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Description of Document

Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

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B U APPACHU AND OTHERS

Article 12 Bond

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B U APPACHU AND OTHERS

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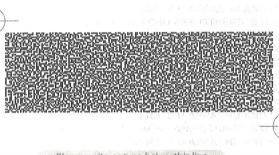
(Two Hundred only)



SMILTS, MANI NANJAPPA, B. Advocate Virajpe!

Roll No. 200105





Please write or type below this line

GENERAL POWER OF ATTORNEY

WE BE IT KNOWN TO ALL BY THESE PRESENTS THAT,

1. Sri. B.U.Appachu, S/o. late B.N.Uthappa, aged 82 years,

2. Sri.B.U.Poovappa, S/o. late B.N.Uthappa, aged 80 years,

The authenticity of this Stamp Certificate should be verified at "www.available on the website renders it invalid.
 The onus of checking the legitimacy is on the users of the certificate.

3. In case of any discrepancy please inform the Competent Authority

- 3. Sri.B.U.Somanna, S/o. B.N.Uthappa, aged 79 years,
- 4. Sri.B.S.Kuttappa, S/o. late B.N.Somappa, aged 80 years,
- 5. Sri. B.A.Kariappa, S/o. Late B.N.Aiyappa, aged 79 years,
- 6. Sri. B.A. Poonacha, S/o. late B.N.Aiyappa, aged 73 years,
- 7. Sri. B.A.Ganapathy, S/o. late B.N.Aiyappa, aged 69 years,
- 8. Sri.B.A.Muthappa, S/o. late B.N.Aiyappa, aged 65 years,
- 9. Sri. B.P.Chinnappa, S/o. B.U.Poovanna aged 42 years,
- 10. Sri. B.P.Bharath, S/o. B.U.Poovanna, aged 33 years, all are residing at Kunjila Village, Madikeri taluk, Kodagu district, (hereinafter called the 'Principals' of one part)do hereby appoint, retain and constitute

Sri. B.U.Poovanna, S/o. late B.N.Uthappa, aged 69 years, residing at Kunjila Village, Madikeri Taluk, Kodagu District (hereinafter called the "Agent" of other Part) as our lawful attorney in our names and on our behalf to do all or any of the following acts, deeds and things:

Whereas the Principals are the absolute owners with right title, interest and possession over the properties described in the schedule hereinafter called the 'schedule properties' and:

WHEREAS, there is a long pending road dispute between family members and Forest authority of land bearing Khata No:53, Survey Number :52/A, 52/B and 52/C, total area of 41.55 acres, Katty Kund Coffee Saguvali, Redeemed sagu land, situated in "Bannath Pare", Yavakapadi Village, Napoklu Hobli, Madiker Taluk, Kodagu District: The said road is used for transportation of vehicles, transport of Agriculture products like coffee and pepper, and all our bonafide use.

Whereas, the principals are aged, unable to attend or manage the road dispute personally. So it has become expedient and necessary that this General Power of Attorney be executed in favour of our family member cousin brother Sri. B.U.Poovanna to do all acts, deeds and

things.

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Plangmi, T.S. MANI NANJAPPA. B.

Advocate & Notary Virajpet, Kodagu Róll No. 295/85 white a cho

B.S. Kerchethe

13. u. Poovanna) 29/01/2020

- 1. To work, manage, control and supervise the management of all and administer the schedule properties and to develop the same.
- 2. To protect the properties from any kind of trespass mischief or to prosecute or to defend any action before all civil, criminal or quasi court of Judicial court or courts, of law in respect of the schedule properties and to appoint, advocates, sign all pleadings, vakalaths file in tedium applications compromise petitions, counter statements, to give evidence, to withdraw suits, petitions or applications, swear affidavits and also to defend and agents deems fit and necessary.
- 3. Diversion of 0.84 hectare of forest land in Yavakapadi Village, Napoklu obli, Madikeri Taluk, Kodagu District for approach road(exisiting road) in favour of Sri.Bachamanda Uthappa Poovanna, S/o. late B.N.Uthappa, Kunjila Village, Kakkabbe Post, Napoklu Hobli, Madikeri Taluk, Kodagu District. Proposal No:FP/KA/ROAD/43887/2020. Application dt:13-1-2020.
- 4. To initiate and defend suits, proceedings, appeals, revisions and all other legal proceedings in any Court or Public Authority including Revenue Authorities pertaining to the schedule properties.

5. To engage Advocates, sign Vakalath, plaints, petitions, written statements, appeals etc., and file them in courts civil, criminal and Tile Revenue or any other public authority from time to time.

Soit. T. S. GANTO appear and give evidence and statements and acts in Courts, MOTARY Crivil, Criminal and Revenue etc., or any other public Authorities.

7. To accept, or receive summons, notices etc., from any court Public Authority and give acknowledgement therefore.

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S. MANINANJAPPA, DA 11 3

Advocate & Norry
«Virajpet, Karanga

*Virajpet, Ki., 479 **Roll No. 205/95 * Saud sport noo

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B. u. Poovanna) 29/01/2020.

