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3211/2023 TP/143826483/2023



தமிழ்நாடு तमिलनाडु TAMILNADU 18/2/2023

CZ 577259

K. SELVARANI
STAMP VENDOR
LICENCE No. 865 1994
HOSUR-635 109

SR & Co
Hosur.

GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY IS MADE AT HOSUR ON THIS 18th DAY OF FEBRUARY 2023, By :

Smt. PARANJOTHI RAMAIAH,

W/o. late Dr.Sampangiramaiah,
Hindu, aged about 67 years,
(Passport No.575367590),
Aadhaar No.407251743648,
Residing at Glenaston,
Keepers Road, little Aston B74 3AX,
England.

Presently at Hosur.

(Hereinafter called the **"PRINCIPAL"**) which term shall unless the context otherwise requires mean and include her heirs executors, legal representatives and assigns.

PRINCIPAL **ATTORNEY HOLDER**

Document No. 3211 of 2023 of Book I
Contains 15 Sheets 1 Sheet

Paranjothi S.

Registering Officer

M/s. SR & Co

Partner

TO AND INFAVOUR OF

M/s SR & CO a Partnership firm, having its office at 1ST Floor, Krishnagiri Bye Pass Road, Hosur, Krishnagiri District, TamilNadu-635109, having an Income Tax Permanent Account Number **AEXFS4643C,** represented by its Partners **Mr. G.R.ANANDABABU, S/O Late Ramaswamy (Aadhar- 616818877991) AND MRS.P.USHA, W/o.MR K. Prabhu (Aadhar-454952466809)** in terms of its Partnership Deed dated 12.01.2023 and Deed of Reconstitution dated25-01-2023 (Hereinafter called the "**ATTORNEY HOLDER"**) which term shall unless the context otherwise requires mean and include its legal representatives and assigns.

THIS GENERAL POWER OF ATTORNEY AS FOLLOWS:

WHEREAS the Principal herein is absolute owner of the **Sy.Nos.252, and 253 Dry, Extent,1.11Asst 1.60 of Hosur Town, Hosur Taluk, Hosur Sub-Registration District, Krishnagiri Registration District,** which is more fully described in the Schedule given hereunder, hereinafter referred to as the **SCHEDULE PROPERTY.**

WHEREAS the Property described in the schedule hereunder originally belongs to one Sampangiramaiah, as his separate and self acquired property, having been earlier purchased by him, out of his own funds, under registered sale deed dated 16/11/1981, bearing **Document No.1195/1982 of Book 1**, registered in the Office of the Sub Registrar Office Hosur. And U.D.R Patta also stands in the name of said Sampangiramaiah, under Patta No.290.

PRINCIPAL **ATTORNEY HOLDER**

Parayyyohi. S. Ramesh

Document No 3211 of 2023 of Book I M/s. SR & Co
Contains 15 Sheets 2 Sheet

Partner

Registering Officer

WHEREAS, above said Sri. Sampangi Ramaiah died intestate on 06.09.2010 leaving behind his widow/wife Paranjothi Ramaiah (Principal) and children namely India Nayanika Ramaiah and Bharath Keshava Ramaiah as his legal heirs and they have acquired the rights and the title of the schedule property by way of inheritance through deceased Sampangi Ramaiah and are in continues possession of the same as absolute owners. Whereas above said India Nayanika Ramaiah and Bharath Keshava Ramaiah children of deceased Sampangiramaiah have a Released their 2/3 undivided share/rights to and in favour of their mother Mrs.Paganjothi Ramaih (Principal) under a Registered Release deed, dated 17.02.2023 (Registered as Document No.3203/2023 of Book 1 in the office of the Sub Registrar, Hosur) Whereas Principal is in legally, lawfully and entitle to entire Property morefuly described hereunder.

