

Alt. 403

GENERAL POWER OF ATTORNEY

This General Power of Attorney executed on the 22nd day of May Two thousand Twenty Four

BY

PANUGANTI RAHUL a non-resident Indian, presently working at Insight Global LLC, 1224 Hammond, Dr NE, Suite 1500, Atlanta, GA 30346-1537, 404-257-7900 and residing at **5513 Ravens Crest DR, Plainsboro, NJ 08536-2444**, herein after referred to as '**Principal**'

IN FAVOUR OF :

PANUGANTI HANUMANTHA RAO, Flat No.105, Sri Sai Laxmi Towers, Street No 2, Veera Reddy Colony, Near Vyjayanthi Theatre, Nacharam, Uppal, K V Rangareddy - 500076, an Indian Resident, herein after referred to as '**the Attorney**' on the other part.

NOW TO KNOW ALL MEN BY THESE PRESENTS THAT

1. I am presently working at **Insight Global LLC, 1224 Hammond, Dr NE, Suite 1500, Atlanta, GA 30346-1537, 404-257-7900**. I am desirous of taking Housing Loan from Bank of Baroda, M G Road Secunderabad Branch (e-Dena) in India for the purchase of immovable property more fully described in the Schedule A below [The property proposed to be and / or schedule A property together hereinafter referred to as "said property"].
2. In order to acquire/purchase immovable property and/or to develop such acquired/purchased property/ies and / or schedule property, I intend to avail certain credit facilities from Bank of Baroda such as Housing Loan etc., from Bank of Baroda, **M G Road Secunderabad Branch (e-Dena)** for the purpose of purchasing immovable properties. And also I/We am/are maintaining deposit account No. **06440100015545** with the said branch.
3. Consequent to my employment abroad as aforesaid, I am not in a position to deal with or attend the Bank Branch for execution of loan documents as applicant and/or service my/our loan/deposit account/s availed/maintained with Bank of Baroda, M G Road Secunderabad Branch (e-Dena) Branch. Hence, it is felt necessary to appoint an Attorney to carry out any/all acts in connection with obtaining Housing Loan and execution of loan documents on my behalf as well as to maintain/service the loan accounts/deposit accounts etc.
4. Therefore, I **PANUGANTI RAHUL** the above named do hereby nominate, constitute, appoint and retain my father **PANUGANTI HANUMANTHA RAO**, Flat No 105, Sri Sai Laxmi Towers, Street No 2, Veera Reddy Colony, Near Vyjayanthi Theatre, Nacharam, Uppal, K V Rangareddy - 500076, whose signature is attested herebelow as my/our true, lawful and legal attorney in my /our behalf, to do all or any of the following acts, deeds and things specifically –
 - a. To borrow/raise loan from Bank of Baroda in my name and to purchase any immovable properties in my /our name/s and on my/our behalf and take possession thereof.
 - b. To borrow/raise loan from Bank of Baroda as against the securities of said property referred to above or otherwise.
 - c. To manage/maintain the said property.



[Handwritten signature of Panuganti Rahul]

ఫైలు నెం. 5396/Imp/2024
మొత్తం కాగితముల సంఖ్య 04
ఈ కాగితం పరుస సంఖ్య 01
వల్లె
జిల్లా రిజిస్ట్రారు
మేడ్చల్-మల్కాజగిరి

OFFICE OF THE DISTRICT REGISTRAR OF ASSURANCES,
MEDCHAL-MALKAJGIRI

CERTIFICATE U/S 18/19/41 OF INDIAN STAMP ACT, 1899

File No: 5396/Imp/2024 Dated 21/06/2024

This is to certify that the party has paid
Rs. 1000/- (Rupees

One thousand Only)

towards Deficit Stamp Duty vide Challan/Receipt No. A0253AE2200624
A056682c210624 dated 21/06/2024

of SBH, Journal No.

