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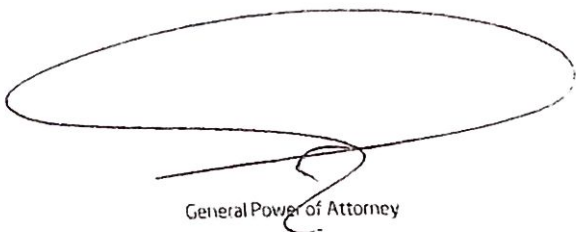
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Book IV. 150/16.17

GENERAL POWER OF ATTORNEY

4.36 Acres | Survey nos. 630/2(P), Ootacamund


TOTAL ENVIRONMENT HABITAT PVT.LTD.
4/41, Thuneri Main Road
Near GCP, Doddabetta
Ooty. The Nilgiris 643002


General Power of Attorney



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Total Environment Habitat Pvt Ltd . Rep by its Director & Authorized Signatory
Kamal Sagar . , ಇವರು 500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	500.00	By Cash
ಒಟ್ಟು :	500.00	


ಸ್ಥಳ : ಮಹದೇವಪುರ

ದಿನಾಂಕ : 21/09/2016

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ

ಉಪನಿರ್ದೇಶಕರು
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC ,ACTS Pune.


TOTAL ENVIRONMENT HABITAT PVT.LTD.
4/41, Thuneri Main Road
Near GCP, Doddabetta
Ooty, The Nilgiris 643002

General Power of Attorney (hereinafter referred to as "GPA") is made and executed on this the Twenty first day of September, year Two Thousand and Sixteen (21.09.2016) at Bangalore.

By

M/s. Shibanee & Kamal Architects, [PAN: AAAFE3633P], a registered partnership firm having its office at "IMAGINE", No. 78, ITPL Main Road, EPIP Zone, Whitefield, Bangalore - 560066, represented herein by their partner and authorized signatory, Mr. Kamal Sagar, hereinafter referred to as the "Owner" (which expression shall unless repugnant to the context and/or meaning thereof be deemed to mean and include its successors-in-office, administrators, representative and/or assigns) of the One Part.

In favour of

M/s. Total Environment Habitat Private Limited, [PAN: AADCT5683N], a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at "IMAGINE", No. 78, ITPL Main Road, EPIP Zone, Whitefield, Bangalore - 560 066, represented herein by their Director and authorized signatory, Mr. Kamal Sagar, hereinafter referred to as the "Attorney" (which expression shall unless repugnant to the context and/or meaning thereof be deemed to mean and include the company, its subsidiaries, affiliates, companies/entities under the same management, legal/authorized representatives, administrators, successors-in-interest and assigns) of the Other Part.

Authorising the Attorney for dealing with

All that piece and parcel of land bearing Survey no. 630/2(Part) in Ootacamund Rural Village, Dodabetta Panchayat, Ootacamund Taluk, Nilgiris District, admeasuring a total extent of 4.36 Acres, described more fully in the Schedule hereunder and hereinafter referred to as the "Schedule Property".

WHEREAS

0.01

The Owner acquired the Schedule Property under the terms of the Sale Deed dated 1st February 2011 registered as Document No. 102/2011 in the Office of the Joint Sub Registrar I, Udhamandalam.

0.02

The Owner proposes to develop the Schedule Property and procure requisite from concerned regulatory authorities.

0.03

On account of work related commitments in Bangalore the partners in the Owner firm will not be in a position to be personally present for submitting the requisite applications and other documents to the concerned authorities for development of the Schedule Property.

0.04

In the aforesaid circumstances it is necessary and expedient for the Owner to appoint an agent to handle matters and things connected with the development of the Schedule Property.

