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DIGITALLY VERIFIED RECORD

This Document Consist of 08 Pages
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2025 - 26

RKW915/2025-26

IRREVOCABLE GENERAL POWER OF ATTORNEY

THIS IRREVOCABLE GENERAL POWER OF ATTORNEY is executed on this 03rd day of February,2026 at Bangalore .

EXECUTED BY:

Mr. RAMESH REDDY, Son of Mr. Lakshmana Reddy, Aged about 48 Years (Date of Birth: 06/03/1977), holding **Aadhaar No. 963531534156 ; Residing at Sevaganapalli Village, Sevaganapalli Post, Hosur Taluk, Krishnagiri District, Tamil Nadu 635103. PAN No. ALPPR7315D**

(Hereinafter collectively referred to as the **"EXECUTANT"**, which expression shall unless repugnant to the context mean and include their respective heirs, legal representatives, and assigns) OF THE **FIRST PART**.

IN FAVOUR OF:

M/s DRA REALTY PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 (CIN: U70100KA2011PTCO58105), having its registered office at 201A/202BA, Queens Corner, No. 3, Queens Road, Bangalore – 560001, represented herein by its Managing Director, **Mr. Nishant Ranka**, S/o Late Mr. Dinesh Ranka, aged about 45 years, holding Aadhaar No. 415905352796, and residing at 1503, Embassy Habitat, No. 59, Palace Road, Vasanth Nagar, Bangalore – 560052.

(Hereinafter referred to as the **"ATTORNEY"** or **"DEVELOPER"**, which expression shall unless repugnant to the context mean and include its successors-in-interest and assigns) OF THE **SECOND PART**.

WHEREAS:

A. The Executants are the absolute owners in possession of the immovable property more particularly described in **Schedule A** hereto (**"the Schedule Property"**).

EXECUTANT	ATTORNEY /DEVELOPER
Mr.Ramesh Reddy OWNER / FIRST PARTY	For DRA REALTY PRIVATE LIMITED Director / Authorised Signatory M/s DRA Realty Pvt Ltd Represented by its Director Nishant Ranka DEVELOPER/ SECOND PARTY

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Ms.M/s DRA REALTY PRIVATE LIMITED Represented By Its Director Mr Nishant Ranka S/o Late Shri dinesh Ranka ಇವರು ₹1,000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	**500.00**	**Online Challan Reference Number RG0226000026023092 Dated:05/02/2026**
E-Payment	**500.00**	**Online Challan Reference Number RG0226000026023092 Dated:05/02/2026**
Total:	**1,000.00**	

ಸ್ಥಳ :**ಇಂದಿರಾ ನಗರ**

ದಿನಾಂಕ: **10/02/2026**

ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಇಂದಿರಾ ನಗರ
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಾಜಿನಗರ (ಇಂದಿರಾನಗರ)
ಬೆಂಗಳೂರು

ಸಹ ನೋಂದಣಾಧಿಕಾರಿ ಕೆಆರ್ಪುರ SUB-REGISTRAR

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B. The Executants have entered into a Joint Development Agreement dated 31.10.2025 (**"the JDA"**) (**Doc No.7963(Registered on 24.11.2025) Registered at Sub Registrar office Bagalur Tamil Nadu.)**with the Attorney for the development of the Schedule Property into a residential plotted layout with villas, as an integral part of a larger project.

C. Under the JDA, the Attorney is required to perform various acts, deeds, and things on behalf of the Executants to give full effect to the development, approvals, and sale of the Developer's share of the project.

D. As the Executants are unable to be personally present to manage and execute the numerous formalities required for the project, they have agreed to appoint the Attorney as their true and lawful General Power of Attorney.

E. This General Power of Attorney is being executed as it is coupled with the interest of the Attorney in the JDA and is therefore irrevocable.

NOW, THIS DEED OF GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

The Executants do hereby nominate, appoint, and constitute the Attorney as their true and lawful attorney to do, execute, and perform the following acts, deeds, and things for and on their behalf:

1. DEVELOPMENT AND STATUTORY APPROVALS

To apply for, submit, and obtain all necessary approvals, sanctions, and permissions for the development of the Schedule Property as part of the Larger Integrated Project . This power includes, but is not limited to:

a) Applying for subdivision and amalgamation of land, layout approval, building plan sanctions, and any modifications thereto from HNTDA, DTCP, the local Panchayat, and any other competent authority.

b) To execute, on behalf of the Executants, any **Deed of Gift or Relinquishment Deed** required to be executed in favour of any statutory authority for the purpose of transferring roads, parks, and other civic amenity sites as required under the applicable town planning laws.

c) To apply for and obtain all necessary utility connections, including but not limited to electricity, water, and sewerage, from the respective government boards and departments.

