

POWER N. 05/IV/24
POWER N. 61/IV/24

SCANNED



10/04/2024
BC 557955

Tran Id: 240410104107388406
Date: 10 APR 2024, 10:43 AM
Purchased By:
S. PREMLATHA
W/o LATE S. RADHA SWAMY
R/o SEC-BAD
For Whom
SELF & OTHERS

K. SATISH KUMAR
LICENSED STAMP VENDOR
Lic. No. 16/05/059/2012
Ren.No. 16-05-033/2024
Plot No.227, Near C.C.Court, West
Marredpally,Sec-Bad
Ph 9849355156

GENERAL POWER OF ATTORNEY

This General Power of Attorney is made and executed on this the 15th day of April, 2024 at SRO, Medchal (R. O), Medchal-Malkajgiri District by and between:

Mrs. Sreekakulam Premalatha, W/o Late Sreekakulam Radha Swamy, aged about 81 years, resident of 10-3-85/17, Hanuman Temple Road, Teachers Colony, East Maredpally, Hyderabad-500 026 (Pan No. AINPS9274P, Mobile No. 93910 53069), hereinafter referred to as the Principal.

IN FAVOUR OF

Mrs. K. Aparna, W/o. Dr. K. V. Ram Mohan, aged about 54 years, resident of 10-3-29/1, Hanuman Temple Street, East Maredpally, Secunderabad-500 026 (Pan No. AEMPK0182M, Mobile No.93913 66045) hereinafter referred to as the Attorney.

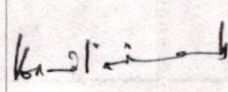
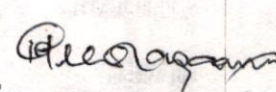
Presentation Endorsement:

This Power No 5/2024 is Executed in our Presence on 15-APR-24 , Whose identity is Proved by:

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	AY		 K APARNA::15/04/2024 [1504-4-2024-68]	K APARNA W/O. K V RAM MOHAN 10-3-29/1 HANUMAN TEMPLE STREET EAST, MARREDPALLY SECUNDERABAD	
2	PL		 SREEKAKULAM PREMA [1504-4-2024-68]	SREEKAKULAM PREMALATHA W/O. LATE SREEKAKULAM RADHA SWAMY 10-3-85/17 HANUMAN TEMPLE ROAD TEACHERS. COLONY EAST MARREDPALLY SECUNDERABAD	

Identified by Witness:

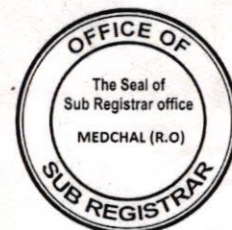
SI No	Thumb Impression	Photo	Name & Address	Signature
2		 SITARAMANAJANEYULU B: [1504-4-2024-68]	SITARAMANAJANEYULU B AADHAAR	
1		 K PRABHAKAR REDDY::15/04 [1504-4-2024-68]	K PRABHAKAR REDDY AADHAR	

15th day of April,2024

Signature of Sub Registrar
Medchal (R.O)
(M R Rajender Kumar)Biometrically Authenticated by
SRO M.R. Rajender Kumar
on 15-APR-2024 13:35:22**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX3820 Name: Sitaramanjaneyulu Burri	S/O Koteswara Rao Burri, Hayathnagar, Hayathnagar, K.v. Rangareddy, Telangana, 501510	
2	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Amberpet, Hyderabad, Telangana, 500013	
3	Aadhaar No: XXXXXXXX4004 Name: Kanumuri Aparna	W/O Ram Mohan Rao, Maredpalle, Maredpalle, Hyderabad, Telangana, 500026	

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Medchal (R.O)