H. Senthora
COLLECTOR UNDER INDIAN STAMP ACT, 1899
DISTRICT REGISTRAR, MEDCHAL-MALKAJGIRI DIST

CERTIFICATE

This Authority doesn't Certify the genuineness of the contents
of this document and Signature / Photographs / Thumb
impressions of the parties

H. Senthora
DISTRICT REGISTRAR
MEDCHAL-MALKAJGIRI



STAR 12

- d. To pay all taxes, charges and levies in regard to the said property and to obtain valid discharge and receipt/s thereof.
- e. To enter into any agreement/contract including the Development Agreement/s in respect of the said property with the Developer/Co-operative Housing Society or any other contractor.
- f. To execute loan documents for availing the credit facilities from Bank of Baroda and to execute all further documents to facilitate availing/continuing to avail the credit facilities from Bank of Baroda.
- g. To create mortgage, hypothecate etc in respect of my/our said property in favour of Bank of Baroda by executing necessary documents in order to secure the borrowings referred to above as well as to obtain valid discharge from Bank of Baroda.
- h. To open deposit account/s, loan accounts with Bank of Baroda; and operate the same on my/our behalf.
- i. To appear for and represent me / us before all Government Statutory, Local, Revenue, Tax and other Authorities as also Courts and Tribunals.
- j. To submit application/s and affidavits, statements, returns to the government and/or any other statutory authorities concerned, to obtain necessary clearances, exemptions, sanctions and permissions required under any act/rules.
- k. To apply for and obtain all clearance certificate/s and /or no objection/s required from the concerned Authority.
- l. To apply for and obtain necessary clearances, permissions and consents required in connection with sale/constructions/managements of said property.
- m. To initiate prosecute and defend all Arbitration, Legal, Revenue, tax and other proceedings relating to the said property and in that behalf, engage the services of legal and tax practitioners, instruct them and remunerate them;
- n. To sign and execute pleadings, applications, petitions, affidavits, declarations, memorandum of appeal, revision and review, Returns and other papers/documents and to receive and accept service processes, notices, orders and acknowledge them.
- o. To settle, compromise, compound, withdraw any suit/proceedings relating Loan and/or said property and obtain valid discharge thereof, and to do all things and be in charge of conduct of such proceedings.
- p. To pay all rates, taxes and cesses and obtain receipts therefor ;
- q. And generally, to do all other lawful acts, deeds and things necessary in regard to aforesaid ;

I/WE HEREBY AUTHORISE my/our said Attorney to delegate all or any of the aforesaid powers to anyone else and any such delegation will be valid only when accompanied by a certified copy and/or will be valid for transactions specific and at the first instance the original of this shall be produced for verification.

I/WE HEREBY AGREE AND UNDERTAKE to obtain back the original of this deed from the Attorney whenever I/we recall / cancel this deed of General Power of Attorney from Attorney and shall give notice of such withdrawal/cancellation.

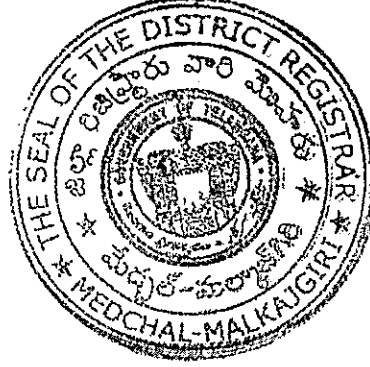
I/WE HEREBY AGREE and UNDERTAKE TO RATIFY AND CONFIRM all and whatsoever my/our said attorney may lawfully do pursuant to this Power of Attorney.

[Handwritten Signature]



పైలు నెం. 4396/Impdwy
మొత్తం కాగితముల సంఖ్య 04
ఈ కాగితం పనుల సంఖ్య 02

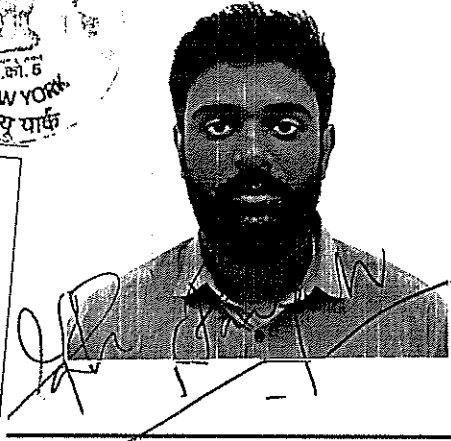
జిల్లా రిజిస్ట్రారు
మేడ్చల్-మల్కాజ్గిరి



2/10/11
ALK




(P.H. Rao)
Signature of the Attorney
Attested :
Signature of Principal



SCHEDULE – A

(Details of the property)