EXECUTANT	ATTORNEY /DEVELOPER For DRA REALTY PRIVATE LIMITED
Mr.Ramesh Reddy OWNER / FIRST PARTY	Director / Authorised Signatory M/s DRA Realty Pvt Ltd Represented by its Director Nishant Ranka DEVELOPER/ SECOND PARTY

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Nature of Document	Sub-Article	Imported
Power of Attorney	41(h) Power of Attorney in any other case	

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- INR-4-00915-2025-26

ಇಂದಿರಾ ನಗರ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ **10/02/2026** ರಂದು **10:56:13** ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	100.00
2	ಸೇವಾ ಶುಲ್ಕ	500.00
3	ಹೆಚ್ಚುವರಿ ನೋಂದಣಿ ಶುಲ್ಕ	900.00
	ಒಟ್ಟು	1,500.00

Ms.M/s DRA REALTY PRIVATE LIMITED Represented By Its Director Mr Nishant Ranka S/oLate Shri dinesh Ranka ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	**Ms.M/s DRA REALTY PRIVATE LIMITED Represented By Its Director Mr Nishant Ranka S/o, Late Shri dinesh Ranka** , 45, Resident of: Flat No 1503, Embassy Habitat, No 59, Palace Road, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560001 (Presenter)		 Left Thumb	FOR DRA REALTY PRIVATE LIMITED Director/Authorised Signatory

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಇಂದಿರಾ ನಗರ
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)
ಬೆಂಗಳೂರು

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	**Ms.M/s DRA REALTY PRIVATE LIMITED Represented By Its Director Mr Nishant Ranka S/o Late Shri dinesh Ranka ,** , 45, Resident of: Flat No 1503, Embassy Habitat, No 59, Palace Road, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560001 (Claimant)		 Left Thumb	FOR DRA REALTY PRIVATE LIMITED Director/Authorised Signatory
2	**Mr.Ramesh Reddy S/o Mr. Lakshmana Reddy,** , 48, Resident of: 1/25-1, SEVAGANAPALLI, Hosur, KRISHNAGIRI, TAMIL NADU - 635103 (Executant)		 Left Thumb	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಇಂದಿರಾ ನಗರ
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)
ಬೆಂಗಳೂರು

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d) To sign all necessary applications, forms, plans, undertakings, affidavits, and letters required to be submitted to any governmental or statutory authority for the above purposes.

2. SALE AND CONVEYANCE OF THE DEVELOPER'S SHARE

2.1. The Attorney shall have the sole and exclusive right to market, advertise, and sell the Developer's share of the developed project.

2.2. For the purpose of effectuating the sale and conveyance of the Developer's share, the Attorney is hereby expressly authorized to deal with and convey the **entirety of the Schedule Property** and the plots/villas formed thereon, subject to the Attorney's obligation to provide the Executants' allocations mentioned in the JDA. The Attorney shall have the power to:

a) Enter into and execute Agreements for Sale, Sale Deeds, and Construction Agreements with prospective purchasers.

b) Receive the entire sale consideration from such purchasers directly into the Attorney's designated bank account.

c) Present such sale deeds for registration, admit execution on behalf of the Executants, and complete all registration formalities.

2.3. For the avoidance of doubt, it is clarified that this power of attorney does not grant the Attorney the right to sell or alienate the owners share that are finally identified and allocated to the Executants as per the terms of the JDA.

3. FINANCIAL POWERS

To pay, on behalf of the Executants, all property taxes, development charges, fees, deposits, and any other statutory charges payable to any authority in connection with the Schedule Property and the development thereof. The Attorney shall be entitled to recover all such payments from the Executants as per the terms of the JDA.

4. LEGAL PROCEEDINGS AND DISPUTE RESOLUTION

To initiate, conduct, defend, and manage any and all legal or quasi-judicial proceedings concerning the Schedule Property on behalf of the Executants. The Attorney shall have the absolute power to appoint advocates, sign Vakalatnamas, plaints, written statements, affidavits, and compromise petitions, and to settle any such proceedings out of court, including by making monetary settlements, at its absolute and unfettered discretion.