1. Whereas the Principal is currently residing at Flat No. 203, Tower-C, Oberoi Esquire at Oberoi Garden City off Western Express Highway, Goregaon-East, Mumbai-400 063 and is the permanent resident of 10-3-85/17, Hanuman Temple Road, Teachers Colony, East Maredpally, Hyderabad-500026. The Principal is a Resident Indian.
2. Whereas the Attorney is the daughter of the Principal.
3. The Principal is the co-owner of the following properties in India (hereinafter referred to as the Said Properties):
 - 3.1. The Principal is the co-owner of 424 sq yds of land in the Plot No. 8 situated at Muraharipally Village, Shamirpet Mandal, Medchal-Malkajgiri District hereinafter referred to as the Schedule-A Property and described in detail at the foot of this document. The Principal became the co-owner of the Schedule-A Property by way of inheritance from her late husband, Mr. Radhaswamy. Mr. Radhaswamy became owner of Scheduled-A Property by way of sale deed registered as document no. 5474/1989 dated 25.07.1989, registered at SRO Medchal. Mr. Radhaswamy passed away on 16-01-2019 and had bequeathed the Schedule-A Property to the Principal herein along with her 2 daughters Mrs. Deepthi Balagari and Mrs. K. Aparna.
 - 3.2. The Principal is the co-owner of 257 sq yds of land in the Plot No. 9 situated at Muraharipally Village, Shamirpet Mandal, Medchal-Malkajgiri District hereinafter referred to as the Schedule-B Property and described in detail at the foot of this document. The Principal became the co-owner of the Schedule-B Property by way of inheritance from her late husband, Mr. Radhaswamy. Mr. Radhaswamy became owner of Scheduled-B Property by way of sale deed registered as document no. 5474/1989 dated 25.07.1989, registered at SRO Medchal. Mr. Radhaswamy passed away on 16-01-2019 and had bequeathed the Schedule-B Property to the Principal herein along with her 2 daughters Mrs. Deepthi Balagari and Mrs. K. Aparna.
 - 3.3. The Principal is the co-owner of 205 sq yds of land in the Plot no. 80 situated at Muraharipally Village, Shamirpet Mandal, Medchal- Malkajgiri District hereinafter referred to as the Schedule C Property and described in detail at the foot of this document. The Principal became the co-owner of the Schedule-C Property by way of inheritance from her late husband, Mr. Radhaswamy. Mr. Radhaswamy became owner of Scheduled-C Property by way of sale deed registered as document no. 5474/1989 dated 25.07.1989, registered at SRO Medchal. Mr. Radhaswamy passed away on 16-01-2019 and had bequeathed the Schedule-C Property to the Principal herein along with her 2 daughters Mrs. Deepthi Balagari and Mrs. K. Aparna.
 - 3.4. The Principal is the co-owner of 211 sq yds of land in the Plot no.81 situated at Muraharipally Village, Shamirpet Mandal, Medchal- Malkajgiri District hereinafter referred to as the Schedule D Property and described in detail at the foot of this document. The Principal became the co-owner of the Schedule-D Property by way of inheritance from her late husband, Mr. Radhaswamy. Mr. Radhaswamy became owner of Scheduled-D Property by way of sale deed registered as document no. 5474/1989 dated 25.07.1989, registered at SRO Medchal. Mr. Radhaswamy passed away on 16-01-2019 and had bequeathed the Schedule-D Property to the Principal herein along with her 2 daughters Mrs. Deepthi Balagari and Mrs. K. Aparna.

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0	0	0	0	100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	5000	0	0	0	5000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	5500	0	0	0	5600

Rs. /- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5000/- towards Registration Fees on the chargeable value of Rs. /- was paid by the party through E-Challan/BC/Pay Order No ,442IAR130424 dated ,13-APR-24 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 5550/-, DATE: 13-APR-24, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 4048158709125,PAYMENT MODE:NB-1001138,ATRN:4048158709125,REMITTER NAME: MRS. SREEKAKULAM PREMLATHA,EXECUTANT NAME: MRS. SREEKAKULAM PREMLATHA,CLAIMANT NAME: MRS. K. APARNA

Date:

15th day of April,2024

Signature of Registering Officer
Medchal (R.O)

Power Authentication u/s 32 & 33 of Regn Act 1908 :

Power No: 5/2024

Executed in my presence by the above named Principal & Attorney/Agent on this the 15th day of April,2024 , whose identity is proved by the above witnesses.