WHEREAS as the Principal is interest and desire to develop the Schedule mentioned property as residential/commercially and mean time the principal is not able to personally attend to concerned authorities/offices and other places at a short notice and therefore the Principal have decided and desired to execute this deed of General Power of Attorney in favour the Attorney and therefore, the Principal out of her own volition do hereby execute this General Power of Attorney empowering and authorizing the General Power of Attorney to do execute perform all the following acts, things and Deeds on her behalf in respect of the Schedule mentioned Property:-

1. To pay or allow all taxes, rates, assessments, charges, deductions expenses and all other payment and outgoing whatsoever due and payable or to become due and payable for or on account of my said lands estate and premises.

PRINCIPAL **ATTORNEY HOLDER**

Paranjyothi S.

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M/s. SR & Co

Partner

Registering Officer

2. To enter into and upon my lands and buildings and structures whatsoever and to view the state and defects for the reparation thereof and forthwith to give proper notices and direction for repairing the same and to let manage and improve the same to the best advantage and to make or repair drains and roads thereon.

To prepare a layout by sub dividing any land into plots and obtain necessary approval of any local authority for the same if required.

To develop any land or plot of land vacant or with any building or structure thereon by constructing new building or buildings thereon and on plot ownership basis, other premises thereon on such terms as the attorney may think fit and to transfer the land with such building to any cooperative housing society or company or on apartment ownership basis and to execute necessary documents in that behalf.

To enter into any development agreement with any developer or builder authorizing him to develop any of my properties as mentioned above and to do and execute all acts and deeds as may be required to be Done or executed.

To engage, employee and is miss any agent, clerks, servants or other person in and about the performance of the purpose of these presents as the attorney shall think fit.

PRINCIPAL **ATTORNEY HOLDER**

Parangjothi. S. Nambi

M/s. SR & Co

Partner

Document No 2211 of 2023 of Book I
Contains 15 Sheets 4 Sheet

Registering Officer

To commence any suit, action or other proceedings in any court of justice and before any public officer or Tribunal for the recovery or enforcement of any debt, sum of money, right, title, interest, property matter or thing whatsoever now due or payable or to become due or payable or in anywise belonging to me by any means or on any account whatsoever and the same action, suit or proceedings to prosecute or discontinue or become non suit therein if the attorney shall see cause and also to take such other lawful ways and means including proceedings in execution distress, distrait and the like for recovering or getting in any such sum of money or other thing whatsoever which shall be the attorney be convinced to be due owing, belonging or payable to me by any person whosoever and also to appoint any advocates, solicitous and legal advisers to prosecute or defend in the premises aforesaid or any of them as occasion may require and from time to time, them or any of them to remove and other or others to appoint in their place and to pay them such fees and remuneration as the attorney shall think fit or be advised and for all or any of the purposes aforesaid to sign, execute, deliver, files all necessary vakalatnames, warrants to act, plants, petitions, applications, defences, statements, accounts, declarations, affidavits, and other documents, papers and writings.

And also for the better and more effectually doing, effecting and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as the attorney may think fit as his substitute or substitutes to do, execute and perform all or any such matters and things as aforesaid and any such substitute or substitutes at pleasure to remove and to appoint another or other in his or their place.

PRINCIPAL **ATTORNEY HOLDER**

Narayjyothi S. Ramesh

M/s. SR & Co

Partner

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Registering Officer

In general to do all other acts, deeds, matters and things whatsoever in or about my estate, property and affairs or concur with persons jointly interested with myself therein in doing all acts, deeds, matters and things herein either particularly or generally described as amply and effectually to all intents and purpose as we could do in our own proper person if these presents had not been made.

AND we hereby agree that all acts, deeds, and things lawfully done by our said attorney shall be construed as acts, deeds, and things as if done by us and we undertake to ratify and confirm all and whatsoever that my said attorney shall lawfully do or cause to be done for me by virtue of the power hereby given through this power-of-attorney. The Attorney shall maintain the proper accounts and produce the same whenever it is required. This power need not be attested. The Principals have not received any consideration for this G.P.A, This G.P.A only for above said approval and that relating purpose not for sale.

