land bearing Sy.No.69/10, 69/11 & 69/12, total measuring 0-20 3/4 guntas or 22596.75 Sq. feet, having BBMP Katha No. 1562/Sy. No. 69/10, 69/11, 69/12, vide conversion order bearing No. ALN(NAY)SR/214/13-14, dated 08.05.2014, issued by Deputy Commissioner, Bangalore, situated at **Thindlu Village, Yelahanka Hobli, Yelahanka Taluk** earlier Bangalore North Taluk.

IT IS HEREBY RESOLVED that, **Sri. B. Ramesh Naidu** is hereby authorised to execute/acts for above subject and on behalf of the M/s.HRS SAI GURU DEVELOPERS LLP.

B. Ramesh Naidu
Designated Partner

Acceptance as Authorised Signatory

For M/s. HRS SAI GURU DEVELOPERS LLP

1.

[Signature]
Designated Partner
(Managing Partner)
For HRS SAI GURU DEVELOPERS LLP

2.

T. Srinivasulu
Designated Partner
(Managing Partner)
For HRS SAI GURU DEVELOPERS LLP

3.

B. Satish
Designated Partner
(Managing Partner)

4.

Thirumalesha
Designated Partner
(Managing Partner)
For HRS SAI GURU DEVELOPERS LLP

Date: 16-02-2024

Place: Bangalore

For HRS SAI GURU DEVELOPERS LLP

Address
Rajalli Arcade, #41, 1st Main, Sanjaynagar Main Road,
RMV 2nd Stage, Sanjaynagar, Bengaluru - 560094.

Phone
080 23510525

Email
contact@hrssaigurudevelopers.com

Website
www.hrssaigurudevelopers.com

Designated Partner