NOW THEREFORE, by these presents the Owner hereby appoints M/s. Total Environment Habitat Private Limited as their true and lawful attorney in fact and in law, to do, execute and perform all or any of the following things pertaining to the Schedule Property:

1 Permissions and Approvals

To take suitable steps and apply for and secure all necessary permissions, clearances, no objection certificates and documents as required for the development of the Schedule Property and the construction of the project thereon and for such other incidental purposes as may be required thereto in relation to the Schedule Property and/or any part thereof. Without prejudice to the generality of the above, the Owner specifically grants General Power of Attorney to M/s. Total Environment Habitat Private Limited (the Attorney herein) to do the following:

1.01 Plan Sanction

To apply for and obtain Plan Sanction for development of the Schedule Property from the concerned authorities including sanction to form roads, to provide amenities and generally to develop infrastructure with the Schedule

Owner

Attorney

M/s. Shibanee & Kamal Architects
General Power of Attorney

TOTAL ENVIRONMENT HABITAT PVT. LTD.
4.36 Acres, Survey no 630/2(P), Ootacamund
4/41, Thuner Main Road
Near GCP, Doddabettahalli
Ooty, The Nilgiris 643002

M/s. Total Environment Habitat Private Limited
page 2 of total pages 5




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ಮಹದೇವಪುರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ತಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 21-09-2016 ರಂದು 02:38:29 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ



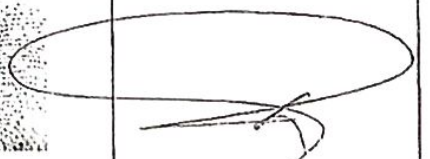



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1	ನೋಂದಣಿ ಶುಲ್ಕ	200.00
2	ಸೇವಾ ಶುಲ್ಕ	315.00
	ಒಟ್ಟು :	515.00


ಶ್ರೀ M/s Total Environment Habitat Pvt Ltd . Rep by its Director & Authorized Signatory Kamal Sagar . ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Total Environment Habitat Pvt Ltd . Rep by its Director & Authorized Signatory Kamal Sagar .			

ಸಹಿ ರಚಿಸ್ತಾರೆ
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s Total Environment Habitat Pvt Ltd . Rep by Its Director & Authorized Signatory Kamal Sagar . . (ಬರೆಸಿಕೊಂಡವರು)			
2	Shilbanee and Kamal Architects Rep by their Partner & authorized Signatory Kamal Sagar . (ಬರೆದುಕೊಂಡವರು)			


TOTAL ENVIRONMENT HABITAT PVT.LTD.
4/41, Thuneri Main Road
Near GCP, Doddabetta
Ooty. The Nilgiris 643002

ಸಹಿ ರಚಿಸ್ತಾರೆ
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

erty and for forming layout within the Schedule Property.

1.02 Building License and Commencement Certificate

To apply for and obtain Building License and Commencement Certificate for the proposed development on the Schedule Property from the concerned authorities.

1.03 Completion Certificate / Occupancy Certificate

To apply for and obtain Completion Certificate and Occupancy Certificate from the concerned authorities.

1.04 Power Connections

To apply for and obtain temporary and permanent electricity connections as per requirements of the proposed development from the Tamil Nadu Electricity Board or from such other authority as may be prescribed in law and to apply for and obtain No Objection Certificate from such authority for such connections.

1.05 Water and Sewerage Connections

To apply for and obtain water and sewerage connections from the Tamil Nadu Water and Drainage Board or such other authority as may be prescribed in law and to apply for and obtain No Objection Certificate from such authority for the same.

1.06 Airports Authority

To apply for and obtain permission from the Airports Authority of India for the development of the Schedule Property.

1.07 Fire Fighting Department

To apply for and obtain permission from the Fire Fighting Authority for the development of the Schedule Property.

1.08 Compounding / Regularisation

To compound deviations from the sanctioned plan with the concerned authorities, if any.

1.09 Change of Land Use

To liaison with the concerned Municipal Corporation and other relevant authorities to obtain Change of Land Use for the Schedule Property.