SCHEDULE PROPERTY

ITEM NO.1

All that piece and parcel of the **Sy No.252 ,** in this UDR **Survey Number: 252/2** Dry Extent Hec. 0.44.0 Asst. Rs. 1.49 in this an extent of **Ac. 1.00** (One Acre) of **Hosur Town**, **Thally Road** Hosur Taluk, Hosur Sub-Registration district, Krishnagiri Registration District and bounded on;

East by	:	Item No.2 and Common way
West by	:	The land in Sy.No.251,
North by	:	Private property (Previously belonged to Annaiachari)
South by	:	Remaining portion in the Sy.No.252 belonged to Subramani and family members.

PRINCIPAL **ATTORNEY HOLDER**

Document No 3211 of 2023 of Book 1
Contains 15 Sheets 6 Sheet

Registering Officer

M/s. SR & Co
Partner

ITEM NO.2

All that piece and parcel of the **Sy No.252** in this UDR **Survey Number: 252/2** Dry Extent Hec. 0.44.0 Asst. Rs. 1.49 in this an extent of **Ac. 0.10** (Ten Cents) of **Hosur Town**, **Thally Road** Hosur Taluk, Hosur Sub-Registration district, Krishnagiri Registration District and bounded on;

East by : Hosur to Thally Road (The land in Sy.No.253, Item No.3)
West by : land described in the Item No.1
North by : Item No.1 & Common way
South by : Remaining portion in the Sy.No.252 belonged to Subramani and family members.

ITEM NO.3

All that piece and parcel of the **Sy No.253** in this UDR **Survey Number: 253/2** Dry Extent Hec. 0.01.0 Asst. Rs. 0.06 full extent in this an extent of **Ac. 0.01** (One Cents) of Hosur Town, Hosur Taluk, Hosur Sub-Registration district, Krishnagiri Registration District and bounded on;

East by : Hosur to Thally Road
West by : land described in the Item No.2
North by : Item Nos. 1 and 2 and Common way
South by : Remaining portion in the Sy.No.252 belonged to Subramani and family members.

All together measuring an **extent of 1.11 Acre**, Asst 1.60 of Land

PRINCIPAL **ATTORNEY HOLDER**

Parangyothi S. Ramachandran

M/s. SR & Co

G. R. Partner

Document No 3211 of 2023 of Book 1
Contains 15 Sheets 7 Sheet

Registering Officer

Town Survey Nos.125/1 and 124 , Block No.37, Ward No. B,
IN WITNESSES WHERE OF THE PRINCIPAL HAS SIGNED THIS DEED OF AMANDENT TO GPA ACCEPTING THE TERMS AND CONDITIONS THEREOF.

PRINCIPAL **ATTORNEY HOLDER**

M/s. SR & Co
Partner

WITNESSES:

1. Muthyalu Satyanarayan, S/o V K Muthukrishna Naidu, no. 296/7, 11th Cross, Pillanna Garden, 1st Stage, ST Thomas Town Bangalore-560084. Aadhar No: 778327882768,

2. Vinod Raghavendra V S/o Prema Kumari, No.9, Near Chamunreshwari Temple, Yelethotadapalya, Anjanapura, Bangalore-560062 Aadhar No: 662762684909,

DRAFTED BY :



NANJUNDA REDDY
DOCUMENT WRITER
L.No.B.854/KSG/1993/HOSUR .
7/162, Kothapalli, Hosur 635103
Cell No.8248265870

Document No 3211 of 2023 of Book I
Contains 15 Sheets 8 Sheet

Registering Officer

R/Hozur/Book-1/3211/2023

Presented in the office of the Sub Registrar of Hozur and fee of ₹ 1,355/- paid at 12:48 PM on the 18/02/2023 by