Sub Registrar
Medchal (R.O)
(M R Rajender
Kumar)

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Medchal (R.O)

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- 3.5. The Principal is the co-owner of 216 sq yds of land in the Plot no.82 situated at Muraharipally Village, Shamirpet Mandal, Medchal- Malkajgiri District hereinafter referred to as the Schedule E Property and described in detail at the foot of this document. The Principal became the co-owner of the Schedule E Property by way of inheritance from her late husband, Mr. Radhaswamy. Mr. Radhaswamy became owner of Scheduled-E Property by way of sale deed registered as document no.5474/1989 dated 25.07.1989, registered at SRO Medchal. Mr. Radhaswamy passed away on 16-01-2019 and had bequeathed the Schedule-E Property to the Principal herein along with her 2 daughters Mrs. Deepthi Balagari and Mrs. K. Aparna.
- 3.6. The Principal is the co-owner of 4,365 sq yds of land in plot nos. 1, 2, 3, 4, 16, 19 & 21 situated at Muraharipally Village, Shamirpet Mandal, Medchal-Malkajgiri District hereinafter referred to as the Schedule F Property and described in detail at the foot of this document. The Principal became the co-owner of the Schedule F Property by way of inheritance from her late husband, Mr. Radhaswamy. Mr. Radhaswamy became owner of Scheduled-F Property by way of sale deed registered as document no.5474/1989 dated 25.07.1989, registered at SRO Medchal. Mr. Radhaswamy passed away on 16-01-2019 and had bequeathed the Schedule-F Property to the Principal herein along with her 2 daughters Mrs. Deepthi Balagari and Mrs. K. Aparna.
4. Whereas presently the Principal is staying at Mumbai and she is 81 years old and is not in good health and is unable to look after/maintain/manage the above said Properties. The Principal is hereby appointing on her behalf the above said Attorney for the purpose of managing the day to day affairs of the Principal, for the following purposes:
- 4.1. Maintenance and development of the above properties which shall include:
- 4.1.1. Deploying men and procuring material for up-keep, maintenance, renovation, additions and alterations of the above properties.
 - 4.1.2. To employ fulltime, part time maintenance staff like watchmen, electrician, plumber, engineer, supervisor, etc., that may be required for the of the above properties.
 - 4.1.3. To negotiate and enter into contracts with service providers like security services, housekeeping services, maintenance of equipment, annual maintenance contract for equipment, etc.
 - 4.1.4. To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the above referred purposes.
- 4.2. For representing the Principal in various courts, tribunals, etc., which shall include:
- 4.2.1. To appear and act in all courts, tribunals, appellate authorities, forums, arbitration, etc. related to civil, criminal, revenue, etc.
 - 4.2.2. To appear and act at the District or Sub-Registrar and other offices of the State and Central Government and of local bodies in relation to the Said Properties.
 - 4.2.3. To appear and act at any statutory authority in relation to the Said Properties.
 - 4.2.4. To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the above referred purposes
 - 4.2.5. To sign and verify complaints, 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 in relation to the Said Properties
 - 4.2.6. To depose on behalf of the Principal in respect of any disputes/cases pertaining to the said properties.



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- 4.3. For making applications and representations to statutory authorities which shall include:
- 4.3.1. To apply, execute, sign all such documents, forms, affidavits, undertakings, plans, etc., that may be required for obtaining electricity connections, water connections, drainage connections, building permissions from GHMC / HMDA/DTCP/Grampanchayat / Secunderabad Cantonment Board and other such statutory authorities like fire department, airports authority of India, pollution control board, ministries, government departments, defense department, EPFO, ESIC, Commercial tax department, labour department, service tax, VAT, GST, etc., and to make such necessary payments in the name of the Principals.
- 4.3.2. To execute, sign and file all the statements, returns, petitions, applications and declarations etc., necessary for and incidental to the above referred purposes.
- 4.4. To make applications for seeking loans which shall include:
- 4.4.1. To negotiate on behalf of the Principal with banks and financial institutions for raising money/loan on behalf of the Principal and sign all such applications /documents for the same.
- 4.4.2. Provide required documents, books of accounts and other information to banks and financial institutions for the said purpose.
- 4.4.3. To execute, sign and file all the statements, petitions, applications and declarations, etc., necessary for and incidental to the above referred purposes.
- 4.5. To operate bank accounts of the Principal which shall include:
- 4.5.1. Acting as a mandate holder of the Principal.
- 4.5.2. Issue cheques, withdraw cash, deposit cash/cheques, prepare payorders/DDs, NEFT, RTGS, wire transfers, etc. from the account of the Principal.
- 4.5.3. Make fixed deposits and break fixed deposits from the account of the Principal.
- 4.5.4. Collect bank statements.
- 4.5.5. To sign all forms, affidavits, undertakings, documents, etc., required for the purpose of making declarations to the bank or RBI or government for the purpose of transferring/receiving funds to the bank accounts of the Principal which the Principal may have/open outside India.
- 4.5.6. To close bank account.
- 4.5.7. To receive notices/NOC's/letters etc., on behalf of the Principal.
5. The Attorney shall also be entitled to represent the Principal, as shareholder or partner in the firms and companies registered in India, for the following purposes:
- 5.1. To obtain Bank Statements.
- 5.2. To sign extracts of resolutions duly passed in Board or Extra Ordinary General Meeting.
- 5.3. To execute any other documents for all transactions ancillary in nature required for day to day and smooth functioning of the said firms/companies.
- 5.4. To sign all forms, affidavits, undertakings, documents, etc., required by any court of law, tribunal, quazi courts, statutory authorities, banks, financial institutions and to appoint consultants, chartered accountants, lawyers, etc., to represent the Principal in any court of law, tribunal, quazi courts, statutory authorities, banks, financial institutions, etc., in relation to the said firms and companies.