1.10 Telecom Authority

To apply for and obtain permission from relevant telecom authority to obtain connection on the Schedule Property.

1.11 Pollution Control, Environment and such other Authorities

To make representations, apply for, liaison and obtain permissions, file affidavits, applications, documents, necessary for the purposes of obtaining permission, or NOC under the pollution control board, State Pollution Control Board (CFE) and the Ministry of Environment and Forests (ECC) or from the State Level Environment Impact Assessment Authority (SEIAA), Lift Inspectorate, Urban Arts Commission, Fire Force Department, or Central Government for environment clearances or State government or any statutory authority for clearances, exemptions, sanctions required under any statute for the use, construction and development on the Schedule Property.

2 Concerned Authorities

2.01

To deal and correspond with, make representations, file affidavits, applications, undertakings, documents necessary for the purposes of obtaining permission, clearances, exemptions, sanctions, conversions, required under any statute for the use, construction and development on the Schedule Property before the Central and Governments, Hill Area Conservation Authority (HACA), the Architectural and Aesthetics Aspects (AAA) Committee, the concerned Revenue Authorities, concerned Municipal Corporation, Forest Department, Department of Mining and Geology, Department of Agricultural Engineering, the Directorate of Town and Country Planning, Power Transmission Board, Water Supply and Sewerage Board, Telecom, Airport and Telecommunication Authorities, Pollution Control Board, Lift Inspectorate, Electrical Inspectorate, Collector of Nilgiris, Tahsildar, Panchayat, Survey Department and generally any and all government, semi or quasi government or appropriate

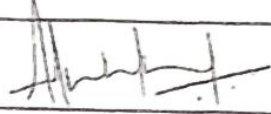

Owner

Attorney


M/s Shibane & Kamal Architects
General Power of Attorney

M/s. Total Environment Habitat Private Limited
page 3 of total pages 5

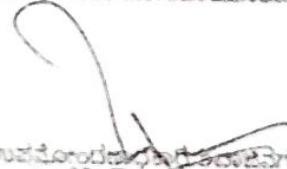
TOTAL ENVIRONMENT HABITAT PRIVATE LTD.
4/41, Thuneri Main Road
Near GCP, Doddabettu
Ooty, The Nilgiris 643002

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Kishor Kumar A S/o G. Abbanna No 78 ITPL Main Road EPIP Zone Whitefield Bangalore 560066	
2	Manju S/o Shivappa No. 115, K R Puram, B'lore	


ಉಪ ನಿರ್ದೇಶಕರು,
ಮಹಾನಗರಪುರ, ಬೆಂಗಳೂರು,



4 ನೇ ಪುಟದ ರಾಜ್ಯವೇಟಾ
ಸಂಖ್ಯೆ MDP-4-00150-2016-17 ಆಗಿ
ಸಿ.ಡಿ. ಸಂಖ್ಯೆ MDPD188 ನೇ ಪುಟದಲ್ಲಿ
ದಿನಾಂಕ 21-09-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ




ಉಪನಿರ್ದೇಶಕರು,
ಮಹಾನಗರಪುರ, ಬೆಂಗಳೂರು.



Designed and Developed by C-DAC, ACTS, Pune

ಉಪ ನಿರ್ದೇಶಕರು,
ಮಹಾನಗರಪುರ, ಬೆಂಗಳೂರು.


TOTAL ENVIRONMENT HABITAT PVT. LTD.
4/41, Thuneri Main Road
Near GCP, Doddabetta
Ooty. The Nilgiris 643002

...or local bodies under any state or central statute or any office whatsoever regarding all matters and things relating to the development of the Schedule Property.

2.02 To deal with the Assessment Department and/or any competent authority and to get the assessment of the Schedule Property.

3 Chitta

To obtain chitta in the name of the Owner for better utilization of the Schedule Property and to execute all applications, documents, amalgamation deed etc. for the same from the concerned authorities.

