



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

L 376242

SI No. 11732 Date 29/12/2007
Sold to G. Venkatesh
S/o G. A. Rao
M/S. Greenwood Estates

K. Satish Kumar
K. SATISH KUMAR
S.V.L. No:13/2000, R. No: 26/2008
8-3-37 FREEMAN, ATIMPET (V)
R. NAGALAKOTA, R. DIST.

GENERAL POWER OF ATTORNEY

This General Power of Attorney is made and executed on this the 12th day of January, 2008 at Hyderabad by:

1. Shri. Karnati Bhaskar, S/o. Shri. K. Narsimha, aged about 41 years, Occupation Business, Resident of H.No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
 2. Shri. K. Gopinath, S/o. Shri. K. Bhaskar aged about 18 years, Occupation Business, Resident of H.No. 2-44/1, Sai Nagar, Chaitanyapuri, Dilshuknagar, Hyderabad.
 3. Shri. A. Purushotham, S/o. Shri. A. Vittal, aged about 41 years, Occupation Business, Resident of H.No. 1-3-1/c/1, Flat No. 101, 1st floor, Jayamansion, Kavadiguda, Hyderabad.
 4. Shri. A. Srinivas, S/o. Shri. A. Vittal, aged about 33 years, Occupation Business, Resident of H.No. 1-3-1/c/1, Flat No. 101, 1st floor, Jayamansion, Kavadiguda, Hyderabad.
 5. Shri. Belide Venkatesh, S/o. Shri. Eashwaraiah, aged about 40 years, Occupation Business, Resident of H.No. 1-3-2/c/1, Kisan Nagar, Bhongir, Nalgonda Dist.
- Hereinafter jointly referred to as the OWNERS.

1. *K. Bhaskar*
2. *K. Gopinath*
3. *A. Purushotham*
4. *A. Srinivas*
5. *Belide Venkatesh*

For Greenwood Estates

K. Satish Kumar
Partner

For Greenwood Estates

Belide Venkatesh
Partner

IN FAVOUR OF

M/s. Greenwood Estates, a registered partnership firm having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad -500 003, represented by its Partners/ Authorised representatives Shri. Soham Modi, Son of Shri. Satish Modi aged about 37 years, Occupation: Business, resident of Plot No. 280, Jublee Hills, Hyderabad, and Smt. K. Sridevi, W/o. Shri. K.V.S. Reddy, aged about 32 years, R/o. Flat No. 502, Vasavi Homes, Uma Nagar 1st lane, Begumpet, Hyderabad hereinafter referred to as the DEVELOPER.

The expressions OWNERS and DEVELOPER shall mean and include unless it is repugnant to the context, their respective heirs, legal representatives, administrators, executors, successor in interest, assignees, nominees and the like.

WHEREAS:

- A. The OWNERS are the absolute owners, possessors and in peaceful enjoyment of land forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R. District, admeasuring Ac. 3-05 Gts. by virtue of registered sale deed dated 5.01.2007, bearing document no. 63/2007 duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District (hereinafter this land is referred to as the OWNERS LAND and is more particularly described at the foot of the document).
- B. The DEVELOPER is the absolute owner, possessor and in peaceful enjoyment of land forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R. District, admeasuring Ac. 3-00 Gts. by virtue of registered sale deed dated 8.1.2007, bearing doc. No. 741/2007 and , Sale Deed dated 5.01.2007 bearing document no. 64/2007 duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District (hereinafter this land is referred to as the DEVELOPERS LAND and is more particularly described at the foot of the document).
- C. The DEVELOPER has purchased a portion of the DEVELOPERS LAND admeasuring about Ac. 1-00 Gts., from its previous owner Shri. Bhaker K. Bhatt vide doc no. 741/2007 referred to above. Shri. Bhaker K. Bhatt, Son of Shri. K.R. Bhatt. Shri. Bhasker K Bhatt became the owner of the said Ac. 1-00 Gts., of land in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R. District by virtue of registered sale deed dated 5.01.2007 bearing document no. 62/2007 and duly registered at the office of the Sub-Registrar, Vallab Nagar, R. R. District.
- D. The OWNERS LAND along with the DEVELOPERS LAND totally admeasuring Ac. 6-05 Gts., in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R. District is hereinafter the referred to as the SCHEDULED LAND and is more particularly described at the foot of the document.
- E. The OWNERS and the DEVELOPER have entered into an Joint Development Agreement dated 13.9.07 in respect of development of the property admeasuring Ac. 6-05 Gts., forming a part of Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R. District which is herein after referred to as the SCHEDULED LAND. This Joint Development Agreement is registered with SRO, Vallab Nagar vide document bearing no. 4100/07, dated 13.9.07.

1 D. Bhanu

2 D. Gopurath

3 A. Prathnam

4 A. Srinivas For Greenwood Estates
Partner
For Greenwood Estates
Partner
Reddy
Partner

- F. In terms of Joint Development Agreement, the OWNERS and the DEVELOPERS have agreed to share the proposed constructed areas as contained in Clause 11 and Annexure VI to the above referred Joint Development Agreement. The said Annexure VI is enclosed as Annexure A herein.
- G. Broadly the OWNERS shall be entitled to 61 flats aggregating to 88,445 Sft of constructed area along with 4,738_sq yds of undivided share of land in the SCHEDULED LAND. The DEVELOPER shall be entitled to 284 flats aggregating to 4,06,070 Sft of constructed area along with 21,757 sq yds of undivided share of land in the SCHEDULED LAND.
- H. The DEVELOPER in pursuance of the Joint Development Agreement has requested the OWNERS to execute a general power of attorney authorizing the DEVELOPER to enter into the Scheduled Land and put up constructions therein by employing the required men and material as they deem fit and proper.
- I. The DEVELOPER has expressed his intention to pledge the portion of undivided share of land pertaining to its share of residential units along with the constructions thereon to a bank or financial institution in order to raise loans, overdraft limits, etc., in order to mobilize money for execution of the project known as 'Greenwood Residency'. The OWNERS have agreed to the same and further agreed to execute all the agreements, documents, deeds, etc., that may be required by the developer to obtain such loans.
- J. In pursuance of the above understanding contained in Joint Development Agreement dated 13.09.07, this General Power of Attorney is executed.

