GENERAL POWER OF ATTORNEY

WE,

# Sri..

S/o

Aged

about ……..

years

Residing at Bengaluru, Karnataka

# Smt.

W/o Sri

Aged about …….. years

Residing at Bengaluru, Karnataka 560086.

HEREINAFTER referred to as the **OWNERS / EXECUTANTS** (which term shall whenever the context requires and admits mean and include their respective heirs, legal representatives, successors in interest, executors, assigns etc.) of the **FIRST PART,** do hereby present our best compliments and state as under:

WHEREAS, the property **Municipal Nos.**, PID No: 14-74-1446, situated at Bengaluru Mahanagara Palike, Ward No. 14, Nagapura, Bengaluru – 560086, measuring East to West: 60 feet and North to South: 40 feet, totally measuring 2400 sft., was purchased by the Owners of the First Part from Smt. , W/o Late , resident of resident of …………, in Book- ……, of Vol. ………, Pages …….-……., registered in the Office of the, Bengaluru and the khatha of the combined property stands in the joint name of the Owners of the First Part and thus, the Owners herein are in exclusive possession and peaceful enjoyment of the Schedule Property.

WHEREAS we have entered into a Joint Development Agreement dated

 registered as Doc. No. ……, registered in the Office of the Sub- Registrar (Rajaji Nagar, Bengaluru), ………….., Bengaluru with **Sri.**, S/o Sri. Manoj Kumar Bharti, Proprietor M/s , aged about 37 years, Residing at hereinafter called the **DEVELOPER** (which term shall whenever the context requires and admits mean and include his heirs, legal representatives, successors in interest, executors, assigns etc.) of the **SECOND PART**, for the purpose of constructing residential apartments complex on the Schedule Property as per terms and conditions duly incorporated therein, ensuring mutual benefit.

WHEREAS in terms thereof, we are bound to do, execute and perform certain acts, deeds and things in relation to and concerning the Schedule Property and its development in terms of the said agreement, which for various reasons we are unable to do and therefore we consider it expedient and necessary to appoint, nominate and constitute an Attorney for doing and performing all the acts, deeds and things on our behalf, to achieve the overall objective of the Joint Development Agreement.

WE, **1. Sri. .** and **2. Smt.**, the aforesaid EXECUTANTS, therefore DO HEREBY, NOMINATE, APPOINT AND CONSTITUTE **Sri.**, the DEVELOPER, whose specimen signature is appended here below for identification, to be our lawful and duly constituted attorney to do, to execute and to perform the following acts, deeds and things concerning the Schedule Property and its development in terms of the Joint Development Agreement executed by us as aforesaid namely:

1. To deal with, represent us, to act on our behalf with any office department or authority of State Government, Central Government, Statutory Body or Authority, Municipal or Local bodies, BDA, BBMP, BESCOM, BWSSB, and the like, any Corporation, Company, Partnership Firm or individual or otherwise, in all or any matters relating to the Schedule Property as contained in the Joint Development Agreement.
2. To submit and file on our behalf any application, plan, paper, document and obtain NOC's permissions, sanctions, license from the concerned authorities for and in connection with the Development of the Schedule Property for the purpose of constructing residential apartments.
3. To negotiate for Sale, execute and present Agreement/s of Sale and Deed/s of Sale, to receive sale consideration and issue valid receipts thereof relating to the Developer’s Share of Flat No 201, on Second Floor and and Flat no 301 on Third floor are allotted to the Developer / Second Party towards his 50% share with 02 Car Parking slots along with proportionate undivided share, title and interest in the Schedule Property.
4. To apply, sign, execute documents for the registration, transfer, bifurcation or amalgamation of the khata in respect of the Developer’s share of flats which are morefully described in clause 3 of this GPA.
5. To apply for and obtain electricity, water and sewerage connections and any other facilities and amenities required for the apartment complex constructed in the Schedule Property.
6. Our aforesaid Attorney is hereby empowered to appoint substitute/s and delegate any or all powers conferred herein and we undertake to ratify all acts, deeds and things executed and performed by the said substitute/s which has our written consent.
7. This General Power of Attorney shall not be revoked till the completion of sale transactions of the share allotted to the Developer along with execution of Absolute Sale Deeds and transfer / bifurcation / amalgamation of Khatha and formation of apartment owners’ association.

# SCHEDULE PROPERTY

All that piece and parcel of the residential property bearing bearing **Municipal No**, PID No: 14-74-1446, situated at Bengaluru Mahanagara Palike, Bengaluru – 560086, measuring East to West: 60 feet and North to South: 40 feet, totally measuring 2400 sft., and bounded on the:

East By : 30 feet wide Road

West By : Site No. 1463

North By : Site No. 1445

South By : Site No. 1447

**SIGNED and EXECUTED** at Bengaluru on this in the presence of the following witnesses:

Specimen Signature of

# Sri

**WITNESSES: 1.**

D/O Sri. Pramod B. S

# OWNERS / EXECUTANTS

**(Sri.)**

# 2. (Smt.)