EXECUTANT	ATTORNEY /DEVELOPER
Mr.Ramesh Reddy OWNER / FIRST PARTY	For DRA REALTY PRIVATE LIMITED Director / Authorised Signatory M/s DRA Realty Pvt Ltd Represented by its Director Nishant Ranka DEVELOPER/ SECOND PARTY

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ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಇಂದಿರಾ ನಗರ
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)
ಬೆಂಗಳೂರು

ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	BharatHawaldar S/o Late Baburao Hawaldar (Identifier)	Desai Plot,KEB ROAD, Raybag, BELAGAVI, KARNATAKA - 591317	
2	Ravi Kumar S/o Venkatesh (Identifier)	#24/7,Pillappa Block Jayamahal, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560046	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಇಂದಿರಾ ನಗರ
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)
ಬೆಂಗಳೂರು

THE SEAL OF THE SUB-REGISTRAR SHIVAJINAGAR (INDIRANAGAR) ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ) ಇವರ ಕಛೇರಿ

4 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು

ನಂಬರ್ **INR-4-00915-2025-26** ಆಗಿ

ದಿನಾಂಕ **10/02/2026** ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ

ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ 10/02/2026
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾ ನಗರ)
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)
ಬೆಂಗಳೂರು

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5. REPRESENTATION AND ANCILLARY POWERS

To represent the Executants before all governmental, statutory, and revenue authorities; to sign all necessary forms and applications for mutation of revenue records; and to do all such other acts, deeds, and things as are necessary and incidental to give full effect to the powers granted herein and to the development envisioned under the JDA.

6. RATIFICATION

The Executants hereby agree to ratify and confirm all lawful acts, deeds, and things done by the Attorney by virtue of the powers conferred upon it by this deed.

SCHEDULE A: DESCRIPTION OF THE PROPERTY

All that piece and parcel of land situated in **Sevaganapalli Village, Hosur Taluk, Krishnagiri District, Tamil Nadu**, aggregating to a total extent of **Ac. 0.95 (Hec.0.38.50) Ninety Five Cents)**, comprising:

1. SURVEY NUMBER: 166/1, Dry land extent Hec.0.14.0 in Ac.0.35
2. SURVEY NUMBER: 167/1G, Dry land extent Hec.0.03.0 in Ac.0.07
3. SURVEY NUMBER: 168/1B, Dry land extent Hec.0.21.5 in Ac.0.53

And bounded on all sides as more particularly described in the **JDA dated 31.10.2025 and Doc No.7963(Registered on 24.11.2025) Registered at Sub Registrar office Bagalur Tamil Nadu.**

EXECUTANT	ATTORNEY /DEVELOPER
Mr.Ramesh Reddy OWNER / FIRST PARTY	For DRA REALTY PRIVATE LIMITED Director / Authorised Signatory M/s DRA Realty Pvt Ltd Represented by its Director Nishant Ranka DEVELOPER/ SECOND PARTY

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IN WITNESS WHEREOF, the Executants have executed this Irrevocable General Power of Attorney on the day, month, and year first above written.

SIGNATURE OF THE EXECUTANT

Mr Ramesh Reddy

For DRA REALTY PRIVATE LIMITED

Director / Authorised Signatory

ATTORNEY/DEVELOPER

For M/s DRA REALTY PRIVATE LIMITED

(NISHANT RANKA, Director)

WITNESSES:

1. Bharat Hawaldar
Desai Plot KEB Road
Raibag 591317

2. Ravi Kumar.U
24/7 Pillappa Block
Marappa Garden
Bangalore -46

DRAFTED BY: SELF

EXECUTANT	ATTORNEY /DEVELOPER
Mr.Ramesh Reddy OWNER / FIRST PARTY	For DRA REALTY PRIVATE LIMITED Director / Authorised Signatory M/s DRA Realty Pvt Ltd Represented by its Director Nishant Ranka DEVELOPER/ SECOND PARTY

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Reciept Number: 6636767 ಕಛೇರಿ: Indiranagar

Original Copy ದಿನಾಂಕ: 10/02/2026

Ms.M/s DRA REALTY PRIVATE LIMITED Represented By Its Director Mr Nishant Ranka ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2025 - 2026 ವರ್ಷದ ಪುಸ್ತಕ - 4 ಪುಸ್ತಕದ **00915** ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣೆಗಾಗಿ

ನೋಂದಣಿ ಶುಲ್ಕ :	₹100.00
ಸೇವಾ ಶುಲ್ಕ :	₹500.00
ಹೆಚ್ಚುವರಿ ನೋಂದಣಿ ಶುಲ್ಕ :	₹900.00
ಹೆಚ್ಚುವರಿ ಮುದ್ರಾಂಕ ಶುಲ್ಕ :	₹500.00
ಒಟ್ಟು:	₹2,000.00

Rs 2000 Paid through E-Payment

ಒಟ್ಟು: ₹2,000.00

(ಅಕ್ಷರದಲ್ಲಿ) ರೂ, Two Thousand Rupees

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 10/02/2026 ದಿನಾಂಕದಂದು ಕೊಡಲಾಗುವುದು

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ: Indiranagar

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)
ಬೆಂಗಳೂರು

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

Verified RealEstate
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OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.