SCHEDULE OF THE LAND

All that portion of the land area to the extent of Ac. 2-00 gts., forming a part of Sy. No. 196, Kowkur Village, Malkajigiri Mandal, Medchal-Malkajigiri District (formerly R.R. District), under S.R.O. Vallab Nagar and bounded by:

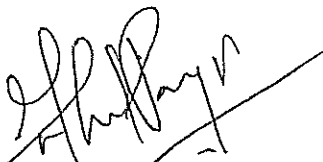
North: Neighbours land in Sy. No. 196
South :Approved layout and common passage
East:Neighbours land in Sy. No. 196
West:Neighbours land in Sy. No. 196

SCHEDULE OF THE FLAT

All that portion forming a Deluxe flat bearing no. 403 on the fourth floor in block no. A admeasuring 1715 sft. of super built-up area (i.e., 1321sft. of built-up area & 394 sft. of common area, Carpet areaof 1247 sft.) together with proportionate undivided share of land to the extent of 72.72 Sq. yds . and reserved car parking space for a single car in the basement admeasuring about 105 sft, in the basement. in the residential complex named as Greenwood Heights, forming part of Sy. No. 196, Kowkur Village, Malkajigiri Mandal, Medchal-Malkajigiri District and bounded as under:

North by: Open to sky
South by: Open to sky
East by: Open to sky & 6'-6" wide corridor
West by: Open to sky & Staircase





ఫైలు నెం.....5396/Imp/2024
మొత్తం కాగితముల సంఖ్య.....04
ఈ కాగితం వరుస సంఖ్య.....03

MW/-
జిల్లా రిజిస్ట్రారు
మేడ్చల్-మల్కాజ్గిరి

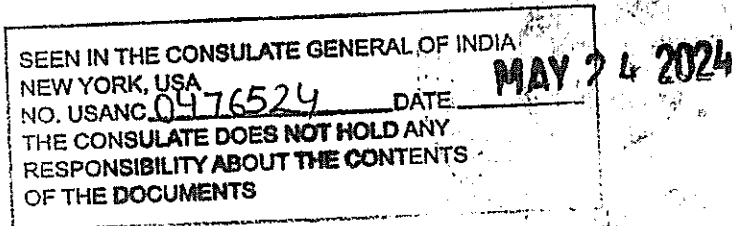


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IN WITNESS WHEREOF I have executed this GENERAL POWER OF ATTORNEY at PLAINS BORO, NJ Place)
of United States of America (name of the country)

Sri _____

Signature of the Principal



Bijender Kumar
Consul (CPV)
Consulate General of India
New York

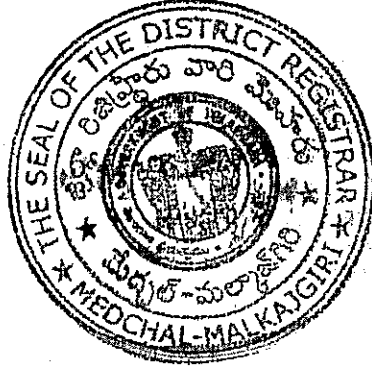
Witness 1:
Name: Peddigari Venkatesh.

Witness 2: Mamatha Peddigari

ANITHA AMALRAJ
Notary Public Of New Jersey
ID # 2439666
My Commission Expires 10/16/2028

ఫైలు నెం...5396/Amph...
మొత్తం కాగితముల సంఖ్య...04...
ఈ కాగితం వరుస సంఖ్య...04...

www
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మేడ్చల్-మల్కాజగిరి



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