Left Thumb  	Paran Jyothi S. Ramaiah Additions as per recitals of document	
Execution admitted by Left Thumb  	Paran Jyothi S. Ramaiah Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:008639b09c128dbbb546f6b9385fa228ea6139 **(Details from UIDAI : Paran Jyothi S Ramaiah W/O: Sampangi Ramaiah, 09-08-1954, xxxxxxxx3648**)	
Claim admitted by Left Thumb  	P. U. Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:1423232f325894fb54e2d893b824720d6635e **(Details from UIDAI : Usha Prabhu , 22-08-1976, xxxxxxxx6809)**	
Claim admitted by Left Thumb  	G. R. Babu Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:202130d044145d489f40a9825ad10a31d017d1 **(Details from UIDAI : Ananda Babu G R S/O: Ramasamy, 02-08-1973, xxxxxxxx7891)**	

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Contains 15 Sheets 9 Sheet

1 / 2

Registering Officer

18th day of February 2023

RAGOTHAMAN R
Sub Registrar
Hozur

Registered as Number **R/Hozur/Book-1/3211/2023**.

Date: 18/02/2023
Hozur

RAGOTHAMAN R
Sub Registrar

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Registering Officer



ಭಾರತ ಸರ್ಕಾರ
Unique Identification Authority of India
Government of India

ನೋಂದಣಿ ಸಂಖ್ಯೆ / Enrollment No : 2086/13004/03341

To
Paran Jyothi S Ramaiah
ಪರನ ಜ್ಯೋತಿ ಎಸ್ ರಾಮಯ್ಯ
W/O: Sampangi Ramaiah
27-28 2nd Cross Near Kotak Mahendra Bank
Syndicate Bank Colony Arekere
Bangalore South
Bannerghatta Road,Bangalore South,Bengaluru,
Karnataka - 560076
8095981605