NOW THEREFORE THIS GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

- 1. In pursuance of the foregoing and in consideration of the mutual obligations undertaken by the OWNERS and the DEVELOPER under the Joint Development Agreement dated 13.09.07 the OWNERS hereby authorize the DEVELOPER to do the following acts in the name of and on behalf of the OWNERS.
 - a) To enter into the Scheduled Land for the purpose of making constructions therein by employing the requisite men and material as the DEVELOPER may deem fit and proper.
 - b) To develop such land and undertake such works related to real estate development such as construction of building/apartments, creation of common amenities, roads, street lights, drainage system, parks, etc.
 - c) To execute and apply for electricity connections, water connections, drainage connections and to make such necessary payments in the name of the OWNERS.
 - d) To execute mortgage deed, pledge, hypothecate and execute such other documents / deeds / agreements that are required for purposes of raising finances from various institutions, banks, etc. Specifically the developer shall be entitled to create a mortgage on behalf of the OWNERS over the extent of land admeasuring Ac- 3-05 Gts., of Kowkur Village, Malkajgiri Mandal, R.R. District and more fully described in the schedule given hereunder so as to enable the DEVELOPER to obtain finance for construction of the flats in the project known as Greenwood Residency as per the terms of Joint Development agreement dated 13.09.07.

1 *D. Shan*

2 *B. Copalath*

3 *A. Purotham*

4 *A. Srinivas*

S. Srinivas

For Greenwood Estates

[Signature]
Partner
For Greenwood Estates

[Signature]
Partner

- e) To appear and act in all courts, civil, criminal revenue whether original or appellate, in the Registration and other offices of the State and Central Government and of Local Bodies in relation to the said flats.
- f) To sign and verify plaints, written statements, petitions of claim and objections of all kinds and file them in such courts and offices and to appoint Advocates and other legal practitioners to file and receive back documents to deposit and withdraw money and grant receipt in relation to the said flats.
- g) Generally to act as the Attorney or Agent of the OWNERS in relation to the said property in relation to the matter aforesaid and to execute and do all deeds, acts and things in relation to the said flats as fully and effectually in all respects as the OWNERS themselves would do if personally present.
- h) The OWNERS for themselves, their heirs, executors, successors, legal representatives, administrators and assignees hereby ratify and confirm and agree to ratify and confirm all the acts, deeds, and things lawfully done by the said Attorney, namely the DEVELOPER in pursuance of these presents.

IN WITNESS WHEREOF the Parties hereto have set their hands to this General Power of Attorney out of their own free will and consent on the date first above mentioned in the presence of the following witnesses:

SCHEDULE OF THE OWNERS LAND

All that portion of the total land area to the extent of Ac. 3-05 gts., in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R. District, more particularly marked in red in the enclosed plan and bounded by:

NORTH : Land in Sy. No. 202.
 SOUTH : Land belonging to the DEVELOPER
 EAST : Land in Sy. No. 202.
 WEST : Land in Sy. No. 207 & 212.

SCHEDULE OF THE DEVELOPERS LAND

All that portion of the total land area to the extent of Ac. 3-00 gts., in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R. District, more particularly marked in red in the enclosed plan and bounded by:

NORTH : Land belonging to the OWNERS
 SOUTH : Village boundary of Yapral
 EAST : Land in Sy. No. 202
 WEST : Land in Sy. No. 207 & 212.

1. R. Bhar 4. A. Srinivas [Signature]
 For Greenwood Estates
 Partner

2. R. Capalath [Signature] [Signature]
 For Greenwood Estates
 Partner

3. A. Purotham

SCHEDULE OF THE LAND (TOTAL LAND)

All that portion of the total land area to the extent of Ac. 6-05 gts., in Sy. Nos. 202, 203, 204, 205 & 206 situated at Kowkur Village, Malkajgiri Mandal, R.R. District, more particularly marked in red in the enclosed plan and bounded by:

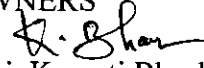
NORTH : Land in Sy. No. 202
SOUTH : Village boundary of Yapral
EAST : Land in Sy. No. 202
WEST : Land in Sy. No. 207 & 212

WITNESSES:

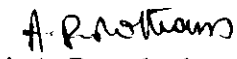
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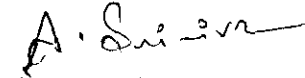
2.

OWNERS



Shri. Karnati Bhaskar


Shri. K. Gopinath,


Shri. A. Purushotham


Shri. A. Srinivas


Shri. Belide Venkatesh

M/s. Greenwood Estates
For Greenwood Estates For Greenwood Estates
 Soham Modi Smt. K. Sridevi
Partners / Authorised Representatives.
Partner **Partner**