4 Consultants, Advocates, Contractors

To nominate, appoint, engage and authorize solicitors, advocates, Income-tax and sale tax practitioners, Chartered Accountants, Architects, Contractors and other professional agents and to sign and give warrants of vakalatnamas or other necessary authorities in their favour from time to time and to sign all forms, applications, etc. for the purposes mentioned herein.

5 Construction of Project and execution of Customer Documentation

5.01

To prepare plans for the construction of any building or structure on the Schedule Property, submit such plans for approval, to apply for and obtain relevant permissions, grants, consents, approvals, sanctions, licenses, etc. from appropriate statutory authorities, as may be necessary for the purpose of putting up any construction or building on the Schedule property. To give all such declarations, undertakings, indemnities and assurances and sign all applications, documents and other petitions that may be required for the said purpose and to pay the requisite fee on behalf of the Owner.

5.02

To engage on behalf of the Owner, architects, contractors, supervisors and workmen on terms agreeable to the Attorney for construction of building on the Schedule Property.

5.03

To execute valid and binding agreements to sell and any other related documentation with prospective customers in respect of the units to be constructed in the project (hereinafter referred to as the "Customer Documentation").

5.04

To negotiate and finalise the consideration and other terms of the Customer Documentation including the undivided share and common amenities and facilities to the prospective purchasers / unit holders and to do all the incidental things to obtain registration of agreement to sell.

6 Delegation

To further delegate any of these powers to any person or persons as the Attorney may deem fit.

7 Scope

Generally, to do, execute and perform, or cause to be done, executed and performed, any act, deed, matter or thing in connection with the purposes of these presents, which the Attorney thinks necessary and expedient, as fully and effectively to all intents and purposes, as Owner could do on their own if these presents were not made for the development and construction on the Schedule Property.

Attorney

Owner

M/s. Shibane & Kamal Architects

TOTAL ENVIRONMENT HABITAT PVT. LTD.
4/41, Thuner Main Road
Near GCP, Doddaballapur
Ooty, The Nilgiris 643002

M/s. Total Environment Habitat Private Limited
Page 4 of total pages 5

Ratify

The Owner undertakes to ratify all acts, deeds and things that the Attorney shall lawfully do or cause to be done by virtue of these presents notwithstanding that no express power in that behalf may be provided herein.

SCHEDULE PROPERTY

All that piece and parcel of land bearing Survey no. 630/2(Part) in Ootacamund Rural Village, Doddabetta Panchayat, Ootacamund Taluk, Nilgiris District (Old Survey no. 199/1A), admeasuring a total extent of 4.36 Acres acquired by the Owner under the Sale Deed dated 1st February 2011 registered as Document No. 102/2011 in the Office of the Joint Sub Registrar I, Udthagamandalam and bounded as follows:

East by : Portion of Survey no. 630/2 and Road
West by : Survey no. 660, Road and Portion of Survey no. 630/2
North by : Portion of Survey no. 630/2 and Road
South by : Portion of Survey no. 630/2 and Road

IN WITNESS WHEREOF, the Parties hereto have signed and executed these presents on the day, month, year and place first above written in the presence of the following witnesses:

Witness 1: Signature
Name and Address:

ND: 78, MPL Main Road,
Whitefield, Bangalore.

(Signature)
KRISHOR KUMAR AD

Witness 2: Signature
Name and Address:

(Signature)
No. 115, K. Ripuna
D'Levu

DRAFTED BY

(Signature)
PRAVEEN KUMAR. C. D.
Document Writer
Licence No. 18/09/10
Whitefield, BANGALORE-66

(Signature)
TOTAL ENVIRONMENT HABITAT PVT. LTD.
4/41, Thuner Main Road
Near GCP, Doddabetta
Ooty, The Nilgiris 643002

Owner

M/s. Shibane & Kamal Architects
General Power of Attorney

Attorney

M/s. Total Environment Habitat Private Limited
page 5 of total pages 5