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6. The Attorney is hereby authorized to present for registration documents like sale deed, joint development agreement, supplementary joint development agreement, lease deeds, supplementary lease deeds, tenancy deeds, equitable mortgage, hypothecation deed, memorandum of deposit of title, simple mortgage, that have been duly executed by the Principal, with the relevant district/sub-registrar. The Attorney shall be duly authorized to sign all such affidavits, documents, undertakings, applications, forms, declarations, etc., that may be required for registration of such documents with the relevant SRO/district registrar. The Attorney shall also be authorized to pay the required fees and charges for the said purpose.
7. Generally, to act as the Attorney or Agent of the Principals in relation to the Said Properties, firms, companies and to and do all deeds, acts and things in relation to the said properties as fully and effectually in all respects as the Principal herself would do if personally present.
8. The Attorney shall be entitled to spend monies on behalf of the Principal from her own sources or from the bank accounts or cash balances of the Principal for above mentioned activities, for and behalf of the Principal.
9. The Attorney shall not be entitled to receive any money or amounts belonging to the Principal from any third parties in its name, especially by way of cash. The Attorney shall collect all amounts by way of payorders, demand drafts, crossed cheques or NEFT /RTGS / wire transfers only in the name of the Principal.
10. The Attorney by virtue of this GPA shall not be entitled to do the following:
 - 10.1. Claim of any tenancy /ownership rights over the Said Properties.
 - 10.2. To collect amounts from prospective tenants, purchasers or banks or any third party in its favour against the Said Properties.
 - 10.3. To alienate or encumber the Said Properties.
 - 10.4. To sell or convey, transfer the Said Properties and Shares.
 - 10.5. To enter into new partnership deeds, modify the terms of partnership, etc., in relation to the firms in which the Principal is a partner.
11. The Principal for herself, her heirs, executors, successors, legal representatives, administrators and assignees hereby ratifies and confirm and agrees to ratify and confirm all the acts, deeds, and things lawfully done by the said Attorney.

SCHEDULE OF THE PROPERTIES

SCHEDULE PROPERTY-A

Residential open plot no. 8 admeasuring 424 Sq yds, bearing Sy. No. 32, situated at Muraharipally Village, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana and bounded by:

North By	Neighbours Land
South By	Plot No. 7
East By	Plot No. 9
West By	100' wide road



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SCHEDULE PROPERTY-B

Residential open plot no. 9 admeasuring 257 Sq yds, bearing Sy No. 32, situated at Muraharipally Village, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana and bounded by:

North By	Neighbours Land
South By	Plot No. 10
East By	30' wide road
West By	Plot No. 8

SCHEDULE PROPERTY-C

Residential open plot no. 80 admeasuring 205 Sq yds, bearing Sy No. 32, situated at Muraharipally Village, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana and bounded by:

North By	Plot No. 81
South By	Plot No. 79
East By	40' wide road
West By	Open Land

SCHEDULE PROPERTY-D

Residential open plot no. 81 admeasuring 211 Sq yds, bearing Sy No. 32, situated at Muraharipally Village, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana and bounded by:

North By	Plot No. 82
South By	Plot No. 80
East By	40' wide road
West By	Open Land