05/12/2017

KA42919463SFH

42919463

ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

4072 5174 3648

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

ಭಾರತ ಸರ್ಕಾರ
Government of India

ಪರನ ಜ್ಯೋತಿ ಎಸ್ ರಾಮಯ್ಯ
Paran Jyothi S Ramaiah

ಜನ್ಮ ದಿನಾಂಕ / DOB: 06/08/1994

ಪುರುಷ / Female

4072 5174 3648

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

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Registering Officer

Paran Jyothi S Ramaiah

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M/s. SR & Co

Partner

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Registering Officer





M/s. SR & Co

Partner

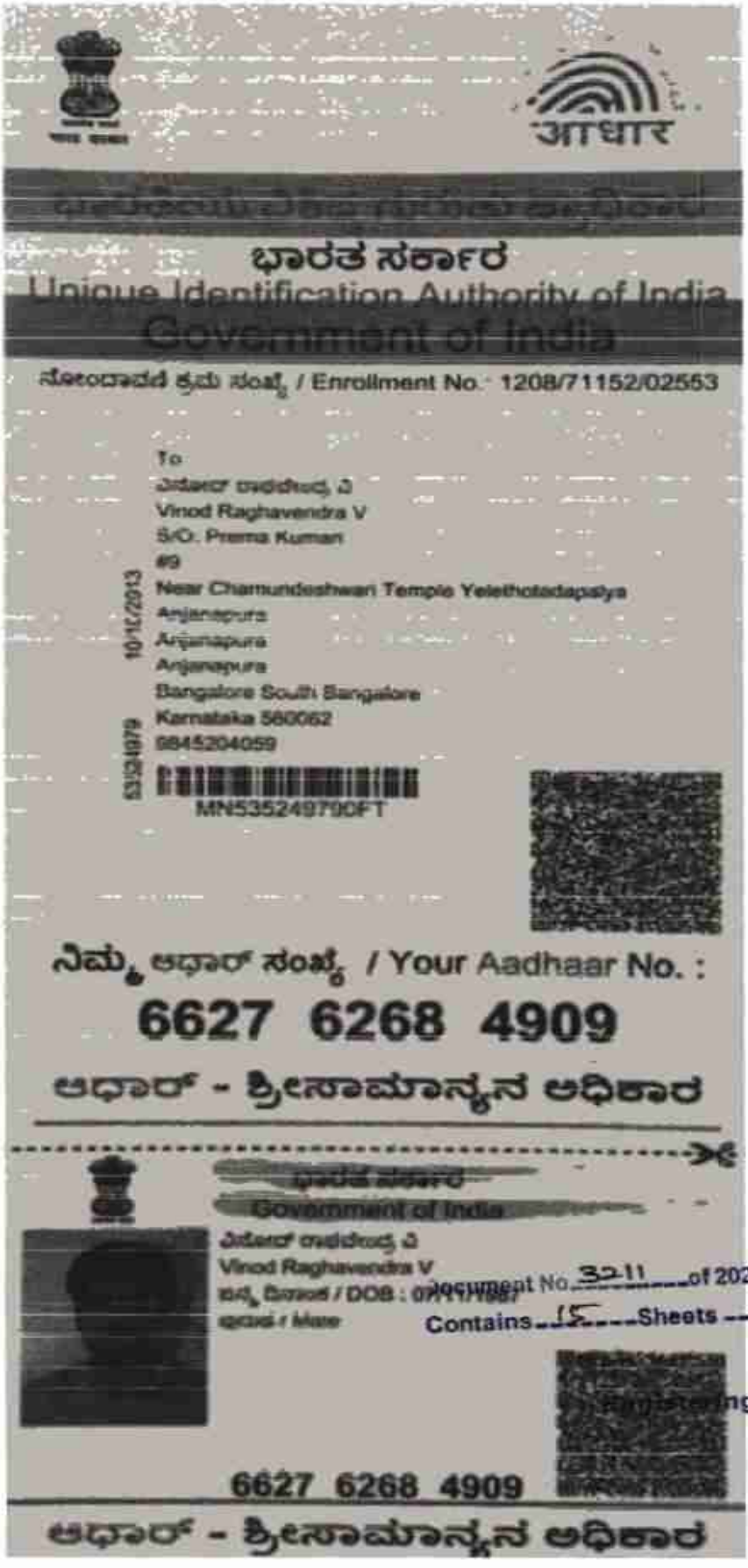
M/s. SR & Co

Partner

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Registering Officer



ಭಾರತ ಸರ್ಕಾರ
Unique Identification Authority of India
Government of India

ನೋಂದಾವಣಿ ಕ್ರಮ ಸಂಖ್ಯೆ / Enrollment No.: 1208/71152/02553

To
ವಿನೋದ್ ರಾಘವೇಂದ್ರ ವಿ
Vinod Raghavendra V
S/O: Prema Kumari
#9
Near Chamundeshwari Temple Yelethotadapalya
Anjanapura
Anjanapura
Anjanapura
Bangalore South Bangalore
Karnataka 560062
9845204059

10/12/2013
53/24979

MN535249790FT

ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

6627 6268 4909

ಆಧಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ

ಭಾರತ ಸರ್ಕಾರ
Government of India

ವಿನೋದ್ ರಾಘವೇಂದ್ರ ವಿ
Vinod Raghavendra V
ಜನ್ಮ ದಿನಾಂಕ / DOB : 07/11/1987
ಪುರುಷ / Male

6627 6268 4909

ಆಧಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ

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Government of India

ಭಾರತೀಯ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ
Unique Identification Authority of India

ನೋಂದಣಿ ಸಂಖ್ಯೆ/ Enrolment No.: 1377/40385/01030

To
ಮುತ್ಯಾಲು ಸತ್ಯನಾರಾಯಣ್
Muthyalu Satyanarayan
S/O: V K Muthukrishna Naidu
#296/7,
11th Cross
Pillanna Garden 1st Stage
St Thomas Town
Bangalore North
Bangalore Karnataka - 560084
8197979595

Signature Not Verified

ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :
7783 2788 2768
VID : 9192 1762 1876 0350
ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

ಭಾರತ ಸರ್ಕಾರ
Government of India



ಮುತ್ಯಾಲು ಸತ್ಯನಾರಾಯಣ್
Muthyalu Satyanarayan
ಜನ್ಮ ದಿನಾಂಕ/DOB: 19/02/1962
ಪುರುಷ/ MALE