- 8. To sell exchange, surrender, lease or depose of any houses and buildings lands, etc., which belongs to me in such manner as they think proper and expedient.
- 9. The said attorneys are authorized to let out or to give on Lease our properties to the persons they think proper, recover rent already due and recover rent as may due in future from time to time. They are further authorized to sue the persons for recovery to rent, to compromise the sue and do all other works concerning with it.
- The said attorneys are authorized to take the property on lease and execute lease deed for and on our behalf as our attorney.
- 11. To compromise, compound or withdraw cases, appeals etc., to confess Judgments and to refer cases to arbitration.
- 12. To approach and perform all acts, deeds and things before Competent offices or persons, concerned Sub-Registrar, District, Registrar for the purpose of Bank loans. Further to approach the Revenue offices or authorities, Survey authorities, electricity Board, B.D.O. Office, concerned Mandal Panchayath, Survey department, both state or National to file necessary applications to give statements petitions or declarations for the purpose of efficient management to perfect the title and to do all other necessary things.

13. To borrow from time to time such sums of Money and on such terms as my attorney may deem fit and expedient for the purposes of managing, working, developing and improving our

Commissioner, Tahasildar or any Revenue authorities/Grama Panchayath/K.E.B./MESCOM/BSNL/BDO authorities/Income Tax authorities, Forest Authorities arising any case in respect of the properties and to sign and file necessary applications, Petitions

and verify the same.

Smt. T.S. MANI NANVAPPA. B.A.LL.

Advocate & Notary
Virajpet×Kodagu

B.S. Kuhlipa

(B. 6. Pooranua)

- 15. To appear before the Zilla Panchayath, Taluk Panchayath, Village Panchayath, on **our** behalf arising road dispute in respect of the properties.
- 16. To apply for the grant of subsidy and to give any undertakings with respect to the above schedule property.
- 17. To apply for Agricultural loans to State Bank of India, Madikeri Branch/any other Nationalized Banks or Co-operative Banks, on the security of the Schedule properties and to execute mortgage deeds, present the same for registration, admit execution and secure registration of the said deeds. To file and receive back documents.
- 18. To operate account in any bank or post offices or to pay or deposit all our monies which shall come to his hands, if any from time to time, he shall have the power to draw, sign and endorse any cheque or cheques or withdrawal forms on any bank or any bankers where such account is maintained.
- 19. To sign all documents that are necessary to obtain loan on the security of the schedule properties and to create a charge over the schedule properties by creating or mortgage.
- 20. To institute, defend and prosecute, enforce or resist any suit or other actions and proceedings.

21. To maintain accounts of all income and expenditure pertaining to the schedule properties and to submit accounts returns etc., to the authorities whenever and wherever necessary.

22. To appear before forest department, to cut Jungle wood/ stimber and other kinds of trees for bonafide use, like repairing house, labour lines, firewood sign affidavit, Indemnity Bond, any papers, documents on our behalf.

and conclude any agreement for purchase of any immovable property or properties whether sites, house or apartment in Karnataka State, India as my said attorney shall think proper.

* 2/ mins

Smt. TS. MANI NANJAPPA, B.A.LL.B.

dvocate & Notary
Virginet Kodagu

B. B. Kahtin

Jul 00 van na 13. u. Poovanna 29/01/2020

- 24. To enter into, sign an to execute agreement/s with the Vendor/s any deed of sale and or deeds or also to execute or enforce any powers of sale and cause the same to be registered or to present for registration or admit due registration for purposes of registration of any such deed or instrument, to renew, vary and discharge all such agreements and to do all other things whatever the said attorney may deem necessary or expedient.
- 25. To execute and to do all acts, deeds or things for the assurance of Vendor or to apply and appear before any other competent authority, for the purpose of giving effect to the purchase of any immovable property or properties as may be necessary, or expedient or as may be required for the completion of or as evidence of such purchase.
- 26. To take possession of the property or properties form the Vendor or their Nominees as may be required in the circumstances.
- 27. To appear before the concerned Sub-Register and present for registration any deed or deeds, to admit execution and to do any act that may be necessary registration of the document or documents and to receive it back when it has been duly registered and to sign and deliver proper receipt for the same.
- 28. To appoint employee labours, servants, necessary for the purposes of efficient management, or the property on such salary as our attorney deem fit or proper and also dismiss, discharge, or terminate, their services.

And generally to do all acts, deeds and things in respect of the schedule properties road dispute and all acts lawfully done by my said attorney shall be construed as acts, deeds and things done by us and we undertake to ratify and whatever my said Attorney shall lawfully do or cause to be done for our by virtue of this Power of Attorney given in

his favour.

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Smt. T.S. MANI NANJAPPA, a Advocate & Note Virainet, Kodan

Virajpet, Kodanu Rod 285-395/35 Que povanna: × 29/01/2020. (B.u. Poovama)

SCHEDULE PROPERTIES

 An area of 41.55 acres, Khatha Number 53, bearing Sy.No.52/A, 52/B and 52/C, Coffee and cultivated area. Properties are situated at "BANNATH PARE", Yavakapadi Village, Napoklu Hobli, Madikeri Taluk, Kodagu District.

IN WITNESSES WHEREOF, we have executed this General Power of Attorney on this 3rd day of February 2020 at Virajpet.

Witnesses: **Executants** 2. Biddappa.M.N. Yanakapadi nill 'n port Kakkabe Attorney (B. L. Poor SML T.S. MANI NANJAPPA, B.A.LL.D. Advocate & Notary Notey Ryas: 29/20
Perezo: 179/20 Virajpet, Ko: ,