SCHEDULE OF PROPERTY-E

Residential open plot no. 82 admeasuring 216 Sq yds, bearing Sy No. 32, situated at Muraharipally Village, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana and bounded by:

North By	33' wide road
South By	Plot No. 81
East By	40' wide road
West By	Open Land



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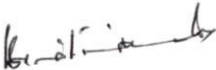
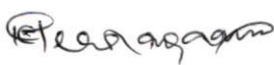
SCHEDULE OF PROPERTY-F

Residential open plot nos. 1, 2, 3, 4, 16, 19 & 21 admeasuring 4,365 sq yds bearing Sy No. 32, situated at Muraharipally Village, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana and bounded by:

North By	33' wide Road
South By	60' Genome Valley Bypass Road
East By	33' wide Road
West By	Karimnagar Highway

IN WITNESS WHEREOF the principal & Attorney 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:

WITNESSES:

1. 
2. 


Principal


Attorney

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5/2024.

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Sub Registrar
Medchal (R.O)



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SREEKAKULAM PREMLATHA

SIDDAMSETTY RAJESHWAR RAO

04/06/1942

Permanent Account Number
AHP82274P

Signature

भारत सरकार
GOVERNMENT OF INDIA

श्रीकाकुलम प्रेमलता
Sreekakulam Premilatha

पुद्गिन संवत्सर / Year of Birth : 1942
♀ / Female

261

अधार - सामान्य निवासी

To: Sreekakulam Premilatha
(श्रीकाकुलम प्रेमलता)
W/O Sreekakulam Radhaswamy
10-3-85/17
East Marredpally
Hanuman Temple Road
Teachers Colony
Secunderabad
Hyderabad
Andhra Pradesh - 500026

Date: 26/04/2011

EY 05124631 7 IN

Ref. No : 26042011-00346

भारत सरकार
Government of India

कनुमुरी अपर्णा
Kanumuri Aparna

पुद्गिन संवत्सर / Year of Birth: 1969
♀ / Female

4004

अधार - सामान्य निवासी

To: Kanumuri Aparna
कनुमुरी अपर्णा
W/O Ram Mohan Rao
10-3-29/1
near hanuman temple
east marredpally secunderabad
Marredpalle
Nehrunagar, Hyderabad
Andhra Pradesh - 500026
9391366045

भारत सरकार
GOVERNMENT OF INDIA

सितामंजनेयुलु बुरी
Sitaramanjaneeyulu Buri

पुद्गिन तारीख: 16/08/1967
पुरुष / MALE

Mobile No: 9849629678

3820

VID - 9183-9026-9107-8060

ना आधार - ना सुदृष्टि

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

रजिस्ट्रार:
S/O कोटेश्वर राव बुरी, प्लॉट नं 1, 6-107/1, श्री
वेण्कटेश्वर कॉलोनी, ग्रामपंचायत, गंगारैड्य,
जयपुर, मय्याथनगर, क.व. रंगारैड्य,
तेलंगाना - 501510

Address :
S/O Koteswara Rao Buri, Plot No 1, 6-107/1, Sri
Venkateswara Colony, Near Grampanchayat,
Jalapur, Mayyathnagar, K.V. Rangaraddy,
Telangana - 501510

3820

VID : 9183 9026 9107 8060

भारत सरकार
Government of India

कानु प्रभाकर रेड्डी
Kanuri Prabhakar Reddy

पुद्गिन तारीख: 15/01/1974
पुरुष / MALE

अधार का प्रमाण है, ना कि नागरिकता
या जन्म तिथि। इसे ऑनलाइन
प्रमाणिकरण के साथ या ऑफलाइन (XML)
प्रमाणिकरण के साथ उपयोग करना चाहिए।

Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).

3204

ना आधार, ना सुदृष्टि

भारत विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

रजिस्ट्रार:
2-3-64/10/24 1st फ्लोर कामला निलयम,
जयपुर, मय्याथनगर, जयपुर, मय्याथनगर,
तेलंगाना - 500013

Address:
2-3-64/10/24 1FLOOR KAMALA NILAYAM,
JAISWAL COLONY, Amberpet, PO:
Amberpet, DIST: Hyderabad,
Telangana - 500013

3204

VID : 9197 0409 3118 9935

1947 | help@uidai.gov.in | www.uidai.gov.in

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Medchal (R.O)



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