Issue Date: 13/07/2013

7783 2788 2768
VID : 9192 1762 1876 0350
ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

Government of India

AADHAAR

ಮಾಹಿತಿ

- ಆಧಾರ್ ಗುರುತಿನ ಪುರಾವೆಯೇ ಹೊರತು ಪೌರತ್ವದಲ್ಲ
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- ಎಲೆಕ್ಟ್ರಾನಿಕ್ ಪ್ರಕ್ರಿಯೆ ಮೂಲಕ ಮುದ್ರಿತವಾದ ವಿದ್ಯುನ್ಮಾನ ದಾಖಲೆ ಇದಾಗಿದೆ

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- This is electronically generated letter.

- ಆಧಾರ್ ದೇಶದಾದ್ಯಂತ ಮಾನ್ಯತೆಯನ್ನು ಪಡೆದಿದೆ
- ಸುಲಭವಾಗಿ ಸರ್ಕಾರಿ ಹಾಗೂ ಸರ್ಕಾರೇತರ ಸೇವೆಗಳನ್ನು ಪಡೆಯಲು ಆಧಾರ್ ಸಹಾಯವಾಗಲಿದೆ
- ನಿಮ್ಮ ಮೊಬೈಲ್ ಸಂಖ್ಯೆ ಮತ್ತು ಇ-ಮೇಲ್ ಐಡಿ ಅನ್ನು ಆಧಾರ್ ನಲ್ಲಿ ನವೀಕರಿಸಿರಿ
- ಆಧಾರ್ ನ್ನು ನಿಮ್ಮ ಸ್ಮಾರ್ಟ್ ಫೋನ್ ನಲ್ಲಿ ಕೊಂಡೊಯ್ಯಿರಿ- mAadhaar ಅಪ್ಲಿಕೇಶನ್ ಬಳಸಿ

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Unique Identification Authority of India

ವಿಳಾಸ:
S/O: ವಿ ಕೆ ಮುತುಕೃಷ್ಣ ನಾಯ್ಡು, #296/7,, 11ನೇ ಕ್ರಾಸ್, ಪಿಲ್ಲಣ್ಣ ಗಾರ್ಡನ್ 1ನೇ ಹಂತ, ಸೆಂಟ್ ಥಾಮಸ್ ಟೌನ್, ಬೆಂಗಳೂರು ಉತ್ತರ, ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ - 560084

Address:
S/O: V K Muthukrishna Naidu, #296/7,, 11th Cross, Pillanna Garden 1st Stage, St Thomas Town, Bangalore North, Bangalore, Karnataka - 560084

Download Date: 18/07/2013

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Registering Officer

1000 Rs.

INDIA NON JUDICIAL

₹000 रु.

Rs 1000

भारत

एक हजार रूपये ONE THOUSAND RUPEES

DEC 2

S.L.NO. 1420.
Dt: 16.11.81.

Rs:1000/-

R. Sampangi Ramaiah,
S/C. K. Ramaiah,
Kulattur Madhapalya.

16.11.81

ரூ. 4000-00. க்கு அடகு கிரயம் பத்திரம்

1981 ஆம் ஆண்டு நவம்பர் மாதம் 16. ம் தேதியில் கர்நாடக மாநிலம் பெங்களூர் தெற்கு வட்டம் அத்தூர் புற அக்ரஹார உத்தரஹள்ளி, அபளி, எலேதிருட பாள்ய கிராமத்தில் வசிக்கும் பலிர் ஜீவனம் K. ராமையா அவர்களுக்கு

தர்மபுரி மாவட்டம் தெற்கு வட்டம் கல்பா [illegible] சுக்நாக திர்த்தி மண்டல தேவ [illegible] ஜீவனத்தில் வசிக்கும் திமேற்படி ஜீவனம் பகப்பாசாரி அவர்கள் B. அண்ணாமாசாரி 1. மேற்படி B. அண்ணாயாசாரி மனைவி மாணிகம்மா 2. ஆகிய

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.